

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 3-28-12

PRESENT:

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

ALSO PRESENT: Johanna Shafer, Town Board Liaison

Mr. Butts called the meeting to order at 7:35pm.

BUSINESS:

HEWITT/WEINDLING LOT LINE ADJUSTMENT-

Mr. Butts announced that prior to the meeting, the approved map was signed. He noted that all requirements have been satisfied.

COLLINS SUBDIVISION-

Mr. Butts recused himself from the application and Mr. Royall resumed as acting Chair. Ms. Collins explained that since the last Planning Board meeting, Mr. Clouser and Mr. Chase have spoken regarding the lot depth issue. The conclusion was that if lot depth requirements are met, a variance will be needed because the house siting will be too close to the lot line. Ms. Collins asked that the Planning Board refer her to the ZBA for the original layout. Mr. Lovett inquired if a variance will be needed for the driveway. Ms. Collins confirmed that she will need one. She stated that she feels it is reasonable to allow her to approach the ZBA to see if they will approve the variances.

Mr. Royall noted that he spoke to Mr. Clouser, and thought that the movement of the rear line for lot depth would not affect the building

envelope. Ms. Collins stated that Mr. Chase did not communicate that he was in favor of that layout. She stated that if Mr. Chase is in agreement to that layout, she has no problem with it. She stated that she wants to be sure that she will not need a variance for the house siting if she agrees to that layout.

Mr. Angell explained that a new map will need to be submitted with the new lot line configuration. The Planning Board will then refer the application to the ZBA with a positive referral.

WEINSTEIN LOT LINE ALTERATION-

Mr. Butts explained that it was his understanding following the last Planning Board meeting, confirmed by a lengthy phone conversation and an exchange of emails, that Ms. Weinstein was willing to restrict the small lot from further subdivision. He has since received a copy of a letter from Ms. Weinstein to Mr. Clark and the ZBA stating her objection to the restriction. He stated that Ms. Weinstein's letter contradicts the letter of referral from the Planning Board to the ZBA.

Ms. Weinstein explained that following the discussion with the Planning Board, it seemed that the four members present would approve the lot line alteration if she received approval for variance from the ZBA. She explained that when the Board requested that she put a restriction on the lot, she felt she had no choice but to comply in order to be referred to the ZBA. She explained that the letter from the Planning Board to the ZBA stated that she had offered the restriction, but she wanted to clarify that she was not offering, but felt compelled to agree.

Mr. Butts explained that he had a lengthy phone conversation with Ms. Weinstein following the last meeting and followed up with an email to emphasize that it was her choice whether or not to offer the restriction. He understood that if Ms. Weinstein was in agreement, that the Planning Board would refer her to the ZBA, and if not, then she would return to the Planning Board for further discussion. He noted that Ms. Weinstein now has a ZBA hearing set for April 11, and the Planning Board will need to clarify their position in light of Ms. Weinstein's letter.

Mr. Butts explained that he will need to revise his letter, and asked the Board for their opinion. He noted that it would have been his preference to send Ms. Weinstein to the ZBA with agreement on the conditions.

Mr. Angell moved to send a new letter to the ZBA to withdraw the letter of March 5, 2012, in light of the applicant's March 16, 2012 letter. Mr. Fernandez seconded. Discussion: Mr. Royall noted that this would leave the matter in the hands of the ZBA without a recommendation from the Planning Board. All in favor: Unanimous. Motion carried.

BLODGETT, TRABER AND ROCKY REEF FARM LOT LINE ALTERATION-

Mr. Horton presented an amended map with the requested lot line changes. The Board confirmed that concerns have been met. Mr. Fouts reviewed the Short Form EAF and moved that, based upon the application and all materials submitted, that the application will not have a significant adverse environmental impact and a negative declaration be prepared. Mr. Angell seconded. All in favor: Unanimous. Motion carried.

Mr. Angell moved to schedule a public hearing for April 25, 2012. Mr. Fernandez seconded. All in favor: Unanimous. Motion carried. Mr. Horton agreed to advertise in the Poughkeepsie Journal.

LISMAN LOT LINE ADJUSTMENT-

Mr. Horton presented the amended application for lot line adjustment. The Board discussed specifications for shared driveways and common driveways. Mr. Angell inquired if the applicant has spoken with Mr. Clouser. Mr. Butts noted the Planning Board will refer the application to Mr. Clouser.

Mr. Angell moved to classify the application as a minor subdivision and boundary line change. Mr. Fernandez seconded. Discussion: Mr. Fouts inquired whether classification is effected if any of the lots are flag lots. The Board agreed it did not. All in favor: Unanimous. Motion carried.

Mr. Angell moved to refer the application to Mr. Clouser. Mr. Levenson seconded. All in favor: Unanimous. Motion carried.

Mr. Horton noted that lots A, B and C are in conservation easements. He agreed to get a letter from the Dutchess Land Conservancy granting permission to proceed with the application. He agreed to submit a pdf and one hard copy of the easement, and to send application materials to Mr. Clouser.

OTHER BUSINESS:

APPROVAL OF MINUTES-

The Board reviewed the minutes of February 29, 2012. Mr. Angell moved to approve as written. Mr. Fernandez seconded. All in favor: Mr. Butts, Mr. Angell, Mr. Royall, Mr. Fouts, Mr. Fernandez, Mr. Lovett. Abstained: Mr. Levenson. Motion carried.

CORRESPONDENCE:

Mr. Butts noted that the Board received a letter from Mr. Battistoni withdrawing the previous application for Rocky Reef Farm, as well as a letter from Ms. Jansen requesting that the Divyanand application remain open. He noted additional correspondence from Fr. Bida, and the DEC.

The meeting was adjourned at 9:20pm.

Submitted By: _____

Michelle Turck, Planning Board Secretary

Approved By: _____

Robert Butts, Chair