

November 27, 2018

Easton Town Planning Board

Burton Hall 1071 State Route 40 Greenwich, NY 12834

November 27, 2018 7:00 PM

Present: Stevens, Brand, Finan, Boyce, Sievers, Taylor, Steffen
Rec. Sec. Skiff

Absent:

Others: Ed and Andrea Johnson, Don MacMillan, Thomas Stewart, Mike Borden

Resolution Summary

2966 Accept meeting minutes of October 23, 2018 with changes

2967 Accept waiver deep/perk hole test for Johnson #03-18

2968 Johnson #03-18 classify SEQR as Negative Declaration

2969 Classify Johnson #03-18 as Minor Subdivision

2970 Set public hearing for Johnson Minor Subdivision #03-18 12/11/18 @ 7:05 p.m.

2971 Accept Stewart application for review

2972 Classify Stewart as Type 1 for SEQR

2973 Accept waiver deep/perk hole test for Stewart #05-18

2974 Adjourn meeting at 9:19 pm

The meeting was called to order at 7:15 p.m. The meeting minutes of October 23, 2018 were discussed. Under Johnson, the last line was changed to read “Taylor and Steffen will set a date/time for site visit”. Motion by Brand to accept the October 23, 2018 with changes, 2nd by Steffen, all in favor, carried, resolution 2966.

Johnson #03-18

Ed Johnson was present on behalf of his application. Site visit was completed by Steffen and Taylor. There were some questions about the locations of rock walls, a pool, the existing driveway and the existing well in comparison to where they are depicted on the map. The updates will be noted and a new map will be made available for public hearing. The Planning Board (PB) received notification from NYS DEC, declaring the PB to be lead agency. A waiver was submitted for perk and deep hole test. Motion by Steffen to accept the waiver for perk and deep hole test, 2nd by Finan, all in favor, carried, resolution 2967. The Visual EAF and SEQR Part 2 were completed. Motion by Steffen to classify SEQR as a negative declaration, 2nd by Boyce, all in favor, carried, resolution 2968. The Saratoga National Battlefield is the only view shed visible from the property. Motion by Finan to classify Johnson application as a minor subdivision, 2nd by Boyce, all in favor, carried, resolution 2969. Motion by Brand to set public hearing for December 11, 2018, at 7:05 P.M. on behalf of Johnson Minor Subdivision #03-18, 2nd by Steffen, all in favor, carried, resolution 2970.

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It was brought to the Planning's Board attention that the firehouse has their monthly meetings at the fire house on the 2nd Tuesday of the month. The December 11, 2018 meeting will be held at the Easton Library starting at 7 pm.

Stewart-MacMillan

Don MacMillan and Thomas Stewart presented their applications and map for the possible subdivision of their existing lots on Bulson Road. Mr. Stewart already has an existing well and septic for each housing unit. Mr. MacMillan currently has one well servicing both units. It was recommended by the board, that Mr. MacMillan install a well on the new proposed lot before submitting his application. Mr. MacMillan also needs to meet with the Highway Superintendent to demonstrate that a driveway could be added to the new lot, if needed. The PB feels in order to be a fully sustainable lot, the well would need to be installed and not just proposed. The current parcel houses senior housing apartments. Mr. MacMillan will need more time before he can install the well. Mr. Stewart submitted his application to proceed with subdividing his existing lot. The PB reviewed his application. Motion by Sievers to accept the Stewart application for review, 2nd by Boyce, all in favor, carried, resolution 2971. Motion by Finan to classify Stewart resubdivision as a Type 1 for SEQR, 2nd by Steffen, all in favor, carried, resolution 2972. Finan and Steffen will visit the site on Friday Nov 30th at 4:30 for site review. Mr. Stewart presented a waiver for deep and perk hole test. Motion by Boyce to accept the waiver for perk and deep hole test, 2nd by Brand, all in favor, carried, resolution 2973.

O.A. Borden

Mike Borden from O.A. Borden and sons was present to inquire about a possible subdivision on the existing farm tract (278-1-42) for a family member. The lot would have road frontage onto Fryer Road. The farm parcel's address is 2805 Valley Falls Road. The parcel sits in an AG district. Mr. Borden would have to contact the highway superintendent for driveway access, as the proposed location of the parcel is on a hill. The parcel would possibly have to take some current farm land to make the house fit with 50' boundaries as well. They are in the preliminary stages of planning. They were looking for input from the PB and to see what the current guidelines were.

Henderson #04-18

The site visit was completed by Boyce and Stevens. The site is as depicted on the map. There is plenty of room for road access for both parcels from County Route 113. There is an existing old farm road that could be used on the East side of Route 113 for one of the parcels. The PB received notification from NYS DEC declaring the PB would take the role of lead agency. Fort Miller Group sent a letter on behalf of the proposed subdivision. "Please note that the owners, Alan and Taylor Henderson, and Fort Miller have had an informal understanding that provided access through Fort Miller's parcel to their haul site to haul gravel for farm use. With this subdivision, there is not commitment to continue this informal access as we intend to use the parcel in the future. So any action would require an entrance on County Route 113 both parcels and not through our property on to Route 29". The PB will wait for the applicant to come in to move forward with the process.

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MISC

There is an upcoming training opportunity at the Washington County Annex building on December 3. There is no cost for the training and it would count toward the 4 annual hours of training required.

PB Clerk Skiff received a FOIL request from La Bella requesting EAF and/or SEQR information on the Hollingsworth and Vose solar project located off Old Schuylerville Road. The PB did not review the parcel in question. PB Member Finan agreed to contact Mr. Jerry Leone to discuss the matter. PB Clerk Skiff will look into the letter the PB sent to Hollingsworth and Vose during their solar project, once we are able to enter into Burton Hall.

Motion by Finan to adjourn the meeting at 9:19 p.m., 2nd by Sievers, all in favor, carried, resolution 2974.