

TOWN OF STANFORD
PLANNING BOARD MEETING
MINUTES FOR MARCH 31, 2021

PRESENT:

Thomas Angell
Patrick Hancock
Brad Rolston

ABSENT:

Chris Flynn
John Van Leuven

Mr. Angell called the meeting to order at 7:35 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.

Mr. Angell introduced Mr. Rolston as the newest member to the Planning Board. Mr. Rolston said that he has lived in Stanford for seven to eight years and is excited to join.

BUSINESS:

SPECIAL USE PERMIT FOR GUEST COTTAGE: VAKHTANG ESVANDJIA & SYLVIE PICQUET-DAMESME
134 Haight Hill Rd, Stanfordville, NY 12581 - VAKHTANG ESVANDJIA & SYLVIE PICQUET-DAMESME, DOUG LARSON

Mr. Esvandjia and Ms. Picquet-Damesme presented. Ms. Picquet-Damesme explained that the pair would like to renovate the property, but not make significant changes. There is a pool house on the property they would like to use a guest house. They would use the same footprint, but make it livable, it would need a bathroom and bedrooms. Mr. Larson was present at the meeting as well, he is their architect. Mr. Angell asked for the applicants to go through their application. Mr. Esvandjia said the property is 120 acres with an old farm house, milk house that is about 500 square feet, along with the pool house that is about 750 square feet, and two silos that they will keep. Mr. Hancock asked if there is a pool, Ms. Picquet-Damesme and Mr. Esvandjia said there is, but it is not functioning and it will be filled within the next couple of weeks. Mr. Angell asked if there is a site plan for the property. Mr. Rolston asked if there is a septic system and well for the existing pool house, Mr. Esvandjia responded that there was not one and is not one in place, but there is electricity. Mr. Larson spoke about the maps provided. Mr. Larson said they are in the process of getting a survey and a global master septic system plan. Mr. Angell asked for clarification that there is no road to the pool house, Mr. Larson confirmed that to be true. Mr. Angell said that they have the acreage to have a guest house and there is only one other primary residence, so conceptual it should work. Mr. Angell said the Board will need to see the plans for

driveway, septic, and well, before they can approve it. Mr. Larson said it could take up to six months to get all that information, but he did not know the Town's process, he asked if there could be conceptual or contingent approval granted. Mr. Angell said that could be possible, but he would like to see the driveways that they are planning. Mr. Larson explained that the parcel is very rural and they are not planning on putting in driveways. Mr. Esvandjia said they would like to keep it as a walking path to access the building. Mr. Hancock questioned if emergency vehicles would require a driveway. Mr. Angell said they would have to defer the question to the Planning Board engineer. Mr. Angell asked the applicants to come back with a more detailed map of the farm road, septic and well locations, and for them to speak with the Planning Board engineer. Ms. Knickerbocker explained the new Planning Board engineer is Ryan Weitz of Barton & Loguidice and she will connect Mr. Larson with him. Mr. Angell explained that the applicant will have a public hearing once they review a more detailed site plan. Mr. Angell would like the Board to see floor plans with elevations included. A public hearing could potentially be scheduled for the May meeting. Mr. Larson asked for clarification that anything the Town engineer approves, the board should be fine with, and Mr. Angell said that should be the case, but they would still like to look at the designs. The applicant will be scheduled to appear again at the April 28 meeting.

PRE-APPLICATION CONFERENCE:

AMENDMENT TO BUILDING ENVELOPE: GARY YOUNG

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

Mr. Young presented. Mr. Angell said that since the last meeting the Board had been provided an aerial map of the property with the sketches for a road and building envelopes. Mr. Rolston asked the condition of the farm road that Mr. Young had sketched in. Mr. Young explained that he would do whatever the Town required, but he wants to make sure it does not get too muddy. Mr. Rolston clarified if the second building is going to be second dwelling, Mr. Young replied that the first structure is a garage with two bedrooms above it and the second will be a house. Mr. Young said that he initially wanted to build a garage, but you cannot have a vacant piece of property with just a garage on it. Mr. Rolston asked if there are rules regarding the setbacks about the driveways, Mr. Angell replied that question would have to be deferred to the Town engineer. Mr. Angell suggested that the Board do a site visit for the property. The Board scheduled a site visit for April 10 at 10 am with Mr. Young's father. Mr. Angell explained to Mr. Young that once they do the site visit he will have to submit an application to amend the minor subdivision for an additional building lot and an application for a special use permit for a guest cottage.

