

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 06-25-2014

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

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

PUBLIC HEARINGS:

PIZZELLA BOUNDARY LINE CHANGE-

Mr. Butts opened the public hearing on the application for a boundary line change at 59 Tuscan Way and 329 Market Lane, tax map nos. 6568-00-964940 and 6668-00-018822. Mr. Cunningham submitted the affidavit of publication of the hearing notice in the Poughkeepsie Journal on June 11, 2014. No public comment was made. Mr. Angell moved and Mr. Fernandez seconded to close the public hearing. All in favor: Unanimous. Motion carried.

KEMMERER SPECIAL PERMIT-

Mr. Butts opened the public hearing on the application to convert 960 square feet of an existing hay loft into livable space at 391 Shuman Road, tax map no. 6868-00-406003. Mr. Kemmerer submitted an affidavit of publication of the hearing notice in the Poughkeepsie Journal on June 11, 2014 and return receipts for mailed notices. No public comment was made. Mr. Angell moved and Mr. Levenson seconded to close the public hearing. All in favor: Unanimous. Motion carried.

BUSINESS:

PIZZELLA BOUNDARY LINE CHANGE-

Mr. Butts continued review of the application. Mr. Butts reviewed a copy of a driveway maintenance agreement submitted by the applicant, dated in 2005. He noted that the agreement is an amendment to an easement in 2002. He explained that the original easement was filed with the County Clerk, and this amendment should have been recorded as well. Mr. Butts reviewed a deed for lot 20, in which is stated that the lot is subject to a maintenance agreement dated November 29, 1989, amended in 2002. He noted that submittal of the 1989 driveway easement and the 2002 and 2005 amendments can be made a condition of approval.

Mr. Angell inquired if flag lot and subdivision notes were added to the map. Mr. Cunningham presented the updated map with flag lot notes. He pointed to a note referring to a previously filed map, and presented that map which contains a restriction from further subdivision. Mr. Angell moved to approve the application with the condition that the two declarations noted in the deed be submitted. Mr. Fernandez seconded. All in favor: Unanimous. Motion carried. Mr. Butts noted that the declarations may be emailed to him with a copy to Ms. Turck.

KEMMERER SPECIAL PERMIT-

Mr. Butts continued review of the application, noting that a zoning referral response of local concern was received from Dutchess County Planning. Mr. Kemmerer submitted a photo for the file. Mr. Fouts inquired what the Board would like to do about septic. Mr. Kemmerer explained that the septic is a steel tank put in by his family with updated fields in 2001 or 2002. Mr. Fouts suggested the applicant send something in to the Health Department for approval. Mr. Angell inquired whether septic approval was a part of the Planning Board process or the Building Department process. Mr. Butts reviewed the code and inquired if Don Fagan could provide a letter. The Board generally agreed that would be acceptable.

Mr. Angell moved and Mr. Fernandez seconded to approve the application for special permit/guest cottage with the condition that the applicant supply a letter from the Health Department or a professional engineer certifying septic suitability, and Health Department approval prior to the issuance of a Certificate of Occupancy. All in favor: Unanimous. Motion carried.

Mr. Kemmerer inquired if the permit expires if not pursued. Mr. Butts reviewed the applicable code, explaining that a special permit must be pursued within 6 months, and upon written request may be extended 1 year. Mr. Kemmerer requested a return of unused escrow funds.

MILLBROOK SCHOOL FACILITIES BUILDING SITE PLAN AND SPECIAL USE PERMIT-

Mr. Butts began review of the application for site plan and special use permit for construction of a 7,393 square foot single story Facilities Building and accompanying 4,485 square foot Cold Storage Building on the Millbrook School campus at 131 Millbrook School Road, tax map number 135200-6967-00-385632. Mr. Casamento presented a map overview of the campus, illustrating the placement of the Facilities Building. He noted that the proposed location has been moved from the location previously approved in the Millbrook School Master Plan. He noted that the Cold Storage Building will have electric and no facilities and will not be heated all the time. He explained that the Facilities Building will require water and septic connection, but that service will remain the same as there are no new users associated with the construction.

The Board discussed placement of the buildings on campus, noting that they will be angled away from the view of the dining center for aesthetic reason. Mr. Royall inquired how wash water will be handled in the Cold Storage Building. Mr. Casamento explained they are working with the DEC and will probably use an internal catch/oil separator. Mr. Fouts inquired whether this application calls for alteration of the Master Plan. Mr. Casamento replied that he doesn't believe so, that the Master Plan had called for construction of a Facilities Building.

