

**Town of Washington Planning Board
Meeting Minutes
February 7, 2023**

Planning Board members attending in person were: Chair Susan Meaney, members Nicole Drury, Eric Alexander, Richard Philipps, Andrew Spence and Emily Abrahams. Member James Cornell attended via Zoom for the beginning of the meeting. Also attending in person were consultant from AKRF Aaron Werner, Town attorney Sarah Wilson, and CAC member Howard Schuman.

The purpose of the meeting was to conduct a workshop for the applications of Upton Lake School at 20 Shepherd’s Way for a newly constructed high school, the Andrea Woodner Special Permit application at 56 North Mabbettsville Road, as well as a workshop for the Howe Barn Conversion application at 175 North Tower Hill Road.

Chair Susan Meaney called the meeting to order at 6:00pm and announced that the first item on the agenda was the approval of the January 3, 2023 minutes. Member Spence made the motion to approve the minutes, seconded by Member Alexander. The vote is as follows:

Susan Meaney	<u> </u> AYE <u> </u>
Eric Alexander	<u> </u> AYE <u> </u>
Andrew Spence	<u> </u> AYE <u> </u>
Richard Philipps	<u> </u> AYE <u> </u>
Emily Abrahams	<u> </u> AYE <u> </u>
Nicole Drury	<u> </u> AYE <u> </u>
James Cornell	<u> </u> unable to vote due to audio issue on Zoom <u> </u>

The next item was the Howe Barn Conversion application. The barn would be converted into living quarters for the applicant’s parents to occupy for part of the year. Chair Meaney asked for a motion to approve referral to the County.

Member Drury made the motion, seconded by Member Abrahams. The vote is as follows:

Susan Meaney	<u> </u> AYE <u> </u>
Eric Alexander	<u> </u> AYE <u> </u>
Andrew Spence	<u> </u> AYE <u> </u>
Richard Philipps	<u> </u> AYE <u> </u>
Emily Abrahams	<u> </u> AYE <u> </u>
Nicole Drury	<u> </u> AYE <u> </u>
James Cornell	<u> </u> absent <u> </u>

Chair Meaney asked for a motion to declare the application as a Type II Action under SEQR. Member Drury made the motion, seconded by Member Abrahams. The vote is as follows:

Susan Meaney	<u> </u> AYE <u> </u>
Eric Alexander	<u> </u> AYE <u> </u>
Andrew Spence	<u> </u> AYE <u> </u>
Richard Philipps	<u> </u> AYE <u> </u>
Emily Abrahams	<u> </u> AYE <u> </u>
Nicole Drury	<u> </u> AYE <u> </u>
James Cornell	<u> </u> absent <u> </u>

Chair Meaney asked for a motion to schedule a Public Hearing for March 7, 2023 at 6:00pm. Member Philipps made the motion, seconded by Member Abrahams. The vote is as follows:

Susan Meaney	<u> </u> AYE <u> </u>
Eric Alexander	<u> </u> AYE <u> </u>
Andrew Spence	<u> </u> AYE <u> </u>
Richard Philipps	<u> </u> AYE <u> </u>
Emily Abrahams	<u> </u> AYE <u> </u>
Nicole Drury	<u> </u> AYE <u> </u>

James Cornell __absent__

The next item on the agenda was the Upton Lake Christian School’s proposed new high school. Brian Bovee, builder, represented the school. The students will remain in the current high school building until the new high school has been completed. The Board suggested that moving the access road that is proposed to go behind the new building, be moved away from the wetlands buffer and only lead to the building, not behind it. Mr. Bovee was concerned that emergency vehicles would not be able to access the back of the building without the road, due to negative weather conditions. Consultant Aaron Werner, suggested making a referral to the East Clinton Fire Department as well as the Millbrook Fire Department for their thoughts on whether or not the access road would be beneficial to emergency personnel.

Chair Meaney asked for a motion to approve the Planning Board Secretary to make referrals to both the East Clinton Fire Department and the Millbrook Fire Department. Member Alexander made the motion, seconded by Member Drury. The vote is as follows:

Susan Meaney	_AYE__
Eric Alexander	_AYE__
Andrew Spence	_AYE__
Richard Philipps	_AYE__
Emily Abrahams	_AYE__
Nicole Drury	_AYE__
James Cornell	_absent_

The Board also discussed that, if the access road was not relocated outside of the buffer, the school would be required to apply for a Wetlands Permit from the Town of Washington and possibly the Town of Clinton as well. The Wetlands requirement is necessary because the existing driveway leading to the school would be dug up and paved, in addition to building the access road. Mr. Bovee agreed to apply for a Wetlands Permit.

Chair Meaney announced the final application on the agenda, the Andrea Woodner application for a Special Permit. Detlef Juerss, builder, explained that Ms. Woodner would like to convert an existing 2-bedroom apartment, used for farm employee housing, into 2 studio apartments for farm employees. A second kitchen and bath would be added. There is no proposed expansion of the existing building. Therefore, the Planning Board waived the requirement for a site plan.

Chair Meaney asked for a motion to declare the application as a Type II Action under SEQR. Member Drury made the motion, seconded by Member Spence. The vote is as follows:

Susan Meaney	<u> </u> AYE <u> </u>
Eric Alexander	<u> </u> AYE <u> </u>
Andrew Spence	<u> </u> AYE <u> </u>
Richard Philipps	<u> </u> AYE <u> </u>
Emily Abrahams	<u> </u> AYE <u> </u>
Nicole Drury	<u> </u> AYE <u> </u>
James Cornell	<u> </u> absent <u> </u>

Chair Meaney asked for a motion to schedule a Public Hearing for the Woodner application for March 7, 2023 at 6:00pm. Member Drury made the motion, seconded by Member Spence. The vote is as follows:

Susan Meaney	<u> </u> AYE <u> </u>
Eric Alexander	<u> </u> AYE <u> </u>
Andrew Spence	<u> </u> AYE <u> </u>
Richard Philipps	<u> </u> AYE <u> </u>
Emily Abrahams	<u> </u> AYE <u> </u>
Nicole Drury	<u> </u> AYE <u> </u>
James Cornell	<u> </u> absent <u> </u>

Member Spence made the motion to close the meeting, seconded by Member Abrahams. The vote is as follows:

Susan Meaney	_ AYE _
Eric Alexander	_ AYE _
Andrew Spence	_ AYE _
Richard Philipps	_ AYE _
Emily Abrahams	_ AYE _
Nicole Drury	_ AYE _
James Cornell	_ absent _

The meeting closed at 7:30pm.