

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 10-29-2014

PRESENT:

Robert R. Butts, Chair
John Royall
Gerry Fernandez
Jim Fouts
Thomas Angell
Conrad Levenson

ABSENT: Gary Lovett

Mr. Butts called the meeting to order at 7:38pm.

BUSINESS:

COOK SPECIAL USE PERMIT/GUEST COTTAGE-

Mr. Beckwith represented Mr. Cook in the review of the application to convert an existing structure to a Guest Cottage on an 11.34 acre property at 36 Poppa Joe Way, Stanfordville, NY, tax map no.: 6768-00-905764.

Mr. Beckwith explained that the parcel contains one primary residence and one storage building that is finished on the inside and contains a bathroom. He explained that Mr. Cook wishes to renovate the storage building and expand it to a total of 1,154 square feet, adding a front porch, bathroom, mechanical room, kitchen and powder room. He noted that doing so will require a setback variance and area variance for square footage. The Board discussed neighboring parcels and previous applications. Mr. Angell inquired if the parcel is a flag lot, to which the Board agreed it is. Mr. Butts reviewed the flag lot code, noting that a flag lot must be double the area that is otherwise allowable by zoning.

Mr. Angell inquired what the plan is for septic and well. The applicant stated there are two wells on the parcel and that they will tie into the existing septic system for the ranch, which includes 18 dry wells. Mr. Butts discussed the approval process and possible scheduling along with application to the ZBA. Mr. Fouts noted that he believes they will need a front yard setback variance as well. Mr. Beckwith agreed to review the appropriate flag lot code.

Mr. Angell moved to classify the application as a special permit and site plan application. Mr. Royall seconded. Discussion: Mr. Butts stated that he thinks the application should be for special permit only. Ms. Turck stated that the application had been made for special permit and site plan, but that guest cottages only require a special permit. Mr. Angell amended his motion to classify the application as a special permit/guest cottage application. All in favor: unanimous. Motion carried.

The Board discussed possible SEQR review, noting a wetland on an adjacent parcel. The applicant was unsure whether it was a state, federal or DEC wetland. Mr. Butts excused himself to use Ms. Turck's computer to access Dutchess County's parcel access. He returned to the

meeting, confirming for the Board that the wetland is a federal wetland. Mr. Angell noted that in Mr. Butts' absence, the Board also determined that the construction is planned within an easement. The Board agreed to refer the application to Mr. Clouser for review of the following issues:

- Conformity with flag lot requirements
- Determine what variances are required
- Adequacy of sewage disposal
- Proximity to Federal Wetland

The Board noted that they meet next on November 17th and should have review comments from Mr. Clouser by then. Mr. Butts noted that Mr. Lovett is recused on the Cook application and therefore did not attend this meeting.

OTHER:

APPROVAL OF MINUTES-

The Board reviewed the minutes of September 24, 2014. Mr. Angell moved and Mr. Fouts seconded to approve the minutes as written. All in favor: Mr. Butts, Mr. Fernandez, Mr. Fouts, Mr. Levenson, Mr. Angell. Abstained: Mr. Royall. Motion carried.

LINCK FARM SPECIAL PERMIT UPDATE-

Mr. Butts informed the Board that he spoke to the Building Inspector following the previous Planning Board meeting explaining the Board's position regarding the Linck Farm special permit. He noted that the Building Inspector accepted their interpretation that the special permit is still valid and will therefore not be sending a letter.

HARASSMENT ISSUE UPDATE-

Mr. Levenson informed the Board that Mr. Einhorn continued to harass him after receiving the letter from the Town Board. Mr. Levenson then made a report to the police, and the police made a phone call to Mr. Einhorn, directing him not to contact Mr. Levenson in any way. Mr. Levenson has not been harassed by Mr. Einhorn since that phone call.

ADJOURNMENT-

The Board adjourned at 8:40pm.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Robert Butts, Chair