

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 02-24-2016

PRESENT:

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

ABSENT: Dave McGhee, Scott Cale, Gerry Fernandez

Mr. Butts called the meeting to order at 7:57pm.

PUBLIC HEARINGS:

CUVELIER SPECIAL PERMIT –

Public hearing on the application for special permit for the conversion of an existing 1,608 sq. ft. barn to an accessory apartment on a 43.17 acre lot at 1098 Duell Road, Tax ID: 6768-00-802157. Mr. MacDonald presented the affidavit of publication of the hearing notice in the Poughkeepsie Journal on February 5, 2016 and an affidavit of mailing of hearing notices to neighbors. Mr. MacDonald presented photographs of the existing structure. There being no comments from the public, Mr. Angell moved and Mr. Fouts seconded to close the public hearing. All in favor: Unanimous. Motion carried.

BUSINESS:

CUVELIER SPECIAL PERMIT –

Mr. Butts noted that a response from Dutchess County Planning had been received stating the application is of local concern without comment. Mr. Fouts asked where the applicant is in terms of septic approval. Mr. MacDonald responded that it had not yet been approved and indicated that a separate water supply will need Health Department approval as well. Mr. Fouts asked if the exterior of the building will stay the same. Mr. MacDonald confirmed that with the exception of closing off two existing doors, the only changes to be made will be to the interior of the structure. Mr. Angell moved and Mr. Fouts seconded to approve the application contingent upon obtaining all necessary approvals from the Health Department. All in favor: Unanimous. Motion carried.

MILLBROOK SCHOOL FACULTY HOUSING SITE PLAN AND SPECIAL PERMIT –

Mr. Casamento was present to represent the applicant for site plan and special use permit for construction of three residential dwelling units on an approximately 3.32 acre portion of the main campus parcel at 131 Millbrook School Road, Tax ID: 6967-00-385632. He presented photos of existing trees at the North and South entrances that will be removed. He noted the landscaping plan includes planting trees along walkways and low shrubs. Mr. Royall asked if they would consider more rural landscaping rather than suburban. Mr. Casamento explained that the Levitt Road corridor will remain as is, other than the trees that will need to be removed for the driveways, and noted the School is moving toward using more low/no mow grasses. Mr.

Palladino presented architectural plans noting the use of an informal aesthetic with cottage style garage doors, hardy board siding and a poured concrete foundation. He noted that there will be no lighting other than those fixtures attached to the houses.

MILLBROOK SCHOOL DINING HALL SITE PLAN AMENDMENT –

Mr. Casemento explained that a site plan amendment is needed due to modification to the parking lot. He presented plans, noting an overall reduction in hard surfaces. He explained that SWPPPs have been amended for both the Dining Hall and Facilities Building site plans. Mr. Angell moved and Mr. Royall seconded to reaffirm the negative declaration for the Dining Hall site plan that was granted under SEQR on March 11, 2015. All in favor: Unanimous. Motion carried. Mr. Angell moved and Mr. Fouts seconded to schedule a public hearing for March 30, 2016. All in favor: Unanimous. Motion carried. Mr. Butts noted that he expects Mr. Clouser to review submissions prior to the next meeting.

OTHER:

KEVIN CUNNINGHAM DISCUSSION –

Mr. Butts explained that he had researched a similar situation with an application in Clinton where a small portion of the parcel was in Stanford, and that portion was not changed by the subdivision. He noted at that time, the applicant came before the Planning Board and the Board voted on the spot without full review of the application and provided a short note on the plan. He added that he spoke with the former Chairman of the Town of Washington Planning Board who noted that he had similar situations where their Board would approve the application without review. Mr. Butts further noted that according to Town Code, the application does not appear to fit the definition of a subdivision. He also spoke to the County Clerk's office to ask what they accept in such situations, and they responded that they don't have any particular requirements and would even accept a letter from the Board consenting to filing the map.

Mr. Butts recommended that the Board ask Mr. Cunningham to put a short statement on the map as follows: "By Resolution dated _____, the Town of Stanford Planning Board consents to the filing of this map." Mr. Angell moved that the Planning Board do so. Mr. Royall seconded. Discussion: Mr. Butts asked if the Board would like to authorize him to sign this statement for Mr. Cunningham's matter, and if any new similar applications are made that the Planning Board will review them. Mr. Fouts asked if they would sign only after the Town of Northeast approves the subdivision. Mr. Butts confirmed. All in favor: Unanimous.

APPROVAL OF MINUTES –

Approval of the December 16, 2015 minutes was postponed to the next meeting. The minutes of January 27, 2016 were unanimously approved as written on the motion of Mr. Fouts, seconded by Mr. Angell.

ADJOURNMENT-

The Board adjourned at 8:35 PM.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Robert Butts, Chair

APPROVED