

Town of Stanford Planning Board Meeting

February 28, 2024
7:30 PM at Town Hall

Present: Thomas Angell (Chairman), Patrick Hancock, Brad Rolston, Chris Flynn

Absent: Will Moriarty, Eric Haims (Town Board Liaison)

Meeting begins at 7:30 PM

PUBLIC HEARING:

LOT LINE ALTERATION: HUGHES: John Hughes
6257 Route 82, Stanfordville, NY 12581

Mr. Angell asked if Mr. Hughes had provided Ms. Knickerbocker with proper notice for the public hearing. Mr. Hughes provided Ms. Knickerbocker the affidavit for the posting in the Poughkeepsie Journal. No members of the public requested presentation. Mr. Flynn motioned to close the public hearing. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Hancock, Mr. Rolston. Motion carried.

MAJOR SUBDIVISION & CONSERVATION DENSITY: ROCKY REEF FARM LLC,
BLODGETT: Ernie Martin
6909 Route 82, Stanfordville, NY 12581

Mr. Martin presented an overview of the application. Mr. Martin said the application includes a conservation subdivision of the Rocky Reef Farm as well as a property lot realignment owned by Helen Watson Blodgett. Mr. Martin said the area extends as far North as Conklin Hill Road, West to Route 82, and South Attlebury Hill Road. The lots being created will be about 26 acres each, and served by an existing privately owned and funded roadway built to Town specifications. The length of the road is about 3,200 feet and will include the existing Aberdeen Lane and extend into the property with some improvements being made to the cul de sac. Mr. Martin said the first 1,200 feet will be gravel, similar to what exists now, and the remaining road will be paved to Town specifications. Mr. Martin said Rocky Reef Farm LLC is about 216 acres and the Blodgett property is about 195 acres and there is a conservation easement that is already in place and deeded to the Dutchess Land Conservancy for 108 acres. Mr. Martin explained that there is a stream crossing on the property, and that they obtained a permit to construct a 5x14 foot box culvert in the stream bed. Mr. Martin said that they are in compliance with Phase II of the Stormwater Management plan and have submitted their Stormwater Pollution prevention plan. Mr. Martin explained that the septic and water system plans will be developed individually on each lot when each home is being built. Mr. Martin said the subdivision will need to be signed off by the Health Department and they have already looked at the plans and have endorsed this as a permission to file plan. The Health Department had acknowledged that the applicant is filing a subdivision plat, but are not seeking approval for sewer and water systems at this time. Mr.

Buck, 20 Aberdeen Lane, one of the adjoining lots, asked to see where the box culvert would be installed. Mr. Martin showed Mr. Buck on the map where the existing stream is and where it crosses and where it meets on the other side of Route 82. Mr. Martin explained that the stream is protected so the opening will only be 4 feet in view, while a foot of the culvert will be below with a natural bottom. Mr. Martin said that after one of the storms the stream short circuited and runs in a different direction now instead of meandering, but the plan is to put the culvert in the old streambed and reroute the stream back through the culvert after construction. Mr. Martin told Mr. Buck it is about 300 feet from his property line. Mr. Buck clarified that it would not be an eye sore, and Mr. Martin assured him it would not be. No further comments were made. Mr. Rolston motioned to close the public hearing. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Hancock, Mr. Rolston. Motion carried.

BUSINESS:

LOT LINE ALTERATION: HUGHES: John Hughes
6257 Route 82, Stanfordville, NY 12581

Mr. Flynn motioned to approve the lot line alteration. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Hancock, Mr. Rolston. Motion carried.

MAJOR SUBDIVISION: ROCKY REEF FARM LLC, BLODGETT: Ernie Martin
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Mr. Angell asked Mr. Martin what steps will be taken so the stream does not revert from the corrected position after a storm. Mr. Martin explained that the area will be raised to accommodate the box culvert and the road will be graded to create a natural barrier and filled with riprap, and the plans indicate that. Mr. Angell said there is a completed Part I, II, and III of the Full Environmental Form that have been reviewed by the Attorney, Bob Butts, and Ryan Weitz, the Planning Board engineer. Mr. Rolston asked if there is anything they should be looking at more closely. Mr. Weitz recommended they look at the responses on Part II and he can explain any of the responses if they have questions. The Board reviewed Part II. Mr. Rolston questioned rerouting the stream and how many cubic yards of fill would be used. Mr. Weitz explained that they can construct the culvert in the dry and move the stream over to it, and said the amount of fill that is regarded is in the bottom of the culvert. Mr. Rolston asked about the impact on energy on page 8. Mr. Weitz said because there are 3 proposed single-family homes being built there will be an additional use of energy, but it is minimal. Mr. Rolston asked about construction taking more than a year or multiple phases on page 1 because it was answered no. Mr. Weitz explained that it refers to the road mostly and the other phases are also minimal. Mr. Angell noted that the DEC, Highway Department, and Town Supervisor responded to the letter declaring the Planning Board as Lead Agency. The DEC had done their own SEQR for the culvert, so they had no objection to the Planning Board being Lead Agency. Ms. Knickerbocker read the resolution declaring the Planning Board Lead Agency in determining that the Rocky Reef Farm LLC Major Subdivision is a Type I action and will not have a significant adverse impact on the environment. The votes were as follows, Mr. Angell, yes, Mr. Rolston, yes, Mr. Hancock, yes, Mr. Flynn, yes, Mr. Moriarty, absent. The motion carried. Ms. Knickerbocker read

the resolution "Granting Preliminary Subdivision Plat Approval with Modifications." The resolution was offered by Mr. Rolston with the amendment to strike out "of the water supply and wastewater disposal systems" from the end of "The plat shall be endorsed with the approval of the Dutchess County Health Department, including stamping of plans" for modifications required prior to final submission of the plat in final form. Mr. Flynn seconded the resolution with the amendment. Roll call was as follows, Mr. Rolston, yes, Mr. Angell, yes, Mr. Flynn, yes, Mr. Moriarty, absent, Mr. Hancock, yes. Motion carried.

Mr. Flynn motioned to waive a public hearing for the final plat submission. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Rolston, Mr. Flynn. Motion carried.

Mr. Angell said an escrow amount will need to be determined for the Town Engineer that will be overseeing the construction of the roadway. Mr. Angell also said that Mr. Martin will need to get on the Town Board's agenda in order to get a waiver for the required recreation fee or they will have to pay the \$4,000. Mr. Weitz added they have the DEC permit, but would also need the Army Corps permit before the final plat submission. Mr. Martin said it is usually a joint submission to DEC, but that may not have happened. Mr. Weitz explained that if Army Corps does not have jurisdiction, a letter stating that would be satisfactory.

OTHER:

Mr. Hancock motioned to approve the meeting minutes from January 31, 2024 with grammatical amendments. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Hancock. Motion carried.

Mr. Flynn motioned to adjourn the meeting. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Hancock. Motion carried. Meeting was adjourned at 8:31 PM.

After discussion, next meeting will be Thursday, March 21, 2024

Meeting recorded by Sara Knickerbocker