

TOWN OF STANFORD
PLANNING BOARD
MINUTES FOR FEB 26, 2020

Approved
5/27/20

PRESENT: Thomas Angell, James Fouts, Chris Flynn, John VanLeuven

Acting Chairman Thomas Angell opened the Meeting at 7:30 pm.

THE SISTERS OF CHARITY OF SAINT VINCENT DE PAUL/MINOR SUBDIVISION PLAT/PRESENTER MARK GRAMINSKI

Thomas Angell made a motion to open the Public Hearing for Sisters of Charity St .Vincent De Paul. The motion was seconded by James Fouts. The motion passed unanimously.

There were no public comments.

James Fouts made a motion to close the Public Hearing. The motion was seconded by Chris Flynn. The motion passed unanimously.

Thomas Angell asked Mark Graminski if there were any changes in the application since the last meeting.

Since the last meeting Mr. Graminski provided the following to the Planning Board:

- A. Conservation Easement between the Sisters of Charity of St. Vincent De Paul and Dutchess Land Conservancy Inc.
- B. Certification by Mark Graminski of an approvable Dutchess County Department of Health individual sewage disposal system and individual water supply existing for proposed lot No. 2 of minor subdivision.
- C. The Winnakee Trust is purchasing the property.

OTHER COMMENTS

- 1. All construction must be approved by the Dutchess Land Conservancy Inc.
- 2. Winnakee Trust will use the property for recreational purposes.
- 3. There is no sketch showing a building envelope. The applicant can suggest a building envelope with the application.

James Fouts made a motion to grant a minor subdivision to the Sisters of Charity St. Vincent De Paul. This motion was seconded by Thomas Angell. The Planning Board unanimously approved the motion.

Thomas Angell will sign the map in his office.

DEBRA M. DILLINGER/LOT LINE ALTERATION, AREA VARIANCE/PRESENTER DEBRA DILLINGER

The applicant is getting mixed messages from the Building Inspector, Zoning Board of Appeals and this Board.

Both the ZBA and Building Inspector wrote letters to the Planning Board about the application.

The Board requested that Mollie McMurray coordinate a meeting between the Building Inspector, the chairwoman of the Zoning Board of Appeals and Thomas Angell to resolve all outstanding issues.

Thomas Angell made a motion to refer this lot line alteration application to the ZBA for their March 12, 2020 meeting with a recommendation that an area variance be granted. This was seconded by Chris Flynn. The Planning Board unanimously passed the motion.

MILLBROOK SCHOOL/BARN ADDITION

Ken Casamento, PE representing the Millbrook School

The applicant filed a Special Use Permit and Site Plan application for the proposed remodeling addition to the Barn.

1. Barn addition was part of the 2009 approved Millbrook School Master Plan.
2. The project involves taking down part of the existing structure and then adding a two-story addition.
3. Additional clarification will be provided regarding fire safety issues.
4. The applicant would like to have the structure ready for occupancy this summer.

The Planning Board referred this project to its engineering consultant for review.

The Planning Board next considered Millbrook School's request to update their School's Master/Development Plan.

The applicant explained that since the Barn addition was the last project for the Millbrook School Master Plan of 2009, the applicant decided to develop a new Master Plan. This plan proposes changes to some of the dorms to align them with student expectations. Also, the Millbrook School would like to add more on-campus housing for its faculty. The expansion is planned for the currently developed portion of the campus.

The applicant will work with the Planning Board's engineer to revise their initial submission for the next meeting.

Ryan Cornelison, Planning Board Engineering Consultant, made the following comments:

This is an unlisted action and requires a SEQR short form and a negative declaration from the Town of Stanford Planning Board.

There will need to be a referral to the County Planning Board for their review.

There are wetlands on-site, but they are not a state regulated wetland.

The water and sewer are connected to existing facilities.

The project would require cosmetic changes to the existing structures.

There is one tree which will come down, but it is not of horticultural significance.

The Planning Board requested information on the history of the portion of the structure to be removed.

The Planning Board further requested to see the revised proposed Master Plan and a larger map showing the proposed sites for future development at its next meeting. SEQR will not be circulated until the final revision.

JUSTIN HOLDEN/STANFORD REPAIR AND RESTORATION/SPECIAL PERMIT/PRESENTER JUSTIN HOLDEN

Thomas Angell recused himself and left the room.

This is an informational meeting on what steps will need to be taken to open a repair shop on this Route 82 property. Justin is asking for a Special Use Permit to open a Repair and Restoration Shop. The location had a welding shop.

His plan is to work on motorcycles and small engines. These will be inside his shop at night. Also, there will be fences around the outside storage areas for vehicles.

PLANNING BOARD SUGGESTIONS:

He explained that he recently purchased a 50-gallon drum and containment kit to utilize for the disposal of oil and gas on property.

Last month a well was drilled. The capacity of the well is 50 gallons a minute. The well is 350 Ft down.

The Planning Board suggested that the applicant review the code requirements for a Motor Vehicle Repair Shop.

1. 1 ½ Acre
2. Off street parking- sole person.
3. Any outdoor storage of materials must be screened from neighbors
4. Noise must be ambient to area.

The Planning Board encouraged the applicant to review and consider the following:

1. DEC about their regulations.
2. The Highway Department's regulations regarding road access.
3. Lighting.
4. Ventilation of shop.
5. Creation of any new entrances.

6. Hours of operation.

The Planning Board will need a written plan responding to the above stated issues together with a response to any additional requirements that the DEC may have.

The Planning Board adjourned its meeting at 9:00 pm.

TOWN OF STANFORD
PLANNING BOARD
MINUTES FOR FEB 26, 2020

Approved
5/27/20

PRESENT: Thomas Angell, James Fouts, Chris Flynn, John VanLeuven

Acting Chairman Thomas Angell opened the Meeting at 7:30 pm.

THE SISTERS OF CHARITY OF SAINT VINCENT DE PAUL/MINOR SUBDIVISION PLAT/PRESENTER MARK GRAMINSKI

Thomas Angell made a motion to open the Public Hearing for Sisters of Charity St .Vincent De Paul. The motion was seconded by James Fouts. The motion passed unanimously.

There were no public comments.

James Fouts made a motion to close the Public Hearing. The motion was seconded by Chris Flynn. The motion passed unanimously.

Thomas Angell asked Mark Graminski if there were any changes in the application since the last meeting.

Since the last meeting Mr. Graminski provided the following to the Planning Board:

- A. Conservation Easement between the Sisters of Charity of St. Vincent De Paul and Dutchess Land Conservancy Inc.
- B. Certification by Mark Graminski of an approvable Dutchess County Department of Health individual sewage disposal system and individual water supply existing for proposed lot No. 2 of minor subdivision.
- C. The Winnakee Trust is purchasing the property.

OTHER COMMENTS

- 1. All construction must be approved by the Dutchess Land Conservancy Inc.
- 2. Winnakee Trust will use the property for recreational purposes.
- 3. There is no sketch showing a building envelope. The applicant can suggest a building envelope with the application.

James Fouts made a motion to grant a minor subdivision to the Sisters of Charity St. Vincent De Paul. This motion was seconded by Thomas Angell. The Planning Board unanimously approved the motion.

Thomas Angell will sign the map in his office.