

February 27, 2018

Easton Town Planning Board

Burton Hall 1071 State Route 40 Greenwich, NY 12834

February 27, 2018 7:00 PM

Present: Stevens, Brand, Boyce, Sievers, Taylor, Steffen  
Rec. Sec. Skiff  
Absent: Finan  
Others: Andrew Grimes, Philippa Peters, Linda Borden

**Resolution Summary**

- 2921 Add detail to January 23, 2018 meeting minutes
- 2922 Accept January 23, 2018 meeting minutes with changes
- 2923 Accept changes to Easton Planning Board By-Laws
- 2924 Accept applications of Peters and Easton Library Assoc. for review
- 2925 Title Peters Resubdivision Application #01-18
- 2926 Title Peters to Easton Library Association #02-18
- 2927 Classify Peter's applications 01-18 and 02-18 as Type I under SEQR
- 2928 Accept Waiver from Easton Library Association for Perk and Deep hole test
- 2929 Motion to adjourn

The February 27, 2017 meeting of the Easton Town Planning Board was opened at 7:00 p.m. The meeting minutes of January 23, 2018 were discussed. The following changes were made to the bottom of page 1.

“The board reviewed the by-laws concerning meeting notification after a question arose recently over the methods used to notify members. Article III, Section 2 and 4 state “each member shall be notified (may be by telephone) of the time, date, place.....” Finan noted that the inclusion of the clause in parenthesis may have been added because some board members may not have wanted their telephone numbers to be known. The board discussed ways of incorporating wording that would include modern communication devices. It was agreed that removing the clause “(may be by telephone)” would allow any means of communication to be used. Skiff and Brand will draw up the changes and present them for a vote at the February meeting.

A gentleman from California named Owen (last name indistinguishable) contacted Skiff and Stevens requesting information and documents relating to the Jennings Solar Farm project on Windy Hill Road. He is working with Tracy Materials who have a large parcel of land to develop in the same area. Finan stated he should submit a FOIL request to the town indicating what information he is looking for. Steffen noted that the acreage is a determining factor in how many kilowatts are allowed to be generated and that the Public Service Commission and NYSERDA could better provide that information”.

Resolution 2921, motion by Sievers to add description to the meeting minutes, 2<sup>nd</sup> by Boyce, all in favor, carried. Resolution 2922, motion by Boyce to accept the January 23, 2018 meeting

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minutes with changes, 2<sup>nd</sup> by Sievers, all in favor, carried.

Chairman Stevens noted there has been conversation about the possibility of a solar field on State Route 40 on the Johnson Farm. There is currently no application.

Borrego contacted Ch. Stevens about the possibility of merging its recently approved subdivision of 4 lots on Windy Hill Rd. back into 1 lot #02-17.

**By-Laws Change**

There was a brief discussion about the change in the By-Laws of the Town of Easton Planning Board to omit language from Article III Meetings, Section 2 and Section 4. The language to be omitted from both sections is as follows:

Section 2. The Secretary shall cause each member to be notified of the time, date and place of each meeting (**may be by telephone**) at least 48 hours in advance of the meeting.

TO:

The Secretary shall cause each member to be notified of the time, date and place of each meeting at least 48 hours in advance of the meeting.

Section 4. Special meetings of the Planning Board shall be held at the call of the Chairman or as requested by a majority of the Planning Board. All members of the Board shall be notified (**maybe by telephone**) of the time, place, date and agenda, 48 hours in advance. Official actions of the Planning Board may be taken at a special meeting open to the general public where the agenda for the special meeting together with notice of the special meeting time, date, and place shall be published in the official paper(s) of the Town of Easton, at least one publication week in advance. Only the business of the published agenda may be considered at the special meeting.

TO

Special meetings of the Planning Board shall be held at the call of the Chairman or as requested by a majority of the Planning Board. All members of the Board shall be notified of the time, place, date and agenda, 48 hours in advance. Official actions of the Planning Board may be taken at a special meeting open to the general public where the agenda for the special meeting together with notice of the special meeting time, date, and place shall be published in the official paper(s) of the Town of Easton, at least one publication week in advance. Only the business of the published agenda may be considered at the special meeting.

