

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 8-31-11

PRESENT:

Robert R. Butts, Chair
Gerry Fernandez
Conrad Levenson
James Fouts
Thomas Angell

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

Mr. Butts called the meeting to order at 7:35pm.

PUBLIC HEARINGS:

FICHERA LOT LINE ADJUSTMENT-

Mr. Butts opened the hearing on the application for lot line adjustment at 327 Hunns Lake Road. Mr. Hall submitted the affidavit of publication of the legal notice for the hearing. No comments were made. Mr. Angell moved to close the public hearing. Mr. Fernandez seconded. All in favor: Unanimous. Motion carried.

BUSINESS:

STANFORD FREE LIBRARY SITE PLAN/SPECIAL PERMIT-

Mr. Butts recused himself from review of the application, and Mr. Royall acted as Chairman. Mr. Praetorius presented an updated site plan and explained that the applicant has met with the Department of Transportation and received conceptual approval of plans, subject to obtaining permission from the adjacent property owner to extend the entrance radius, and application for a Highway Work Permit prior to work on or near the New York State Right of Way. In addition, the Department of Health has given preliminary approval for the sewage disposal system that was resized to 325g/per day. Mr. Praetorius indicated that the project will increase impervious surfaces on the site and will need to address storm water

drainage issues with one of two options: use of porous paving or an infiltration trench. He commented that porous pavement is expensive, but that an infiltration trench will only affect half the parcel. Mr. Clouser explained that the Board may proceed with SEQRA after the drainage plans are submitted. Mr. Angell directed the applicant to work with Mr. Clouser and submit plans by the next meeting. The Board may then proceed with SEQRA review and schedule a public hearing for the following month.

Mr. Praetorius presented a landscaping plan, indicating that the plants are not indigenous species. Mr. Clouser commented that the lighting plans are good, with low wattage lighting at entrances to the building.

FICHERA LOT LINE ADJUSTMENT-

Mr. Butts indicated that the applicant has completed SEQRA review and the public hearing has been held and closed. There being no outstanding issues to review, Mr. Angell moved to approve the application for lot line adjustment. Mr. Levenson seconded. All in favor: Unanimous. Motion carried.

SHERWOOD FOREST SUBDIVISION-

Mr. Butts inquired if any steps have been taken in the last six months toward gaining final approval. Mr. Osborne explained that the plans have been modified to simplify roadway design. He explained that he has completed a cost analysis for completion of the subdivision, which will not be economically feasible at this time. He added that when the subdivision is completed, the additional 6 lots will be on the tax roll and will no longer have the benefit of the agricultural exemption. In addition, Mr. Osborne explained that the present mortgagee does not agree to the donation of the conservation easement.

Mr. Angell inquired if the property is for sale by public auction. Mr. Osborne explained that a notification of public auction was published, but the property is not currently for sale by auction and is not in foreclosure. He asked that the Board grant an additional six month extension of time to file plans for final approval. 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. This extension will expire on February 28, 2012. Mr. Levenson seconded. All in favor: Unanimous. Motion carried.

RPG VILLAGE CENTRE SITE PLAN MODIFICATION-

Mr. Butts commented that the Board received a letter from Mr. Clouser, dated August 30, 2011, with the suggestion that the site plan modification will result in less impact than the original approved application and the Board may affirm the prior SEQRA Negative Declaration and require no further review. Mr. Butts instructed the applicant to submit amended plans, certified by the Project Architect. Mr. Angell moved to reaffirm the SEQRA negative declaration from the RPG Village Center application for site plan approval, and to determine the modification as limited in scope, thereby requiring no further review by the Planning Board. Mr. Fouts seconded. All in favor: Unanimous. Motion carried.

