

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 1-30-2013

PRESENT:

Robert R. Butts, Chair
John Royall
Conrad Levenson
Jim Fouts
Thomas Angell

ALSO PRESENT: Johanna Shafer, Town Board liaison

ABSENT: Gerry Fernandez, Gary Lovett

Mr. Butts called the meeting to order at 7:38pm.

BUSINESS:

COOK MINOR SUBDIVISION-

Mr. Horton informed the Board that he received a copy of the comments from the CAC, and that the client is working on septic and well feasibility and driveway approvals. Mr. Butts reviewed the CAC comments, noting that they found two federal wetlands on the site, as well as various habitats. Mr. Horton noted that he outlined three federal wetlands on the plans. Mr. Butts commented that no building sites are proposed yet and that the zoning will allow for various buildings, and once the application is approved, the planning board will not have any authority to review in the future.

Mr. Horton explained that the applicant does not want to locate building sites at this point, as his intention is to subdivide and sell one lot. He suggested adding a buffer to the wetlands as an alternative protective measure.

BLISS PREAPPLICATION CONFERENCE-

Mr. Hall explained that the applicant would like a lot line alteration to add approximately five (5) acres from his neighbor at 171 Creamery Road, to his parcel at 195 Creamery Road. Mr. Fouts inquired what the applicant's

intended purpose was for the alteration. Mr. Bliss responded that he would like to grow things, that his parcel is fully wooded, and that the additional five acres he is hoping to add will be fields to grow things. Mr. Butts noted that 195 Creamery Road is nonconforming, but that the lot line alteration would not be increasing the nonconformity of the lot. He instructed the applicant to survey the new lot line for submittal with the application.

Mr. Hall asked to be placed on the February 27 agenda. Mr. Bliss submitted escrow and application fee payments to Ms. Turck.

OTHER BUSINESS:

APPROVAL OF MINUTES-

The Board reviewed the minutes of December 19, 2012. One amendment was made. Mr. Angell moved to approve the minutes as amended. Mr. Levenson seconded. All in favor: Unanimous. Motion carried.

ECHO COTTAGES-

Mr. Novak of Echo Cottages, Ltd. gave a presentation to the Board and public on ECHO cottages. Following the presentation, the Board discussed that concept and allowed for public comment. Mr. Angell read the following from Town Code section 151-12:

§ 151-12. Regulations for temporary residences not in trailer parks.

A. No structure or mobile home resembling or meeting part or all of the definition in this chapter for a house trailer or camping trailer shall be parked or placed within the Town of Stanford and outside of a duly licensed trailer park except as follows:

(1) Construction residence. An owner of land located within the Town of Stanford and who intends in good faith to construct a dwelling thereon for his own occupancy, after compliance with all the provisions of this chapter and the payment of any fees as set forth in this chapter, may be granted a permit to park or place a house or camping trailer on said land during the construction of said dwelling house, but not to exceed the period of one year. Such permit may be extended by the Town of Stanford Town Board, after approval of the Planning Board, for an additional period of one year. Any further extension which may be granted by the Town of Stanford Town Board must be done after extraordinary circumstances demonstrate that considerable hardship would ensue should such an extension be denied.

(2) Agricultural employee residence. Unless preempted by other state or federal laws, a Town of Stanford farmer shall, after compliance with the provisions of this chapter and payment of fees as set forth in this chapter, be granted a permit to park or place a house trailer within the boundaries of the farm presently operated by the said farmer, provided such house trailer site is part of the farm property and provided the following conditions are met:

(a) Said house trailer shall be located in such a place on the said farm that observation of said trailer is minimum by adjoining property owners. More than one mobile home per farm is permitted by this chapter; however, separate applications and applicable fees for each unit are required.

(3) Emergency residence. The placement of individual house trailers may be allowed by permit when the Town Board, with the advisement of the Planning Board, finds that unusual or unforeseen circumstances necessitate the establishment of aid emergency residence either to overcome hardships such as those encountered by a family which has lost its home because of fire or natural disaster or to provide additional living space for aged and or medically indigent persons who need to be housed in close proximity to relatives who can provide necessary care, or to provide on-site accommodations for persons who must be housed close to an aged or medically indigent family member requiring their care. Issuance of a permit for such housing shall be subject to the following conditions:

(a) Applicant must show that an emergency exists and that no other suitable housing is available.

(b) Occupancy shall be limited to immediate family members; that is, mother, father, brother, sister, son, daughter, mother-in-law and father-in-law of the applicant.

B. Permits for temporary residences shall be issued per § 151-4 and shall be temporary in nature and expire at the end of the calendar year following the date of issuance; however, the applicant may apply for renewal annually per § 151-10.

C. A house trailer, to be eligible for temporary housing, must meet the requirements for house trailers defined herein; except camping trailers may be used for construction residences.

The Board agreed that according to the Code, ECHO cottages are allowed by permit issued by the Town Board, on a case by case basis. Mr. Angell suggested the Planning Board respond to the Supervisor, informing her that the Planning Board heard the presentation and feels that the Town Code allows for ECHO cottages. Mr. Butts agreed to draft the letter.

PLANNING BOARD WEBSITE-

Mr. Butts informed the Board that Ms. Turck has been in conversation with Mr. Lovett regarding the establishment of a Planning Board website that can be linked to the Town website, similar to that which the Master Plan Committee established. He noted that the cost of two years of webhosting will be approximately \$67 dollars, and that the cost falls within the parameters of the newly updated Town procurement policy. He explained that he will need to submit a purchase order to the Comptroller for review, if the Board agrees.

Mr. Angell moved that the Planning Board establish a website for making minutes, agendas and all relevant Planning Board forms available to the public. Mr. Levenson seconded. All in favor: Unanimous. Motion carried.

ADJOURNMENT-

Mr. Royall moved to adjourn the meeting at 9:25 pm. Mr. Angell seconded.
All in favor: Unanimous. Motion carried.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Robert Butts, Chair

APPROVED