

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 2-27-2013

PRESENT:

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

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

PUBLIC HEARINGS:

STANFORD FREE LIBRARY SITE PLAN AND SPECIAL PERMIT-

Mr. Butts acknowledged the receipt of the return receipts from certified mailing of notices, as well as a receipt for publication of the notice of public hearing on the application for Site Plan and Special Permit for the construction of an approximately 5,184 square foot library at 6035 Route 82. He noted that Mr. Williams should receive an affidavit of mailing from the newspaper, and that the Board will need the original for their file.

Mr. Butts opened the public hearing, asking if the public wished to hear a presentation from the applicant. Mr. Mark Burdick inquired where the applicant was in the planning process. Mr. Williams explained that the Planning Board had declared itself Lead Agency for review under SEQRA and concluded that review with the issuance of a negative declaration. Mr. Burdick commented that he is in favor of the project and that the quicker the Library is built, the better it will be for the businesses and people of the Town. Larry McKeough agreed with Mr. Burdick, stating that he is in favor of projects that attract people to the center of Town.

Mr. Butts informed Mr. Williams that Town Code requires a decision on approval within 45 days of the close of a public hearing for a Special Permit, noting the possible effect on construction schedule. Mr. Williams stated that the Library does not want to start construction right away, and would like to postpone approval for 6 months or so, if that is an option. Mr. Butts suggested the Board could hold the hearing open, adjourn the hearing to a new date or adjourn the hearing to an

unspecified date and re-notice. Alternatively, he suggested that if the applicant wishes to waive the 45 day approval deadline, the Board could close the hearing without effect on construction deadlines. Mr. Williams stated he wished to waive the 45 day approval deadline.

Mr. Angell moved to close the public hearing, with the acknowledgement that the applicant has waived the 45 day approval deadline. Mr. Fouts seconded. All in favor: Unanimous. Motion carried.

BUSINESS:

STANFORD FREE LIBRARY SITE PLAN AND SPECIAL PERMIT-

Mr. Angell moved to waive the 45 day deadline for decision on approval of the Stanford Free Library Special Permit, with the consent of the applicant. Mr. Lovett seconded. Discussion: Mr. Royall asked if a control date should be set, rather than to leave it open-ended. Mr. Williams agreed to extend the deadline for decision to 1 year. Mr. Angell amended his motion to extend the 45 day deadline for decision on approval of the Stanford Free Library Special Permit to a deadline of 1 year, as consented to by the applicant. All in favor: Unanimous. Motion carried.

COOK MINOR SUBDIVISION-

Mr. Horton advised the Board that the application would be amended to encompass an adjacent parcel of land to be acquired by Mr. Cook in the near future.

Mr. Butts noted that the Board received the most recent comments from the CAC for review. Mr. Horton noted that the Hudsonia study identified an area of wetlands that do not exist. He noted that the area was most likely identified as such due to the shadows that would show up in aerial photos. He noted that the wetlands that do exist on site will be shown on the maps and the conservation easement will protect them. He also noted he has no issue with protecting the wooded areas from development. The Board agreed that the wetlands and wooded areas should be protected by establishing a buffer.

Mr. Horton suggested that the CAC conduct a site visit to confirm that the Hudsonia-identified wetlands are not actually wetlands. Mr. Butts asked that Mr. Horton work directly with the CAC to confirm. Mr. Lovett offered to walk the site with Mr. Horton to identify the location of the contiguous forest areas. Mr. Horton

agreed to speak to the CAC and to clarify the intentions of the applicant before returning to the Board.

BLISS LOT LINE ALTERATION-

Mr. Hall appeared as representative for Lucas Bliss on the application for a lot line alteration at 195 and 171 Creamery Road. Mr. Angell inquired whether Mr. Hall had a letter of authorization from the property owner at 171 Creamery Road. Mr. Hall stated that he will get one and submit to the Board. Mr. Hall confirmed that the applicant wishes to purchase 5.07 acres of land from his neighbor's existing 27.76 acre lot. The addition of this acreage will result in 20 total acres at 195 Creamery Road, and 22.69 acres remaining at 171 Creamery Road.

Mr. Angell moved to classify the Bliss application as a Minor Subdivision/ Lot Line Alteration. Mr. Fernandez seconded. All in favor: Unanimous. Motion carried. Mr. Lovett reviewed the short environmental assessment form. Having found no significant adverse environmental impacts, Mr. Lovett moved to adopt a negative declaration. Mr. Angell seconded. All in favor: Unanimous. Motion carried. Mr. Angell moved to schedule a public hearing for March 27, 2013. Mr. Fernandez seconded. All in favor: Unanimous. Motion carried.

COBBLE POND SITE PLAN AND SPECIAL PERMIT-

Mr. Nelson appeared as representative for Alicia Metz on the application for site plan and special permit at 5886 Route 82. Ms. Turck noted that the application was not complete, as the required application fee and escrow deposits had not been submitted. The Board agreed to a discussion of the upcoming application with Mr. Nelson.

Mr. Nelson explained that the applicant wishes to install a 6,000 gallon diesel fuel tank underground to allow for the existing smaller diesel fuel tank to be used as an additional regular fuel tank. He also noted that the existing non-conforming sign is to be replaced. The applicant proposes to replace the sign with an internally lit goalpost sign with LED pricing for three products.

Mr. Fouts noted that the sign was replaced once before without Planning Board approval, and asked if it was possible to make the sign illuminated externally. Mr. Nelson stated that he is personally a proponent of LED technology, as he feels the signs are easier to read and are therefore safer.

Mr. Angell inquired whether the installation of the tank will be regulated by the DEC. Mr. Nelson confirmed that it is. Mr. Angell asked whether the Board would need to coordinate review by getting DEC approval prior to approval of the application. Mr. Butts didn't think it was necessary, but that the Board could make DEC approval a condition of the Planning Board approval.

Mr. Angell inquired if it was possible to put the sign at ground level. Mr. Nelson explained that he likes monument style signs, but due to the site constraints, this sign will need to be high enough to avoid snow plows and sight lines.

Mr. Butts explained that once a complete application is submitted, the Board will need to refer to Dutchess County Planning under 239M. The Board will also review their files on previous applications and may need a variance from the ZBA. Mr. Angell suggested the Board may want to refer the application to County Planning for the sign. Mr. Royall added that they may send the application to David Clouser to review lighting and conformity, and the Board indicated its intention to do so.

OTHER BUSINESS:

APPROVAL OF MINUTES-

The Board reviewed the minutes of January 30, 2013. Minor amendments were made. Mr. Fouts moved to approve as amended. Mr. Angell seconded. All in favor: Mr. Butts, Mr. Royall, Mr. Fernandez, Mr. Fouts, Mr. Levenson, Mr. Angell. Abstained: Mr. Lovett. Motion carried.

The meeting was adjourned at 8:45pm.

Submitted By: _____

Michelle Turck, Planning Board Secretary

Approved By: _____

Robert Butts, Chair