

**TOWN OF STANFORD  
PLANNING BOARD MEETING  
MINUTES FOR MAY 27, 2020**

Approved  
6/21/20

**PRESENT:** James Fouts, Thomas Angell, John Van Leuven, Chris Flynn, Patrick Hancock

Thomas Angell called to order the virtual Planning Board Meeting at 7:30 PM.

The Meeting was convened pursuant to the Governor's March 13, 2020 Executive Order 202.1, which suspended 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 Town of Stanford web site (townofstanford.org) and/or review the minutes of the meeting posted on the Town's website. This meeting was live streamed on You Tube.

**HEARING:**

**MILLBROOK SCHOOL/BARN ADDITION/PRESENTER KEN CASAMENTO**

James Fouts made a motion that the Public Hearing be open to public comment. John Van Leuven seconded the motion. The Planning Board unanimously passed the motion.

There was no public comment.

James Fouts made a motion to close the Public Hearing. John Van Leuven seconded the motion. The Planning Board unanimously passed the motion.

**BUSINESS:**

**EDWARD DEANE LEONARD, HITZEMAN & CALDWELL LANDS / .29 AC LOT LINE  
ADJUSTMENT/PRESENTER LYNDEN CHASE**

**157 CONKLIN HILL RD  
STANFORDVILLE, NY 12581**

The applicant proposes to transfer .29 acres to his neighbor. The house on the site will continue to meet the side yard setback requirements for the zoning district.

James Fouts made a motion to classify the application as a minor subdivision lot line alteration. Chris Flynn seconded the motion. The Planning Board unanimously passed the motion.

Upon completing the review required by SEQR, James Fouts made a motion that a negative declaration be prepared. John Van Leuven seconded the motion. The Planning Board unanimously passed the motion.

Then James Fouts made a motion to hold a Public Hearing for this proposed action on June 24, 2020. Patrick Hancock seconded the motion. The Planning Board unanimously passed the motion.

**ALLOTTALAND LLC/LOT LINE CHANGE/PRESENTER BRIAN HOUSTON**

**655 BANGALL AMENIA ROAD  
AMENIA, NY 12501**

The applicant Jon Lott was present for the discussion of his application.

The applicant is proposing a lot line change between two adjoining lots under common ownership. The applicant is also requesting that a building envelope previously required by the Planning Board be extinguished.

Lot A would give up 2.24 acres to Lot B.

Lot B would give up 2.24 acres to Lot A.

After extended discussion, the applicant agreed to resubmit his application for the June 24, 2020 Planning Board meeting with an expanded building envelope and language regarding what would be permitted within the building envelope.

James Fouts made a motion to classify this application as a minor subdivision lot line change. The motion was seconded by Chris Flynn. The Planning Board unanimously passed the motion.

James Fouts made a motion to classify this as a type II action under SEQR. John Van Leuven seconded the motion. The Planning Board unanimously passed the motion.

James Fouts made a motion to schedule a Public Hearing for June 24, 2020. Chris Flynn seconded the motion. The Planning Board unanimously passed the motion.

**MILLBROOK BARN /KEN CASAMENTO**

**MILLBROOK SCHOOL  
131 MILLBROOK SCHOOL ROAD  
MILLBROOK, NY 12545**

There was a response from the Dutchess County Planning and Development which stated this application was a local matter. There was no response to a notice sent to the Town of Washington.

The Planning Board reviewed part 2 and 3 of SEQR.

The Planning Board unanimously adopted the attached written SEQR resolution.

James Fouts made a motion to approve the Special Use Permit and Site Plan for the Millbrook barn addition. Chris Flynn seconded the motion. The Planning Board unanimously passed the motion.

**MILLBROOK SCHOOL MASTER PLAN/KEN CASAMENTO**

The applicant confirmed that notice for circulation of intent to act as lead agency had been circulated.

To date there have been no responses.

James Fouts made a motion to schedule a Public Hearing for review of the Master Plan on June 24, 2020. Chris Flynn seconded the motion. The Planning Board unanimously passed the motion.

The applicant expressed appreciation for the assistance of the Planning Board during these extraordinary times

**PRE-APPLICATION ROCKY REEF SUBDIVISION/PRESENTER SPENCER HALL AND ERNIE MARTIN**

**ROUTE 82**

**STANFORDVILLE, NY 12581**

In addition to the presenters, Eric (last name unknown), a representative of the owner, participated in the virtual meeting.

The applicant is considering a four-lot conservation density subdivision for this 224-acre parcel.

The applicant is proposing a conservation easement for one lot.

Access to the property is from Conklin Hill Rd. The applicant is proposing a private road to access the lots.

The Planning Board suggested that the applicant review the project with the Planning Board's engineer. The Planning Board also requested a more detailed report on the current agricultural activity on the parcel. Finally, the Planning Board requested that the proposed lots be overlaid on an aerial map for its further review.

**OTHER:**

The Planning Board approved its minutes for the following dates: September 4, 2020, September 24, 2020, November 20, 2020, December 18, 2020, January 29, 2020, February 26, 2020.

Thomas Angell closed the meeting at 9:30pm.