Mr. Butts noted inconsistencies with the submitted elevations and floor plans. Mr. Casamento explained that these are preliminary plans and agreed to make the plans consistent upon further submission. Mr. Butts noted the application is an unlisted action under SEQRA with multiple agencies involved and asked if the applicant would like the Board to coordinate review. Mr. Casamento agreed that coordinated review would be desirable.

Mr. Angell moved and Mr. Fouts seconded to classify the application as a Site Plan and Special Use Permit application. All in favor: Unanimous. Motion carried. Mr. Angell moved that the Planning Board declare their intention to serve as lead agency for the purpose of SEQRA review. Mr. Fernandez seconded. All in favor: Unanimous. Motion carried. The applicant agreed to prepare and circulate a lead agency request as well as a zoning referral to Dutchess County Planning under GML 239m.

LINK FARM LLC SPECIAL PERMITS-

Mr. Butts explained that he has a conflict of interest because he works for the applicant. He recused himself from the application and requested another Board member to volunteer to act as acting chair on the application. Mr. Fouts volunteered to serve as acting chair.

Mr. Hedges of Slade Architecture was present to represent the applicant. He explained that his client would like to construct a new primary residence on a 209.8 acre property at 29 Bockee Lane, Amenia, NY, tax map no.: 135200-6968-00-503457. He presented a site plan and explained that the property currently has a primary residence and a guest cottage, and as well as a number of ancillary structures. He referred to the Dutchess Land Conservancy easement for a list of structures, noting the operation of a summer camp on the property as well. He explained that his client wishes to obtain two special use permits; to convert the existing guest cottage to farm employee housing, and to convert the existing principal residence to a guest cottage.

Mr. Royall stated that he believes there was a previous special permit granted for the camp. Mr. Angell commented that he doesn't believe the Planning Board needs to deal with that within the context of this application. Mr. Hedges explained that the camp is being run independently by lease from the property owner. Mr. Fouts inquired how large the existing residence is. Mr. Hedges replied it is just under 1,400 SF. Mr. Fouts noted the applicant will need a variance as the maximum area for guest cottage is 1,000 SF.

Mr. Angell noted that the proposed farm employee housing will require a variance as well, as it is required to be located behind the principal residence. The Board inquired if the parcel is currently being farmed. Mr. Hedges replied it is; that the Coon Brothers are farming approximately 179 acres. Mr. Lovett inquired if there was a building envelope associated with the DLC conservation easement. Mr. Hedges replied that the easement sets forth parameters that have all been addressed and they have preliminary approval from DLC for the new residence.

Mr. Angell moved to classify the application as Special Use Permit/Guest Cottage and Special Use Permit/Farm Employee Housing. Mr. Fernandez seconded. All in favor: Unanimous. Motion carried. Mr. Angell moved and Mr. Fernandez seconded to refer the application to Dave Clouser for review. All in favor: Unanimous. Motion carried. Mr. Hedges inquired whether he should apply to the ZBA for variances. Mr. Angell explained that he should allow Mr. Clouser to review the application and determine what variances he will need to apply for.

OTHER:

CORRESPONDENCE-

1. Letter to Town Board-

Mr. Butts reviewed a letter dated May 30, 2014 sent by him to the Town Board alerting them to the harassment of a Planning Board member. He noted that the secretary to the Supervisor has informed him that the matter has been referred to Town Attorney Bill Bogle for review and suggestions to the Town Board. The Board discussed the ongoing harassment.

2. Letter from SHPO-

The Board reviewed a letter from SHPO dated June 3, 2014, stating that the Bangall Post Office has been listed on the National Register of Historic Places. The Board noted that any future applications to the Planning Board from adjacent properties will now be a Type I action under SEQRA.

APPROVAL OF MINUTES-

The Board reviewed the minutes of May 28, 2014. An amendment was made. Mr. Lovett moved and Mr. Levenson seconded to approve the minutes as amended. All in favor: Unanimous. Motion carried.

ADJOURNMENT-

Mr. Levenson moved and Mr. Royall seconded to adjourn at 9:04pm. All in favor: Unanimous. Motion carried.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Robert Butts, Chair