

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 3-27-2013

PRESENT:

Robert R. Butts, Chair
James Fouts
Conrad Levenson
Thomas Angell
Gary Lovett

ABSENT: John Royall, Gerry Fernandez

Mr. Butts called the meeting to order at 7:42pm. In the absence of Michelle Turck, Tom Angell offered to serve as acting secretary for the meeting.

PUBLIC HEARINGS:

BLISS MINOR SUBDIVISION/ LOT LINE ALTERATION-

Mr. Butts opened the public hearing. He reviewed the affidavit of publication of hearing notice, published in the Poughkeepsie Journal on March 15, 2013. Mr. Butts asked if anyone present would like a presentation on the application of Lucas Bliss for a Lot Line Alteration at 195 and 171 Creamery Road. There being no comments from the public, Mr. Fouts moved to close the public hearing. Mr. Levenson seconded. All in favor: Unanimous. Motion carried.

BUSINESS:

BLISS MINOR SUBDIVISION/ LOT LINE ALTERATION-

Mr. Butts noted that the Board granted a negative declaration on the application at the February 27, 2013 meeting. Mr. Hall explained that no changes have been made since the last meeting, that he will apply for Health Department approval after the application is approved by the Board, and that the neighbor, James Biber, will sign the map when he is next in Town. Mr. Fouts moved to approve the application for lot line alteration, contingent upon Health Department approval and the signature of Mr. Biber. Motion seconded by Mr. Levenson. All in favor: Unanimous. Motion carried.

COOK MINOR SUBDIVISION/ LOT LINE ALTERATION-

Mr. Horton advised that Mr. Cook has filed a new application for a lot line alteration in addition to the previous application for subdivision. He requested that the lot line alteration application be reviewed separately from the application for subdivision.

Mr. Horton presented the new map showing a lot line alteration of 9.531 acres from a 16.005 acre lot, leaving 6.474 acres in Karen Cook's lot. The Board noted that the parcels are in the RR zone which requires a minimum lot depth of 250 feet, and that the proposed lot does not meet the required minimum lot depth. The Board explained that either the lot line will need to be redrawn, or an application will need to be made to the ZBA for a variance. Mr. Horton agreed to check with the applicant as to how he wishes to proceed.

MILLBROOK SCHOOL DORM SITE PLAN-

Bob Connelly represented the applicant on the application for construction of a 9,000 +/- Square foot dorm to house 44 girls and 4 faculty living spaces. He explained that the 2006 master plan for the school included a new dorm in a similar location. Ken Casamento, project engineer, explained that restoration, repairs and expansion of the existing Tuttle House residence would be cost prohibitive. Mr. Connelly informed the Board that the School considered incorporating Tuttle House in the design of the new dorm, as well as moving the structure, both of which were much too costly to achieve. The applicant therefore proposes to remove the existing structure and replace with a new larger dorm.

Mr. Angell inquired whether the 2006 master plan included plans to remove Tuttle House, as well as asking what year it was built. Mr. Connelly was not aware of the year built, but commented that the structure was in existence in 1931 when the School was founded. He noted that the School has routinely focused on restoring and maintaining historic campus structures, but that in this case they do not feel it will be feasible.

Mr. Butts will refer the application to Dave Clouser for his review. The Board requested a list of species of trees to be removed, as well as pictures and historic information related to Tuttle House.

OTHER BUSINESS:

APPROVAL OF MINUTES-

The Board reviewed the minutes of January 30, 2013. Minor amendments were made. Mr. Fouts moved to approve as amended. Mr. Angell seconded. All in favor: Mr. Butts, Mr. Royall, Mr. Fernandez, Mr. Fouts, Mr. Levenson, Mr. Angell. Abstained: Mr. Lovett. Motion carried.

MASTER PLAN PUBLIC HEARING-

Mr. Butts reported on comments made at the Master Plan Hearing regarding the Planning Board. He commented that the public seems to have a general lack of understanding of the role and responsibilities of the Planning Board. He explained that the Planning Board has listened to the public's comments and wishes to have a discussion regarding the role of the Planning Board and how the Board can improve their service to the Town.

Mr. Lovett suggested that in the course of its review of applications the Board give reason for their decisions by mention of the statutes involved. Mr. Levenson commented that there are conflicts in existing zoning laws which complicate the review process, and that the complexity of the planning board process is related to the type of project. The adoption of the Master Plan and subsequent revision of the Town's zoning and subdivision laws should be a positive step towards removing the current conflicts and ambiguities and improving the review process. As an example of one area where improvement might be achieved, Mr. Butts mentioned that the zoning revisions that had been proposed by the Codes Committee several years ago had included changes that would alleviate the need for any Planning Board review of de minimis home occupations that had little or no impacts.

Mr. Angell noted that the Town has been operating under a building moratorium for years, indicating Town Board concerns regarding proposed development. He explained that the Planning Board must comply with SEQRA review, which has very strict regulations that they must adhere to. He noted that the Planning Board must consider the opinion of the Town Board on environmental issues, but is lacking specific guidance until the draft Master Plan is adopted and implemented through the rewriting of zoning law. He noted that while some may view the Planning Board as being in favor of over-regulation, the intention of updating the Master Plan and Zoning Code is for the Town to give the Planning Board clear guidance on issues that they are already responsible for reviewing, which will make the review process more efficient.

An open discussion of the Planning Board and Master Plan was had between the Board and the members of the public who were present.

CORRESPONDENCE-

The Board requested that Mr. Butts respond to Matthew Salvia's recent correspondence.

PLANNING BOARD WEBSITE-

Mr. Butts announced that we are still working on the Planning Board website.

The meeting was adjourned at 10:00pm.

Submitted By: _____

Thomas Angell, Acting Secretary

Approved By: _____

Robert Butts, Chair

APPROVED