

TOWN OF STANFORD  
PLANNING BOARD MEETING  
MINUTES FOR JULY 29, 2020

**PRESENT:**

Thomas Angell  
John Van Leuven  
Patrick Hancock  
Chris Flynn (arrived late)

**ABSENT:**

James Fouts

**ALSO PRESENT:** Carol Hanlon, Town Board Liaison

Thomas Angell called to order the Planning Board Meeting at 7:37 pm

**PUBLIC HEARING:**

**LOT LINE CHANGE: TAVEL AND SAMUELS AND KATZ**

182 Stissing Road, Stanfordville, NY 12581 - Presenter Kirk Horton

Mr. Horton presented an affidavit of publication of the hearing notice in the Poughkeepsie Journal on July 21. Mr. Hancock moved, Mr. Van Leuven seconded to open the public hearing. All in favor, Mr. Angell, Mr. Hancock, Mr. Van Leuven. No comments were made from the public. Mr. Van Leuven motioned to close the public hearing, Mr. Hancock seconded the motion. All in favor, Mr. Angell, Mr. Hancock, Mr. Van Leuven. Motion carried.

**LOT LINE CHANGE: CONNIFF AND CANTER**

Shelley Hill Road, Stanfordville, NY 12581 – Presenter Kirk Horton

Mr. Horton presented an affidavit of publication of the hearing notice in the Poughkeepsie Journal on July 21. Mr. Van Leuven moved, Mr. Hancock seconded to open the public hearing. All in favor, Mr. Angell, Mr. Hancock, Mr. Van Leuven. No comments were made from the public. Mr. Hancock moved, Mr. Van Leuven seconded to close the public hearing. All in favor, Mr. Angell, Mr. Hancock, Mr. Van Leuven.

**LOT LINE CHANGE: DILLINGER**

171 West Hunns Lake Road, Stanfordville, NY 12581 – Presenter Debra Dillinger

Ms. Dillinger presented an affidavit of publication of the hearing notice in the Poughkeepsie Journal on July 25. Mr. Hancock moved, Mr. Van Leuven seconded to open the public hearing. All in favor, Mr. Angell, Mr. Hancock, Mr. Van Leuven. No comments were made from the public. Mr. Van Leuven moved, Mr. Hancock seconded to close the public hearing. All in favor, Mr. Angell, Mr. Hancock, Mr. Van Leuven.

#### SPECIAL PERMIT USE GUEST COTTAGE: WALTHER

171-4 Hammond Rd, Stanfordville, NY 12581 – Presenter Jolanda Jansen

Ms. Jansen presented an affidavit of publication of the hearing notice in the Poughkeepsie Journal on July 14 along with affidavit of mailings on July 14. Mr. Van Leuven moved, Mr. Hancock seconded to open the public hearing. All in favor, Mr. Angell, Mr. Hancock, Mr. Van Leuven. Jolanda Jansen presented the application.

Ryan Manning – 252 Ernest Rd, Millbrook asked if they are using the existing driveway. Jolanda says that no new entrance will be used. Architect for the applicant stated a gravel road will be in place as an access road. Ryan Manning asks for the square footage. The architect responds 4600 square feet on one level. Mr. Manning asks if the existing farmhouse will change, the architect responds that it will not. There are no comments from the planning board. Mr. Manning comments that it looks great to him. Mr. Hancock asks if there is value to adding language saying the extinguishing of the previous special permit will carry from owner to owner. Jolanda responds that the language reflects that an emphasis on the word parcel, so any changes made would have to come to the Planning Board. Mr. Angell suggests continuing this conversation in the business portion of the meeting. Mr. Hancock moved, Mr. Van Leuven seconded to close the public hearing. All in favor, Mr. Angell, Mr. Hancock, Mr. Van Leuven.

#### ALLOTTALAND LLC LOT LINE CHANGE

655 Bangall Amenia Road, Stanfordville, NY 12581 – Presenter Brian Houston

Mr. Angell opens the public hearing and states that it is a continuation from the last meeting. The applicant made a presentation of the proposed lot line change.

Phillip Mills of 656 Bangall Amenia Road asked the applicant to explain the reason for moving the lot lines. What do they hope to accomplish with the two lots? He says that it is his understanding that they could build a second home or a storage facility for large scale sculpture storage. He states that it may be a simple lot line change, but he would like the community to know what the end result of the change would be. Mr. Mills proposes that the board act cautiously and fully understand what the objective of the proposed change is.

