

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 10-30-2013

PRESENT:

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

ABSENT: Gerry Fernandez

ALSO PRESENT: Johanna Schafer, Town Board liaison

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

ANNOUNCEMENTS: Mr. Butts noted that as of October 7, 2013 the New York State DEC requires that all new applications use their updated SEQR forms. He explained that the new forms are somewhat lengthier, but that the DEC website contains many resources to assist in filling out the forms. He noted that the Planning Board is in the process of updating its own application guides and checklists to reflect these changes, and that Ms. Turck and all the Board members are willing to help applicants in understanding and adjusting to these changes.

He also noted that the Planning Board has its own website at www.stanfordplanning.com which contains many resources, as well as minutes, agendas and meeting schedules. He noted that the next Planning Board meeting will be on November 20, 2013.

PUBLIC HEARINGS:

HEWITT – D'ARCY LOT LINE ALTERATION –

Mr. Houston presented an affidavit of publication of the hearing notice, published on October 22, 2013 in the Poughkeepsie Journal. Mr. Butts opened the hearing, asking if anyone present wished to be heard on the application for lot line change between the lands of Sarah D'Arcy and William and Elizabeth Hewitt for their properties at 671 and 655 Bangall-Amenia Road. With no comments from the public, Mr. Angell moved and Mr. Levenson seconded to close the public hearing. All in favor: Unanimous. Motion carried.

BUSINESS:

HEWITT – D’ARCY LOT LINE ALTERATION –

Mr. Houston presented updated maps signed by the Board of Health. Mr. Butts noted that a negative declaration had been granted for the project under SEQRA, the public hearing has been held and closed and all fees have been paid.

Mr. Angell moved and Mr. Levenson seconded to approve the application for lot line alteration at 671 and 655 Bangall-Amenia Road. All in favor: Unanimous. Motion carried. Mr. Butts signed the approved maps.

LINCK SPECIAL PERMIT PREAPPLICATION CONFERENCE –

Mr. Linck explained that the Building Inspector sent him to the Planning Board for approval to renovate the hayloft in an existing barn to be used as an apartment for farm help at Merrifield Farm, located at 2895 Salt Point Turnpike. He noted that previously there was living space in the lower level of the barn, but he had removed it and used the space instead as an office. He now needs living space for his farm help and would like to locate it in approximately 600 square feet of space on the second floor.

Mr. Butts consulted the Town Code for requirements for farm employee housing, Section 164-53. According to the requirements, the size of the farm and location of the residence appear to be an issue. The Board reviewed requirements for guest cottages, and determined the project falls within the criteria for such. The Board explained they will need proof that the existing septic system was built to standards for residential use.

The Board reviewed the application and approval process and estimated timeframe. Mr. Linck explained that he felt the Ag and Markets law exempted him from the need for local approvals. Mr. Angell commented that the Building Inspector was the proper party to make that determination. He explained that Mr. Linck could appeal to the ZBA to overturn the Building Inspector’s decision or could submit an application to the Planning Board for the special permit.

Mr. Butts offered to talk to the Building Inspector on behalf of the applicant. He also offered help with the SEQR forms if Mr. Linck submits an application.

OTHER BUSINESS:

APPROVAL OF MINUTES-

The Board reviewed the minutes of September 25, 2013. Mr. Fouts moved and Mr. Lovett seconded to approve the minutes as written. All in favor: Unanimous. Motion carried.

APPLICANT GUIDES-

Mr. Butts informed the Board that he would like to continue to update the applicant guide to reflect the new DEC SEQR forms and to highlight the Planning Board website. Ms. Turck agreed to add the DEC website links to the guide as they become available. Mr. Butts noted that he will continue to work with Ms. Turck on a subdivision review checklist.

CORRESPONDENCE-

Mr. Butts distributed a letter from Central Hudson requesting to be made aware of any applications on properties that have utility easements for transmission lines. Ms. Turck confirmed that the Planning Board application asks for this information from applicants.

ADJOURNMENT-

Mr. Angell moved and Mr. Levenson seconded to adjourn at 8:30pm. All in favor: Unanimous. Motion carried.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Robert Butts, Chair