

PLANNING BOARD REGULAR MEETING NOVEMBER 18, 2020 AT 7:00PM

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Members present: Chairwoman Severance, Alan Hipps, Dwight Anson, Mary Lou Fitzgerald, Cynthia Fairbanks, Chris Maron and Ken White

Guest Present: George Hainer and Catherine Simmer

OPEN THE REGULAR MEETING AT 7:02 PM ON NOVEMBER 18, 2020

Chairwoman Severance: Called this regular meeting to order at 7:02 pm.

Chairwoman Severance: Has everyone had a chance to review the minutes?

Chairwoman Severance: Do we have a motion to approve the minutes?

Mr. White: I'll make that motion.

Mr. Anson: I'll second that motion.

Chairwoman Severance: All in favor? Approved.

- **Resolution 2020-35 Approval of Minutes**

Resolved: To approve the minutes of October 28, 2020

Moved by: Mr. White

Seconded by: Mr. Anson

In Favor: Mr. Anson, Ms. Fairbanks, Ms. Fitzgerald, Mr. Hipps, Mr. Maron, Mr. White, Chairwoman Severance

Opposed: None

Chairwoman Severance: Our first order of business is the Diane August Project.

Mr. Hainer: The architect would like to finalize the site plan. Diane is fine with what SHPO responded about colors.

Chairwoman Severance: Do we have a motion to approve the August site plan?

Mr. Anson: I'll make the motion.

Ms. Fitzgerald: I'll second that motion.

- **Resolution 2020-36 Approval of August Site Plan**

Resolved: To approve the August site plan to SHPO for review, 128 Barksdale Road, Westport, NY, Tax Map # 76.2-1-24.100

Moved by: Mr. Anson

Seconded by: Ms. Fitzgerald

In Favor: Mr. Anson, Ms. Fairbanks, Ms. Fitzgerald, Mr. Hipps, Mr. Maron, Mr. White, Chairwoman Severance

Opposed: None

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Mr. Hainer: I had emailed the board information from Rolling Hills Farm about their project. They are working in an agriculture district which is protected by the Department of Agriculture and Markets.

A lengthy discussion followed about the change of use for a building included in their special permit. The building will be used in the process of making wine. Board members had questions about septic and water use, traffic in the area, effects on the community, public use and wine storage. Many board members are encouraged by the growth and development of Rolling Hills Farm. A board member asked if a site visit will be necessary.

Mr. Hainer: Please email your questions to me by December 2, 2020 so we can have an organized list for Rolling Hills Farm.

Chairwoman Severance: Do we have anything else?

Ms. Fairbanks: So we got the APA permit from the Amish?

Mr. Hainer: Under the APA that property is one lot so the APA took jurisdiction.

Ms. Fairbanks: They built a house there.

Mr. Hainer: If they didn't subdivide they could build another farmhouse right there.

Mr. Hainer: I had asked the APA about a perc test but I haven't heard back from them yet.

Mr. Maron: Should the planning board draft a letter to help get the answers? I can draft a letter about the septic to get the questions answered.

Mr. Hainer: Under the APA when a property is being used for agriculture in an agriculture district all single family dwellings and mobile homes occupied by farmers, employees and immediate families involved in the farm operation together comprise one principle building, they are not considered subdivision. Agriculture use structures are not considered a subdivision. Anyone can have an outhouse the DEC can have privies.

Chairwoman Severance: I think this is a topic that doesn't just apply to the Amish. Let's discuss the webinars.

Mr. Hainer: You each need to take a course every year as planning board members to fill the educational requirement.

Mr. White: It's not difficult. I was able to complete a course yesterday.

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Chairwoman Severance: Do we do this individually?

Mr. Hainer: Yes.

Ms. Fairbanks: What is the requirement?

Mr. Hainer: Two to four hours a year.

Mr. Hainer: Kevin Hall will be back next month for the Goff project. There have been some complications that have arisen.

Ms. Fitzgerald: I make a motion to adjourn.

Mr. White: I second that Motion.

Chairwoman Severance: All in favor? Adjourned.

- **Resolution 2020-37 Adjournment**

Resolved: To adjourn the meeting at 7:47 p.m.

Moved by: Ms. Fitzgerald

Seconded by: Mr. White

In favor: Mr. Anson, Ms. Fairbanks, Ms. Fitzgerald, Mr. Hipps, Mr. Maron, Mr. White, Chairwoman Severance

Opposed: none

Respectfully submitted,

Catherine L. Simmer, Secretary