

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 03-25-2015

PRESENT:

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

ABSENT: Gerry Fernandez, Scott Cale, Gary Lovett

ALSO PRESENT: Matthew Towne, engineering consultant.

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

PUBLIC HEARING:

MILLBROOK SCHOOL DINING CENTER-

Mr. Casamento appeared on behalf of the applicant and submitted an affidavit of publication of the public hearing notice in the Poughkeepsie Journal on March 14, 2015 along with receipts for certified mailings. No public comments received. Mr. Fouts moved and Mr. Royall seconded to close the public hearing. All in favor: Unanimous. Motion carried.

WALTHER SPECIAL USE PERMIT/ GUEST COTTAGE-

Ms. Choy and Mr. Leong appeared on behalf of the applicant and submitted an affidavit of publication of the hearing notice in the Poughkeepsie Journal on March 11, 2015 along with receipts for certified mailings. No public comments received. Mr. Fouts moved and Mr. Royall seconded to close the public hearing. All in favor: Unanimous.

DUNAGAN SPECIAL USE PERMIT/ GUEST COTTAGE-

Applicant was not present. Mr. Royall moved to adjourn the public hearing to April 29, 2015. Mr. Fouts seconded. All in favor: Unanimous. Motion carried.

BUSINESS:

MILLBROOK SCHOOL DINING CENTER-

Mr. Casamento appeared on behalf of the applicant, and Mr. Towne appeared from the office of David Clouser. Mr. Casamento had received Mr. Clouser's comment letter dated March 25, 2014. The loading zone issues were discussed with the applicant stating that deliveries will be made between 8am and 5pm. A color rendering of the site was displayed to the Board. Custom light fixtures were displayed and explained to the Board. Seven or eight fixtures will be installed for across campus lighting. They will be 2 foot fixtures on a 9 foot pole. Cupola lighting was also discussed.

The resolution of approval was adopted as amended by motion of Mr. Fouts and seconded by Mr. Royall. All in favor: Unanimous. Motion carried.

WALTHER SPECIAL USE PERMIT/ GUEST COTTAGE-

The applicant received an area variance of 934 square feet from the ZBA. The applicant clarified that an 8 inch maple tree will need to be removed prior to construction. The Board noted that the application has been referred to Dutchess County Planning under GML 239m with a response of local concern without comment. The applicant has increased the footprint of the proposed structure since their first application to the Planning Board by adding a 2 foot extension to the addition. The applicant amended their application to reflect this change. Final approval was granted on the motion of Mr. Fouts, seconded by Mr. Royall. All in favor: Unanimous. Motion carried.

KASOFSKY SPECIAL PERMIT/ GUEST COTTAGE-

The Board reviewed the new application for conversion of a 361 square foot portion of an existing barn into living quarters. The applicant agreed to amend the application to include a guest cottage and farm employee housing. The applicant is to provide engineering reports for the apartment above the garage and for the future guest cottage. They will need to get a variance from the ZBA for farm employee housing as the barn is in front of the main house. The applicant will return when they have all documents.

OHLER PREAPPLICATION CONFERENCE-

Mr. Ohler and Mr. McCarthy were present to discuss their proposed application for a 40 - 50 seat restaurant at 2256 Route 82. The Board explained that they will need to apply for site plan and special use permit which will require an engineer endorsed site plan and parking determination.

OTHER:

ADJOURNMENT-

The Board adjourned at 9:20 PM.

Submitted By: _____

Thomas Angell, Acting Secretary

Approved By: _____

Robert Butts, Chair