

May 8th, 2018

Easton Town Planning Board

Burton Hall 1071 State Route 40 Greenwich, NY 12834

May 8th, 2018 7:00 PM

Present: Stevens, Brand, Finan, Taylor, Steffen

Rec. Sec. Skiff

Absent: Boyce, Si

evers

Others: Philipps Peters, Melanie and Dennis Sandbrook

Resolution Summary

2941 Approve March 27, 2018 meeting minutes

2942 Approve Conditions of Approval for Peters Minor Resubdivision #01-18

2943 Motion to adjourn

The special meeting of May 8th, 2018 was called to order at 7:32 P.M... The first order of business was to discuss the meeting minutes from the March 27, 2018 meeting. No changes were made. Motion by Brand to accept the March 27, 2018 meeting minutes, 2nd by Finan, all in favor, carried, resolution 2941.

Ch. Stevens reported on an article in the recent issue of Ass. Of Towns publication “Talk of the Town” regarding the FCC’s efforts to expand broadband to all areas. Their advisory board has proposed making broadband towers a utility which would be regulated by federal laws usurping local control over tower placement and oversight. Chairman Stevens spoke to the Town Board at their last meeting stressing the serious nature of this matter and urging them to contact our state representative. Stevens asked the Planning Board members to read the article. Later in the meeting, Peters reminded the board that Easton Planning Board Local Law #03-99 and the Environmental Review helps guide the town in reviewing public utility issues.

Finan reported on the FEMA meeting he at the Washington County Building on the updating of the FEMA maps. No changes have been made at this time but the proposed maps are available at the county for review. The Flood Plain maps from 1978 will continue to be used until a final decision is made. He said the maps for the Town of Easton show no change although he noticed that the Battenkill River was not included. On inquiring he was told that anything from the Battenkill east will not be included on these maps and not updated. For further reference, Easton is on Map #12 or13.

Peters #01-18

The public hearing notice was read for the Peters Minor Resubdivision #01-18 and the hearing was opened at 7:15 P.M.. Peters also noted that she intends to merge the 2 current deeds, along with the new deed for the 10 foot line to make one new complete deed on the 259.-1-14 parcel (11 Vly Summit Rd.). She also plans on planting a hedge row of lilacs on the west boundary line No other public comments were made. The public hearing was closed at 7:20 P.M.

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Motion by Brand to accept the Conditions of Approval for Peters Minor Resubdivision #01-18, 2nd by Taylor, roll call vote:

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

Motion carried, resolution 2942.

CONDITIONS OF APPROVAL:

1. There shall be no further division or development of Washington County Tax parcel number 259-1-14 or 259-1-16 without resubmission of the plat to the Planning Board and plat approval expressly obtained therefor.
2. Any subsequent resubdivision of the original tract for the creation of additional lots will require a survey map of the entire remaining tract by a NYS licensed land surveyor, in accordance with PR #1-89 of the Easton Planning Board.
3. The 10 foot section of Washington County tax parcel 259.-1-16 shall be recognized as a separate parcel for subdivision only for the purpose of being merged with Washington County tax parcel 259.-1-14.
4. Any conveyances of this property and any subsequent conveyances and associated easement documents shall include a reference to and date of filing of this map in the office of the Washington County Clerk in accordance with the Subdivision Law of the Town of Easton.
5. TAKE NOTICE: The land plotted herewith lies within / adjacent to Washington County Agricultural District No. 3 wherein the use of highest priority is commercial agriculture by NYS law. Residents may be subject to the noise, odors, dusts and vapors, lights, and potentially harmful farm chemicals associated with commercial agriculture operations and farm management practices at any time of day or night.
6. TAKE NOTICE: The land plotted herewith lies within / adjacent to Town of Easton Critical Environmental Area - 1.
7. TAKE NOTICE: There is a Right to Farm law, Local Law # 1-1992, in effect in the Town of Easton.
8. TAKE NOTICE: The parcels are located within a Hamlet.
9. Conditions of approval of the previous plat are not superseded.

Philippa Peters made mention to the Planning Board that in Easton Planning Board Local Law #03-99 the Environmental Review, the 1987 SEQR, helps the Town in regards to the FCC wanting to change the way public utility is reviewed. The utility is supposed to underground all utilities in an Agricultural District, but it does not always happen. Peters also questioned the (PB) about a couple projects she is considering. One is to change the

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lot line of 1067 St. Rte 40 , the Corliss house, so the existing barn would belong to her adjacent property 1063 St Rte. 40 and she would build a smaller shed behind the Corliss house. She was looking to see if she needed to file anything with the PB. After discussion about the regulations which govern hamlets, the PB advised Peters to complete the lot line adjustment process before building any new structure.

Melanie Sandbrook

Melanie Sandbrook of Orchard Drive in Easton currently owns 2 lots which are on 4 separate deeds. She is looking to subdivide off 1 lot and had presented her plan to the PB previously. Due to the small size of the lots, she was advised to have the land mapped out to make sure septic and wells would fit with 100 foot setbacks on the property before proceeding. Sandbrook consulted with Harold Snell, septic service contractor, who said there was enough space for both systems. The PB explained that the lots in the Orchard Drive area do not meet current NYS Health Dept. standards for distance between well/septic and replacement systems and perhaps Mr. Snell was not considering all the requirements. Steffen pointed out that if Ms. Sandbrook was willing to move her own septic system, the subdivision might be possible.

Other business

The Town Board is holding a special meeting on Monday May 14th at 6:30 p.m. to review the Mobile Home Law. Anyone who wishes to attend may do so.

Motion by Steffen to adjourn the meeting, 2nd by Brand, all in favor, carried, resolution 2943.

I, Michelle Skiff, Clerk of Town of Easton Planning Board, do certify that these minutes are a true and correct copy of May 8, 2018 meeting.