

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 1-26-2011

PRESENT:

Robert R. Butts, Chair
Jerry Monaco
James Fouts
Thomas Angell
Conrad Levenson

ALSO IN ATTENDANCE: Johanna Shafer, Liaison to the Town Board, David Clouser, Engineering Consultant.

BUSINESS:

DENNIS MINOR SUBDIVISION-

Mr. Houston presented a sketch map for the subdivision at 64 Market Lane in Stanfordville. Plans include the re-subdivision of a 28.9 acre parcel that was previously two lots. Mr. Houston clarified that the new lot line will be different than the original lot line, but the proposed shared driveway entrances were previously approved and sight distance is excellent. Mr. Houston informed the Board that there is a section of the driveway at 17% grade and Mr. Dennis has attempted to discuss access with the Fire Department, but was unable due to weather.

Mr. Angell asked if they fall under flag lot classification. Mr. Houston responded that the original subdivision was approved as two flag lots. Mr. Butts remarked that the Board may send the application to Mr. Clouser for flag lot review. Mr. Clouser informed the applicant that he will need the Building Inspector and Fire Department to inspect it, and that access is going to be a SEQRA issue. Mr. Angell asked for a shared driveway agreement, which Mr. Butts added is standard and can be made a condition of approval.

Mr. Butts stated that the applicant should submit letters from the Building Inspector and Fire Department, and proof of prior approval of access location. He will refer the application to Mr. Clouser, and SEQRA review can be done at the next Planning Board meeting.

ZITZ MINOR SUBDIVISION-

Mr. Zitz distributed an updated project narrative, reflecting intention to combine three parcels with a total of 56 acres, create one new parcel of approximately 6 acres, and to use a deeded right-of-way to give access to the neighboring Vega parcel.

Mr. Butts clarified that the application is a boundary line change and reviewed the code on 'Lots of Existing Record'. Mr. Angell instructed the applicant to submit a right-of-way agreement, an engineering report, and a survey of the new lot line.

GEORGIOPOULOS SUBDIVISION AND SPECIAL PERMIT-

Mr. Clouser reviewed his comment letter dated January 24, 2011 with the Board. He explained that storm water review needs minor detail work, needs an access easement, and that the submitted lighting plans show that lighting is shielded. The Board reviewed lighting plans. Mr. Clouser inquired whether it would make sense to add a dry hydrant. Mr. Graminski explained that the water access is in a class B stream, and would like to avoid getting a DEC permit to put a hydrant in. He will meet with the Fire Department to discuss.

Mr. Clouser remarked that the revised habitat assessment looks good and can proceed with SEQRA review after the Board decides on parts 2 and 3 of the Full Environmental Assessment Form. Mr. Graminski asked that the Board proceed with SEQRA review due to pending DEC storm water law changes. The Board reviewed the Full EAF and made amendments, a copy of which is attached to the minutes and in the applicant's file. Mr. Fouts moved that after review of the Full EAF, the application, and all additional information submitted, that the project will not have a significant negative impact on the environment, and that a negative declaration be prepared. Mr. Levenson seconded. All in favor: unanimous. Motion carried.

Mr. Butts stated that the Board will need a complete file prior to granting approval and asked that Mr. Graminski review the file to ensure that all necessary documents are submitted. Mr. Angell moved to schedule a public hearing for the February 23, 2011 meeting. Mr. Levenson seconded. All in favor: unanimous. Motion carried.

MACEDONIA SPECIAL PERMIT/SITE PLAN PREAPPLICATION CONFERENCE-

Mr. Macedonia explained that he would like a Special Permit to use Bullis Hall as office space and utilize the existing third floor apartment as a residence for his father. Mr. Graminski presented plans, including a survey of the Bullis Hall property and rights of way and a survey of the Immaculate Conception Church property to the south of Bullis Hall. He noted that current zoning is RC. Mr. Butts commented that this would be a mixed use. Mr. Angell inquired if the apartment is an existing use. Mr. Macedonia confirmed that he currently has someone living there.

Mr. Graminski stated he will address the issue with the Zoning Enforcement Officer prior to the next meeting. He indicated that current water and sewer appear adequate, and submitted a letter regarding a shared parking agreement from the church, dated January 25, 2011. Mr. Fouts asked that the letter be amended to include the number of spaces and area in agreement. The Board discussed the anticipated 5 year limit to the agreement, with a concern for how to handle the expiration of the agreement. Father Bida stated that the Church would like to assist the community without encumbering the church parcel unnecessarily.

Mr. Angell suggested that a draft parking agreement be prepared for review by John Furst. Mr. Graminski added that an alternative parking plan could be prepared to show on-site parking with grading, but would prefer not. Mr. Butts instructed the applicant to submit an application with escrow, check use requirements with Don Smith, work on a parking alternative, and submit a parking agreement for review by Mr. Furst.

WOLCOTT BUILDERS MINOR SUBDIVISION PREAPPLICATION CONFERENCE-

Mr. Graminski presented and explained proposed plans for a 2 lot minor subdivision and renovation of an old residence close to Barton Lane, indicating that lot 1b will be a flag lot. Mr. Butts commented that there is too much road frontage to be considered a flag lot and reviewed the code. Mr. Angell suggested Mr. Graminski confer with Mr. Clouser to draw out a lot. Mr. Graminski responded that he will submit escrow to do so.

Mr. Butts commented that an area variance will be needed for the road frontage and wetlands will need to be flagged. He instructed the applicant to submit an application to the Planning Board and simultaneously apply for a moratorium waiver. The Board will make a referral for the variance.

DELL'OLIO PREAPPLICATION CONFERENCE-

Mr. Davidowich explained the applicant's intention to convert the existing barn into a residence, and create a separate lot for the existing house, with 5 acres for each lot. Mr. Clouser commented that two flag lots cannot be created with 10 acres, but could alternatively get an area variance to use the existing residence as a guest cottage if the existing guest house approval is relinquished.

Mr. Butts instructed the applicant to submit a new guest cottage application to the Planning Board with pictures and dimensions of the barn and house, and they will refer to the ZBA for a variance. He asked that the applicant submit a letter agreeing to relinquish the existing special permit upon approval, and will need to apply for a new moratorium waiver.

EVANS LOT LINE ADJUSTMENT PREAPPLICATION CONFERENCE-

The applicant submitted the last deed. Mr. Butts reviewed the deeds, and stated that the lots continue to be described as separate parcels and that no application to the Planning Board is needed.

OTHER BUSINESS:

The Board reviewed a memo from Supervisor Stern regarding the applicant guide. Discussion of application deadlines and review procedures ensued. Mr. Butts agreed to invite Ms. Stern to the next meeting to discuss her concerns.

The Board reviewed a letter from Father Bida, and asked that he clarify what he expects from the Planning Board. Father Bida replied that he sent a copy of the letter to Mr. Butts as a courtesy due to inclusion of his comments on the moratorium waiver.

The Board reviewed the minutes from the December 15, 2010 meeting. Mr. Angell moved to approve the minutes as written. Mr. Fouts seconded. All in favor: unanimous. Motion carried.

Submitted By: _____

Michelle Turck, Planning Board Secretary

Approved By: _____

Robert Butts, Chair

APPROVED