

Town of Stanford Planning Board Meeting

October 25, 2023

7:30 PM at Town Hall

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

Absent: Brad Rolston, Chris Flynn

Meeting begins at 7:30 PM

PUBLIC HEARING

LOT LINE ALTERATION: COHEN: Scott Cohen

1533 Bulls Head Rd, Stanfordville, NY 12581

Mr. Angell asked if Mr. Cohen had made proper notice and Mr. Cohen provided Ms. Knickerbocker with the affidavit and proof of publication. No members of the public were present for this application. Mr. Moriarty motioned to close the public hearing. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Moriarty. Motion carried.

BUSINESS

LOT LINE ALTERATION: COHEN: Scott Cohen

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Mr. Cohen presented. Mr. Cohen explained that the original lot line alteration showed 104 feet of road frontage which is less than the required 200 feet. Mr. Cohen had the surveyor change it. Mr. Cohen pointed out on the map where the 3 lots would be converting into 2. Mr. Cohen explained the adjustment made on the lot with the water control elements would have been a 2 yard arc, but the new lot line alteration avoids that and keeps the spillout and water control on the 1 lot and the shared septic. Mr. Angell asked where the curb cut is, and Mr. Cohen pointed it out on the map said it is at least 50 feet of flatness. The Board had no further questions. Mr. Moriarty motioned to approve the lot line alteration. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Moriarty. Motion carried. Mr. Cohen presented the map to Mr. Angell to sign. Mr. Angell explained that the map is missing special language that reflects that a public hearing was held and will need to be adjusted before he can sign it. Mr. Angell said once the map has the appropriate language he will sign it.

SPECIAL USE PERMIT: Susan Mansell and Richard Kaufman

80 East Hunns Lake Rd, Stanfordville, NY 12581

Ms. Mansell presented. Ms. Mansell read the letter she provided to the Planning Board. Ms. Mansell explained that her and her husband have intentions of staying in the community and want to create a space to age in place that would provide a place for someone to move in to take care of them as they get older. They built the garage in 2019, but they have decided to build a recreational space above the 2 car garage. Their contractor, Jake Exline, recommended they

apply for an accessory dwelling. Mr. Angell explained that the lot is not big enough for a guest cottage due to the lot size. Ms. Mansell said that there were originally 2 lots and they combined them to become 1 lot. Ms. Mansell said that she hoped that was not a mistake to combine them, and the Planning Board believed that the property structure may have been grandfathered in had they not combined the lots. Mr. Angell said they need to look at the use table, but he suggested a breezeway that attaches the buildings. Ms. Mansell said that could be potential option. Mr. Angell said in some incidents there can be a 2 family home by right, as long as they are connected. It was also discussed that a duplex is not permitted in the Lake Residential zone, so the breezeway will not work. Mr. Angell mentioned that the building would have to pre-date the zoning law regarding Accessory Apartment, which it does not. The Planning Board members reviewed section 164-22 about Accessory Apartments. Mr. Angell reviewed part B explaining an accessory apartment is not permitted on a lot less than 1.5 acres, and their lot is just about .76 acres. Mr. Angell said there is nothing within the code that would allow them to have an accessory apartment, but they could go to the Town Board to have the zoning law changed. The other option is to go to the Zoning Board of Appeals and they could grant a variance, but the success of that appeal is lower based on previous requests that were similar that were not approved. Mr. Angell explained that the Building Inspector is charged with providing certificates of occupancy and would enforce the code. Mr. Angell explained that the process of spot zoning is not typically done. Mr. Kaufman clarified that they would just have to go back to their original plan for the recreational space. Mr. Angell said that the Comprehensive Plan that is being drafted may affect the zoning law regarding accessory apartments.

OTHER

Mr. Moriarty motioned to postpone the public hearing for the 4 Old Anson Way Special Use Permit for a pool house to November 29. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Moriarty. Motion carried.

Mr. Hancock motioned to approve the meeting minutes from September 27. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Moriarty. Motion carried.

Meeting is adjourned at 7:59 PM

Meeting recorded by Sara Knickerbocker