

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 10-28-2015

PRESENT:

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

ABSENT: Gerry Fernandez

ALSO PRESENT: David Clouser, Engineering Consultant

Mr. Butts called the meeting to order at 7:39pm.

PUBLIC HEARINGS:

MILLBROOK SCHOOL MILL SITE PLAN & SPECIAL USE PERMIT –

Public hearing on the application for site plan and special use permit for renovation and conversion of the existing Mill building into a welcome center at 10-48 West Road, Tax ID: 135200-6967-00-385632. Mr. Casamento presented an affidavit of publication of the hearing notice in the Poughkeepsie Journal on October 20, 2015. No comments received from the public. Mr. Angell moved and Mr. Royall seconded to close the public hearing. All in favor: Mr. Butts, Mr. Royall, Mr. Cale, Mr. Lovett, Mr. Angell. Motion carried.

COOK – MIDDLE ROSEBROOK LLC LOT LINE ALTERATION –

Mr. Butts noted that the hearing had not been published and that the public hearing will be adjourned to November 18, 2015.

BUSINESS:

MILLBROOK SCHOOL MILL SITE PLAN & SPECIAL USE PERMIT –

Mr. Casamento reviewed newly submitted plans and renderings including an ADA accessible walk. Mr. Clouser submitted a letter dated October 28, 2015 stating that all of his previous comments have been addressed. Mr. Casamento noted that the Department of Health has asked for one edit and that updated plans have been submitted for their signature. Mr. Angell moved to approve the application for site plan and special permit conditional upon the signature of approval from the Department of Health. Mr. Royall seconded. All in favor: Mr. Butts, Mr. Royall, Mr. Cale, Mr. Lovett, Mr. Angell. Motion carried.

COOK – MIDDLE ROSEBROOK LLC LOT LINE ALTERATION –

Mr. Horton presented updated plans, explaining that lot lines were adjusted. As a matter of discussion, he noted that future development plans are in place to merge 2 smaller lots with the larger lot that contains the riding fink. The Board discussed old access points and need for a common driveway for future improvements. Mr. Angell noted that the applicant will need an

approved access to the rear lot when they apply for that approval. Mr. Butts noted that he doesn't see a problem with the current application, but will need to do deems and perks for the new lot. Mr. Horton asked if it was possible to get approval for a non-residential lot. Mr. Butts replied that he didn't believe the Board could grant that. Mr. Angell noted that he may have seen a map like that before where the applicant couldn't build until they get approvals from the Health Department; he believed this occurred in the Bentley Farm project. He suggested the applicant obtain a legal opinion that such an application is permissible, for presentation to the Board.

Mr. Horton asked if the slope of the driveway is permissible. Mr. Angell directed him to ask Mr. Clouser. Mr. Angell inquired if there are livestock on the property, which Mr. Horton confirmed there are. Mr. Angell moved to amend the Board's prior SEQRA determination to include the present amendments. Mr. Royall seconded. All in favor: Mr. Angell, Mr. Butts, Mr. Cale, Mr. Royall. Abstained: Mr. Lovett. Motion carried. Mr. Angell moved to schedule a public hearing on the application for November 18, 2015. Mr. Royall seconded. All in favor: Mr. Angell, Mr. Butts, Mr. Cale, Mr. Royall. Abstained: Mr. Lovett. Motion carried.

RUSSELL LOT LINE ALTERATION –

Continued review of application for lot line alteration of .05 acres between lands of Russell et al. at 607 Willow Brook Rd, Tax ID: 135200-6569-00-387432 and lands of Murray at 587 Willow Brook Rd, Tax ID: 135200-6569-00-392391. Mr. Murphy explained that the Taconic State Parkway is the historic site abutting the properties, which make the project a Type I under SEQRA. He submitted a long form EAF to the Board.

**Mr. Fouts arrived*

The Board reviewed the EAF and made comments. The Board reviewed part 2 of the EAF. Mr. Lovett moved and Mr. Fouts seconded that the project will not have a significant adverse effect on the environment and that a negative declaration be prepared. All in favor: Unanimous. Motion carried. Mr. Angell moved to schedule a public hearing for November 18, 2015. Mr. Lovett seconded. All in favor: Unanimous. Motion carried.

WEBER-WHEELER LOT LINE ADJUSTMENT –

Mr. Chase was present to represent the applicants in their application for lot line alteration of 3.5 acres of Wheeler land at 46 Haight Hollow Road, Tax ID: 135200-6769-00-544500 to the land of Weber at 276 Stissing Road, Tax ID: 135200-6769-00-492500. Mr. Chase explained that he did a deed plotting of structures on the lot and surveyed the new line. Mr. Butts noted that a note can be made on the map which references the previously filed maps. Mr. Chase pointed out that notes exist on the map referencing two previously drawn maps, one of which was filed.

