

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 03-26-2014

PRESENT:

Robert R. Butts, Chair
John Royall
James Fouts
Gary Lovett
Thomas Angell

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

BUSINESS:

MILLBROOK SCHOOL HEALTH CENTER SITE PLAN AND SPECIAL USE PERMIT-

Ken Casamento and Robert Connolly, CFO represented the applicant. The next project planned at Millbrook School is the expansion of Prum Dining Hall. The Health Center is in the expansion footprint, and will be moved to a portion of the where the current facility building, Pulling Hall is now located. Pulling Hall will be razed to make way for this project, and the maintenance department will be temporarily relocated. The projected time frame for this project is to commence during the summer of 2014, and to be completed by the beginning of the fall 2014 Semester.

Mr. Angell asked if this project is reflected on the Master Plan. The response was that a dining hall expansion was on the Master Plan, but not the relocation of the Health Center. The project will be referred to the Planning Board engineer, David Clouser, for project and SEQRA review. Although a negative declaration has already been determined for the Master Plan, a reaffirmation will occur.

The applicant asked if a public hearing could be scheduled for the next planning board meeting on April 30. Mr. Butts indicated that the planning board did determine a negative declaration for the last project at Millbrook School. A Type 1 classification was established. A 239-M referral needs to be generated, and lead agency intention needs to be circulated. The applicant will send an information packet to Mr. Clouser, and Mr. Butts will inform Mr. Clouser of the project. The escrow has been paid.

Mr. Angell made a motion to classify this project as requiring site plan approval and a special use permit. Mr. Lovett seconded. Motion carried unanimously. Mr. Angell moved that it is the intention of the Stanford Planning Board to be declared lead agency for this project. Mr. Lovett seconded. Motion carried unanimously. A lead agency intent notice will be sent to the Town Boards of Stanford and Washington, as well as to the Dutchess County Department of Health. Mr. Angell moved to forward the application paperwork to David Clouser. John Royall seconded. Motion carried unanimously.

Mr. Butts indicated that SEQRA review for the project will need to be completed, but not for the entire site. The applicant indicated that the EAF has been updated to reflect the new project.

OTHER:

APPROVAL OF MINUTES-

The Board reviewed the minutes of February 26, 2014. Mr. Lovett moved to approve the minutes as written. Mr. Fouts seconded. Motion passed unanimously.

CHECKLISTS-

Discussion ensued. Modifications have been made to the Applicant Guide. Mr. Angell moved to approve the Applicant Guide, as amended. Mr. Lovett seconded. Motion carried unanimously.

Mr. Butts recommended that the Site Plan Checklist review be deferred.

The Board reviewed the Special Permit Review and Approval Checklist. Discussion ensued. Mr. Angell moved that the Special Permit Review and Approval Checklist be approved, as amended. Mr. Fouts seconded. Motion carried unanimously.

CORRESPONDENCE-

The Board acknowledged receipt of the letter from Marshall Crodelle. Tony Leo owns a 5 acre parcel that probably predates zoning. Mr. Butts spoke with Crodelle, as well as Don Smith, the Code Enforcement Officer. There is a concern that a building on the property was recently converted into a dwelling, increasing the total number of dwellings on the property to three. Mr. Butts indicated that if the two residences on the property predate zoning, then that would constitute a legal pre-existing use. If there has been a recent conversion of another structure into a dwelling, then it may be an enforcement issue.

Mr. Smith indicated that he visited the property, and it is his position that the third dwelling is not yet active. Mr. Butts believes that the number of dwellings on a property is an enforcement issue. If the parcel were to be subdivided without approval, then the Code Enforcement Officer would intervene. Mr. Butts asked the Board if a response by the Planning Board was warranted. Discussion ensued. The Board determined that no additional response was necessary at this time, and that this matter is an enforcement issue that should be addressed by the Code Enforcement Officer.

On another matter, Mr. Butts indicated that he sent a letter to Haywood Einhorn regarding Einhorn's concern with an adjacent property owner's recently constructed structure. Einhorn is upset that Joyce Hadden constructed a structure near the property boundary with Einhorn, and Hadden's building overlooks Einhorn's house. Hadden had previously appeared before the Planning Board, asking if she needed subdivision approval to build on a vacant portion of her lot, and the answer was 'no', because her lot was bisected by a road, which created a natural subdivision. Mr. Butt's letter to Einhorn

indicated that the Planning Board had no review or control of Hadden's building project. Discussion ensued.

ADJOURNMENT-

Mr. Angell moved to adjourn. Mr. Royall seconded. Motion carried unanimously. The meeting concluded at 8:42pm.

Submitted by: _____
James Fouts, Acting Secretary

Approved by: _____
Robert R. Butts, Chair

APPROVED