

TOWN OF STANFORD
PLANNING BOARD MEETING
MINUTES FOR OCTOBER 28, 2020

PRESENT:

Thomas Angell
John Van Leuven*
Patrick Hancock
Chris Flynn*
James Fouts
*arrived late

ALSO PRESENT: Ryan Cornelison - Planning Board Engineer, Wendy Burton – Town Supervisor

Thomas Angell called to order the Planning Board Meeting at 7:33 pm, this meeting was conducted via a Zoom Conference call pursuant to the Governor’s order suspending the Open Meetings Law. A recording of the Meeting will be placed on the Town Website. Sara Knickerbocker was present in the Town Hall to assist members of the public that arrived for the meeting.

PUBLIC HEARINGS:

LOT LINE ALTERATION: BELLISSIMO

508 & 544 Willow Brook Rd, Clinton Corners, NY 12514 – Presenter: Vincent Bellissimo Mr. Angell asks Mr. Bellissimo for proof of publications and neighbor notifications, Mr. Bellissimo will provide them to Ms. Knickerbocker. There were no comments from the public. Mr. Hancock motions to open the hearing, Mr. Fouts seconds. Mr. Fouts moves to close the public hearing, Mr. Hancock seconds. No further discussion. All in favor, Mr. Angell, Mr. Hancock, Mr. Fouts. Motion carried.

LOT LINE ALTERATION: COOK AND WILDER

North Side of Bangall Amenia Rd & West Side of Layton Rd, Stanfordville, NY 12581
– Presenter Kirk Horton

Mr. Angell asks for proof of publications. Mr. Horton had emailed proof of publication to Ms. Knickerbocker that the notice was published in the Poughkeepsie Journal, but did not mail to neighbors. Mr. Cornelison clarifies that notifying the neighbors is not necessary. Mr. Fouts motions to open the hearing, Mr. Hancock seconds. There were no comments from the public. Mr. Fouts moves to close the public hearing, Mr. Hancock seconds. No further discussion. All in favor, Mr. Angell, Mr. Hancock, Mr. Fouts. Motion carried.

BUSINESS:

LOT LINE ALTERATION: BELLISSIMO

508 & 544 Willow Brook Rd, Clinton Corners, NY 12514 – Presenter: Vincent Bellissimo

Between the September 30 meeting and this meeting, Mr. Bellissimo submitted a map showing the existing septic and expansion area. He describes the map. *John Van Leuven arrives. There are no comments or questions from the Planning Board members. Mr. Angell classifies the

Town of Stanford Planning Board Page 1

application as a Type II action, there will be no SEQR. Mr. Fouts motions to approve the lot line change, Mr. Van Leuven seconds. All in favor, Mr. Angell, Mr. Fouts, Mr. Hancock, Mr. Van Leuven. Motion carried. Mr. Bellissimo will get the mylar signed by Mr. Angell to be filed.

LOT LINE ALTERATION: COOK AND WILDER

North Side of Bangall Amenia Rd & West Side of Layton Rd, Stanfordville, NY 12581

– Presenter Kirk Horton

Mr. Angell asks if there have been changes, Mr. Horton responds there have not. Mr. Angell determines the application is Type II action, no SEQR will be conducted. There are no comments from the Planning Board. Mr. Fouts motions to grant final approval for the lot line alteration, Mr. Van Leuven seconds. No further discussion. All in favor, Mr. Angell, Mr. Fouts, Mr. Hancock, Mr. Van Leuven. Motion carried. Mr. Horton will get the mylar signed by Mr. Angell to be filed once the Health Department signs off on it.

MINOR SUBDIVISION: DARLING SAND AND GRAVEL, INC

5699 Route 82, Stanfordville, NY 12581 – Presenter Brian Houston

Mr. Houston is the presenter. Mr. Cornelison sent Mr. Houston and the Planning Board a memo regarding application concerns. Mr. Angell does not find the application complete until the memo items are addressed, and the application should be placed on the agenda for the November 18 meeting. Mr. Houston clarifies that the problems lie within the common driveway and EAF comments. Mr. Cornelison will work with the applicants to complete the application and address driveway concerns for the next meeting. Mr. Fouts asks Mr. Cornelison what the applicants need to do to minimize the impact on the environment and native turtles. Mr. Cornelison says the tree clearing needs to be done between the DEC window of November 1 through March 31, and if wetlands are not being disturbed, the turtle issue should not be a problem, but he will check with the environmental office. There are no further questions, and the application will be placed on the November meeting agenda.

