

TOWN OF STANFORD
PLANNING BOARD MEETING

APRIL 29, 2020

PRESENT: Thomas Angell, James Fouts, Chris Flynn, Patrick Hancock

ABSENT: John VanLeuven

OTHER PARTICIPANTS: Town Supervisor Wendy Burton, Kenneth Casamento, LRC Group (Representing Millbrook School), Jeffrey Smith (Millbrook School Facilities Director) and Ryan Cornelison, Barton & Loguidice (Planning Board Engineering Consultant).

The Meeting was conducted remotely using video technology.

Town Supervisor Wendy Burton gave Thomas Angell permission to convene the Planning Board meeting even though there was no mechanism for public viewing. The Facebook link for live streaming of the meeting malfunctioned. It was understood that the meeting was being recorded and would be made available on the Town of Stanford website for public access.

Thomas Angell convened the Planning Board meeting at 7:30 pm.

The meeting was convened pursuant to the Governor's March 13, 2020 Executive Order 202.1- which suspend certain provisions of the open meeting laws to allow a municipal board to convene a meeting via video conferencing. In accordance with the Executive Order the public will be able to view the meeting on the Town of Stanford website (townofstanford.org). The minutes of the meeting will also be available to the public on the Town's website.

The Planning Board welcomed Patrick Hancock as a new member.

MILLBROOK SCHOOL BARN ADDITION

KEN CASAMENTO

HISTORY OF BUILDING PROJECT

The project was originally submitted in February 2020. The Planning Board's consulting engineer reviewed the project. Based upon this review, Millbrook School revised their plans just before the April 29, 2020 meeting.

The proposed project is in the center of the campus. The barn is part of the historic stable area. The barn was built in late 1800's and is being repurposed for office space. This addition was originally part of the Master Plan that was approved by the Planning Board in 2009.

The applicant proposes to demolish 925 square feet of the existing structure and then build a 3,315 square feet, two story addition to the remaining portion of the existing barn. The current structure is used as a college counseling center, school store and a cafe.

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The School further proposes site improvement including landscaping, sidewalks, a retaining wall, a new courtyard area, and a stormwater drainage system.

Also proposed is an improvement to the façade of Prum Hall, the nearby building that serves as a business office and boys' dormitory.

The total disturbance for the project is .31-acre which is under the 1.0-acre threshold of disturbance requiring a SWPPP.

The site for the project is located within the Town's Rural Residential (RR) District 21. The affected portions of the site have been previously disturbed and thus no impact to agricultural resources is anticipated.

This is an unlisted action under SEQR.

Ryan Cornelison

This project is in the Rural Residential (RR) District and it requires both a Special Use Permit and Site Plan approval.

The applicant has submitted a Full Environmental Assessment Form. For SEQR purposes, this application is an unlisted action.

The application should be sent to the Dutchess County Department of Planning and Development for their review. A portion of this site contains wetlands. In the course of developing the Millbrook School Master Plan of 2009 the DEC and SWPPP both issued letters indicating that that proposed projects would not affect the wetlands. The barn itself is outside the wetlands and outside the 100-foot buffer. The SWPPP letter further indicated that endangered species would not be affected by the development.

Millbrook School has resolved the questions about the water and sanitation. The new addition does not add any new fixtures. The building will be sprinklered. There is existing capacity in the water system to handle the sprinklers.

The applicant agreed to place a note on the site plans to confirm soil conditions and to perform appropriate tests prior to construction.

Millbrook School has satisfied all outstanding comments made by our firm.

PATRICK HANCOCK

I understand that no additional fixtures are being put into the new addition. Are there going to be additional staff who will be using the plumbing fixtures?

KEN CASAMENTO

The campus water/sewage is divided into multiple systems and we are well below capacity for the entire system. We are moving existing staff into renovated office space so they will be ready for the next step in the project.

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JAMES FOUTS

Could you review the planting plan?

KEN CASAMENTO

We are planting shrubs and two trees are being planted. There is one tree that is being removed from the site.

The Planning Board requested that Mollie McMurray send the referral form on this application to the Dutchess County Department of Planning and Development and to the Town of Washington.

Ryan Cornelison agreed to remotely host the May 27, 2020 Planning Board Meeting. He suggested that the Planning Board could be live on the You Tube website. Also, the applicant will publish notices to include links for the public to participate in the meeting.

James Fouts made a motion to schedule a Public Hearing for the Millbrook School Barn Addition on May 27, 2020. The motion was seconded by Patrick Hancock. The Planning Board unanimously passed the motion.

MILLBROOK SCHOOL 2020 MASTER PLAN PHASE 3

KEN CASAMENTO

In March 1994 phase one was completed and the Planning Board approved the plan.

