

September 25th, 2018

Easton Town Planning Board

Burton Hall 1071 State Route 40 Greenwich, NY 12834

September 25, 2018 7:00 PM

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

Rec. Sec. Skiff

Others: Tom Stewart, Don MacMillan, Mitch Quine with Conti Solar

Resolution Summary

2957 Approve August 14, 2018 meeting minutes

2958 Adjourn Meeting

The monthly meeting was called to order at 7:03 pm. The first order of business was to review the monthly meeting minutes from August 14, 2018. Motion by Finan to approve the meeting minutes of August 14, 2018, 2nd by Boyce, all in favor, carried, resolution 2957.

Stewart-MacMillan

Mr. Stewart and Mr. MacMillan are looking to subdivide parcels 236-2-3.15 and 236-2-3.16, by splitting each parcel in half. The concerns that we brought to the table were 1- the 50' foot buffer between the houses, 2- driveway access, and 3- parcel 236-2-3.15 would need to have a separate well placed on the parcel. Applications were given to the land owners. They will speak to an attorney to have an agreement drawn up for the driveway access. Mr. MacMillan will also look into have the well put in.

Conti Solar Update

Mitch Quine was present to update the planning board on the Ed Johnson large scale solar project. At this time, they are looking at 2 separate projects. They are currently talking with Ed and The Williams Family on Wager Lane which would include around 100 acres (see attached map- red). There is possibly a 3rd action with Andrew Squire (see attached map- yellow), but it is not confirmed at this time. Mr. Quine has spoken to Gaston about a possible easement on his property for transmission purposes. Finan clarified to Mr. Quine what he would need on behalf of each applicant. An Application, map and lease agreement. Mr. Quine also inquired about crossing town property for transmission purposes as well. Chairman Stevens made clear if these parcels are used for Solar, they would lose their AG exemption. The lease is a standard 25 year lease with 2 extensions of 5 years each if chosen. Finan recommended they reach out to the Saratoga National Historical Park. Mr. Quine met with Chris Martin and Amy Bracewell, Superintendent for Saratoga National Historical Park on 9/25/18 and received a copy of their view shed plan. Topo plans and landscaping including what type of shrubs will be used and where they will be placed on the parcel were items requested by the PB. Mr. Quine will get in touch with the Town Board about McGowan Road and Wager Lane.

Update on Crum Violation, the corrected merger deed was filed on May 18, 2018.

Motion by Steffen adjourn meeting at 8:30 pm, 2nd by Taylor, all in favor, carried, resolution 2958.