

Town of Stanford Planning Board

Meeting Minutes

July 31, 2024

Present: Thomas Angell, Chris Flynn, Brad Rolston, Patrick Hancock, Eric Haims (Town Board liaison)

Absent: Will Moriarty

BUSINESS:

Lot Line Alteration: 57-81 Wendover Road, Stanfordville, NY 12581: Gage and Wilser
Purchasing a triangular strip of land (.17 acres) from parcel 669-00-114668

Mr. Tamburrino presented, he recently purchased Hall Surveying. Mr. Tamburrino said the applicant wants to bring the Gage parcel up to 10 acres to obtain the required acreage to put a guest cottage on the property. The exchange is a .17 acre triangular piece traded with Wilser, an appropriate part of the property. Mr. Tamburrino said the alteration will follow the existing line and cut back to existing line of Gage and Wilser. Ms. Knickerbocker explained that the Town Board is currently reviewing potential code change to allow ADUs regardless of lot size, but Mr. Tamburrino said the applicants had heard that, but would like to move forward in case it does not pass. Mr. Rolston said parcel access showed that the sum total is 9.99, leaving it as short .01 acres to 10, but Mr. Tamburrino said his survey makes it 10 and that parcel access rounds their numbers a certain way. Mr. Angell asked if there are any existing structures, and Mr. Tamburrino said there is a house and a couple of barns, the lot line will be through unusable wetlands. Mr. Tamburrino said that DEC flagged wetlands on the properties, but for now they are just trying to get the lot line done first. Mr. Flynn motioned to classify the application as a minor subdivision lot line alteration. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Rolston, Mr. Flynn. Motion carried. Mr. Angell said this is a Type II action with no SEQR required. Mr. Flynn motioned to schedule a public hearing on September 25. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Rolston, Mr. Flynn. Motion carried. Mr. Angell asked if neighboring properties are in the Ag District. Mr. Tamburrino confirmed there some within 500 feet and will provide notice to these neighbors that are in the Ag District.

Consolidation of parcels & lot line alteration: 5886 Route 82 and 8 Sisters Hill Rd and 16 Sisters Hill Rd, Stanfordville, NY 12581: Metz & Volino

Mr. Tamburrino presented. Mr. Tamburrino explained that the Health Department is requiring the Cobble Pond Gulf property to drill a new well because there is one contaminated, and in order to due so, they must consolidate the lots because they do not want wells on separate lots. Mr. Tamburrino said in the process of adjusting the secondary lot they would also like to do a lot line alteration with neighboring property, Volino, so he can put a personal car garage on his

property. The lot line alteration is designed to meet the setback requirements so he can place the garage. Mr. Tamburrino said the primary lot is 0.34 acre and the secondary is 0.96 acres both within the Rural Center, and both are non-conforming, but the consolidation will make the lot less non-conforming. Mr. Angell confirmed that the secondary lot would no longer exist. Mr. Angell asked what is on the secondary lot. Mr. Tamburrino said the septic for Cobble Pond, but that is it. Mr. Angell asked the Board if they are okay making a non-conforming lot still non-conforming, but less non-conforming. It was agreed it was fine. Mr. Flynn asked if there is an issue with him doing the water treatment for the gas station, everyone was okay with Mr. Flynn voting. Mr. Rolston motioned to classify the application as a minor subdivision lot line change. Mr. Angell said this is a Type II action with no SEQOR required. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Rolston, Mr. Flynn. Motion carried. Mr. Flynn motioned to schedule a public hearing on September 25. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Rolston, Mr. Flynn. Motion carried.

OTHER:

Mr. Flynn motion to approve the minutes from May 29, 2024 & June 26, 2024 meeting minutes with the amendment to Mr. Hancock's comment on protecting the farmer easier to understand in the May 29 minutes. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Rolston, Mr. Flynn. Motion carried.

Meeting adjourned 7:53 PM

Minutes recorded by Sara Knickerbocker