In June 2009 phase two was completed and the Planning Board approved the plan. This was for the next ten years.

Now the applicant is hoping to have the Planning Board approve phase three of the School's Master Plan for the projects they hope to complete in the next ten years.

The plan includes both the approximate locations and preliminary scopes of sixteen (16) projects.

The projects focus on increasing the amenities available for students and faculty.

All projects will be taking place on the same piece of land that was reviewed under the 2009 Master Plan.

Should the Planning Board choose to approve this iteration of the Millbrook School Master Plan, each successive project will still be required to undergo SEQR review once detailed plans

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and designs have been created and submitted. Each project will also need to obtain individual Site Plan/Special Use Permit approval from the Planning Board.

RYAN CORNELISON

Indicated that the project is in the Hudson River Valley National Heritage Area. Ryan will do research to see if this would be an interested agency or if this just a designation.

The total acreage to be disturbed by the development is (10) ten acres.

The building area increase is 10%.

The applicant has put a rough square footage to all the proposed projects which should assist the Planning Board in its SEQR review.

The applicant is rebalancing its water infrastructure. Faculty housing is being migrated from private wells to the Health Department monitored public campus water system. The former private wells are now being utilized for irrigation purposes. The applicant foresees little impact on water utilization with the proposed development plans.

JAMES FOUTS

Asked the applicant if drawing from the campus water system (infiltration gallery) will create a greater demand on this system?

KEN CASAMENTO

It will. The applicant is approved for a certain removal of water through those wells. This is through the Department of Health permits and DEC. The proposed changes do not affect overall water usage for the campus. The School is anticipating a 4,000-gallon increase for these projects. However simultaneously, there will be a 10,000-gallon reduction in no longer using the campus water system for irrigation. Water for irrigation will no longer be drawn from the regulated public water system.

RYAN CORNELISON

Any project which is more than one acre will have to have a SWPPP review.

The designated Historic Trail is more than a quarter of mile away from any of the proposed projects.

For SEQR purposes this is a Type 1 action.

There is no specific Town Code for Millbrook School's Master Plan review or approval.

The applicant felt it was a good idea for the Planning Board to have an overview of its next 10 years of development.

JAMES FOUTS

Does the applicant propose that the Planning Board go through the SEQR process at the Board's next meeting on May 27, 2020?

KEN CASAMENTO

Both part 2 and 3 SEQR will have to be completed. Also, the Planning Board will have to declare itself as lead agency. He requested that Ryan Cornelison prepare the necessary resolution to forward to the Planning Board prior to the next meeting.

THOMAS ANGELL

Is the Millbrook School Road a scenic road under the Town of Stanford Code?

RYAN CORNELISON

Millbrook School Road is a state road. He will check if this is a Scenic Road.

THOMAS ANGELL

Asked about the proximity of this project to the DEC wetlands.

RYAN CORNELISON

Most of the wetlands are in the Town of Washington. The closest proposed development area to the wetlands is where the new track is proposed. The development would be 200 feet away from the wetlands, which is outside the required 100-foot buffer zone.

THOMAS ANGELL

What buffer does the Code require for development near critical environmental areas?

RYAN CORNELISON

For wetlands areas the required buffer is 100 feet. He will check what is required for critical environmental areas.

THOMAS ANGELL

Could you explain the solar arrays?

KEN CASAMENTO

The arrays are in the Town of Washington. They were approved by the Town of Washington.

THOMAS ANGELL

Are any of the proposed developments going to be on land currently being used for Agricultural?

KEN CASAMENTO

No

THOMAS ANGELL

When the 2009 Master Plan was approved, there was a discussion of faculty housing. The Planning Board would like a clarification on the location of housing.

KEN CASAMENTO

The applicant is clustering new houses in the same locations. The new proposed faculty housing will be within 200 to 75 feet of each other.

James Fouts made a motion that the Planning Board declare its intent to be the Lead Agency for the proposed Millbrook School Master Plan. Chris Flynn seconded the motion. The Planning Board unanimously passed the motion.

James Fouts made a motion to circulate the notice of intent to the following involved agencies:

Department of Health, DEC, Town of Washington, Hudson River Valley National Heritage Area if this is an organization. Chris Flynn seconded the motion. The Planning Board unanimously passed the motion.

Ken Casamento will send out and circulate the notice of intent to the above agencies.

The Planning Board will schedule a public hearing on this project at a future meeting.

Ken Casamento expressed the applicant's appreciation for the continuing partnership between the Millbrook School and the Town of Stanford. He also expressed the applicant's appreciation for making time to have a meeting during this trying time.

James Fouts made a motion to adjourn the meeting. Chris Flynn seconded the motion. The Planning Board unanimously passed the motion.

Thomas Angell adjourned the meeting at 9:00 pm.