

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 12-18-2013

PRESENT:

Robert R. Butts, Chair
Gerry Fernandez
Conrad Levenson
Gary Lovett

ABSENT: John Royall, Thomas Angell, James Fouts

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

PUBLIC HEARINGS:

LINCK SPECIAL PERMIT–

The applicant was present for the hearing on his application for special use permit for a guest cottage at 2895 Salt Point Turnpike. Construction will involve conversion of approximately 600 square feet of existing barn space into caretaker's quarters on a 16.05 acre parcel. Tax parcel no.: 135200-6567-00-990744-0000.

Mr. Butts explained to the Board that Mr. Linck published the hearing notice in the Poughkeepsie Journal on Saturday December 14, 2013, the affidavit of publication to be provided upon receipt. He commented that he didn't feel that the publication date was timely, as the required timeframe for publication is at least five days prior to the date of the hearing, falling in this case on December 13, 2013. The Board reviewed the relevant section of the Town Code and agreed to proceed with the hearing, but to consider updating the applicant guide materials to clarify how to determine the appropriate date of publication.

Mr. Linck provided proof of certified mailing of notices with a mailing date of December 11, 2013. The Board determined that the mailing date was not timely, as the Code requires that mailings be sent ten days prior to the hearing, in this case on December 7, 2013. The Board agreed that the public hearing will need to be rescheduled so that notices will be mailed and published within the required timeframe.

BUSINESS:

LINCK SPECIAL PERMIT–

Mr. Linck presented an engineers letter dated December 17, 2013 from Donald P. Fegan. The Board accepted this letter as evidence that the existing septic system is adequate to service the proposed guest cottage.

Mr. Levenson moved to schedule a public hearing for January 29, 2014. Mr. Fernandez seconded. All in favor: Unanimous. Motion carried. The Board encouraged Mr. Linck to publish and mail notices as soon as possible.

OTHER BUSINESS:

APPROVAL OF MINUTES-

The Board reviewed the minutes of November 20, 2013. Mr. Levenson moved and Mr. Fernandez seconded to approve the minutes as written. All in favor: Unanimous. Motion carried.

ADJOURNMENT-

Mr. Levenson moved and Mr. Fernandez seconded to adjourn at 7:56pm. All in favor: Unanimous. Motion carried.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Robert Butts, Chair

APPROVED