

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 01-28-2015

PRESENT:

Robert R. Butts, Chair
John Royall
Jim Fouts
Gary Lovett
Thomas Angell

ABSENT: Gerry Fernandez

Mr. Butts called the meeting to order at 7:40pm. He announced that the Town Board is accepting applications for a current vacancy on the Planning Board.

OTHER:

Town Assessor, Steven Gotovitch, approached the Board with building permit information for the construction of a 2,500 SF pool house at 123 Creamery Road. He noted that the parcel is 164 acres and that there is no main residence on the property currently. He explained that the Building Inspector indicated that the applicant agreed to obtain a variance in the future if a main residence is built and the pool house is considered a guest cottage. Mr. Gotovitch asked the Planning Board if they felt they should send a letter to the applicants, informing them that there may be limits to further development before they claim a hardship in front of the ZBA. The Board discussed and decided to discuss further at the end of the meeting.

PUBLIC HEARING:

KAYE SPECIAL USE PERMIT/GUEST COTTAGE-

Mr. Rohde and Ms. Kaye appeared before the Board for the public hearing of the application to convert an existing 1,234 square foot barn to a Guest Cottage on a 36 acre property at 6187-6189 Route 82, Stanfordville, NY, tax map no.: 6768-03-278425. Ms. Kaye presented the affidavit of publication of the legal notice in the Poughkeepsie Journal on January 20, 2015. Proof of mailing of legal notices had been misplaced by the applicant. Mr. Butts opened the hearing, noting that the hearing will remain open until proof of mailing is presented. If mail receipts are not found, new legal notice publication and mailings will need to be done.

Mr. Burdick appeared, noting that his property borders the subject property and that he is in favor of the project. With no further comment from the public, Mr. Angell moved and Mr. Fouts seconded to adjourn the hearing to the February 25, 2015 meeting of the Planning Board. All in favor: Unanimous. Motion carried. Ms. Kaye noted that she is moving forward with the application for area variance with the ZBA, with a public hearing scheduled for February 11, 2015.

BUSINESS:

MILLBROOK SCHOOL DINING CENTER-

Mr. Casamento appeared on behalf of the applicant, presenting plans illustrating the current dining facilities in Prum Hall and the proposed partial demolition and renovation into a new U-

shaped building to better address student and faculty dining needs. He noted that the current building houses 220 seats and the proposed renovation will allow for a maximum of 400 seats, although no increase in school population is planned. Mr. Casamento presented elevations and noted that 41 parking spaces will be provided in 2 parking lots. He noted that they will be connecting to existing sewer and water systems and will obtain Board of Health approval. The application has been referred to Dutchess County Planning under GML 239-m, and has received a response of local concern without comment.

Mr. Butts inquired as to the timeframe of construction. Mr. Connolly replied that they would like to start construction by May for completion by the start of the next school year. Mr. Casamento noted that no variances are needed, they will use geothermal energy and there will be 2.878 acres of disturbance. Mr. Fouts inquired about pole lighting. Mr. Casamento commented that he believes the style proposed is similar to what was approved for the Dorm application, and that he will check. Mr. Royall asked whether lighting was used for security or pathway lighting. Mr. Connolly responded that it is used as both. Mr. Casamento noted that he submitted plans to David Clouser two weeks prior and has not received comments back yet.

Mr. Royall inquired if there is backup power. Mr. Casamento explained that they have a full backup generator, as do most of the School's buildings, which run on diesel. Mr. Angell asked what type of fire suppression system is planned, for which Mr. Casamento answered that the building would be sprinklered and fed by the fire tower. Mr. Fouts asked what was planned for sidewalks and landscaping. Mr. Casamento explained they will use brick sidewalks, with landscaping including a bioretention pond and rain garden using native plants. Mr. Royall asked if the cupolas were going to be lit. Mr. Casamento replied that they will be lit, but will not impact view from Route 44. He agreed to look into the impact on views from Bangall Amenia Road. Mr. Fouts asked that the applicant also prepare information on the parking lot lighting.

Mr. Butts noted that the May meeting is May 27th. He asked the applicant to look at steps needed for approval and to come up with a timeline. Mr. Casamento noted that he hoped the Board would start circulation for lead agency. Mr. Angell moved to formally refer the application to David Clouser. Mr. Lovett seconded. All in favor: Unanimous. Motion carried. Mr. Angell moved to circulate the Planning Board's intent to act as lead agency under SEQRA. Mr. Fouts seconded. All in favor: Unanimous. Motion carried.

