

Town of Stanford Planning Board Meeting

February 23, 2022

7:30 PM held via Zoom Conference Call

PRESENT: Thomas Angell (Chairman), Chris Flynn, Brad Rolston, William Moriarty, Ryan Weitz (Planning Board Engineer)

ABSENT: Patrick Hancock

Meeting begins at 7:33 PM

PUBLIC HEARINGS:

LOT LINE ALTERATION: BONTECOU AND ROOSEVELT: Spencer Hall
355 Shuman Road, Stanfordville, NY 12581

Mr. Angell asked if a notice that been submitted to Ms. Knickerbocker regarding the posting in the Poughkeepsie Journal, Mr. Hall said it had. There were no members of the public present for this application. Mr. Flynn motioned to close the public hearing. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Moriarty. Motion carried.

SITE PLAN APPLICATION: DUFFY: Eric Bunge and Paul Mok
157 Willow Brook Road, Stanfordville, NY 12581

Mr. Angell asked if Mr. Bunge and Mr. Mok had provided notice in the Poughkeepsie Journal and certified mailing receipts to Ms. Knickerbocker, they had. There were no members of the public present for this application. Mr. Rolston motioned to close the public hearing. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Moriarty. Motion carried.

MINOR SUBDIVISION: BULLS HEAD LLC: Ken Casamento
1204 Bulls Head Road, Clinton Corners, NY 12514

Mr. Angell asked if Mr. Casamento had provided notice in the Poughkeepsie Journal and certified mailing receipts to Ms. Knickerbocker, he had. Mr. Casamento presented as there were members of the public that requested to see the project. Mr. Casamento showed the proposed 3 lot minor subdivision with a common driveway. He explained that the entrance to the property had been approved with a common driveway that splits to the East and West. Each lot is over 10 acres. He said the lots are 11 acres, 13 acres, and 18 acres. Mr. Casamento said they had done preliminary testing for septic and sewer, and each area has adequate space to support the systems. Mr. Casamento mentioned that they had been working with Mr. Weitz and at this time they believe they have met all the requirement put forth by Mr. Weitz. Mr. Casamento explained that the driveway turnaround from the Fire Department had been approved as well. Mr. Calogero and Ms. Palmer of 1082 Bulls Head Road in the Town of Clinton made comments. Mr. Calogero said his property borders the applicant and the ridgeline rises to meet the property line. Mr. Calogero built their home 17 years ago, and in the Town of Clinton there are regulations on the Taconic Parkway viewshed and protection of the ridgeline. He further explained that the purpose

of the designations is to protect the natural environment for the enjoyment of all, and it helps keep the area wooded and prevent runoff. Mr. Calogero said that if you walk down the ridge to their property there is a lot of runoff and he is concerned that building on Lot 1 may cause additional runoff and his property may not be able to handle the additional watershed. Mr. Calogero said he saw on the proposed maps that Lots 2 and 3 seem to be setback further than Lot 1, but he believes that Lot 1 will have the greatest impact on the ridgeline. Mr. Calogero suggested that the applicant consider moving further from the ridgeline, and explained the benefits would include natural privacy shielding, reduced wind impact, avoiding future ridgeline regulations that could be set by the Town of Stanford, and protection of the wildlife. Mr. Calogero also asked that the lighting be faced downward with the exception of motion activated lights that burn for short periods of time. Mr. Calogero said they are not against the project, they would just like the most thought and consideration be put into the development to benefit everyone. Mr. Casamento responded to the comments. Mr. Casamento explained that the plan is to build into the lower side of the ridge to blend it in as best as possible, but were trying to avoid the noise of the Taconic Parkway. Mr. Teahan at 194 Old Bulls Head Road spoke. His property abuts the area of Lot 2 in the proposed application. Mr. Teahan expressed similar concern as Mr. Calogero in that he does not oppose the project but would like the project to fit in the area as best as possible. Mr. Teahan said that he had noticed there will be a provision for no further subdivision on the lots and suggested that the deeds reflect that, and to have it run with the land. Mr. Teahan further explained that from a legal standpoint, he would like to see it as a permanent covenant if the subdivision is granted. Mr. Teahan also suggested that the public hearing remain open to give him and Mr. Calogero an opportunity to further discuss the subdivision with the applicant. Mr. Casamento said that the no further subdivision note will be on the mylar and filed with the project plan maps. Mr. Teahan agreed that that should suffice. Mr. Teahan asked about the ridgeline sightings on the other two houses as his property border that area as well. Mr. Casamento explained that they would not be taking out any trees along the ridge and are trying to blend it in. Mr. Teahan asked if the houses would show above the treeline, to which Mr. Casamento responded that mature trees would provide coverage. Mr. Casamento further explained that the ridge rises above 550 feet and the house would be below that around 530 feet, and the house would be on the second rise. Mr. Teahan asked for clarification on where the land rises on the property and Mr. Casamento explained that it is not at the top of the full ridgeline. Mr. Teahan asked if they could sit down with Mr. Casamento and then discuss it again at the next meeting. Mr. Angell said that would be up to Mr. Casamento to decide. Mr. Casamento explained that they have been before the Board several times with design and the owners would like to proceed forward now that they have met all the code requirements. Mr. Casamento said the exact locations of the houses are not finalized. Mr. Teahan asked Mr. Casamento if he could meet at Mr. Casamento's office in Poughkeepsie to further discuss the house locations to get a better view. Mr. Casamento explained that he would have to ask the clients and that would delay them at least another month if they wait until after this meeting to get the approval. Mr. Calogero said he would like to join that meeting if it happens to address drainage concerns. Mr. Calogero suggested a walkthrough on the property so he could have reassurance that the drainage would not be an issue. Mr. Casamento explained that they are required to meet all DEC stormwater drainage requirements, which they have. Mr. Angell asked if there were any additional

