



Essex County Board of Supervisors

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July 22, 2025

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Charles Harrington
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Cathleen Reusser
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Kenneth Hughes
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Matthew Stanley
Jay

Joe Pete Wilson
Keene

James W. Monty
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Stephen McNally
Minerva

Matthew Brassard
Moriah

Robin DeLoria
Newcomb

Derek Doty
North Elba

Chris Clark
North Hudson

Meg Wood
Schroon

Davina Thurston
St. Armand

Mark Wright
Ticonderoga

Michael K. Tyler
Westport

Shaun Gilliland
Willsboro

Favor Smith
Wilmington

VIA EMAIL

Mr. Doug Nemec, Code Enforcement Officer
Wilmington Town Hall
codes@townofwilmington.org

RE: 239 M Referral

1068 Bonnieview Road - Site plan review, area variance and special use permit

Dear Mr. Nemec,

The Essex County Planning Board considered the above referral concerning the above-referenced matter at its July 14, 2025, meeting and determined that the request will not have an adverse effect on County Property therefore no recommendation or no comment was made.

I have enclosed a copy of a portion of the minutes from the Economic Development/ Planning/Publicity Committee meeting at which the referrals were considered.

If you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,


Judith A. Garrison
Clerk of the Board

JAG
Enclosure

cc: Anna Reynolds, Comm. Resources
Jim Dougan, DPW Superintendent
Supervisor, Town of Wilmington

NYARKO: Yes, I was involved in that and this is when I was with another firm, a US firm, but they had a subsidy in South Africa that I was with.

MCNALLY: Real quick, I mean we could talk about this for hours, it's, I'm not a scientist, I just went through a 5-year renewal process of Barton Mines, which is a 100-year old, successful mine in my neighboring town, and I watch the procedure going through the Adirondack Park Agency, and trust me, this thing is going to be vetted to death before it gets out of the agency, so the questions I have today aren't very important. I don't know the difference between many things.

TYLER: He's not the rocket scientist.

PORTMANN: And agreed, we wanted to come in here and give you an update on what we're doing obviously this is not the full picture. We're well aware of the regulatory hurdles are going to be immense, but we have full faith that we can get this going. What we do need is the help with getting the fundraising for the pilot, that's going to be the key and doing that pilot, is when we would go through all these testings with the regulatory agencies, it sort of all gets together. We will be back in October, giving you a little bit more info with a lot more data that we can then discuss more fully. Obviously, always open, Alex, myself and the rest of the team, 60 people outside of Boston, very proud to be partnered with you and hopefully in October.

TYLER: I think you aren't going to meet a lot of resistance in this Board and as you moved ahead, we're here to support you and move along. I mean it would be great, advantageous for the County and for Moriah to have this done.
Thank you, very much.

The first item on the agenda was the Industrial Development Committee with Jody Olcott reporting as follows:

TYLER: Jody, do you have anything else? Jody is here, if you have any questions for Jody.

The next item on the agenda was Community Resources with Anna Reynolds reporting as follows:

REYNOLDS: Good morning, I have four referrals today. I am going to review them all and then have one statement at the end. The Town of Ticonderoga, a temporary, drive-thru structure at Arrow Bank on Montcalm Street, requires an Area Variance and Site Plan Review. The Town of Minerva, the construction of home addition, 106 Morse Memorial Highway, it requires an Area

Variance. The Lake Placid and North Elba update to their Comprehensive Plan is ready for adoption and in the Town of Wilmington, Verizon Wireless is proposing to construct a 115' cell phone tower, which requires Special Use Permit, Site Plan Review and Area Variance. For all those projects, there are no countywide or inter-municipal impacts and a letter stating such may be issued.

TYLER: Moved by Mr. Clark, second Mr. Barber.

**ACTION OF THE ESSEX COUNTY PLANNING BOARD
ON REFERRALS RECEIVED FROM THE TOWNS OF TICONDEROGA, MINERVA,
WILMINGTON, NORTH ELBA AND VILLAGE OF LAKE PLACID**

The following motion was made by Supervisor Clark.

Whereas, the Essex County Planning Board has considered the following GML 239 referrals at its regular meeting on July 14, 2025;

<u>REFERRAL</u>	<u>PROPOSED ACTION</u>
Town of Ticonderoga, 123 Montcalm St.	Area Variance & Site Plan Review
Town of Minerva, 106 Morse Memorial Highway	Area Variance
Town of Wilmington, 1068 Bonnie View Rd.	Site Plan Review, Area Variance and Special User Permit
Village of Lake Placid & Town of North Elba	Update to Comprehensive Plan

And Whereas, none of the referred, proposed actions directly impacts a county road or county property.

Be It Adopted by the Essex County Planning Board that no recommendation or comment on said referral shall be or hereby is made, and the respective referring bodies may take such final action as they deem appropriate.

This motion was seconded by Supervisor Barber and passed on a vote of 8 in favor, 1 excused and none opposed.

TYLER: Questions? All in favor? Opposed? Carried

REYNOLDS: And we are sending flyers out for the DOs training for public officials, held in this room on September 22nd. Keep your eyes peeled and please share with your Planners and Zoning Board and Code Enforcement Officials to attend.

TYLER: Thank you, ma'am, have a great day.

MASCARENAS: Thanks, Anna.

REYNOLDS: Have a great day.
