

TOWN OF STANFORD
PLANNING BOARD MEETING
MINUTES FOR NOVEMBER 18, 2020

PRESENT:

Thomas Angell
Patrick Hancock
James Fouts

ALSO PRESENT: Ryan Cornelison - Planning Board Engineer, Carol Hanalon – Town Board Liaison

ABSENT: John Van Leuven, Chris Flynn

Thomas Angell called to order the Planning Board Meeting at 7:34 pm, this meeting was conducted via a Zoom Conference Call. The link was available on the Town's website for members of the public to access and join the call.

PUBLIC HEARINGS:

LOT LINE ALTERATION: COOK & MIDDLE ROSEBROOK LLC

South side of Hunns Lake Rd about 1 mile southwest of Ohland Rd – Presenter: Spencer Hall
Mr. Angell asked if proof of the publication of the public hearing had been provided. Mr. Hall had emailed the notice of posting to the Poughkeepsie Journal to Ms. Knickerbocker. Mr. Fouts moved to open the public hearing, Mr. Hancock seconds. All in favor, Mr. Angell, Mr. Fouts, Mr. Hancock. Mr. Fouts moved to close the public hearing, Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Fouts, Mr. Hancock. Motion carried. The public hearing is closed. No members of the public were present.

BUSINESS:

LOT LINE ALTERATION: COOK & MIDDLE ROSEBROOK LLC

South side of Hunns Lake Rd about 1 mile southwest of Ohland Rd – Presenter: Spencer Hall
Mr. Angell asked the Planning Board if any members required another presentation, no presentation was requested. Mr. Fouts motioned to approve the lot line alteration, Mr. Hancock seconds. All in favor, Mr. Angell, Mr. Fouts, Mr. Hancock. Motion carried. The lot line alteration was approved, Mr. Hall will bring the mylar to be signed by Mr. Angell to be filed.

MINOR SUBDIVISION: DARLING SAND AND GRAVEL, INC

5699 Route 82, Stanfordville, NY 12581 – Presenter Brian Houston
The application was postponed to the December meeting so Mr. Houston can complete the stipulations outlined by Mr. Cornelison.

LOT LINE ALTERATION: IMMACULATE CONCEPTION CHURCH

62-64 and 86 Hunns Lake Road, Stanfordville, NY 12581 – Presenter Brian Houston

Mr. Houston presented that the Roman Catholic Church is merging 6.32 acres to an adjoining 8.33 acre lot resulting in a 2.48 acre parcel and a 14.65 acre parcel, both owned by the Roman Catholic Church. Since the October meeting, Mr. Houston and Mr. Angell had discussed this project with the Town Attorney, Mr. Butts. Mr. Butts had decided the Board should move ahead with the original presentation that Mr. Houston had presented. Mr. Houston continued to present. The Catholic Church will have 2 parcels, the Rectory and Parish Hall will be on one parcel, 8.8 acres, and adjoined to that parcel is another 8.33 acre lot. The church would like to take the rear portion of the Rectory parcel and merge 6.8 acres to the adjoining vacant parcel that just has the part of the new cemetery. The cemetery used to be accessed by a one way road, but now the Rectory and Parish Hall will be on a 2.4 acre lot and road access through the Rectory will no longer be available. The cemetery will be accessed from the Church parcel. The Church has an easement with the Red Devon property so patrons can exit through that lot. Mr. Houston stated that the Church plans to put the 2.4 acre parcel on the market to sell. Mr. Houston spoke with Father Bancroft of the Church and was told over the last 3-4 years they have done about 3 or 4 burials a year, so the access granted by the gravel road should suffice. Mr. Fouts asked if the prior access will be eliminated and just exclusively use the rear entrance, Mr. Houston explained the existing road will be the entrance for a loop. Mr. Hancock asked the size of the turnaround, Mr. Houston clarifies that is easy to complete a 3 point turn and a funeral home would be in charge of organizing traffic. Mr. Angell asked if the 2.4 acre lot is in the Rural Center zone, it is. Mr. Angell explained that Mr. Butts and Mr. Houston had a conversation about the lot line alteration and that the proposal is appropriate. Mr. Fouts motioned to classify the application as a lot line alteration minor subdivision for the Roman Catholic Church. Mr. Hancock seconded. No further discussion. All in favor, Mr. Angell, Mr. Fouts, Mr. Hancock. Motion carried. Mr. Angell declared this a Type II action, no SEQR review would be needed. Mr. Fouts motioned to schedule a public hearing for December 30. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Fouts, Mr. Hancock. Motion carried.