Mr. Angell moved and Mr. Royall seconded to classify the application as a minor subdivision/lot line alteration. All in favor: Unanimous. Motion carried. Mr. Chase offered to make copies of the previously filed maps for the file. Mr. Lovett noted that the parcel is within the Upper Wappingers CEA. He noted that the Master Plan Committee had proposed making all applications within CEAs to be subject to a long form EAF, but that is not currently the policy. Mr. Butts reviewed SEQRA statutes and stated that he doesn't feel the project is a Type 1.

The Board reviewed Part 2 of the short form EAF. Mr. Lovett moved and Mr. Angell seconded to determine 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 for November 18, 2015. All in favor: Unanimous. Motion carried.

SCHAEFER ESTATE LOT LINE ALTERATION AND MINOR SUBDIVISION –

Mr. Chase was present to represent the applicants in their application for lot line alteration between the lands of the Schaefer estate at 1243 Hunns Lake Road, Tax ID: 135200-6969-00-370458 and 1212 Hunns Lake Road, Tax ID: 135200-6969-00-330498 and for the creation of one additional new lot of 7 acres. Mr. Chase explained that Ms. Schaefer, who used to be on the Board of Dutchess Land Conservancy, passed away. The executor of her estate would like to adjust the lot lines to result in a 5.09 acre lot with a house and to create one new 7 acre lot with a house.

Mr. Angell asked if they are removing the house site from the farm, noting there will be a question of septic and well feasibility on a new building site. Mr. Chase explained that there is another house on the farm that is not shown on the map. Mr. Butts stated that it should be shown on the map. Mr. Chase and Mr. Butts agreed to locating the approximate existing house on the map with a note to the filed map that contains a survey of the house. Mr. Butts asked if the zoning regulations were checked. Mr. Fouts confirmed that the dimensions are not an issue. Mr. Chase noted that there is a DLC easement that allows for a 1 lot subdivision. Mr. Lovett noted that the parcel is able to be subdivided by the state road and asked if they should make a no further subdivision note on the map. Mr. Chase offered to make a note on the map that any further subdivision of the North and South parcels will require Planning Board approval.

Mr. Angell moved to classify the application as a minor subdivision and lot line alteration. Mr. Fouts seconded. All in favor: Unanimous. Motion carried. The Board reviewed part 2 of the short EAF. Mr. Lovett moved and Mr. Angell seconded to determine that the project will not have a significant adverse environmental impact. All in favor: Unanimous. Motion carried. Mr. Angell moved and Mr. Royall seconded to schedule a hearing on November 18, 2015. All in favor: Unanimous. Motion carried.

RAVIV SPECIAL PERMIT/GUEST COTTAGE –

Mr. Conrad was present to represent the applicant in their application for construction of a new guest cottage to replace an existing non-conforming guest cottage at 3141-3143 Salt Point Turnpike, Tax ID: 135200-6667-00-400605. Mr. Conrad explained the applicant will demolish the existing structure and replace it with a slightly larger footprint which will be moved to preserve an existing tree. Mr. Angell inquired as to the use of the barn. Mr. Conrad stated that he believes that half is used as a theater, but not sure if it is in use currently.

Mr. Fouts asked what the septic plans are for the guest cottage. Mr. Conrad explained that the existing system for a two bedroom will be kept and noted that an application is in progress with the ZBA. Mr. Fouts asked the age of the cottage. Mr. Conrad replied that it was built in 1900, adding that it has been gutted. Mr. Butts asked if they need something on septic suitability. Mr. Conrad explained that septic plans on file were approved by the Department of Health in 2007.

Mr. Fouts asked if there will be a foundation, to which Mr. Conrad explained there will be half foundation and that the site will be graded to current slope.

Mr. Angell moved to classify the application as a special permit/guest cottage. Mr. Lovett seconded. All in favor: Unanimous. Motion carried. The Board reviewed part 2 of the short EAF. Mr. Fouts moved and Mr. Angell seconded to declare the application will not have a significant adverse environmental impact. All in favor: Unanimous. Motion carried. Mr. Angell moved and Mr. Fouts seconded to schedule a public hearing on November 18, 2015. All in favor: Unanimous. Motion carried.

OTHER:

APPROVAL OF MINUTES –

Mr. Angell moved and Mr. Lovett seconded to approve the minutes from July 14, 2015 as written. All in favor: Unanimous. Motion carried.

The Board reviewed the minutes of September 30, 2015. Mr. Angell moved and Mr. Fouts seconded to approve the minutes from September 30, 2015 as written. All in favor: Mr. Butts, Mr. Royall, Mr. Fouts, Mr. Cale, Mr. Angell. Abstained: Mr. Lovett. Motion carried.

GUEST COTTAGE CODES COMPARISON –

Mr. Butts explained that he has a letter going to the Town Board as of the present date.

SOLAR PLANNING –

Mr. Royall noted that he attended a training session at Pace regarding solar planning and how to encourage solar energy. He also presented a packet he received by mail from a solar company which included an aerial photo of his property with a proposal to lease his land to install solar panels. The Board discussed and asked that Ms. Turck inquire with the Building Inspector as to the process for review of solar panel installations.

ADJOURNMENT-

The Board adjourned at 10:04 PM.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Robert Butts, Chair