

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 11-19-2014

PRESENT:

Robert R. Butts, Chair
Gerry Fernandez
Jim Fouts
Thomas Angell

ALSO PRESENT: Johanna Shafer, Town Board Liaison

ABSENT: Gary Lovett, Conrad Levenson, John Royall

Mr. Butts called the meeting to order at 7:43pm.

BUSINESS:

KAYE SPECIAL USE PERMIT/GUEST COTTAGE-

Mr. Rohde and Ms. Kaye appeared before the Board for review of the application to convert an existing 1,234 square foot barn to a Guest Cottage on a 36 acre property at 6187-6189 Route 82, Stanfordville, NY, tax map no.: 6768-03-278425.

Ms. Kaye explained that she wishes to renovate the barn which was built in 1901 and is currently dilapidated. She noted that she will preserve the building as much as possible, reusing the beams and other barn wood. Mr. Fouts inquired as to what type of siding is existing on the outside of the barn and what type of siding is planned. Ms. Kaye replied that the existing wood siding will be removed and reused inside the building and the new siding will be horizontal wood.

Mr. Rohde noted that the Board of Health has approved the septic system plans. Ms. Kaye noted that the original plan was for the guest cottage to share the well with the main residence, but they are now considering a new well. Mr. Angell explained that they will need to go to the ZBA for an area variance. Mr. Butts added that the Planning Board will write a letter to the ZBA and that they will have at least two meetings. He suggested that the Planning Board schedule a public hearing for the January meeting, as they could expect to have the ZBA approval by then.

The Board discussed possible SEQR review, noting a 100 year floodplain and DEC wetlands on the parcel. Mr. Rohde indicated that the barn is outside of the 100 year floodplain. The Board was not aware of any setback requirements for floodplains. Mr. Angell moved and Mr. Fouts seconded to classify the application as a special use permit/guest cottage application. All in favor: Unanimous. Motion carried. The Board reviewed the short form EAF. The applicant made corrections on the EAF and the Board reviewed part 2 of the EAF. Mr. Fouts moved that based upon the submitted application, plans and related materials, that the action will not have a significant adverse environmental impact and that a negative declaration be granted under SEQRA. Mr. Fernandez seconded. All in favor: Unanimous. Motion carried.

Mr. Angell moved and Mr. Fernandez seconded to schedule a public hearing for January 28, 2015. All in favor: Unanimous. Motion carried. Ms. Turck agreed to email the legal notice to Ms. Kaye and Mr. Rohde.

OTHER:

CORRESPONDENCE-

Mr. Butts mentioned receipt of the letter dated November 7, 2014 from Central Hudson, reminding the Board to refer applications to Central Hudson for review when an action will have an impact on a utility easement.

APPROVAL OF MINUTES-

The Board reviewed the minutes of October 29, 2014. Mr. Angell moved and Mr. Fernandez seconded to approve the minutes as written. All in favor: Unanimous. Motion carried.

ADJOURNMENT-

The Board adjourned at 8:23pm.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Robert Butts, Chair

APPROVED