WALTHER SPECIAL PERMIT/GUEST COTTAGE-

Mr. Leong and Ms. Choy were present to represent the owner in their application for renovation and expansion of the existing 1,040 SF guest cottage that predates zoning code on an 85.115 acre parcel at 171-174 Hammond Road, tax map no. 135200-6767-00-6346306. Mr. Leong noted that one tree will be removed as a result of expansion with a 10 inch diameter. He was unsure of tree type and agreed to find out. Mr. Angell inquired what other structures are existing on the property. Mr. Leong replied an agricultural barn, farmhouse residence of 2,058 SF (figure according to Dutchess County parcel access) and the subject shed/guest cottage. He noted there is an existing separate well and septic for the guest cottage.

Mr. Royall asked that the applicant clarify the square footage. Mr. Leong explained that the addition will result in 1,650 SF cottage and agreed to confirm the square footage of the main residence, measuring from the exterior of the walls. Mr. Butts explained that the Board will refer the application to Dutchess County Planning under GML 239m because it is on the border of the Town of Washington.

The Board reviewed part 2 of the SEQRA short form. Mr. Lovett moved and Mr. Angell seconded to declare that the project will not have a significant adverse environmental impact. All in favor: Unanimous. Motion carried. Mr. Angell moved and Mr. Lovett seconded to schedule a public hearing on the application for the March 25, 2015 meeting. All in favor: Unanimous. Motion carried. Mr. Angell moved and Mr. Lovett seconded to refer the application to Dutchess County Planning and to the ZBA. All in favor: Unanimous. Motion carried.

DUNAGAN SPECIAL PERMIT/ GUEST COTTAGE –

Mr. Conrad and Mr. Crisp were present to represent the applicant in their application for the renovation of a second floor of an existing horse barn into a 1,475 SF guest cottage at 1106 Duell Road, tax map no. 135200-6768-00-662145. Mr. Fouts inquired as to the septic system plans. Mr. Crisp explained they plan to use a septic engineer to verify the existence of a 1,000 gallon septic system. Mr. Fouts noted that the Board will need an engineering report prior to final approval. Mr. Royall inquired as to the heating system. Mr. Conrad stated that they may use hot air with oil heat, but that heating systems had not been affirmed at this stage of design.

The Board reviewed part 2 of the SEQRA short form. Mr. Lovett moved and Mr. Angell seconded to declare that the project will not have a significant adverse environmental impact. All in favor: Unanimous. Motion carried. Mr. Angell moved and John Royall seconded to schedule a public hearing for the March 25, 2015 meeting. All in favor: Unanimous. Motion carried. Mr. Angell moved and Mr. Royall seconded to make an affirmative referral to the ZBA. All in favor: Unanimous. Motion carried.

OTHER:

2015 MEETING SCHEDULE-

Mr. Angell moved and Mr. Lovett seconded to approve the 2015 schedule of Planning Board meetings as prepared. All in favor: Unanimous. Motion carried.

APPROVAL OF MINUTES-

The Board reviewed the minutes of November 19, 2014. Mr. Fouts moved and Mr. Angell seconded to approve the minutes as written. Discussion: Mr. Lovett and Mr. Royall were not in attendance at that meeting and wished to abstain from voting. Mr. Butts noted that the Board still requires 4 votes to pass a motion, notwithstanding the fact that there are only 6 members currently standing. Mr. Fouts withdrew his motion. The Board agreed to review the minutes at their next meeting.

POOL HOUSE ISSUE –

Mr. Butts agreed to discuss the issue with the Building Inspector and to send a letter to Mr. Gotovich.

PLANNING BOARD UPDATES –

Mr. Butts announced that Mary Weinberger is the new Planning Board liaison. He also explained that Mr. Levenson had come up for reappointment to the Planning Board in 2015, but that the Town Board decided to defer reappointment and to advertise the vacant position. He noted that Supervisor Norton had stated that the Town Board intends to handle all vacancies on Boards in this way. Mr. Butts noted that Mr. Levenson’s application is still pending and Ms. Turck agreed to update the Board if any new applications are received for the position.

ADJOURNMENT-

The Board adjourned at 9:52pm.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Robert Butts, Chair

APPROVED