comments from the public, there were none. Mr. Angell then asked Mr. Weitz if all the comments had been addressed. Mr. Weitz said everything had been completed, with the exception of a few permits that would come later and the note to add no further subdivision to the plat, and Mr. Casamento had submitted a new plat indicating the new notes. Mr. Angell asked Mr. Weitz if there is any reason to leave the public hearing open. Mr. Weitz said that the Board had received comments from abutting neighbors so it would be up to the Board, but all his memo items had been addressed. Mr. Angell clarified that there would not be any major changes to the plat moving forward with the conditional approval and Mr. Weitz confirmed that to be true with the exception of house layouts and placements. Mr. Flynn motioned to close the public hearing. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Moriarty. Motion carried.

BUSINESS:

LOT LINE ALTERATION: BONTECOU AND ROOSEVELT: Spencer Hall
355 Shuman Road, Stanfordville, NY 12581

Mr. Angell asked if there were more questions, there were none. Mr. Rolston motioned to approve the lot line alteration. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Moriarty. Motion carried. Mr. Hall said he will get the mylar signed by Mr. Angell.

MINOR SUBDIVISION: BULLS HEAD LLC: Ken Casamento
1204 Bulls Head Road, Clinton Corners, NY 12514

Mr. Angell asked Mr. Weitz if there had been discussion of a common driveway maintenance agreement with the Planning Board attorney. Mr. Casamento said he had not heard from Yolanda that a new document is required. Mr. Casamento said that if one is required the applicant will provide one and work with her, but he is under the impression that it is satisfied to date. Mr. Weitz said that they had not heard anything. Mr. Angell explained that the code requires the maintenance agreement. Mr. Weitz explained that all the technical items had been addressed. Mr. Weitz said the outstanding items are the submission of the permit applications, but the applicant is not the current owner so they cannot submit for the permits to the DEC and DPW because they are not the current owners. Mr. Casamento explained that he needs the subdivision approval in order to get the permit from the DPW. Mr. Weitz clarified that a condition on the approval could be that the applicant needs to submit the permits before the final plat can be signed. Mr. Angell said there should be three conditions to the approval. The conditions include figuring out the contributions to the maintenance agreement, the DEC permit, and lastly the DPW permit. Mr. Casamento commented that he would like to get contact information from the neighbors so the new homeowners can discuss the layouts with the neighbors. Mr. Teahan and Mr. Calogero agreed to exchange contact information to discuss the matter further. Mr. Rolston read Part II of the SEQR. Mr. Rolston questioned the impact of the project. Mr. Weitz explained that for “use and intensity of use of land” the amount of impact is based on context and scale of the surrounding area. All questions to Part II were answered no, or small impact may occur. Mr. Rolston read Part III and based on the information and analysis above, and any supporting

documentation, it was determined that the proposed action will not result in any significant adverse environmental impacts. Ms. Knickerbocker read the resolution establishing the Town of Stanford Planning Board as lead agency and determining that the BCD Bulls Head Road subdivision is an unlisted action and will not have a significant adverse impact on the environment. The foregoing resolution was duly put to a vote, and upon roll call, the vote was as follows: Chair Thomas Angell, yes, Member Chris Flynn, yes, Member Bradley Rolston, yes, Member Patrick Hancock, absent, Member William Moriarty, yes. The foregoing resolution was thereupon declared duly adopted. Mr. Angell told Ms. Knickerbocker she had permission to sign his name on the declaration. Mr. Flynn motioned to approve the subdivision with the three conditions, maintenance agreement, DEC permit, and DPW permit to be obtained. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Moriarty. Motion carried.

SITE PLAN APPLICATION: DUFFY: Eric Bunge and Paul Mok
157 Willow Brook Road, Stanfordville, NY 12581

Mr. Angell asked if the Board had any further questions, there were none. Mr. Rolston read Part II of the SEQR, all questions were answered no, or small impact may occur. Mr. Rolston read Part III and based on the information and analysis above, and any supporting documentation, it was determined that the proposed action will not result in any significant adverse environmental impacts. Mr. Angell asked the applicants if they would not mind if the resolution was not read aloud as it is the same as the previous resolution that was just read. Mr. Bunge and Mr. Mok agreed to having just the vote read aloud. Ms. Knickerbocker conducted a roll call to put the resolution establishing the Town of Stanford Planning Board as lead agency and determining that the 157 Willow Brook Road special use permit application is an unlisted action and will not have a significant adverse impact on the environment. The foregoing resolution was duly put to a vote, and upon roll call, the vote was as follows: Chair Thomas Angell, yes, Member Chris Flynn, yes, Member Bradley Rolston, yes, Member Patrick Hancock, absent, Member William Moriarty, yes. The foregoing resolution was thereupon declared duly adopted. Mr. Angell told Ms. Knickerbocker had permission to sign his name on the declaration. Mr. Flynn motioned to approve the Special Use Permit for 157 Willow Brook Road. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Moriarty. Motion carried.

OTHER:

APPROVAL OF JANUARY 26, 2022 MINUTES

Mr. Moriarty motioned to approve the January 26, 2022 meeting minutes as written. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty, Mr. Rolston. Motion carried.

Mr. Moriarty motioned to adjourn the meeting. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty, Mr. Rolston. Motion carried. Meeting adjourned at 8:27 PM.

The next meeting will be March 30, 2022 in person.