Michael Rena of 461 Bangall Road comments that he owns the property to the left. He states that both fields are in DLC, as Mr. Mills has mentioned, and nothing but agricultural structures can be built here. He has heard there are conversations going on between DLC and this lot to change the regulations. If the wrong structure, something not agricultural is built, that could spoil his land. If it remains agricultural, that would be fine. He asks why there are complicated arrangements going on for this property. Mr. Angell reads a letter from the DLC, July 28, 2020. Mr. Angell asks for comments, Mr. Rena says it does not address how the owners wish to renegotiate the covenant with the DLC. Mr. Angell asks Mr. Reno what he requests for tonight. Mr. Reno responds that he wants the Board to wait until everything is clarified with the DLC so we really understand what is going on. He wants to avoid large non-agricultural buildings being built. Mr. Angell points out that based on the letter, the DLC has no objection with the lot line adjustment. But Mr. Rena worries that they will continue to negotiate with the DLC. Mr. Angell asks for Mr. Houston for comments. Mr. Houston says not this board's job to do the DLC's job, we proposed a lot line change, Mr. Mills knows the origin of what the applicant is hoping to do with the lot line change, but because Mr. Mills holds a restriction it is in his control completely.

He says the lot line does not change the size of the envelope. He says it is a very restricted property and there is very little they can do with the property. Mr. Rena airs his concerns about the building starting as a studio and then becoming something bigger and more residential. He believes the owners intend to do something more spectacular. Mr. Hancock clarifies that DLC easement limits building to agricultural uses. Mr. Rena believes that even with that it is part of a bizarre grand plan. Mr. Flynn moved to close the public hearing. Mr. Hancock seconded to close the public hearing. All in favor, Mr. Angell, Mr. Hancock, Mr. Van Leuven, Mr. Flynn. Mr. Houston and Mr. Mills will discuss map notes for the business section of the meeting.

## **BUSINESS:**

### **LOT LINE CHANGE: TAVEL AND SAMUELS AND KATZ**

182 Stissing Road, Stanfordville, NY 12581 - Presenter Kirk Horton

Mr. Angell asks Mr. Horton if he has any updates. Mr. Horton says he just doesn't have the health department finalized yet because you need to make an appointment first now. He is hoping to get Planning Board signature and then bring it to the Health Department. Mr. Angell asks if any members of the Planning Board need another presentation. Mr. Hancock asks if the property back up to one another? Mr. Horton explains that the parcel is across the road, but it is suppose to connected. They just want to convey this property, so it is one. Mr. Angell asks why the Health Department is involved. Mr. Horton responds because it is a filed map. Mr. Hancock motions to grant the application, Mr. Van Leuven seconds the motion. All in favor, Mr. Angell, Mr. Hancock, Mr. Van Leuven, Mr. Flynn. Motion carried. Mr. Angell signs the applicant's mylar indicating Planning Board approval for this lot line change.

### **LOT LINE CHANGE: CONNIFF AND CANTER**

Shelley Hill Road, Stanfordville, NY 12581 – Presenter Kirk Horton

Transfer .007 acres of land. Mr. Angell reads letter from DLC permitting such use. Mr. Flynn motions to grant the application, Mr. Hancock seconds the motion. All in favor, Mr. Angell, Mr. Hancock, Mr. Van Leuven, Mr. Flynn. Motion carried. Mr. Angell signs the applicant's mylar indicating Planning Board approval of the lot line change.

### **LOT LINE CHANGE: DILLINGER**

171 West Hunns Lake Road, Stanfordville, NY 12581 – Presenter Debra Dillinger

Transfer between Debra and mother it involves a very small parcel of land dealing with driveway and well access. No presentation was requested. Mr. Flynn motions to grant the application, Mr. Van Leuven seconds the motion. All in favor, Mr. Angell, Mr. Hancock, Mr. Van Leuven, Mr. Flynn. Motion carried.