LOT LINE ALTERATION: IMMACULATE CONCEPTION CHURCH

62-64 and 86 Hunns Lake Road, Stanfordville, NY 12581 – Presenter Brian Houston Mr. Houston explains the Immaculate Conception lots, that they are 3 separate tax parcels, the 8.8 acre has the rectory, parish hall, old cemetery with a road access in the back, but now there is a driveway through the old church lot on the adjoining 8.33 acre lot. Mr. Houston is looking to merge the rear portion of the rectory lot 6.23 acre with the newer piece next door, that would leave the rectory and parish hall on 2.48 acres. By doing this the driveway that goes to the old section of the cemetery will now be exclusive to the rectory parcel, and it will not lead to the old section of the cemetery. Mr. Houston explains there are gravel pull off spots already in place so cars can get in and out. The church has an easement over Artemis Realty, the Red Devon property, and that is how people leaving church used to exit the property. Mr. Angell asks about traffic patterns for the cemetery, Mr. Houston says it is low traffic and they might do 10-20 burials in the cemetery a year. He explains there are not a lot of plots, that the old section is pretty much full at this point, the new section does not have a lot of burial plots. Mr. Angell asks about conditions of the roads, Mr. Houston says it is in great shape, the older road is in good shape too. Mr. Angell asks Mr. Houston if there are requirements for two-way roads in a cemetery or any egress for direction for traffic. Mr. Houston does not believe there are any

Town of Stanford Planning Board Page 2

requirements. There are two ways in right now, but there is only one way in and one way out. Mr. Angell is concerned about a large burial, Mr. Houston explains the funeral home would have to direct traffic since it is one way in and one way out, or park and walk from the parking area. Mr. Houston says he has been to services and it is functional. Mr. Houston clarifies that the proposal is to combine the old sections and new sections of the cemeteries. Mr. Hancock asks what the church is planning to do with the property and if the church plans on opening the second driveway up to provide emergency routes. Mr. Houston states it is going to be complete separate, the church is trying to decide what to do with the property, they do not want to tear down more buildings. Mr. Angell asks for more clarification on the proposal, Mr. Houston explains that there are really two lots, but there are three tax parcels. The old cemetery is situated on its own tax parcel, but the deeds are the same for the old cemetery and the 8.8 acre lot, it is one deed that covers the whole parcel even though it is two tax parcels. Mr. Houston says they are starting with 2 parcels and they are ending with 2 parcels. The 8.33 vacant parcel is merging with the back portion bringing it up to 14.5 acres. Mr. Hancock and Mr. Angell want to clarify the classifying of the action. Mr. Angell believes it could be a subdivision and Mr. Houston interjects that they are merging it into the adjoining parcels, they are taking the back 6 acres and merging it. Mr. Angell brings up that the Board recently received a question about merging parcels and it was determined that it would not need Planning Board approval based on advisement from Robert Butts, the Town Attorney. Mr. Angell believes the application should be a subdivision and then it would be a merging of parcels without the need of the planning board approval. Mr. Houston will discuss the matter with Robert Butts. Mr. Fouts clarifies that there

will be no building on the cemetery plot, and Mr. Houston confirms that. Mr. Angell asks Mr. Houston to redraw the map with the subdivision, he will be placed on the November agenda.

LOT LINE ALTERATION: COOK AND MIDDLE ROSEBROOK LLC

South side of Hunns Lake Rd about 1 mile southwest of Ohland Rd, Stanfordville, NY 12581

– Presenter Spencer Hall

Mr. Hall describes the proposal. The project was originally a subdivision removing the house and ski slope from the parcel on the former Roseland Ranch. They have revised the lot lines before, but this is supposedly the final solution. Mr. Hall further explains they are getting rid of the house lot as a separate lot and redrawing the lines so there are two parcels, 26.2 and 41.2 acres. The lots were previously 11 and 56 acres. The applicant is looking to reshape the lots. Mr. Angell asks about driveway access. There is driveway access from Hunns Lake Rd for the house parcel A and a second driveway on Parcel B that the permit may need to be re-approved based on a note on the map with an expiration date of 2018. *Chris Flynn joins. Mr. Hall would like to schedule the public hearing and get the permit for the driveway in the meantime. Mr. Van Leuven does not seem to see any reason to hold them up. Mr. Fouts asks if they will need to cross the stream on the property and if it would need DEC approval. Mr. Hall clarifies that is only if they decide to build a bridge, but there is no house site there right now, the driveway has already been approved with site distances. No further questions. Mr. Fouts motions to classify the action as a minor subdivision lot line change. Mr. Van Leuven seconds. All in favor, Mr. Angell, Mr. Fouts, Mr. Hancock, Mr. Van Leuven, Mr. Flynn. Mr. Fouts motions to schedule a public hearing for November 18. Mr. Van Leuven seconds. All in favor, Mr. Angell, Mr. Fouts, Mr. Hancock, Mr. Van Leuven, Mr. Flynn.

