

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 12-19-2012

PRESENT:

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

ALSO PRESENT: David Clouser, Planning Board consultant

ABSENT: Gerry Fernandez

Mr. Butts called the meeting to order at 7:45pm.

PUBLIC HEARINGS:

ROOSEVELT SPECIAL PERMIT-

Mr. Butts opened the public hearing on the application for Special Permit for renovation and addition to a caretaker's cottage at 335 Shuman Road, tax parcel number 6867-00-483884. Ms. Senatore presented the affidavit of publication of the legal notice published in the Poughkeepsie Journal on December 11, 2012, and certified mail receipts dated December 8, 2012. There being no comment from the public, Mr. Angell moved to close the public hearing. Mr. Levenson seconded. All in favor: Unanimous. Motion carried.

BUSINESS:

ROOSEVELT SPECIAL PERMIT-

Mr. Butts noted that the applicant received approval for the necessary 30 foot setback and 119 square foot floor area variances from the Zoning Board

of Appeals. The Board reviewed plans. There being no outstanding issues, Mr. Angell moved to approve the application for Special Permit. Mr. Fouts seconded. All in favor: Unanimous. Motion carried.

STANFORD FREE LIBRARY SITE PLAN AND SPECIAL PERMIT-
Mr. Butts recused himself; John Royall assumed the role of acting Chair. Mr. Royall acknowledged receipt of comments dated December 18, 2012 from Mr. Clouser, and asked Mr. Clouser to review the same with the Board. Mr. Clouser reviewed his comments and noted that the Board has received response from SHPO and Dutchess County Planning. The Board reviewed the comments from Dutchess County Planning and agreed to disregard the comment regarding exiting onto Route 82. They indicated that the DOT plans were a safer option due to the large tree.

Mr. Angell asked Mr. Clouser what the Board needed to add to the SEQR resolution. Mr. Clouser suggested they reference correspondence with the Health Department, and he made amendments to the draft resolution. Mr. Angell moved to adopt the Notice of Determination of Non Significance, dated December 19, 2012, with amendments made by Mr. Clouser. Mr. Lovett seconded. All in favor: Unanimous. Motion carried.

The applicant requested that the public hearing be scheduled for the February meeting. Mr. Lovett moved to schedule a public hearing for February 27, 2013. Mr. Angell seconded. All in favor: Unanimous. Motion carried.

COOK MINOR SUBDIVISION-

Mr. Butts resumed his role as Chairman. He noted that the application has been sent to the CAC for review. Mr. Butts noted that he spoke with Mr. Cook and would like the Board to know that he is working with the Dutchess Land Conservancy on a conservation easement and feels that the Board should encourage Mr. Cook to work with the DLC to assure that its building envelopes are not in conflict with the Planning Board's approval. Mr. Horton submitted new plans including contours and wetland areas. Mr. Butts noted that they will need soil tests done.

The Board discussed options for creating a shared driveway. Mr. Horton indicated that he is waiting for a response from the County on what they will allow. Mr. Angell added that the Board will need to review engineering work, County Highway Department comments and review comments from the Conservation Advisory Commission.

OTHER BUSINESS:

APPROVAL OF MINUTES-

The Board reviewed the minutes of November 28, 2012. One minor amendment was made. Mr. Fouts moved to approve the minutes as amended. Mr. Levenson seconded. All in favor: Unanimous. Motion carried.

OTHER-

Mr. Butts addressed the Board, explaining that he had recused himself on the application by Stanford Free Library due to the fact that he had previously performed legal work for the applicant, but has not done any work for them recently. He asked if the Board felt he should remain recused on the matter. Mr. Angell responded that he felt the Board could use the service of Mr. Butts on the application. Mr. Lovett asked Mr. Butts if he felt there was a conflict of interest. Mr. Butts explained that he didn't feel there was an ethical issue with his participation in the review of the application as long as his previous involvement was disclosed and there were no objections.

Mr. Butts agreed that if he were to perform legal work for the Library in the future, that he would immediately recuse himself from review of the application.

Mr. Royall moved to adjourn the meeting at 9:30 pm. Mr. Angell seconded. All in favor: Unanimous. Motion carried.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____
Robert Butts, Chair

APPROVED