

TOWN OF STANFORD  
PLANNING BOARD  
MEETING OF 2-23-11

PRESENT:

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

ALSO IN ATTENDANCE: David Clouser, Engineering Consultant,  
Johanna Shafer, Town Board liaison.

PUBLIC HEARINGS:

GEORGIOPOULOS MINOR SUBDIVISION-

Mr. Butts opened the hearing, reviewing the affidavit of publication of hearing notice for the subdivision at 893 Duell Road. There being no comment from the public, Mr. Angell moved to close the hearing. Mr. Monaco seconded. All in favor: Unanimous. Motion carried.

BUSINESS:

SHERWOOD FOREST SUBDIVISION-

Mr. Osborne informed the Board that the applicant's current extension of time for filing plans for final approval expires February 28, 2011, and requested that the Board grant another six-month extension of time to file. Mr. Angell moved to approve a six-month extension of time to submit an application for final approval, to run immediately after the current extension expires. This extension is granted recognizing that this action does not impact the rights of the Town in any litigation in which the applicant and members or former members of the Stanford Planning Board are engaged, and with the further understanding that the Town of Stanford reserves the right to collect all appropriate fees from the applicant. Mr. Levenson seconded. All in favor: Unanimous. Motion carried. This extension shall expire on August 28, 2011. Mr. Osborne advised that he has not taken any

steps to proceed with final approval, He explained that he is currently considering abandoning the 6-lot subdivision in favor of making a new application for a 2-lot subdivision.

**GEORGIOPOULOS MINOR SUBDIVISION/SPECIAL USE PERMIT-**  
Mr. Graminski informed the Board that he prepared a common access easement and has forwarded to the Town attorney for comment. Mr. Butts commented that approval can be made contingent upon lawyer approval of access easement. Mr. Clouser reviewed items to be addressed. Mr. Angell moved to approve the application for minor subdivision at 893 Duell Road with the following contingencies: Board of Health approval of water/wastewater, attorney approval of access easement, and items indicated by Mr. Clouser. Mr. Levenson seconded. Discussion: Mr. Butts indicated that a separate public hearing and approval will be needed for the Special Permit application, as the hearing was not advertised in time to comply with Special Permit regulations. He also noted that the applicant wishes to seek approval for the Subdivision prior to the DEC changes to wastewater regulations on March 1, 2011. Mr. Clouser commented that the existing storm water regulations fit this project much better than the updated regulations. All in favor: Unanimous. Mr. Angell moved to schedule a public hearing on the Georgiopoulos application for Special Permit on March 30, 2011. Mr. Fouts seconded. All in favor: Unanimous. Motion carried.

**MACEDONIA-88 HUNNS LAKE ROAD, LLC SPECIAL PERMIT/SITE PLAN-**

Mr. Graminski explained the applicant's desire to use Bullis Hall for office and apartment use. He indicated that the water/wastewater issue has been investigated and was approved for the previously operating bed and breakfast, and will remain adequate for the current proposed use. He will send the prior approved plans, dated 1/24/04. A draft parking agreement has been submitted and will be forwarded to Mr. Furst for comment. Mr. Angell commented that the Board would like to encourage shared parking with the Church, but is concerned about parking problems if the agreement is revoked.

Mr. Graminski informed the Board that the Zoning Enforcement Officer, Don Smith, has indicated that the apartment is a preexisting condition. Mr.

Butts explained that the issue will be referred to Mr. Furst. Mr. Angell commented that the Master Plan Committee is talking about encouraging mixed use in the hamlet. Mr. Graminski stated that the applicant will utilize existing lighting on the church parking lot, and that the topography for the alternate parking plans will be completed during the first full week of March, after more snow has melted. Mr. Macedonia remarked that a small sign will be added for the purpose of identifying the business and address for FedEx shipments, and will not be expecting any foot traffic. Mr. Butts suggested adding an advance warning clause of several months to the parking agreement if it is to be terminated. The Board will refer to Mr. Furst, Mr. Clouser, and will make a 239-m referral to Dutchess County Planning Department.

#### DENNIS MINOR SUBDIVISION-

The Board reviewed the letter from David Clouser, dated February 21, 2011. Mr. Dennis clarified that he has owned the parcel since 1993. Mr. Clouser explained that the Board may consider the lot as an existing flag lot. Mr. Houston presented a letter from the Fire Department approving access, and a letter from Don Smith dated February 15, 2011.

Mr. Angell instructed the applicant to add subdivision notes on the map and prepare a maintenance agreement. Driveway grading was discussed with the conclusion that it was unnecessary. Mr. Houston discussed the wet area that holds water in the spring, but is not listed as a federal wetland. Mr. Dennis explained that the area dries up over summer. The Board located the property on the Hudsonia maps, and agreed that the area did not require a habitat review.

Mr. Fouts reviewed the short Environmental Assessment Form and moved that, based on review of the application and all supporting documents submitted, the application will not have a significant adverse environmental impact, and a Negative Declaration be prepared. Mr. Angell seconded. All in favor: Unanimous. Motion carried.

Mr. Angell moved to schedule a public hearing for the subdivision application on March 30, 2011. The Board instructed the applicant to request a moratorium waiver from the Town Board.

#### STANFORD FREE LIBRARY SITE PLAN/SPECIAL PERMIT-

Mr. Praetorius presented renderings of the proposed building and floor plans, and the sketch map. He outlined the Town drive and overflow parking, and proposed a no right turn sign for the exit on Noeller Way. He indicated that the number of parking spaces required by code will be provided on site. The Board discussed environmentally friendly pavement options. Mr. Clouser indicated a need for drainage analysis. Mr. Praetorius explained that there will be under 1 acre of disturbance, and will confer with Department of Transportation and Health Department. Mr. Williams explained that the proposed sign site will be moved. The Board discussed the landscaping plan and Mr. Williams indicated that they would like to involve the Garden Club.

Mr. Williams explained that the elevation and type of building materials is subject to change based upon the level of fundraising and grant application success, but they will need Board approval prior to applying for grants. The Board indicated that approval can be granted, and if major changes occur to the plan they will need to come back to the Planning Board for Site Plan Amendment.

The Board explained that drainage and traffic analysis is needed prior to SEQRA determination. Mr. Praetorius agreed to confer with the DOT on a possible crosswalk to the Village Centre development.

#### WAYNE MINOR SUBDIVISION-

The Board discussed the escrow status of the applicant. They agreed not to take action on the application until the account is brought current.

#### OTHER BUSINESS:

The Board reviewed the minutes from the January 26, 2011 meeting. Amendments were made. Mr. Angell moved to approve the minutes as amended. Mr. Levenson seconded. All in favor: Mr. Butts, Mr. Monaco, Mr. Fouts, Mr. Levenson, Mr. Angell. Abstained: Mr. Royall. Motion carried.

The Board discussed the Applicant Guide and proposed checklists. Mr. Clouser agreed to send sample checklists used by neighboring Towns. Mr. Butts stated that the issue will be added to the March agenda.

The meeting was adjourned at 10pm.

Submitted By: \_\_\_\_\_

Michelle Turck, Planning Board Secretary

Approved By: \_\_\_\_\_

Robert Butts, Chair

APPROVED