

TOWN OF STANFORD  
PLANNING BOARD  
MEETING OF 3-30-11

PRESENT:

Robert R. Butts, Chair  
John Royall  
Gerry Fernandez  
James Fouts  
Thomas Angell

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

PUBLIC HEARINGS:

GEORGIOPOULOS SPECIAL PERMIT-

Mr. Butts opened the hearing for the special permit application at 893 Duell Road. He reviewed the affidavit of publication and return receipts from mailed hearing notices. Mr. Weido asked for a presentation of the application. Mr. Graminski presented plans and explained the application for special permit for a caretaker's cottage. He noted that this application is being reviewed along with the application for minor subdivision that was conditionally approved at the February 23, 2011 meeting. With no further comments, Mr. Angell moved to close the hearing. Mr. Royall seconded. All in favor: Unanimous. Motion carried.

DENNIS MINOR SUBDIVISION-

Mr. Butts opened the hearing on the application for minor subdivision at 64 Market Lane. He reviewed the affidavit of publication. With no public comment, Mr. Angell moved to close the hearing. Mr. Fouts seconded. All in favor: Unanimous. Motion carried.

BUSINESS:

GEORGIOPOULOS MINOR SUBDIVISION/SPECIAL USE PERMIT-

The Board discussed the need to wait for final subdivision plan approval before approval of the guest cottage. Mr. Angell moved to grant a special

use permit for caretaker's cottage, conditional to the final approval of minor subdivision for Mr. Georgiopoulos at 893 Duell Road. Mr. Fouts seconded. All in favor: Unanimous. Motion carried.

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

Mr. Clouser reviewed his comment letter dated March 29, 2011. Mr. Butts noted that the shared parking agreement and mixed use issues have been referred to Mr. Furst. His response is to defer to the decision of the Building Inspector in determining that the existing apartment is a pre-existing legal non-conforming use, and that an office or service establishment should be permitted. Ms. Turck will request a letter from Mr. Smith for the file. Mr. Clouser pointed out that Town Code states that "permanent" parking needs to be provided, and that the shared parking agreement with the church may not meet this requirement.

Mr. Graminski presented grading and drainage plans for construction of on-site parking and agreed to produce a cost of construction estimate. He explained that the applicant wishes to utilize church parking, but could construct if the church revokes the agreement, or the agreement expires. He estimates that construction would take a month, depending on the season.

Mr. Butts explained that if parking is not provided, the Planning Board could rescind the special permit, or could make the permit renewable. Mr. Angell commented that he prefers periodic renewal by submitting a written statement from the church confirming that parking is still being provided. Mr. Butts noted that Mr. Furst suggested a renewable permit and explained that the permit would only be revoked due to non-compliance with the parking requirement. Mr. Clouser agreed that a note should be made on the site plan. Mr. Butts agreed to send a memo to Mr. Furst regarding map notes.

Mr. Fouts reviewed part 2 of the short EAF and moved that based upon review of the application and all available supporting documentation the proposed action will not result in a significant adverse environmental impact. Mr. Angell seconded. All in favor: Unanimous. Motion carried.

Mr. Graminski noted that the 239-m response was received from Dutchess County Planning Department with the determination that the application is a matter of local concern. He also noted that the Town Board will hold a public hearing on April 14, 2011 for the moratorium waiver request. Mr. Angell moved to schedule a public hearing for April 27, 2011. Mr. Fouts seconded. All in favor: Unanimous.

Mr. Royall inquired if parking signs are proposed. Mr. Graminski agreed to address on final plans and will provide the Planning Board with lighting details.

#### DENNIS MINOR SUBDIVISION-

Mr. Houston reviewed the comment letter from Mr. Clouser dated March 9, 2011. He explained that a note has been added regarding no further subdivision and a maintenance agreement is being prepared with guidance from Mr. Furst. The application is scheduled for a hearing at the April 14, 2011 Town Board meeting for moratorium waiver and will return before the Planning Board on April 27.

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

The applicant was not in attendance. Mr. Butts noted that the application is scheduled for public hearing at the April 14, 2011 Town Board meeting for moratorium waiver and will carry over to next month's agenda.

#### DELL'OLIO SPECIAL PERMIT-

Mr. Zeyher explained the application is for the conversion of the existing 3025±sf barn into the main residence with the current 1500sf house to be used as a guest cottage if the ZBA will grant a variance. Mr. Angell inquired why the ZBA would grant a variance. Mr. Zeyher replied that he is not sure, but that it's an existing building, and from an economic standpoint will be the best use of the building. He noted that an alternative to variance would be to reduce the square footage of the existing residence. Mr. Butts noted that the Planning Board can refer to the ZBA, and asked if the Board would want to make an affirmative recommendation.

Mr. Angell expressed apprehension about recommending the variance, and felt the applicant should address amendment of the Code with the Town Board so that all applicants will be subject to the same restrictions. The

Board discussed typical housing size and the relation to guest cottage size. Mr. Clouser commented that 1000sf is a common area limit for guest cottages among local municipalities but is unsure what the basis is. Mr. Zeyher agreed to approach the Town Board to request an amendment to the Town Code prior to requesting variance from the ZBA.

#### MILLBROOK SCHOOL ZOO PARKING-

Mr. Renna presented plans including Phase I as built, and proposed Phase II and III. He noted DEC permit for the footbridge has been attained and explained that recycled rubber material will be used for the footpath that allows water to penetrate. No lighting or fencing is proposed and the existing trees and brush will remain.

Mr. Clouser noted that the label for the existing visitor center should be removed if no changes are proposed, and elevations or photographs of the existing pergola should be provided. Mr. Renna explained that a large stacked boulder retaining wall is proposed and will provide details. Mr. Clouser explained that approval can be made conditional to the provision of retaining wall and pergola details, and the removal of the visitor center label. Mr. Angell moved to approve Phase II and III of the parking site plan, conditional to the satisfaction of identified items. Mr. Royall seconded. All in favor: Unanimous.

#### SALVIA PREAPPLICATION CONFERENCE-

The applicant was not in attendance. Mr. Butts noted that the applicant is scheduled for a public hearing at the April 14, 2011 Town Board meeting for a moratorium waiver.

#### OTHER BUSINESS:

The Board reviewed the minutes from the February 23, 2011 meeting. Amendments were made. Mr. Fouts moved to approve the minutes as amended. Mr. Angell seconded. All in favor: Unanimous. Motion carried.

Mr. Butts acknowledged receiving sample checklists from Mr. Clouser. Ms. Turck will email the forms to Board members for discussion at the April Planning Board meeting.

Mr. Angell moved to adjourn the meeting at 9:30pm. Mr. Royall seconded.  
All in favor: Unanimous. Motion carried.

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

Michelle Turck, Planning Board Secretary

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

Robert Butts, Chair

APPROVED