

TOWN OF STANFORD

PLANNING BOARD

MINUTES FOR JANUARY 29, 2020

*Approved
5/27/20*

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

HEARINGS:

John Royall called the meeting to order at 7:30 pm.

Thomas Angell was not present during the following presentation.

ISAAC ANGELL/BENTLEY VETERINARY PLLC/SPECIAL USE PERMIT/PRESENTER ISSAC ANGELL

Isaac Angell gave a summary of the proposed application.

John Royall opened the Public Hearing.

There were no Public comments.

John Royall closed the Public Hearing.

James Fouts made a motion to approve a Special Use Permit for Bentley Veterinary Practice. This is pending the approval of variances by the ZBA on February 12, 2020. The motion was seconded by John Royall. The Planning Board unanimously approved the motion.

Thomas Angell joined the Planning Board Meeting.

SIMON AND MICHELE JOYEUX & ROMAN CATHOLIC CHURCH/LOT LINE ALTERATION/ PRESENTER SPENCER HALL

Simon and Michele Joyeux want to acquire 9.77 acres from the Roman Catholic Church.

John Royall opened the Public Hearing.

There were no Public comments.

Thomas Angell made a motion to close the Public Hearing. The Planning Board voted unanimously to close the Public Hearing.

The Planning Board reviewed the short form EAF. A motion was made by John Royall and seconded by Chris Flynn that based on the reviewing the short form EAF and the Board's reviews, the Planning Board finds there are no significant adverse environmental impacts and a negative declaration is therefore granted. The motion was unanimously approved.

The lot line alteration was approved by the Planning Board by a unanimous vote.

DEBRA M. DILLINGER/LOT LINE ALTERATION/PRESENTER DEBRA M. DILLINGER

Debra Dillinger has a letter from her mother giving her permission to represent her.

Debra Dillinger explained the lot alteration application, as follows:

Debra and her mother own adjoining lots near Hunns Lake. They wish to alter the lot line between their properties. This is almost an exact exchange of acres. Both properties are in the Lake District. Even after the proposed lot line adjustments both properties would remain substandard lots.

Thomas Angell made a motion to refer lot line /area variance to the ZBA. With the Planning Board recommending that it be granted. This was seconded by Chris Flynn. The Planning Board unanimously approved the motion.

THE SISTERS OF CHARITY ST. VINCENT DE PAUL-MINOR SUBDIVISION/PRESENTER MARK GRAMINSKI

This is to parcel off the south side of Sister Hill Road which is 7.50 acres. There is an easement with Dutchess Land Conservancy Inc. The Winnakee Land Trust will purchase the property.

Thomas Angell asked the following questions:

What are the terms of easement?

The terms of easement have not been developed. Mr. Graminski has walked the property and found an old Dam. Also, he observed an encroachment on the property with an animal pen. The Winnakee Land Trust will talk with the people who own the pen. Mr. Graminski did the original survey in 2004.

Thomas Angell asked how big the entire property of Sister Hill is.

The entire property is 141 acres.

There are currently no houses on the property to be sub-divided. The Planning Board requested that the applicant provide at the next meeting an engineer's report stating that there is a location for a viable septic system on the portion to be sub-divided.

Thomas Angell made a motion to classify the Sister Hill application as a minor subdivision. The motion was seconded by James Fouts. The Planning Board unanimously passed the motion.

Then Thomas Angell made a motion to schedule a Public Hearing for February 26, 2020. Chis Flynn seconded the motion. The Planning Board unanimously passed the motion.

There was a discussion of how many members there will be on the Planning Board.

Then John Royall adjourned the meeting at 9:30 pm.