Town of Stanford Planning Board Page 3

MAJOR SUBDIVISION: ROCKY REEF FARM, LLC

6906 Route 82, Stanfordville, NY 12581 – Presenter Ernie Martin, Spencer Hall Mr. Martin has made some changes since the last meeting in September. The Board was concerned about infringing on the cultivating areas, Mr. Martin has realigned the driveways so they are either on existing farm lanes and moved them as much as possible out of the cultivated fields and now are on the fringe. The building sites were adjusted too. Parcel 1 was placed in a wooded area, Parcel 2 is closer to the wooded area, Parcels 3 and 4 remained the same, but the driveways are on the fringe of the wooded areas. Mr. Martin explains that the site is steep and abrupt in places, they wanted to pick flatter house locations when deciding where to build, the parcels are about 27 acres each, no property lines are shown on the map at this time. Mr. Martin points out that the four driveways they originally showed caused a 9-10 acre disturbance. Mr. Martin presents options to extend the Aberdeen lane to make a cul-de-sac, or a common driveway instead that

would reduce it to 4-5 acres disturbance and be under the threshold for storm water control, but zoning code states that there can't be a common driveway on a private road so it would require action from the ZBA. Mr. Martin suggests that they can either go with each site has its own driveway or the common driveway. Mr. Cornelison states that zoning code does in fact say that common driveways cannot be on private roads, so that would be out of the Planning Board's jurisdiction. The threshold storm water management is actually for 1 acre, so they would need water management either way, anything over 5 acres needs to be in phases. Mr. Hancock asks why common driveways cannot be connected to a private road and Mr. Martin that he can only speak to what the code says and Mr. Cornelison adds that each level of road has different standards, so dropping it down to a common driveway may have fire code issues. Mr. Van Leuven asks if they can use the common driveway but with the higher standards of a private road and Mr. Hancock adds a question about the number of access points that would allow them to make it a dedicated road. Mr. Angell clarifies that traditionally the Town does not want to add roads to its inventory, but Mr. Angell likes the idea of less disturbance, but needs to be taken up with the ZBA. Mr. Angell would like to see the project advance further before having detailed discussions regarding the roads. The Planning Board has scheduled a site visit for November 7, 10:30 am.

SPECIAL PERMIT ACCESSORY BUILDING: MAURO AND TRIMBLE 139 Willow Brook Road, Clinton Corners, NY 12581 – Presenter Rachel Mauro and Vance Trimble Rachel Mauro and Vance Trimble are the presenters. The couple purchased the remaining lot in a previously approved subdivision, it is currently vacant, they will be building a house within the building envelope, but they want to build an accessory building outside the envelope that won't be in the view of the neighbor. The subdivision was approved in January 2001. Mr. Angell states in order to make any changes they would need an application to amend the building envelope. Mr. Fouts asks what the accessory building would be used for, the applicants want to make a traditional accessory building that will look like a barn. It will be about 2500 square feet, 40 x 60 feet, for storage a tractor, furniture, no living quarters, and would put it on the other side of the intermittent stream. The applicants have a driveway permit granted to them already. The previous subdivision was a major subdivision, Mr. Angell asks Mr. Cornelison what the process is to amend a major subdivision. Mr. Cornelison pulls up the subdivision amendments code. Mr.

Town of Stanford Planning Board Page 4

Fouts asks about the vegetation behind the creek, the applicants clarify it is an open hay field that is hayed three times a year. Mr. Fouts asks if the proposed site for the accessory structure would be in the neighbor's view. Mr. Trimble says they may be able to see it, but they are friendly with the neighbor and have spoken to them about it, and do not appear to have any issues with the project. Mr. Angell would like to know why the accessory building cannot go inside the current building envelope. Mr. Trimble does not want to put the barn in the view of Lot 7's

home and their house will be approximately 3500 square feet, so they want to put the barn elsewhere to better use the property. Tom is unsure of the process of amending a major subdivision at this moment because a previous Planning Board had created the building envelopes and it is agricultural land. Mr. Angell suggests consulting an attorney or engineer. Mr. Trimble says that Lot 7 built outside the building envelope several years ago. Mr. Angell would like the applicants to ask their neighbor if they came before the Planning Board to build outside the building envelope. Mr. Trimble also clarifies that the actual building envelope does not have survey lines. The applicants will do more research and then be on the agenda for the next meeting. Ryan presents Section 140.29 revision after approval, and it appears that the applicant can resubmit the plat with modifications to the building envelope to the Planning Board to have it potentially approved, but they still need to find out why the building envelope is where it is.

The pre-application conferences scheduled for Melissa Stusvick and Jon Poser are cancelled because there was no representation present.

OTHER:

Mr. Fouts motioned to approve September 30 meeting minutes as written; Mr. Van Leuven seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Hancock, Mr. Van Leuven, Mr. Fouts.

The next meeting will be scheduled for November 18, it will be a Zoom meeting, but Ms. Knickerbocker will be present at the Town Hall for any Public Hearing participants.

ADJOURNMENT:

Mr. Fouts made a motion to adjourn the meeting; Mr. Flynn seconded the motion. All in favor, Mr. Angell, Mr. Flynn, Mr. Hancock, Mr. Van Leuven. Mr. Fouts.

The meeting was adjourned at 9:14 pm