MILLBROOK SCHOOL ATHLETIC FIELDS SITE PLAN AMENDMENT-

Mr. Schnoor introduced the Project Engineer, Mr. Clark. Mr. Clark presented plans for the amended site plan, explaining that the existing softball field will be moved north of its current location to enhance playability. The new location will be further from the NYSDEC wetland and the Millbrook Meadows CEA, and a portion of the field will be filled in to correct a problem of flooding in the fields. Mr. Clouser reviewed concerns stated in his letter of August 30, 2011, and explained that the information presented will alter his concerns. He stated that the DEC will be very involved due to the wetland buffer permit, and he feels that the project can be considered a replacement in kind. He suggested that the Board reaffirm SEQRA negative declaration of the first Master Plan, as the athletic field amendments will improve site conditions.

Mr. Angell moved to reaffirm the SEQRA negative declaration of the first Master Plan, and to determine the project as limited in scope, thereby requiring no further review by the Planning Board. Mr. Levenson seconded. Discussion: Mr. Butts commented that Mr. Clouser's letter of August 30, 2011 will need to be addressed. Mr. Clouser agreed to submit a new letter

indicating satisfaction of his concerns. Mr. Angell amended his motion to be subject to Mr. Clouser's oral comments, to be confirmed in writing. All in favor: Unanimous. Motion carried as amended.

WEINDLING LOT LINE ADJUSTMENT-

Mr. Houston explained that Mr. Weindling would like to sell .71 acres to the Hewitts to create a 10 acre parcel at 655 Bangall Amenia Road. They would then like to subdivide the 10 acre parcel to create a 2-lot subdivision. He explained that the Hewitts have agreed to a self-imposed restriction that the lots will never be sold to separate owners. Mr. Angell inquired where the parcel is located in relation to the Ryder Pond CEA. He explained the Board will need to determine the location of the CEA and submit the application to the Conservation Advisory Committee for comments.

Mr. Butts indicated that 2-lot subdivisions are now exempt from the recently renewed moratorium law. Mr. Angell explained that an increased environmental review is necessary if the project is close to the CEA. He suggested the Board refer the application to Mr. Clouser and the CAC. Mr. Angell moved to classify the application as a minor subdivision and lot line adjustment. Mr. Fouts seconded. All in favor: Unanimous. Motion carried.

STRANG LOT LINE ADJUSTMENT-

Mr. Houston presented plans for a lot line adjustment between Alamillo, LLC and Mr. Strang for the construction of a residential driveway at 2 Old Route 82. He explained that he has obtained approval of the proposed driveway location from the NYS Department of Transportation, and will provide the Board with a letter. Mr. Angell moved to classify the application as a minor subdivision/ lot line adjustment. Mr. Fouts seconded. All in favor: Unanimous. Motion carried.

Mr. Fouts reviewed the short Environmental Assessment Form and determined that the action will not have a significant adverse environmental impact, and moved that a negative declaration be prepared. Mr. Angell seconded. Discussion: Mr. Angell inquired if any trees will be removed. Mr. Houston responded that no trees will be removed, there will be minimal grading to an approximate 12% grade, and the driveway will be gravel. Mr. Fouts inquired if they will need approval from the Fire Department. Mr.

Clouser reviewed the plans and didn't see any problem. All in favor:
Unanimous. Motion carried.

Mr. Butts requested a proposed driveway profile to be submitted to the Fire District for approval. Mr. Angell moved to schedule a public hearing on September 28, 2011. Mr. Levenson seconded. All in favor: Unanimous. Motion carried.

OTHER BUSINESS:

APPLICATION CHECKLISTS-

Mr. Butts asked that revised site plan and special permit checklists be sent to Board members for review prior to the next meeting.

MINUTES-

Amendments were made to the minutes of July 27, 2011. Mr. Fouts moved to approve the minutes of July 27, 2011 as amended. Mr. Angell seconded. All in favor: Unanimous. Motion carried.

The meeting was adjourned at 9:15 pm.

Submitted By: _____

Michelle Turck, Planning Board Secretary

Approved By: _____

Robert Butts, Chair