A second Zoom meeting to allow for more time began at 8:03 pm.

LAKE RECREATIONAL DISTRICT PLANNING CODE: KAREN BUECHELE

126 Hobbs Ln, Clinton Corners, NY 12514 – Presenter: Karen Buechele

Ms. Buechele presented. Ms. Buechele explained that have an existing shop that they would like

to convert into living space for when the grown children come to visit. The current house alone is not big enough to accommodate the additional families. The shop is about 900 square feet and she would like to push it out ten to fifteen feet. The converted shop would then have its own living space, kitchen, 1-2 bedrooms and a bathroom. Ms. Buechele explained that through the planning process they discovered that they cannot have a duplex within their property because they are in the LR5 zoning district. Ms. Buechele was confused as why they are in the LR5 district because they are not anywhere near the lake. Ms. Buechele said they have no desire to rent the property, it would just be more living space. Mr. Rolston asked if it is going to be a self-contained living space, or if it would share living space with the rest of the house. Ms. Buechele explained that they have the house, garage, and then the shop is attached to the garage. Mr. Angell asked how much acreage that have, Ms. Buechele responded 5 acres. Ms. Buechele's son and fiancé introduced themselves. Mr. Angell confirmed that LR district homes cannot be duplexes. Mr. Angell clarified that the Planning Board is not permitted to change Town Zoning Law, the Town Board would have that final decision. Mr. Angell suggested the applicant create an accessory apartment. Ms. Buechele said they had looked into the accessory apartment, but the sizing requirements would not fit their needs. Mr. Rolston suggested creating a guest cottage, but Mr. Angell clarified that the applicant would need twice the acreage to do so. Mr. Angell said the applicant could go to the Zoning Board to ask for a variance on the square footage of the accessory apartment. Ms. Buechele's son, Ben, asked if that would be more viable than going in front of the Town Board, and Mr. Angell said changing the zoning law would be a heavier lift. Mr. Hancock asked how far Ms. Buechele is from the Salt Point Turnpike and she responded about a half mile. Ms. Buechele stated she believes they are part of the LR district because the property is part of an original Hobbs Lane subdivision that went down to the Salt Point Turnpike. Ms. Buechele asked if the Zoning Board will need a recommendation from the Planning Board, Mr. Angell provided a positive recommendation for them to go to the Zoning Board. Mr. Angell said Ms. Buechele will need to file an application for an accessory apartment first, then after it is determined that the apartment is too big, they will go to the Zoning Board for a variance. Mr. Hancock asked what the final square footage of the project would be, Ms. Buechele responded about 1300 square feet. Mr. Rolston asked Mr. Angell if there have been variances to allow guest cottages on smaller lots, Mr. Angell said they have not done that. Ms. Buechele asked if an use variance could be obtained to allow for a duplex, Mr. Angell said it is possible, but it is harder to get. Mr. Hancock asked if the converted building would use the existing septic, Ms. Buechele replied yes it would, they will have an engineer look at it though. Mr. Angell read the code for accessory apartments. The code appeared to reflect the need of an accessory apartment could based on senior citizen occupancy within a single family living unit. Ms. Buechele explained that her husband is a senior citizen and will need the family to come visit to help with care of the house and father. Mr. Angell told Ms. Buechele to submit an application with the floor plan and detailed sketch and then the Planning Board will refer them to the Planning Board engineer and he would provide a list of variances needed. It was also suggested that the applicant could approach the Zoning Board in the meantime.

A member of the public, Mr. Donnie Roberts, spoke to say he was attending the meeting to see

the Planning Board process as they are interested in property in Stanford. He had no specific questions for the Planning Board at this time.

APPROVAL OF MINUTES:

Mr. Hancock moved to approve the February 24 meeting minutes with the amendment to change the date on the minutes from February 25 to February 24. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Rolston. Motion carried.

Mr. Hancock asked about a property that is being cleared and excavated and wondered if anyone knew what was going on there. Mr. Angell clarified he does not know, and that anything property owners do to their property is up to the Zoning Officer to enforce if it does not come before the Planning Board, if it is something that should have come to the Planning Board first.

ADJOURNMENT:

Mr. Rolston moved to adjourn the meeting. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Rolston. Motion carried. The meeting was adjourned at 8:30 pm.