

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 2-29-12

PRESENT:

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

Mr. Butts called the meeting to order at 7:40pm.

BUSINESS:

WEINSTEIN LOT LINE ALTERATION-

The Board reviewed the survey of the lot line alteration at 97 and 107 Cold Spring Road. Ms. Weinstein explained that she owns two properties and would like to alter the lot lines so that the existing 1.79 acre parcel becomes 10.03 acres, with the larger 21.41 acre lot to be reduced to 13.18 acres. She noted that moving the lot line will reduce road frontage for the smaller lot from 146' to approximately 100'. The Board recognized that the lot line alteration would bring the existing nonconforming lot into conformity in terms of acreage, but that it would increase the nonconformity of the lot with respect to the frontage. Mr. Butts noted that the proposed changes will require variances from the ZBA.

Ms. Weinstein explained that an easement will be submitted for the current shared driveway portion. Mr. Angell moved to classify the application as a minor subdivision and lot line alteration. Mr. Fouts seconded. All in favor: Unanimous. Motion carried.

Mr. Angell inquired whether the applicant would be willing to restrict the larger lot from further subdivision. Mr. Butts commented that he didn't feel it was necessary, but suggested that if any restriction is placed on either parcel, that it be done for the 10.03 acre lot. Ms. Weinstein explained that

she has no intention to develop the lot further and sees no reason to put another restriction on the property.

Following discussion, Ms. Weinstein agreed to put a note of restriction on the 10.03 acre lot. Mr. Angell moved to recommend that the ZBA grant a frontage variance for the proposed 10.03 acre lot, conditioned on the addition of a note on the map restricting it from any further subdivision. Mr. Fouts seconded. All in favor: Unanimous. Motion carried.

Mr. Butts reviewed the anticipated schedule of upcoming meetings and hearings with the ZBA and Planning Board. He agreed to place the matter on the April 25th Planning Board agenda.

SHERWOOD FOREST MAJOR SUBDIVISION-

Mr. Preston explained that he represents the new owners of the property, RR REO 2, LLC. He asked that the Board extend the time to file final plans for an additional six months, as the new owner plans to sell the parcel to another buyer.

Mr. Angell moved to approve a six month extension of time to file plans for final approval, to run immediately after the current extension expires. This extension will expire on August 28, 2012. Mr. Fouts seconded. Discussion: Mr. Butts informed the applicant that the Planning Board does not meet in August, and instructed him to return to the Board for another extension in July, if needed. Mr. Angell noted that some Town Codes have changed since preliminary approval, and changes may need to be made before final approval is granted. All in favor: Unanimous. Motion carried.

BLODGETT, TRABER AND ROCKY REEF FARM LOT LINE ALTERATION-

Mr. Horton presented plans for a lot line adjustment at 6906 Route 82, 22 Aberdeen Lane and 87-139 Attlebury Hill Road. He explained that the owners wish to make two lot line adjustments in order to join two fields. Mr. Angell moved to classify the application as a minor subdivision and lot line adjustment. Mr. Fouts seconded. All in favor: Unanimous. Motion carried.

Mr. Butts explained that the applicant will need to provide adequate means of access to the rear property outside of crossing through the wetland. Mr. Horton agreed to amend the maps and return for the March 28th meeting.

LISMAN PREAPPLICATION CONFERENCE-

Mr. Horton explained that the applicant no longer needs approval for the subdivision application previously submitted, and would like to proceed with a lot line alteration in its place. Mr. Angell suggested he confer with Mr. Clouser directly. Mr. Butts agreed to accept the application as a modification of the previous application, and asked if the applicant would volunteer to fund the escrow account by an additional \$1000 in order to prevent delays in review due to insufficient funds. Mr. Horton agreed to ask the applicant and will submit an amended application.

COLLINS SUBDIVISION-

Mr. Butts recused himself from the application and Mr. Royall resumed as acting Chair. The Board reviewed a letter from Mr. Clouser, dated February 29, 2012. Ms. Collins noted that the comments from Mr. Clouser did not address the lot depth issue. Mr. Angell suggested that the applicant's surveyor speak directly with Mr. Clouser. Ms. Turck agreed to contact Mr. Clouser and ask that he speak directly to Mr. Chase regarding the application.

OTHER BUSINESS:

CORRESPONDENCE-

The Board discussed correspondence related to the Darling Mine expansion. Mr. Lovett suggested that the Board ask the DEC for the existing reclamation plan, and find out details regarding the SEQR process. Mr. Butts agreed to make calls to the DEC to get a projected timeline and information on the SEQR process.

APPROVAL OF MINUTES-

The Board reviewed the minutes of January 25, 2012. One amendment was made. Mr. Fouts moved to approve as amended. Mr. Angell seconded. All in favor: Unanimous. Motion carried.

The meeting was adjourned at 9:50pm.

Submitted By: _____

Michelle Turck, Planning Board Secretary

Approved By: _____

Robert Butts, Chair

APPROVED