

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 5-30-2012

PRESENT:

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

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

PUBLIC HEARINGS:

WEINSTEIN LOT LINE ALTERATION-

Ms. Weinstein presented an affidavit of publication of the hearing notice published on May 18 in the Poughkeepsie Journal. With no comments from the public, Mr. Angell moved to close the hearing. Mr. Levenson seconded. All in favor: Unanimous. Motion carried.

BUSINESS:

HADDEN MINOR SUBDIVISION-

Mr. Hall presented a letter of authorization to represent Ms. Hadden. He explained that Ms. Hadden would like to subdivide her parcel into two lots, where they are divided by a road. Ms. Hadden added that the two lots are described as two separate parcels in the deed. Mr. Butts commented that if the County owns the fee to the road separating the parcels the matter may not need review by the Planning Board, and reviewed Town Code section 140-3.

The Board felt that as long as listed conditions of the Code are met, Ms. Hadden will not need Planning Board approval. Mr. Butts asked that Mr.

Hall confirm with the County that they own the deed to the road. If so, he explained that Ms. Hadden can then inquire with the Town Assessor how to go about separating the lots into two tax parcels.

LISMAN LOT LINE ALTERATION-

Mr. Butts explained the parameters of the easement from Dutchess Land Conservancy. The Board reviewed a letter from Mr. Clouser, dated May 22, 2012, which notes that the Board should review criteria for common driveways and flag lots. The Board reviewed applicable Town Code sections and determined that there will be no adverse impact on the criteria listed, subject to emergency vehicle access approvals from the Town Building Inspector and the Fire Department. Ms. Turck agreed to send referral packages.

Mr. Lovett reviewed the environmental assessment review short form and moved that the project will have no significant adverse environmental impact and that a negative declaration be granted. Mr. Angell seconded. All in favor: Unanimous. Motion carried. Mr. Angell moved to schedule a public hearing for June 27, 2012. Mr. Levenson seconded. All in favor: Unanimous. Motion carried.

STANFORD FREE LIBRARY-

Mr. Butts recused himself and Mr. Royall resumed as acting Chair. The Board reviewed the short environmental assessment form and determined that the action is a Type 1 action due to proximity to the Campbell House. They determined that the applicant will need to prepare a long form environmental assessment form and the Board will then need to circulate for lead agency to interested and involved agencies. Mr. Praetorious agreed to submit the long form.

WEINSTEIN LOT LINE ADJUSTMENT-

Ms. Weinstein explained that she has had a draft easement prepared for the shared driveway but her neighbor has not yet had a chance to review it. Mr. Butts reviewed the map and noticed a typo stating the wrong acreage. Ms. Weinstein agreed to submit a corrected map and the shared driveway easement.

Mr. Angell moved to approve the Lot Line Adjustment conditional to provision of a suitable driveway easement for review and approval and submission of a corrected map. Mr. Lovett seconded. Discussion: the Board agreed that Mr. Butts is authorized to sign the map upon satisfaction of the conditions. All in favor: Unanimous. Motion carried.

OTHER BUSINESS:

APPROVAL OF MINUTES-

The Board reviewed the minutes of April 25, 2012. One amendment was made. Mr. Angell moved to approve as amended. Mr. Levenson seconded. All in favor: Mr. Butts, Mr. Royall, Mr. Fernandez, Mr. Levenson, Mr. Lovett, Mr. Angell. Abstained: Mr. Fouts. Motion carried.

CORRESPONDENCE-

The Board reviewed a letter from Cornelius P. Denny regarding the Darling Mine. Mr. Butts noted that the Board received a copy of the notice of incomplete application, and that once the application is complete, the Board will receive the complete file for review as an interested agency and will have the opportunity to submit comments on the application to DEC.

The meeting was adjourned at 9:45pm.

Submitted By: _____

Michelle Turck, Planning Board Secretary

Approved By: _____

Robert Butts, Chair