

June 26, 2018

Easton Town Planning Board

Burton Hall 1071 State Route 40 Greenwich, NY 12834

June 26, 2018 6:00 PM Meeting with the Easton Town Board

June 26, 2018 7:00 PM Regular Monthly Meeting

Present: Stevens, Finan, Boyce, Sievers, Taylor, Steffen

Rec. Sec. Skiff

Absent: Brand

Others: Supervisor Dan Shaw, Aindrea Lundberg, William Herrick, Scott Brownell, Randy Moy, Sharon Archambeault, Eric Millard and Mitch Kline from Conti Solar, Philippa Peters.

RESOLUTION SUMMARY:

2946 Accept May 22, 2018 meeting minutes

2947 Accept change to By-Laws Article VI, section 3

2948 Move August meeting to August 14, 2018

2949 Motion to adjourn 8:40 PM

The Easton Town Board and Easton Planning Board met to discuss the current Mobile Home Law that is on the books. The current language used is out of date. The Town Board will look into updating the language. In 1976 the language changed from what used to be called a Mobile Home, which is now referred to as Manufactured Home.

Supervisor Shaw disclosed on the record, that he has 2 Mobile Homes currently on his property, so he is limited as to what input he wishes to add. The current policy states that Mobile Homes are allowed to be placed on a current lot for the purpose of family use or farm help.

HUD currently regulates all manufactured homes. Modular homes have to follow NYS building codes. Modular builders are approved by NYS to build the homes.

The Planning Board (PB) would like to see the Building Inspector use the Plot notes that are on the maps. It is a legal binding document, which could help avoid future issues. The PB suggested to reference the Planning Board guidelines as needed for updating the Mobile Home Law language.

The building code book has definitions of modular and manufactured homes that were written by the State, that the Town could use for the updated language.

The remaining question that was discussed was, could a manufactured home or trailer be subdivided off onto its own lot. According to the current law on the books, the answer is no.

The Town Board was just looking for input from the PB at this time. They will speak with the Building Inspector and made a decision at the monthly town board meeting.

Meeting adjourned at 7:04 PM

The regular Easton Planning Board was called to order at 7:10 PM.

Conti Solar was present at the meeting to update the PB on their business and a large scale commercial project they are possibly looking to build on Ed Johnson's property on State Route 40. Conti Solar is still in the very beginning stages. They are talking with landowners from 4-5 properties, with approximately 200-400 acres. This project would not be a net metering project. The solar panels and solar energy would directly tie into the power lines. Chairman Stevens notified the gentleman that due to the lots being leased lots, the PB has the right to review the project. The terms of the lease is 25 years with two five year extension options. Conti Solar notified the PB, that this project would trigger an Article 10, which is a permit process through the State. They also complete a Feasible Study. PB member Finan inquired as to if the PB would be able to view the report, to which Conti was willing to share the information, once the plan is final. The PB also stated that the SEQR process as well as a possible EIS may also be required depending on the scope of the project. Chairman Stevens also stated that the Town of Easton has a Right to Farm Law, so to keep that in mind. The current landowners discussing for their property to be involved in this project is John and Frank Williams, James Czub, Ed Johnson, Dennis Callahan, Andrew Squire and Robert Wolff. Chairman Stevens notified Conti Solar, that they would want evidence of any easements as well. Conti Solar will remain in touch with the PB, but first contacting and getting approval from the landowners before moving forward.

Philippa Peters was present inquiring to a lot line adjustment on her parcel 259-1-17 located at 1063 State Route 40. Peters is looking to obtain 24' from lot 259-1-18, located at 1067 State Route 40 and add it to her parcel 259-1-17. Peters would like to add the existing barn to her home parcel 259-1-17. Peters has spoken to Eric Barrons from NYS DOT about the parking lot that is currently out front of parcel 259-1-18, and he was satisfied with the parking. Chairman Stevens advised Peters that the "new" parcel would not meet the current requirements and 50' setback. The applicant understood and the remainder of the PB agreed, that it would make lot 259-1-18, non-compliant. Peters withdrew her application.

Minutes of May 22, 2018 was brought to the table and reviewed. No changes were made. Motion by Finan to accept the May 22, 2018 meeting minutes, 2nd by Steffen, all in favor, carried, resolution 2946.

The BY-LAWS, article VI, section 3 were read aloud and discussed. "The Secretary or Clerk of the Planning Board shall sign all minutes to certify that they are a true and correct copy of the same and shall forward a copy to the Town Clerk and to each Planning Board member.

PB member Finan is still bothered by the word "copy". Finan feels that there is no way to create a "copy" of a meeting without it being verbatim. The remainder of the PB agreed to omit the following line from Article VI, section 3. "shall sign all minutes to certify that they are a true and correct copy of the same"

June 26, 2018

Motion by Boyce to change Easton Town Planning Board By-Laws, Article VI Section 3, by omitting “shall sign all minutes to certify that they are a true and correct copy of the same”, 2nd by Finan,

Roll Call Vote:

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

Carried, Resolution 2947

The August meeting is typically held on the 2nd Tuesday of the month due to the Washington County Fair. Motion by Finan to hold the August meeting on August 14, 2018, 2nd by Sievers, all in favor, carried, resolution 2948

Future meetings will be held at the Easton Fire House, starting with the July 24, 2018 meeting.

Motion by Finan to adjourn the meeting at 8:40 p.m., 2nd by Taylor, all in favor, carried, resolution 2949