

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 11-20-2013

PRESENT:

Robert R. Butts, Chair
Gerry Fernandez
James Fouts
Thomas Angell
Conrad Levenson
Gary Lovett

ABSENT: John Royall

ALSO PRESENT: Johanna Schafer, Town Board liaison

Mr. Butts called the meeting to order at 7:37pm.

ANNOUNCEMENTS: Mr. Butts noted that the New York State DEC has made active the EAF mapper application on the DEC website. He explained that the EAF mapper provides data from various State databases to assist in completing the newly updated SEQR forms. He also noted that the DEC website has workbooks and additional materials available to assist applicants in the SEQR process.

BUSINESS:

LINCK SPECIAL PERMIT-

The applicant was present on his application for special use permit for a guest cottage at 2895 Salt Point Turnpike. Construction will involve conversion of approximately 600 square feet of existing barn space into caretaker's quarters on a 16.05 acre parcel. Tax parcel no.: 135200-6567-00-990744-0000.

Mr. Linck presented copies of a previously filed map at 2895 Salt Point Turnpike. Mr. Angell inquired whether physical changes would be made to the exterior of the barn. Mr. Linck explained that new windows and doors would be added, as well as an exterior stairway.

Mr. Butts asked if the applicant found proof that the existing septic system was built to standards for residential use. Mr. Linck responded that he had not, that there was nothing on file with the County Health Department or with the Town Building Inspector. The Board discussed the fact that the subject parcel was part of a previous subdivision and therefore the applicant may find the files he needs filed under the parent parcel No. 956745. The Board explained that they would accept a prior approval from the Building Inspector, an engineers letter or a copy of the record from the septic installer as proof that the septic system was built to standard.

Mr. Angell moved to classify the application as a Special Permit application. Mr. Lovett seconded. All in favor: Unanimous. Motion carried. The Board reviewed part 1 of the SEQR short form. Mr. Butts noted that the Board should be aware when reviewing future applications

that one of the Town's CEAs is not listed on the State website. Mr. Lovett reviewed part 2 of the SEQR short form and moved to adopt a negative declaration. Mr. Angell seconded. All in favor: Unanimous. Motion carried.

Mr. Angell moved to schedule a public hearing for December 18, 2013. Mr. Lovett seconded. All in favor: Unanimous. Motion carried. Mr. Butts noted the requirements for publication and mailing of the public hearing notice and asked that the applicant bring return receipts and an affidavit of publication to the hearing.

OTHER BUSINESS:

APPROVAL OF MINUTES-

The Board reviewed the minutes of October 30, 2013. Mr. Angell moved and Mr. Levenson seconded to approve the minutes as written. All in favor: Unanimous. Motion carried.

2014 MEETING SCHEDULE –

The Board reviewed the schedule of meetings for 2014. Mr. Angell moved and Mr. Levenson seconded to adopt the schedule as written. All in favor: Unanimous. Motion carried.

FINAL APPROVAL CHECKLIST-

Copies of the Final Approval Checklist were distributed to the Board.

ADJOURNMENT-

Mr. Angell moved and Mr. Levenson seconded to adjourn at 8:13pm. All in favor: Unanimous. Motion carried.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Robert Butts, Chair