

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 04-30-2014

PRESENT:

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

ALSO PRESENT: David Clouser and Carla Paltridge, engineering consultants.

Mr. Butts called the meeting to order at 7:42pm.

BUSINESS:

MILLBROOK SCHOOL HEALTH CENTER-

Continued review of application to raze the existing 5,385 SF Facilities Building and to relocate the existing 1,752 SF Health Center Building to the footprint of the former Facilities Building. The project is to take place within the Millbrook School campus at 131 Millbrook School Road, tax map no. 135200-6967-00-385632.

Mr. Butts noted that at their last meeting the Board conducted an initial review of the project and referred the application to Dutchess County Planning Department under GML 239m. The County response was that the project is of local concern with no comment. Mr. Butts also noted that the Board circulated for lead agency under SEQRA, for which the applicant submitted an affidavit of mailing with a mailing date of March 28, 2014. Ms. Turck confirmed that no response was received from involved agencies, and the Board acknowledged that the 30 day time period to respond has ended. The Planning Board declared themselves lead agency.

Referral of the application was also made to the Board's engineering consultant, David Clouser. Mr. Clouser reviewed his memorandum dated April 28, 2014. He explained that the project will result in very little disturbance, falling under the threshold for a Type 1 SEQR action, and therefore believes the project to be an unlisted action. He noted that outdoor lighting will need to be documented, with photos and wattage supplied for review. Mr. Casamento noted that no pole lighting is proposed, only lights above doorways.

Mr. Clouser noted that no landscaping plan was submitted. Mr. Casamento explained that further construction projects are planned for the campus and a thorough landscaping plan will be submitted in the future. Mr. Casamento presented building plans. Mr. Fouts inquired if a handicap ramp was proposed. Mr. Casamento responded there was, and identified the ramp on the plans.

Mr. Clouser stated that the applicant will need to add a Planning Board endorsement to the plan. He noted that Ag Data statement changes are requested and the applicant will need to explain any discrepancies in the long form EAF. He also requested a better description of where the displaced Facilities Building departments will be located. Ms. Paltridge noted that relocation of Facilities departments and their associated traffic patterns may have a larger effect on the campus than the physical relocation of the Health Center building.

The Board reviewed the draft negative declaration. Mr. Angell moved to approve the negative declaration. Mr. Lovett seconded. All in favor: Unanimous. Motion carried. A copy of the approved negative declaration is attached hereto.

Mr. Angell moved to schedule a public hearing on the application for May 28, 2014. Mr. Fernandez seconded. Discussion: The applicant agreed to notify the Town of Washington and all necessary property owners, and to publish the legal notice of the hearing. All in favor: Unanimous. Motion carried.

MILLBROOK SCHOOL AMPHITHEATER PREAPPLICATION CONFERENCE-

Mr. Casamento represented the applicant. He explained that the original submission for the Millbrook School Dorm application included a graded amphitheater with stone seats, but that the stone seating was removed from the plans prior to approval because the School did not have funding for that portion of the project at that time. He noted that the area is currently a grassy hill slope and that grading is planned. The School has received funding for the stone seating and would like to add this dimension back into the site plan.

Mr. Angell inquired if the applicant plans to add stages for performances. Mr. Casamento responded that they do not wish to add stages, that the primary function of the space will be for students to sit outdoors, weather permitting. The stone bench seating will hold approximately 150 people, with approximately 300 person seating capacity when combined with grass seating capacity. Mr. Fouts inquired if the applicant planned to add lighting. Mr. Casamento responded that they do not.

Mr. Clouser commented that the stone seating was not included in the Dorm application at the time of SEQR review and suggested that an application for site plan approval be filed. He noted that the project would be an unlisted action. Mr. Butts added that the Planning Board would be lead agency by default, and asked the applicant to submit an application and short form EAF.

Mr. Casamento asked if a public hearing could be scheduled for the next meeting to allow for the applicant's construction schedule to move forward as planned. The Board explained they will need to conduct SEQR review prior to scheduling of the public hearing. Mr. Angell moved to schedule a special meeting on May 14, 2014 at 7:30pm for the review of the new application. All in favor: Mr. Butts, Mr. Royall, Mr. Lovett, Mr. Fouts, Mr. Angell, Mr. Levenson. Abstained: Mr. Fernandez. Motion carried.

** After the applicant had left, Mr. Clouser noted that he would suggest to the applicant that they submit a list of requested waivers from the site plan checklist.*

OTHER:

APPROVAL OF MINUTES-

The Board reviewed the minutes of March 26, 2014. Minor amendments were made. Mr. Angell moved and Mr. Lovett seconded to approve the minutes as amended. All in favor: Mr. Butts, Mr. Royall, Mr. Fouts, Mr. Lovett, Mr. Angell. Abstained: Mr. Fernandez, Mr. Levenson. Motion carried.

CORRESPONDENCE-

The Board acknowledged receipt of the letter from NYS Office of Parks, Recreation and Historic Preservation (SHPO), dated April 2, 2014, regarding their review of the nomination of the Bangall Post Office to the National and State Registers of Historic Places. The SHPO has listed the property on the State Register of Historic Places and has forwarded the nomination to the Keeper of the National Register.

SHPO will notify the Board when the National Register decision is made. The Board noted that this nomination will have effect on neighboring parcels, in that they will become a Type 1 action under SEQRA should they come before the Planning Board.

PLANNING BOARD FORMS REVISIONS-

The Board reviewed the latest revisions to the Site Plan Checklist. One amendment was made. Mr. Clouser noted that he has a standard disclaimer that he adds to checklists, and agreed to send a copy to the Board for possible inclusion on all checklists and applicant guides. Mr. Lovett moved and Mr. Levenson seconded to approve the Site Plan Review and Approval Checklist as amended. All in favor: Mr. Butts, Mr. Royall, Mr. Lovett, Mr. Fouts, Mr. Angell, Mr. Levenson. Abstained: Mr. Fernandez. Motion carried.

DISCUSSION-

Mr. Levenson discussed problems he has had with a member of the community that has been harassing him due to his position on the Planning Board. Mr. Angell moved that Mr. Butts inform the Town Supervisor that Mr. Levenson is being harassed by a member of the community, and ask that the Town intervene on Mr. Levenson's behalf and report back to the Planning Board on the issue. Mr. Fernandez seconded. All in favor: Mr. Butts, Mr. Royall, Mr. Fouts, Mr. Lovett, Mr. Fernandez, Mr. Angell. Abstained: Mr. Levenson. Motion carried. Mr. Butts agreed to do so.

ADJOURNMENT-

The Board adjourned at 9:12pm.

Submitted By: _____

Michelle Turck, Secretary

Town of Stanford Planning Board

Meeting of April 30, 2014

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Approved By: _____

Robert Butts, Chair

APPROVED