

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 9-28-11

PRESENT:

Robert R. Butts, Chair
Gerry Fernandez
Conrad Levenson
James Fouts
Thomas Angell
John Royall

ALSO IN ATTENDANCE: David Clouser, Engineering Consultant.

Mr. Butts called the meeting to order at 7:40pm.

PUBLIC HEARINGS:

STRANG LOT LINE ADJUSTMENT-

Mr. Butts opened the hearing on the application for lot line adjustment at 2 Old Route 82 Lane. Mr. Houston submitted the affidavit of publication of the legal notice for the hearing, published in the Poughkeepsie Journal. No comments were made. Mr. Angell moved to close the public hearing. Mr. Levenson seconded. All in favor: Unanimous. Motion carried.

BUSINESS:

STRANG LOT LINE ADJUSTMENT-

Mr. Houston submitted a letter from Fire Chief Buchal, dated September 12, 2011, indicating that the proposed driveway plans meet or exceed the fire company's requirements for access. Mr. Clouser submitted a letter, dated September 28, 2011, regarding his review of the driveway profile. He indicated that the short stretch of the driveway with an 11% grade will not be a problem.

Mr. Houston presented the driveway profile for Board review. He distributed a letter from the State DOT, dated October 27, 2010, indicating satisfactory completion of work authorized under the highway work permit.

With no outstanding concerns, Mr. Angell moved to approve the application for lot line adjustment at 2 Old Route 82 Lane. Mr. Levenson seconded. All in favor: Unanimous. Motion carried.

HEWITT-WEINDLING LOT LINE ADJUSTMENT AND MINOR SUBDIVISION-

Mr. Clouser submitted comments for Board review, dated September 26, 2011. He explained that the parcel contains a portion of the Ryder Pond CEA, and the map should outline the boundary. Mr. Houston commented that he has added the boundary. Mr. Clouser added that the DEC website has listed possible threatened and endangered species on the site, and a habitat assessment may be needed. He explained that Hudsonia has indicated the possibility of Blandings Turtles on site, but that the Stanford CAC did a site visit that morning and did not feel there are any threatened or endangered species on the site.

Ms. Kilmer submitted comments to the Board via email. Mr. Houston added that Mr. Shaw has indicated that no Blandings Turtles have been found in Ryder Pond. Mr. Angell inquired if the comments from Mr. Shaw and the CAC are enough of an investigation for purposes of SEQRA. Mr. Clouser commented that if Mr. Shaw knows the site well and has a background as a biologist, that it should be adequate. Mr. Fernandez commented that the Board will need a more detailed report from the CAC. Mr. Clouser agreed to submit updated comments to the Board for the record.

Mr. Fouts inquired if the driveway could be moved outside of the CEA. Mr. Houston explained there is not much flexibility in locating the driveway, but that the CAC had no problem with locating it within the CEA. He added that the building envelope was tightened so as to locate it outside of the wetland buffer. He agreed with Mr. Butts that the building envelope should also be located outside of the CEA.

Mr. Butts agreed to request a more detailed report from the CAC. He added that a note should be added to the map regarding limits of disturbance, and asked that Mr. Houston get a confirmation from the County on the location of the driveway opening. Mr. Houston agreed.

KAGAN-FRIED LOT LINE ALTERATION-

Mr. Houston presented plans for a lot line adjustment of 0.857 acre of land at 2944-3000 Salt Point Turnpike, of which contains a tennis court. He indicated that the existing tennis court was originally built too close to the side yard. The Board determined that as an existing structure, the side yard setback is a zoning enforcement issue. Mr. Butts suggested adding a note on the map and getting a letter from the ZEO, Don Smith.

Mr. Angell moved to classify the application as a minor subdivision/ lot line adjustment. Mr. Fernandez seconded. All in favor: Unanimous. Motion carried. Mr. Fouts reviewed the short environmental assessment form. He stated that, following review of the application and all relevant materials submitted, the project will not have a significant adverse environmental impact and moved that a Negative Declaration be prepared. Mr. Angell seconded. All in favor: Unanimous. Motion carried.

Mr. Angell moved to schedule a public hearing on October 26, 2011. Mr. Fouts seconded. All in favor: Unanimous. Motion carried.

LISMAN SUBDIVISION-

Mr. Horton explained that the application is for a 5 lot subdivision with a private access road. He indicated that the applicant will need preliminary approval in order to then get an appraisal for placing all the lots into a conservation easement. Mr. Butts indicated that the applicant will need to proceed with review as though the project would be completed. He informed Mr. Horton that they will need a moratorium waiver from the Town Board.

Mr. Angell inquired whether an open development area will be needed. Mr. Clouser indicated that they will need one. Mr. Butts suggested that it could be made a condition of final approval.

Mr. Clouser commented that the Board will need to review a profile on the road, code requirements for storm water, and will need a letter from the Health Department regarding feasibility. Mr. Butts added that 75% of the lots must be dry land, and the Board will need to see the computations. Mr. Angell suggested that Mr. Clouser review the application and consult with the applicant on what is needed for preliminary review.

OTHER BUSINESS:

APPLICATION CHECKLISTS-

Mr. Butts asked that Ms. Turck forward the draft checklists to Mr. Clouser for his review. Mr. Clouser agreed to provide comments to the Board for discussion at the next meeting.

MINUTES-

Mr. Angell suggested that the same language be included regarding the approval of extension of time to file final plans for Sherwood Forest Subdivision as was previously used. He moved to approve the minutes of August 31, 2011 with said amendments. Mr. Levenson seconded. All in favor: Mr. Butts, Mr. Fernandez, Mr. Angell, Mr. Fouts, Mr. Levenson. Abstained: Mr. Royall. Motion carried.

The meeting was adjourned at 9:15 pm.

Submitted By: _____

Michelle Turck, Planning Board Secretary

Approved By: _____

Robert Butts, Chair