

TOWN OF STANFORD  
PLANNING BOARD  
MEETING OF 12-15-2010

PRESENT:

Robert R. Butts, Chair  
Conrad Levenson  
James Fouts  
Thomas Angell  
Gerry Fernandez

Also in Attendance: David Clouser, engineering consultant.

BUSINESS:

MILLBROOK SCHOOL ZOO PARKING SITE PLAN/SPECIAL PERMIT-

Mr. Schnoor distributed illustrations and mapped locations of proposed signage to the Board. He and the Board discussed the possible addition of a "Caution: Driveway" sign located where the walking path crosses a private driveway. Mr. Angell moved to acknowledge that the conditions set forth in approval of Phase I have been satisfied. Mr. Levenson seconded. Discussion: Mr. Fouts inquired if the "Caution Driveway" sign was a requirement. Mr. Butts suggested that signs #9 and 10 be discussed in Phase II. All in favor: Mr. Butts, Mr. Fouts, Mr. Levenson, Mr. Angell. Abstained: Mr. Fernandez. Motion carried.

WAYNE MINOR SUBDIVISION-

Mr. Butts recused himself and Mr. Angell agreed to serve as acting Chairperson. Mr. Holub updated the Board on the status of the application. The applicant has submitted a letter from Bagdon Environmental regarding wetlands delineation stating there will be no detrimental effect from the driveway or house on the wetland. Mr. Holub reviewed the letter from Mr. Clouser, dated December 9, 2010. Mr. Clouser clarified item 1, stating that notification to the Army Corps of Engineers will be a condition of approval and that a letter from Bagdon Environmental will be needed regarding endangered species for SEQRA completion. Mr. Holub indicated the clearing limits note on the map to satisfy item 2 a. The Board explained that they will need a letter from an engineer indicating septic feasibility, but that Health Department approvals are not needed prior to approval. The Board requested more detailed plans for the wetlands culvert, and agreed to contact Mr. Furst regarding sight easements.

Following submission of all required documents, the Board will be able to complete SEQRA review and schedule a public hearing. Mr. Holub stated intent to complete tasks and return before the Board in February 2011.

#### ZITZ MINOR SUBDIVISION-

Mr. Zitz explained the need to sell access over his lot to a landlocked neighbor, as he would like to sell his land someday. Mr. Angell explained that if the new lot he creates will be a building lot he will need to submit an engineer report on septic feasibility. The Board discussed the possibility of creating a single driveway with easements or the creation of multiple flag lots. Mr. Angell instructed Mr. Zitz to speak to a surveyor. Mr. Butts inquired if Mr. Zitz would consider dedicating a public right-of-way for the fire tower hiking trail in lieu of a recreation fee. Mr. Zitz was amendable to discuss this further. Applicant will return before the Board on January 26, 2011.

#### GEORGIOPOULOS MINOR SUBDIVISION AND SPECIAL PERMIT-

Mr. Graminski distributed a letter in response to Mr. Clouser's comments regarding building envelopes. The applicant requests that no building envelopes be shown on the map. Mr. Graminski explained that the placement of structures remains the same, that 40 acres of land are forested, and asked if the language in the building envelope/clear-cutting note was appropriate if reference to 'building envelope' is removed. Mr. Clouser agreed to send another clear-cutting sample note to Mr. Graminski.

Mr. Graminski explained that he has revised the storm water package and will submit to Mr. Clouser. Mr. Butts explained that Mr. Furst has a form for a shared driveway easement that would expedite review. He noted that he will place them on the agenda for January 26, 2011, and hopes to have a negative declaration resolution to approve, which would result in a public hearing for February 2011.

#### EVANS LOT LINE ADJUSTMENT PREAPPLICATION CONFERENCE-

The applicant presented additional lot deeds indicating the lot that is divided by Shelley Hill Road appears to have been two separate existing lots. Mr. Angell remarked that he would like to review the last deed issued to ensure it agrees, and if so, no application to the Planning Board is needed. Mr. Butts instructed the applicant to locate the most recent deeds, and to make copies of all deeds for the Board.

#### DENNIS MINOR SUBDIVISION PREAPPLICATION CONFERENCE-

The applicant explained that 28 acres were subdivided in the 1970s, in 2006 two lots were combined into one through lot line abandonment, and that the applicant now wishes to subdivide into two lots. The Board reviewed the proposed sketch and flag lot provisions. The driveway will be classified as a shared driveway and will need a maintenance and access easement. The Board requested a building envelopes and clearing limits note and a letter indicating adequate access for emergency vehicles. They

instructed the applicant to submit an application, and that a moratorium waiver will be needed.

**OTHER BUSINESS:**

The Board reviewed the draft minutes from the November 17, 2010 meeting. Mr. Angell moved to approve as written. Mr. Fouts seconded. All in favor: Unanimous. Motion carried.

Mr. Angell moved to adjourn. Mr. Levenson seconded. All in favor: Unanimous. Motion carried.

Submitted By: \_\_\_\_\_

Michelle Turck, Planning Board Secretary

Approved By: \_\_\_\_\_

Robert Butts, Chair

