

Town of Stanford Planning Board Meeting

May 31, 2023

7:30 PM at Town Hall

Present: Thomas Angell (Chairman), Patrick Hancock, Brad Rolston, Chris Flynn, Will Moriarty, Corey Clanahan (Town Board Liaison)

Meeting begins at 7:30 PM

PUBLIC HEARING:

LOT LINE ALTERATION: LISMAN, TRUSTEE & MILL LANE PARTNERS LLC: Spencer Hall

145 Hunns Lake Rd & 14 Mill Ln, Stanfordville, NY 12581

Mr. Hall presented Ms. Knickerbocker with the notice of publication in the Poughkeepsie Journal as well as the affidavit. No members of the public were present. Mr. Rolston motioned to close the public hearing. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Hancock, Mr. Moriarty. Motion carried.

BUSINESS

LOT LINE ALTERATION: LISMAN, TRUSTEE & MILL LANE PARTNERS LLC: Spencer Hall

145 Hunns Lake Rd & 14 Mill Ln, Stanfordville, NY 12581

Mr. Rolston made a motion to adopt the resolution and read the whole prepared resolution that is on file with the Planning Board.

“Whereas the Parcels do not meet the minimum size requirements of Section 140 of the Town Code and therefore the proposed lot line alteration may not be approved by the Planning Board without a determination by the Planning Board to modify such minimum requirements upon specific request of the Applicants, as authorized by Section 140-27B of the Town Code”

“The Planning Board having reviewed Section 140-27B of the Town Code, has determined that (a) the minimum requirements of Section 140 of the Town Code will, in this specific circumstance, cause unusual hardship or extraordinary difficulties to the Applicants because of the exceptional and unique conditions of the physical features of the Parcels; and (b) the public interest is protected and the lot line alteration is in keeping with the general spirit and intent of Section 140 of the Town Code. For the sake of clarity, this determination relates only to the proposed lot line change and not to any other changes to or development of either Parcel.” Mr. Moriarty seconded. The resolution was put to a vote. Mr. Angell, yes, Mr. Flynn, yes, Mr. Rolston, yes, Mr. Hancock, yes, Mr. Moriarty, yes. The resolution was adopted, and the lot line alteration was granted. Mr. Angell stated that this application is a Type II action and no SEQR will be conducted. Mr. Hall presented the mylar to be signed.

SPECIAL USE PERMIT, ACCESSORY APARTMENT: SNARE: Ed Loedy & Beth Nash  
141 Shelley Hill Rd, Stanfordville, NY 12581

Mr. Loedy and Ms. Nash presented a special request. Ms. Nash explained that they will have a public hearing with the Zoning Board of Appeals in 2 weeks on June 14<sup>th</sup> and will look to get 3 variances for the lot size, carport size, and carport setbacks. Ms. Nash asked if the Planning Board could vote to schedule a public hearing in advance of getting the variances for June 28<sup>th</sup> in the event the variances are approved by the ZBA. Mr. Loedy explained it would spare their client another month of waiting for approval for the special use permit. Mr. Rolston asked if there would be time for the applicant to post a notice after the ZBA meeting. The applicant would need to post the notice at least five days before June 28. Mr. Loedy said they would have time to publish the notice if the ZBA granted the variances on June 14. Mr. Rolston asked for clarification on the process. Mr. Angell explained that the Planning Board would vote to schedule the public hearing for June 28 tonight, and if the applicant does not get the variances, then the Planning Board would adjourn the public hearing and not hold it on June 28. Mr. Hancock asked what if the ZBA only grants 1 or 2 of the variances. Mr. Loedy said it would depend on which variances they were granted. Mr. Loedy said the carport could be eliminated if those were not granted, but would like to use the space that is existing already. Mr. Hancock clarified that the Planning Board could schedule a public hearing pending the results of the ZBA meeting on June 14 and no notice to the public would be given until after the ZBA meeting on June 14. Mr. Flynn motioned to schedule a public hearing on June 28. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Hancock, Mr. Moriarty. Motion carried.

#### OTHER

Mr. Flynn motioned to approve the April 26, 2023 minutes with the amendment to “affirmation” to “affirmative” and to correct the punctuation after mylar in the “OTHER” section. Mr. Moriarty seconded. Motion carried.

Mr. Moriarty motioned to adjourn the meeting. Mr. Rolston seconded. Meeting adjourned at 7:46 PM.

Meeting recorded by Sara Knickerbocker