

March 27, 2018

Easton Town Planning Board

Burton Hall 1071 State Route 40 Greenwich, NY 12834

March 27, 2018 7:00 PM

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

Resolution Summary

2930 Accept Meeting minutes of February 27, 2018
2931 Negative Declaration Peters #01-18
2932 Declare Peters #01-18 as minor resubdivision
2933 Set public hearing for Peters #01-18 04-24-2018 @ 7:15 P.M.
2934 Accept map for Peters #01-18 public hearing
2935 Negative Declaration Peters to Easton Library #02-18
2936 Declare Peters to Easton Library #02-17 minor resubdivision
2937 Accept map and set public hearing for Peters to Easton Library 4/24/18 @ 7:20 p.m.
2938 Draft letter to Crum #02-95
2939 Withdraw Peters to Easton Library application #02-18
2940 Motion to Adjourn meeting

The February 27, 2018 meeting minutes were discussed. Taylor wanted to add her statement questioning a possible conflict between the proposed Grimes subdivision and the town of Easton mobile home law. (Local law #1) The following was added on page 3 under Andrew Grimes. "Planning Board member Taylor questioned the mobile home/trailer guidelines and to whether the lot could be subdivided and include the existing mobile home". Motion by Brand to accept the February 27, 2018 with changes, 2nd by Steffen, all in favor, carried, resolution 2930.

Bowden Update

Mr. LaPan e-mailed a copy of the merger deed that was filed conveying the property from David Bowden to New Covenant Community. All matters on the Bowden #07-15 case have been satisfied.

Peters to Wells Peters #01-18 and Peters to Easton Library Association #02-18

Brand and Taylor reported on their site visit. The two actions looking to be completed are as described and the map is correct. The addition of land to the Easton Library parcel would benefit the Easton Library by providing space for a parking lot and replacement leach field if needed. The addition of land to the Wells Peters parcel would provide a much needed buffer between the two properties.

Application #01-18, Motion by Finan to classify Peters Resubdivision as a Negative Declaration, 2nd by Brand, all in favor, carried, resolution 2931. Motion by Brand to classify Peters Resubdivision #01-18 as a minor resubdivision, 2nd by Steffen, all in favor, carried, resolution 2932. Motion by Brand to set public hearing for April 24th, 2018 at 7:15 p.m., 2nd by Taylor, all in favor, carried, resolution 2933. Motion by Finan to accept the map for public hearing for Peter's minor resubdivision #01-18, 2nd by Taylor, all in favor, carried, resolution 2934.

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02-18 Philippa Wells Peters to Easton Library Association

Motion by Finan to classify Peters to Easton Library Association resubdivision #02-18 as a Negative Declaration, 2nd by Brand, all in favor, carried, resolution 2935. Motion by Brand to classify Peters to Easton Library Association Resubdivision #02-18 as a minor resubdivision, 2nd by Steffen, all in favor, carried, resolution 2936. Motion by Brand to accept the map and set public hearing for April 24th, 2018 at 7:20 p.m. on the Peters to Easton Library Association Minor Resubdivision, 2nd by Steffen, all in favor, carried, resolution 2937.

Other Correspondence

Crum- 236-1-25- The PB received a letter from Washington County regarding the Crum #02-95 lot line adjustment. Upon review of the file from 1992, the revised merger deed was never completed and filed at the county. Under current practices, the Planning Board has no knowledge if the property owner files the new deed with the county. The Planning Board has no enforcement to facilitate the matter. Discussion centered around if it was the county's or tax assessor's responsibility to notify the PB. Motion by Steffen to have PB Clerk Skiff to draft and mail a letter to have the correct deed filed, 2nd by Finan, all in favor, carried, resolution 2938.

It was suggested to add a permanent clause to all conditions of approvals that requests the landowner to file a merger deed within the 90 days or the subdivision becomes invalid. PB members decided to review the current subdivision law 3-99, page 82, Article 7, conditions, to determine the exact wording for the condition of approval.

02-18 Philippa Wells Peters to Easton Library Association

Peters reentered the meeting to request that the application that was filed on behalf of herself to convey the land to the Easton Library Association be withdrawn saying that it was not the right time. Motion by Finan to approve the withdrawal of the Peters to Easton Library Association Minor Resubdivision application #02-18, 2nd by Brand, all in favor, carried, resolution 2939.

Other

A free training session on FEMA and Flood Plain maps update is being offered at the Washington County Annex Building April 16th, 2018. Finan agreed to attend.

After discussion about upcoming commercial solar projects, the Planning Board would like to review all permits before they are issued. PB Clerk will notify Code Officer Laverne Davis.

The Mobile Home Law was reviewed and discussed in relation to the proposed Grimes subdivision. Ch. Stevens explained that the current home would remain the existing parcel, and the remaining 88 acres would become the new lot subject to the requirements needed to support a single family residence. The Town Board had previously approved the removal of an old trailer on the property to be replaced with a new one. That approval and the existing residence is why Stevens believes the subdivision would be in compliance of the Subdivision Law and the Mobile Home Law. Taylor expressed her concern. The discussion will be continued.

Motion by Brand to adjourn the meeting at 9:42 p.m., 2nd by Taylor, all in favor, carried, resolution 2940.

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