MAJOR SUBDIVISION: ROCKY REEF FARM, LLC

6906 Route 82, Stanfordville, NY 12581 – Presenter Ernie Martin, Spencer Hall

The Planning Board did a site visit on November 7 with Mr. Angell, Mr. Hancock, Mr. Fouts, and members of the applicants' family. Mr. Martin presented the results of the site walk. Mr. Martin explained that the group went over the routes of the revised driveways, and the idea was to get the driveways out of the open fields and/or hug tree lines to get to the four proposed sites. Three of the sites are in open areas, the fourth site is in a wooded area. By moving the driveways to follow existing farm lanes or existing wooded area they are hoping to preserve the cultivated fields that the Planning Board had asked to be considered. Mr. Martin further explained that instead of four separate driveways in the initial sketch, they would do a common road off the private road that would split into two separate common driveways to each of the two sites to reduce disturbance and to keep the driveways out of the cultivated fields. Mr. Cook made a comment for the record. Mr. Cook thanked the board for their effort on collaboration on the application, he stated that he does not want the application to be contingent upon a Conservation Subdivision easement being put in place. Mr. Cook believed they would accomplish all the Board's objectives. Mr. Angell questioned the application, as it was made pursuant to the conservation easement part of the subdivision zoning law. Mr. Hancock clarified that it was his understanding that the conservation easement was part of the application as well. Mr. Cook stated that he does not want the approval tied to the easement at all and wished to make no

further comments. Mr. Angell explained that Mr. Cook can proceed how he would like, but the application was presented, up until this point, as a conservation subdivision. Mr. Angell stated that he believes the code would have whatever land is not being used to build houses have to be permanently protected by the conservation easement, and he suggested Mr. Cook work with Mr. Martin and Mr. Hall to figure out what they would like to do and put off any decisions until the next meeting in December. Mr. Cook stated that he wants to bring to light new information that he had received, but he would find it constructive to get some form of approval on the driveways first. Mr. Angell stated that they can proceed with the application as presented, but if they are not doing a conservation subdivision application, they will need to look at the code for whatever application they want to do instead. Mr. Cook would like conceptual approval of the driveways now and assume the conservation density application will continue. The Board and Mr. Martin began discussion on the map of the driveways. Mr. Angell explained that they had discussed potentially moving the first split in the driveway closer to the first house site, "O," and then split to go along the tree line, to lessen how much into the field it goes. Mr. Angell said that he does not have a problem with the driveways past the first house site, except maybe adjusting the driveway to site "C." Mr. Martin explained that they would follow the contours going to house site "C" and go around southwesterly and the northwesterly, the cultivated field has to be crossed, but they would do it so they would meet grading codes and follow existing contours. Mr. Martin further explained that they do not want to do any deep excavating or filling, so the area could still be traversed with machinery. Mr. Fouts asked for clarification on the driveway through the woods to site "N" and asked if there was an existing farm lane already there. Mr. Martin said that there is a walking trail, but they would have to clear some of it for the driveway. Mr. Fouts asked if they plan to map out a plan to lessen the environmental impact and preserve older growth so that the existing oak trees on the property are not damaged or removed. Mr. Martin confirmed that the intention was to keep the oak trees and that a lot of the growth is younger on the walking trail. Mr. Cook said the children are very sensitive to the oaks and wish to keep them. Mr. Fouts reiterated that the impact should be as far away from the trees as possible. Mr. Hancock stated that he would like to see the single driveway to house site "W" hug the tree line and to leave the wider part of the field open for larger farm equipment to be able to pass through heading to house site "C". Mr. Hall and Mr. Martin said they intend to do so. Mr. Fouts stated that he likes Scheme A better than Scheme B. Mr. Martin said he wants to get on the west side of the tree line down to the three lower sites which would favor more of Scheme B because there are some steep parts they need to avoid. Mr. Martin was favoring a little of both Scheme A and B driveway maps. Mr. Fouts said that if field crossings are minimized and tree boundaries are used for driveways, that would be the best route. Mr. Angell said he is prepared to move forward with the new proposed driveways as long as they are modified within what they had discussed at the site visit and this meeting. Mr. Martin stated that he will discuss with his clients about the conservation density subdivision and then move forward. The application will be on agenda for December 30.

SPECIAL PERMIT ACCESSORY BUILDING: MAURO AND TRIMBLE

139 Willow Brook Road, Clinton Corners, NY 12581 – Presenter Rachel Mauro and Vance Trimble

Ms. Mauro and Mr. Trimble have provided the board with the amendment to the plan and they also provided a second drawing that is a scan showing that the Miscioscia Subdivision was

altered after it was originally filed and approved. This alteration was for both a lot line and a restrictive building envelope change. Mr. Cornelison pulled up the parcel access of the lot so the Planning Board can view the aerial view. The field is in the front of the property and wooded in the back. Mr. Hancock asked for clarification on the drainage ditch, the drainage line goes into the pond. Mr. Angell asked where the driveway will be, Mr. Trimble said it is roughed in a lower grade area starting at the center and then coming in to the left towards lot 7 and back up to center. Mr. Trimble explained where the accessory building would be, it would be across from the drainage creek, the creek is mostly dry. He said that during rainy season it has a little moisture. The applicants would put a culvert in. Mr. Angell asked if the fields will still be hayed, Mr. Trimble explained that Clarence Knapp will still be able to hay the fields - the driveway is designed to allow continued farming. Mr. Angell asked if they want to change the house site, but Mr. Trimble said he is happy with the house building envelope. Mr. Fouts asked if they ever found out the origin of the building envelopes. Mr. Trimble presented the protective covenant. Ms. Mauro explained that the neighbor Fred Duwald is part of the subdivision architectural committee. Mr. Fouts wanted to know why the building envelopes are designed the way they are when some of the envelopes are large and others are not, Mr. Hancock suggested it may just be setbacks. Mr. Angell said he has no conceptual issues with the application, Mr. Fouts, Mr. Hancock agreed. Ms. Knickerbocker will find any files on the subdivision. Ms. Mauro and Mr. Trimble will start the application process and the Board will follow the code for amendments for a major subdivision. The subdivision had been amended and was approved by a previous Planning Board. Mr. Cornelison said that they made the building envelopes smaller on the amendment and one of the lots gained more acres from another lot and that interfered with the building envelopes so they changed the envelopes. Mr. Fouts suggested it be researched how that was done for reference for this project. Mr. Angell suggested the applicants move ahead with an engineer and land surveyor. Mr. Fouts would like to see stream crossing detail on the application. Mr. Cornelison brings up the town has an easement. No further discussion.