Motion by Steffen to accept the changes to BY-LAWS of THE TOWN OF EASTON PLANNING BOARD, Article III, Section 2 and Section 4, 2<sup>nd</sup> by Brand, all in favor.  
call vote:

Boyce	Aye	Brand	Aye	Finan	Absent
Sievers	Aye	Steffen	Aye	Stevens	Aye
Taylor	Aye				

Resolution 2923

**Andrew Grimes**

Mr. Grimes owns parcel #237-1-15, part of the former Seacord farm, on Old Cambridge Road and Tabor Road. He wants to create an 8 acre parcel containing the existing trailer from the original 95.54 acres. The property lies within the AG District and has had one other subdivision, #06-06, when the original farmhouse and lot of 1.16 acres was separated from the farm, ID 237 - 1-15.1. Chairman Stevens went over the requirements that would need to be met for the remaining lands. Planning Board member Taylor questioned the mobile home/trailer guidelines and to whether the lot could be subdivided and include the existing mobile home. Mr. Grimes plans to be on the March agenda.

**Philippa Peters #01-18 & 02-18**

Ms. Peters is seeking to take two actions on parcel # 259-1-16 located on the corner of Rte. 40 and Vly Summit Rd. The first action is to add 10 feet (.037 acres) to the boundary line to her parcel on Vly Summit Road (# 259-1-14), because the existing line is the edge of the house. She is also correcting the parcel map by adding a tie bar between two parcels on the east side of the lot that were previously merged into one deed but not changed on the map. The second action is taking 0.353 acres from parcel #259-1-16 and adding it to the Easton Library Association parcel #259-1-15. The Easton Library Association, in turn, would like to combine their current two deeds along with the newly added property into one deed. In 1992 Peters donated land to the Easton Library Association for the purpose of adding on a community room. This transaction is currently on a separate deed. Motion by Taylor to accept both applications: Philippa Peters and Easton Library Association for review, 2<sup>nd</sup> by Brand, all in favor, carried, Resolution 2924. Site visit was scheduled for Saturday March 1<sup>st</sup> at 1 pm by Brand and Taylor. After discussion the planning board (PB) decided to accept one map for both actions but the applications should have different titles. Motion by Sievers to title Peters application “Peters Resubdivision #01-18”, 2<sup>nd</sup> by Boyce, all in favor, carried, resolution 2925. Motion by Sievers to title Peters application to Easton Library Association “Peters to Easton Library Association #02-18”, 2<sup>nd</sup> by Boyce, all in favor, carried, resolution 2926. Motion by Brand to Classify under Peters Resubdivision #01-18 and Peters to Easton Library Association #02-18 as Type 1 under SEQQR, 2<sup>nd</sup> by Taylor, all in favor, carried, Resolution 2927. Motion by Sievers to accept waiver from the Easton Library Association to waive deep and perk hole test, 2<sup>nd</sup> by Steffen, all in favor, carried, Resolution 2928.

**The Fort Miller Group**

A site visit and meeting with John Hedbring was completed by Boyce, Steffen and Sievers who were satisfied with the plan. The proposed new building will replace a pole barn currently being used as office space and is being built on top of an old landfill of unused pieces of concrete that has been thoroughly compacted with fill. Ft. Miller is planning on making the walls for the building on site. An engineer is overseeing construction of the drainage and septic systems and an existing well will be used. A SPEDES permit has been obtained. The entrance will be part of the current Fort Miller sign on State Route 29 with shrubbery being added along Rte 29 for coverage. Mr. Hedbring gave the PB members a tour of the facility and in light of the new houses on Gen. Fellows Rd., reiterated his company's history on the present site.

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Chairman Stevens reminded all PB members of the upcoming training at the Sagamore in April.

Motion by Brand to adjourn the meeting at 9:02 p.m., 2<sup>nd</sup> by Boyce, all in favor, carried,  
Resolution 2929.

I, Michelle Skiff, Clerk of Town of Easton Planning Board, do certify that these minutes are a true and correct copy of February 27, 2018 meeting.