

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 5-25-11

PRESENT:

Robert R. Butts, Chair
John Royall
Conrad Levenson
Gerry Fernandez
Thomas Angell

PUBLIC HEARINGS:

WAYNE MINOR SUBDIVISION-

Mr. Butts recused himself and Mr. Angell assumed acting Chair for the hearing on a minor 2 lot subdivision at 194 Pumpkin Lane in Clinton Corners. Mr. Angell explained that the notice that was published in the Poughkeepsie Journal had stated an inaccurate address. Mr. Royall moved to reschedule the public hearing for June 29, 2011, with a new notice published in the paper and sent to the Town of Clinton. Mr. Levenson seconded. All in favor: Mr. Royall, Mr. Levenson, Mr. Fernandez, Mr. Angell. Abstained: Mr. Butts. Motion carried.

BUSINESS:

SALVIA MINOR SUBDIVISION PREAPPLICATION CONFERENCE-

Mr. Renfro presented a sketch plat to the Board outlining a subdivision at 476 Cold Spring Road in Stanfordville. He explained that the applicant would like to create one new 5-7 acre lot including two existing dwellings from the existing 90 acre parcel. He asked that the Board classify the application as a minor subdivision and possibly begin SEQRA review. Mr. Butts explained that review is conceptual at this point, and the application will be classified once it is complete.

Mr. Angell inquired where the code basis is for including two dwellings on 7 acres. Mr. Renfro commented that one structure can be used as a dwelling,

with the second structure being an accessory use building. He offered to make it a condition of approval that it not be a permanent dwelling. Mr. Angell explained that a guest cottage will require 10 acres for this lot and have square footage limits. He added that the current 90 acre lot is conforming and the applicant is asking the Board to allow creation of a non-conforming lot. Mr. Renfro commented that the applicant would request a variance. He noted that visually the character of the neighborhood would not change.

The Board considered the Town codes for conservation subdivision or cluster subdivision but found they would not accomplish the applicant's objectives. Mr. Butts explained that there would be less of a problem if the applicant were proposing a 10 acre lot. He inquired what justification the applicant has for proposing less acreage. Mr. Renfro commented that the subdivision would not change the character of the neighborhood.

Mr. Royall noted that the 10 acre provision for guest cottages is based on the risk of further subdivision. Mr. Renfro stated he would agree to a condition of no further subdivision and asked for a public hearing. Mr. Levenson explained that the Board does not want to set a precedent in opposition to the code. Mr. Royall inquired if both residences are currently occupied. Mr. Salvia confirmed that they are.

Mr. Fernandez commented that it appears that the Board is not in favor of recommending a variance. Mr. Butts explained that the applicant will need to submit a survey map to complete the application. Following receipt, the Board may then conduct SEQRA review and refer the application to the ZBA with their advice, whatever it may be. If granted variances by the ZBA, the applicant will return to the Planning Board for a public hearing.

Mr. Fernandez commented that approval will be much easier if the applicant created two conforming lots with little variance. Mr. Renfro commented that a 5-7 acre lot is more advantageous to sell. He asked if he could speak directly to the Board's attorney regarding cluster development. Mr. Butts replied that he may confer with Mr. Furst and it will be billed to the

applicant's escrow account. He asked that Mr. Renfro inform him of how his client would like to proceed.

RPGB/ BANGALL WHALING CO.-

Mr. Palombo presented a sketch map and explained he would like build an elevated deck for the addition of a walk-in cooler at 97 Hunns Lake Road. He stated the deck would be roughly 120 square feet located right outside the kitchen. He explained that the existing coolers are not enough for the restaurant and are inefficient. The Board inquired if the applicant was planning to add additional decks in the future. Mr. Palombo explained that one deck is needed immediately, and that a full site plan will be a long process. He noted that he is working with the Board of Health and Morris and Associates on a septic system.

Mr. Angell noted that the ZBA had declined to consider the applicant's variance application without site plan approval. The board discussed the scope of site plan review and whether it should include the existing uses. Mr. Butts requested that the applicant submit a site plan and recommended that it show existing, grandfathered uses in addition to the deck that is being proposed. The existing grandfathered uses and conditions would make a record to use as a base for review of the addition. Mr. Butts asked that all existing parking be shown and asked if Mr. Palombo is proposing additional parking. Mr. Palombo explained that he is currently working with the DEC and Health Department on engineering for new septic and additional parking. Mr. Fernandez asked the applicant to prepare a floor plan to illustrate the location of existing uses. Mr. Butts instructed the applicant to apply to the Town Board for a moratorium waiver.

MINUTES-

The Board reviewed the minutes of the April 27, 2011 meeting. Mr. Butts made amendments. Mr. Fernandez moved to approve the minutes as amended. Mr. Angell seconded. All in favor: Mr. Butts, Mr. Royall, Mr. Fernandez, Mr. Angell. Abstained: Mr. Levenson. Motion carried.

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Submitted By: _____

Michelle Turck, Planning Board Secretary

Approved By: _____

Robert Butts, Chair

APPROVED