### **SPECIAL PERMIT USE GUEST COTTAGE: WALTHER**

171-4 Hammond Rd, Stanfordville, NY 12581 – Presenter Jolanda Jansen

Mr. Angell asks if Ms. Jansen has come up with any language to address extinguishing the previous guest cottage permit to carry from owner to owner. Ms. Jansen states she will change the last note to end with "this parcel" for the previous building which had a guest house special permit. The note will indicate that this structure shall not be permitted or used as a guest cottage. Mr. Angell asks if any Planning Board members have any questions. Mr. Hancock wants to clarify that this restriction will run in perpetuity so that if the property is subdivided, say fifty

years from now, the building cannot be used a house again. Ms. Jansen explains that it is not a time thing, but rather a same parcel, and anyone that buys the parcel will see the note explaining the situation and a title search would show that information. It will be up to the Town to enforce the action. Mr. Angell ask if they have had Health Department approval yet, Ms. Jansen answers, not yet. Ms. Jansen explains the current guest cottage has functioning septic, it does not require board of health approval, they are building a new cottage and they are going to hook the guest cottage up to it, and they are looking for a brand new system. Ms. Jansen is looking for the Environment Review to move forward and for Planning Board approval for the current house to be the guest house. Ms. Jansen explains the map they have is not a health department map, it is a stand-alone map, it shows the septic system notes. The map was designed to be filed on its own. Mr. Angell points out that usually when the Planning Board grants a Special Use permit, Health department approval is needed for the new septic system, and you have reversed the process. The board will grant conditional approval based on the filed map for the new structure, plus changes to the language on the guest cottage. The SEQR Review was commenced, EAF Part I, June 8, 2020, is read by Mr. Hancock. Mr. Hancock motions for a negative declaration, Mr. Van Leuven seconds the motion. All in favor, Mr. Angell, Mr. Hancock, Mr. Van Leuven, Mr. Flynn. Mr. Van Leuven motions that conditional approval be granted with the understanding that the language on the filed map will be changed extinguishing the current guest cottage permit and indicating that the extinguishment runs with the land and that the applicant obtains Board of Health approval for the new structure. Mr. Hancock seconds the motion. All in favor, Mr. Angell, Mr. Hancock, Mr. Van Leuven, Mr. Flynn.

#### GULF EXPRESS

Branded Image: Presenter Marc Kuswick

Mr. Angell states that during the last meeting in June via Zoom, they reviewed the sign ordinance and any request for an application was to go through the building inspector. We had discussed that the Planning Board does not have jurisdiction over signs alone unless there is a site plan. We received an EAF short form and pictures, no formal site plan. Mr. Angell reads Article 1.6.4-30 the first step is a site plan review. The Planning Board would be involved to amend any previously approved site plan, and no site plan has been found yet. The applicant would have to provide the board with a site plan map. Mr. Angell states if there is a map, okay we can go ahead, if not, he will talk to building inspector about having him approve it. The need for a variance can only be determined upon viewing a site plan map. This item will be added to the agenda for September 30, 2020.

#### ALLOTTALAND LLC LOT LINE CHANGE

655 Bangall Amenia Road, Stanfordville, NY 12581 – Presenter Brian Houston

Mr. Angell asks if Mr. Houston and Mr. Mills have come to resolution. Mr. Houston reads map note stating that the 2 parcels will not go to separate owners, they will go under 1 title. Mr. Angell asks if Mr. Mills has seen the building envelope note, Mr. Houston answers yes. And if this note is any different than the previous map that is currently under file? Mr. Houston reads Building Envelope note on the map. Mr. Angell says that note does not mention the CEA. Mr. Houston says that is under a different note. Mr. Angell responds that he is most comfortable maintaining the current building envelope note that references the CEA. John Van Leuven is recused. Mr. Angell points out the current map note does not reference the private deed restriction. Mr. Flynn asks if they do a conditional approval. Mr. Hancock is concerned about

Mr. Rena's point about the agricultural building, Mr. Flynn mentions that it is between the DLC and the owner. Mr. Houston states the owners were very forthcoming and contacted everyone, there is no sinister plan. They thought they would be able to expand the building envelope, and they can't because of the DLC and Mr. Mill's restriction.

A motion to grant conditional approval was made by Mr. Flynn, Mr. Hancock seconds. The condition that must be met prior to approval being granted is that the notes on the map must be changed to conform with the notes currently in place. All in favor, Mr. Angell, Mr. Flynn, Mr. Hancock.

**OTHER:**

Mr. Hancock motioned to approve April 29 Meeting minutes; Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Hancock, Mr. Van Leuven.

Mr. Hancock motioned to approve June 24 Meeting minutes; Mr. Van Leuven seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Hancock, Mr. Van Leuven.

**ADJOURNMENT:**

Mr. Van Leuven made a motion to adjourn the meeting; Mr. Flynn seconded the motion. All in favor, Mr. Angell, Mr. Flynn, Mr. Hancock, Mr. Van Leuven.

The meeting was adjourned at 9:18 pm