

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 11-28-2012

PRESENT:

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

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

BUSINESS:

STANFORD FREE LIBRARY SITE PLAN AND SPECIAL PERMIT-

Mr. Butts recused himself; John Royall assumed the role of acting Chair. Mr. Angell reviewed the County Planning comments from the 239m referral made in March 2011. The Board expressed concern that Mr. Clouser was not in attendance to confirm that all issues have been addressed. Mr. Angell commented that he doesn't recall the Board ever reviewing a Type 1 action under SEQR without the aid of a consultant. Mr. Fernandez commented that the Board will need a presentation of the project, as it has been so long since they reviewed the application.

Mr. Fernandez moved to declare the Planning Board as Lead Agency for SEQR review, and to be provided with the files for review. He added that Mr. Clouser be present at the next meeting for SEQR review. Mr. Angell seconded. All in favor: Unanimous. Motion carried.

ROOSEVELT SPECIAL PERMIT-

Mr. Butts resumed acting Chair. Ms. Senatore stated that the ZBA granted a variance for a 30 ft. setback and a 119 square foot floor area variance for

renovation of the caretaker's cottage at 335 Shuman Road. Mr. Lovett reviewed the short Environmental Assessment Form and moved that the proposed application will not have a significant adverse environmental impact. Mr. Angell seconded. All in favor: Unanimous. Motion carried.

Mr. Angell moved to schedule a public hearing for December 19, 2012. Mr. Fernandez seconded. All in favor: Unanimous. Motion carried. Mr. Butts reviewed the requirements for publishing and mailing of the Notice of the public hearing. Ms. Turck agreed to email the Notice form for publication to Ms. Senatore.

COOK MINOR SUBDIVISION-

The Board reviewed plans submitted by Mr. Horton for the subdivision of tax map number 135200-6869-00-010098. He explained that the parcel is part of the former Roseland Ranch and was previously consolidated from 6 or 7 parcels into one. The applicant now wishes to subdivide the 274.425 acre parcel into lot 1 of 73.445 acres and lot 2 of 200.980 acres.

Mr. Lovett inquired how much of the existing parcel is wooded. Mr. Horton explained that roughly half the parcel is wooded and neither of the proposed parcels have houses currently, but did in the past. He indicated the location of the existing driveways on the plans. He agreed to check with the Department of Public Works to see if anything is needed in regards to the driveways. Mr. Lovett noted that there are two contiguous blocks of woodlands in Stanford of over 1,000 acres, and that the wooded portion of the parcel is part of one.

Mr. Horton indicated wooded and wetland areas on the plans. Mr. Angell inquired what is going on in the field areas, asking what type of soils they contain. Mr. Horton agreed to supply the information, as well as submit an aerial photograph. Mr. Fouts asked that he provide contours on the updated map.

Mr. Angell moved to classify the application as a minor subdivision. Mr. Fouts seconded. All in favor: Unanimous. Motion carried. Mr. Angell asked that Mr. Horton submit further information regarding soils, woodlands,

wetlands, topography, and supply an aerial photo. Mr. Butts stated that the Board will refer the application for review by the Conservation Advisory Commission once the new information is submitted.

OTHER BUSINESS:

APPROVAL OF MINUTES-

The Board reviewed the minutes of October 24, 2012. One minor amendment was made. Mr. Angell moved to approve the minutes as amended. Mr. Lovett seconded. All in favor: Unanimous. Motion carried.

OTHER-

Mr. Angell moved to approve the list of Planning Board meetings for 2013. Mr. Lovett seconded. All in favor: Unanimous. Motion carried.

Mr. Levenson discussed the training he attended on affordable housing. He noted that the 2012 report on housing in the Hudson Valley is available online at <http://pattern-for-progress.org>.

Mr. Angell moved to adjourn the meeting at 9:22 pm. Mr. Lovett seconded. All in favor: Unanimous. Motion carried.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Robert Butts, Chair