PRE-APPLICATION CONFERENCES:

MINOR SUBDIVISION: KASOFSKY

119 Decker Road, Stanfordville, NY 12581 – Presenter: Lucy Kasofsky

Ms. Kasofsky presented. She owns a 31 acre vacant property with her brother and would like to build a house on the property. Ms. Kasofsky's concerns are the driveway for the property. She would have the back of the property and her brother have the front for each of them to build on. She wanted to know if it would make more sense for her to own the driveway that would be shared with some form of easement. Mr. Angell clarified that she wants to do a subdivision of the 31 acres. Mr. Hancock clarified that she would want a flag lot, Ms. Kasofsky said that is what she was thinking. Ms. Kasofsky explained that there is a trail road on the property that they would use to build the driveway on and she also mentioned that her brother is not sure if they would want to build or split his lot into two parcels. The permit is granted for the driveway, but it is a little steep. Mr. Angell asked Mr. Cornelison what the slope for a common driveway is, he found it is 10%. Mr. Fouts said perhaps they might not need a flag property. Mr. Angell asked Ms. Kasofsky if she has spoken with a surveyor and she has not yet. Mr. Angell explained the lot is large enough to subdivide, that she needs to consider the soil depth and ridges for septic, and that talking to a surveyor will help her figure out the best location for driveway and lot design. The Planning Board discussed whether she needs a flag lot or regular lot. Mr. Cornelison said the

road frontage required for a regular lot is 200 feet for RR district. The Board explained that she could split the lot down the middle since she has about 500 road frontage. Ms. Kasofsky was concerned about the driveway being down the middle, she would rather have the driveway closer to the edge of the property and may have to do a flag lot. No further discussion.

SPECIAL USE PERMIT: POCHRON

207 Haight Hill Road, Stanfordville, NY 12581 – Presenter: Julie Pochron

Ms. Pochron presented and is looking to purchase and turn an existing building into a live-in studio on the property currently leased by Johnny's Automotive. Ms. Pochron would like to renovate the building for both commercial and residential uses, but would like to know if it possible before she purchases the property. Ms. Pochron does photographic printing for art galleries and museums, it is a small business. The existing building on the property is 6000 square feet, Ms. Pochron currently rents a similar size building that they live and work in. Mr. Angell asked if this would be a home occupation, as code regulates what is a home occupation and what is not. Mr. Fouts mentioned car and chemical removal for the property, Ms. Pochron explained that all of that would be tied into the purchase, but they have not proceeded there until she finds out if she can do the live-in studio. Mr. Hancock asked to clarified if it was ever a gas station in case there needs to be oil removal and Mr. Fouts asked if there are chemicals in Ms. Pochron's business in which she replied silver and recycled materials. Ms. Pochron does mostly ink prints. Mr. Angell asked for a description of her business. Ms. Pochron owns a print studio, it is a custom experience where artists need prints or negatives created in gigantic form for showings or museums, she is an artist. The traffic for the business would be very low. The property had been grandfathered in as commercial even though it is in a residential area. Mr. Cornelison reads code for home work occupancy for artist studio, and it was decided that artist fits into Home Professional Office within the code. Mr. Angell asked to know how much she would like to occupy, Ms. Pochron would do one floor, the business would take up more than half the residency. Mr. Fouts asked if Ms. Pochron plans on changing the outside, she does not, only repairs so it would not look like a garage anymore. Mr. Cornelison stated that Home professional office is permitted in all districts and would not need approval from Planning Board, but residential must be 50% of the square footage. Mr. Angell said a drawing of her plan could be presented to the building inspector for his approval. Mr. Fouts said the health department may need to be involved since it is residential now, Ms. Pochron explained that since she is renovating it would need Board of Health involvement anyway for heating, etc. There should be water and septic on the property, although it was not listed on the listing. Ms. Pochron can continue with building permits if she decides to buy the property.

OTHER:

Mr. Fouts motioned to approve October 28 Meeting minutes as written; Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Fouts. Motion carried.

The next meeting will be scheduled for December 30, 2020.

ADJOURNMENT:

The meeting was adjourned at 9:11 pm