

TOWN OF STANFORD  
PLANNING BOARD  
MEETING OF 7-25-2012

PRESENT:

Robert R. Butts, Chair  
Gerardo Fernandez  
Thomas Angell  
John Royall  
Gary Lovett  
Conrad Levenson

ABSENT: Jim Fouts

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

PUBLIC HEARING

LISMAN LOT LINE ADJUSTMENT-

Mr. Butts opened the public hearing on the lot line adjustment between the Lisman properties at 17 Omacdon Lane, Millis Road, rear, 14 Mill Lane, and Hunns Lake Road, rear. Mr. Horton presented an affidavit of publication of the legal notice of the hearing, published in the Poughkeepsie Journal on July 18<sup>th</sup>. No comments from the public. Mr. Angell moved to close the public hearing. Mr. Levenson seconded. All in favor: Unanimous. Motion carried.

BUSINESS:

LISMAN LOT LINE ADJUSTMENT-

Mr. Butts noted that Mr. Clouser is satisfied with the application from an engineering standpoint. Mr. Horton noted that he submitted a driveway easement by email to the Planning Board secretary. Mr. Butts noted that the easement was not in the file, but that he will check Ms. Turck's email after the meeting. He suggested that an approval may be given conditional upon provision of the driveway easement.

Mr. Butts noted that letters were sent to Don Smith and Dennis Buchal for review of the driveway for emergency vehicle access. Comments were requested by the July Planning Board meeting, but none were received. Mr. Butts commented that it is to be assumed that there are no known issues with emergency access.

Mr. Angell moved to approve the Lisman Lot Line Adjustment, conditional upon the Chairman's approval of the driveway easement. Mr. Fernandez seconded. All in favor: Unanimous. Motion carried.

#### WEINSTEIN LOT LINE ADJUSTMENT-

Mr. Butts noted that the Weinstein Lot Line Adjustment was approved on May 29, conditional to approval of the driveway easement and the revised map. Mr. Butts explained that the driveway easement has met his approval, but that the newly submitted map has an acreage discrepancy. He explained that the 21.41 acre lot summary statement shows that the total adjusted lot size is stated to be 13.18 acres, but arithmetically with the adjustments made, should total 13.17. Mr. Houston had explained to Mr. Butts that the acreages are rounded and that they should not be changed.

The Board agreed that the issue was not legally important. Mr. Butts agreed, and signed the mylar.

#### COLLINS LOT LINE ADJUSTMENT-

Mr. Butts recused himself, Mr. Royall assumed acting Chair. The Board reviewed a letter from Mr. Clouser, dated February 29, 2012. Mr. Angell suggested that Ms. Collins' surveyor speak directly to Mr. Clouser regarding issues with the proposal, to prepare a response to comments and incorporate changes into the plan. Ms. Collins stated that she would like Mr. Clouser to estimate how much his consultation will cost.

Mr. Josh Mackey, representing Mr. Gundlach, requested to address the Board. He explained that Mr. Gundlach is a neighbor of Ms. Collins' and is concerned with this application from an environmental standpoint. He suggested that the CAC analysis was not sufficient, that it appears that they

did not take Hudsonia's Significant Habitats report into account. He has requested notes from Hudsonia, as the area may be habitat to Bog Turtles. He stated that the property is between Federal wetlands and a Town CEA. Mr. Fernandez suggested that Mr. Mackey submit comments to the Planning Board in writing. Ms. Collins commented that the CAC has had plenty of time to return comments to the Board if they had concerns.

#### ROOSEVELT SPECIAL PERMIT-

Ms. Senatore explained that she has submitted a full application, and is looking to be referred to the ZBA for setback and square footage variances, as noted during the preapplication conference. Mr. Butts noted that they need a list of names and addresses of owners of land in an agricultural district within 500 ft. of the parcel. Ms. Senatore agreed to submit the list as required.

Mr. Angell moved to classify the application as a Special Permit application for a guest cottage/ caretaker residence. Mr. Fernandez seconded. Discussion: Mr. Butts asked if site plan is required. The Board agreed it was not subject to site plan approval. All in favor: Unanimous. Motion carried.

Mr. Angell moved to refer the Roosevelt application to the ZBA for setback and square footage variances. Mr. Fernandez seconded. All in favor: Unanimous. Motion carried. Mr. Butts noted that the Board will send a letter to the ZBA. If the ZBA has ruled by September, the Planning Board will begin SEQRA review at their September meeting.

#### OTHER BUSINESS:

#### APPROVAL OF MINUTES-

The Board reviewed the minutes of June 27, 2012. Mr. Angell moved to approve as written. Mr. Levenson seconded. All in favor: Unanimous. Motion carried.

The meeting was adjourned at 9:07 pm.

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

Gary Lovett, Acting Secretary

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

Robert Butts, Chair

APPROVED