

TOWN OF STANFORD
PLANNING BOARD MEETING
MINUTES FOR FEBRUARY 24, 2021

PRESENT:

Thomas Angell
Patrick Hancock
James Fouts
Chris Flynn

ABSENT:

John Van Leuven

Mr. Angell called the meeting to order at 7:31 pm. This meeting was conducted virtually via Zoom. The meeting will be posted online on the Town Website and available for the public to view.

PUBLIC HEARING:

LOT LINE ALTERATION: ANTHONY PIZZELLA

44 Deerfield Lane, Clinton Corners, NY 12514 – Presenter: Kirk Horton – Looking to move 20.48 acres from Lot 22 back to Lot 20

Mr. Horton presented. Mr. Angell asked how Mr. Horton noticed the meeting for tonight. Mr. Horton and Ms. Knickerbocker explained the notice provided the Town Website as reference for members of the public to access the meeting. Mr. Angell asked Ms. Knickerbocker if she received the affidavit of publication, which she confirmed she had. There were no members of the public present. Mr. Fouts moved to open the public hearing, Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Fouts, Mr. Hancock, Mr. Flynn. No further presentation was requested on this application. Mr. Fouts moved to close the public hearing, Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Fouts, Mr. Hancock, Mr. Flynn. Motion carried.

BUSINESS:

LOT LINE ALTERATION: ANTHONY PIZZELLA

44 Deerfield Lane, Clinton Corners, NY 12514 – Presenter: Kirk Horton – Looking to move 20.48 acres from Lot 22 back to Lot 20

Mr. Horton presented. Mr. Horton explained that Anthony and Cindy Pizzella own Lot 22 and Thirteen Hands Equine Rescue own Lot 20, and they wanted to transfer 18 acres from Lot 22 to Lot 20. Mr. Angell asked for clarification on where the Lot Line change is, and Mr. Horton explained that Lot 20 will no longer be a flag lot, Lot 20 will gain the acreage from Lot 22. Mr. Fouts asked if the driveway will be affected, Mr. Horton said it will not, it is a shared driveway. Mr. Hancock asked if there is a driveway off Bulls Head Road, Mr. Horton explained there is an existing driveway off Tuscan Way and another right away coming off Charwill Road. There were no further questions. Mr. Fouts moved to approve to the Lot Line Change, Mr. Flynn

seconded. All in favor, Mr. Angell, Mr. Fouts, Mr. Hancock, Mr. Flynn. Motion carried. This application has been approved; Mr. Angell will sign the mylar once Mr. Horton gets all the signatures he needs.

PUBLIC HEARING:

LOT LINE ALTERATION: CONNIFF AND CANTER

Lots 15 & 16 on Bulls Head Farms, Section II, 30 Shelley Hill Rd, Stanfordville, NY 12581 –
Presenter: Kirk Horton

Mr. Fouts moved to open the public hearing, Mr. Hancock seconded. Mr. Angell asked if Mr. Horton provided the affidavit to Ms. Knickerbocker, Ms. Knickerbocker confirmed it to be true. No members of the public were present. Mr. Fouts moved to close the public hearing, Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Fouts, Mr. Hancock, Mr. Flynn. Motion carried.

BUSINESS:

LOT LINE ALTERATION: CONNIFF AND CANTER

Lots 15 & 16 on Bulls Head Farms, Section II, 30 Shelley Hill Rd, Stanfordville, NY 12581 –
Presenter: Kirk Horton

No additional presentation was requested from Planning Board members. Mr. Fouts moved to approve to the Lot Line Change, Mr. Flynn seconded. No further discussion. All in favor, Mr. Angell, Mr. Fouts, Mr. Hancock, Mr. Flynn. Motion carried. The application is approved, Mr. Angell will sign the mylar when Mr. Horton provides it to him.

APPROVAL OF MINUTES:

Mr. Fouts moved to approve the January 27 meeting minutes with the amendment from Sand 34 to SAN-34 under Anna Price Hill's pre-application conference. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Fouts, Mr. Hancock, Mr. Flynn. Motion carried.

PRE-APPLICATION CONFERENCE:

AMENDMENT TO BUILDING ENVELOPE: GARY YOUNG

186 Hobbs Ln, Clinton Corners, NY 12514 – Presenter: Gary Young

Mr. Young presented. The property was formerly 198 Hobbs Ln in Clinton Corners it is now 186 Hobbs Lane. Mr. Young explained that around June 2020 he started construction to build a garage with an apartment above it. Unbeknownst to him, there was a building envelope on the property, but he happened to build within it. He furthered explained that it is a 45 acre piece of property with a half an acre building envelope and he built within the envelope. Mr. Young said he originally wanted to build just a garage, but the Building Department told him it cannot be just a garage it needs living quarters, so he completed that and wants to build a house now. In order to do that he was told he needs to expand the building envelope and get a special use permit. Mr. Angell asked if Mr. Young had a map of the property, which Mr. Young responded he has a survey of the property. Mr. Angell also asked for the name of the subdivision, Mr. Young responded it is the Pendergast minor subdivision, Map 12154, Lot 2. Mr. Angell

explained that Mr. Young would need an application to amend the previously approved minor subdivision building and it would have to follow Town Code for minor subdivision amendments. Mr. Angell also stated Mr. Young will have to come to the Board with a plan to amend the envelope. Mr. Angell explained that the Town Code in respect to apartments, there are two ways to approach the situation, either the garage could be an accessory apartment or a guest cottage, and Mr. Young would have to see what code requirement he would fall into. Mr. Angell offered another option where Mr. Young could build some form of connection to the house and garage, and that would not need approval, otherwise it would require approval from Planning Board. Mr. Angell and Mr. Young began to look at code online and in text to find more information on accessory apartments. Mr. Fouts asked how much larger would Mr. Young need the building envelope to be, Mr. Young clarified that he would like a second envelope elsewhere on the property. Mr. Fouts looked at the map to get a better idea of the property. Mr. Young would like to put the building on the opposite side of the property from where the garage is already. Mr. Angell said an accessory apartment would have to be within the house. Mr. Fouts asked what Mr. Young would like to do with the existing apartment above the garage, Mr. Young responded it will remain vacant, he built it just so he could build the garage. Mr. Fouts suggested the garage apartment become the Guest Cottage, but Mr. Young needs another building envelope. Mr. Angell asked what the property is being used for now, Mr. Young said it is a hay field. Mr. Angell will need a map to look at the property to see how they can preserve the conservation of land. The Planning Board can amend it, but they will need to discuss it. Mr. Fouts asked if it is in the woods, Mr. Young clarified it is in the hay field by the pond. Mr. Fouts asked if there is an existing drive, Mr. Young confirmed there is. Mr. Young would like to hug the tree line and build a modest house. Mr. Angell suggested that Mr. Young print a map and sketch a building envelope to present at the next meeting for a concept design. Mr. Angell and Mr. Hancock reviewed the code for Guest Cottages and they clarified that the apartment above the garage is within code because it is less than 2,500 square feet.

ADJOURNMENT:

Mr. Fouts moved to adjourn the meeting, Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Fouts, Mr. Flynn. Motion carried. The meeting was adjourned at 8:09 pm.

Mr. Angell thanked Mr. Fouts for his 21 years of service to the Planning Board, Mr. Fouts will not be seeking reappointment but has agreed to stay on the Board until a new member is appointed.