

TOWN OF STANFORD
PLANNING BOARD MEETING
MINUTES FOR APRIL 28, 2021

PRESENT:

Thomas Angell
Patrick Hancock
Brad Rolston
Chris Flynn*
John VanLeuven*
Paul Coughlin (Town Board Liaison)

*Arrived late

Mr. Angell called the meeting to order at 7:30 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.

BUSINESS:

MILLBROOK SCHOOL PULLING HOUSE & ALUMNI HOUSE: MILLBROOK SCHOOL
131 Millbrook School Rd, Millbrook, NY 12545 – KEN CASAMENTO & JEFFREY SMITH

Ken Casamento and Jeffrey Smith presented. Mr. Casamento shared his screen to show the proposed project. The project is for the Pulling House and Alumni House, and part of the approved Master Plan, items 4 & 5. The Pulling House is located right off the main campus road towards the center of campus. Mr. Casamento explained that the project includes the demolition of the existing Pulling House and offices. It is under 1 acre of disturbance, will have a 3,344 square foot footprint from the new Pulling House and an 1,844 square foot footprint from the new Alumni House. The project is an unlisted action under SEQRA. The Pulling house was part of the Stephenson Farm before the formation of the school. Mr. Casamento explained that the building has undergone many renovations and it would be more cost effective to rebuild the building after VMA review. Mr. Casamento said on March 10, 2020 the New York State Office of Parks, Recreation and Historic Preservation issued a letter of no impact for the Master Plan project determining that they have no cultural concerns. The proposed New Alumni House is 3,580 square feet, the New Pulling house would be 6,039 square feet. They plan to maintain existing storm connections to treatment areas. Existing stormwater area was designed with the capacity to handle stormwater, and the proposed sewer connections to existing infrastructure will not increase water or sewer demands. The Alumni building will be brick, 32' 11" tall, and have a slate roof. The Pulling house would be 30' 1" tall, have wood clapboard siding and base brick to match the Prum and Alumni house. Mr. Casamento requested to schedule a public hearing and to circulate the application to County Planning for 239M County Planning. Mr. Casamento and Ryan Weitz, the Planning Board engineer, planned to connect on the project. Mr. Rolston asked if the Alumni house is currently trailers. Mr. Casamento explained that offices have been

temporary trailers during renovations and the Alumni house will be a home to the offices, and for graduates to come back to as well. Mr. Hancock asked if the new structures would have additional plumbing or sewage needs, Mr. Casamento explained the number of staffing is going to stay the same so the demand on the plumbing will not increase. Mr. Casamento further explained that the new structures will be larger than the previous buildings, but under the proposed size within the Master Plan. Mr. Hancock asked if the property was a farm property and the Pulling House was a farmhouse, Mr. Casamento confirmed that to be true. Mr. Smith clarified that the Pulling house will be the President's house, it has been the headmaster's home since 1931. Mr. Smith explained the Alumni house will be for returning students to feel welcome and maintain the history of the building. Mr. Angell asked if there had been any research done on how old the building is, Mr. Smith found that it is from the 1800s. Mr. Angell asked if there are any features of the existing building that could be preserved that are unique. Mr. Casamento explained that the building had been renovated so many times to get it to code it would have to be gutted completely, the features they plan to keep will be reminiscent of the existing building. Mr. Smith said they would keep built in bookcases, fireplaces, and maybe some floorboards. **Chris Flynn joins* Mr. Angell said they would need to do the SEQRA review and would like to get the Town Engineer's input first before scheduling the public hearing. The project will be placed on the agenda for next meeting.

PRE-APPLICATION CONFERENCE

AMENDMENT TO BUILDING ENVELOPE: GARY YOUNG
186 Hobbs Ln, Clinton Corners, NY 12514: GARY YOUNG

Mr. Young presented. Mr. Angell explained that the original subdivision was reviewed prior to this meeting. Mr. Rolston spoke of the site visit that the Planning Board went on April 10. The property has a completed garage with living space. The proposed house site was approached by a farm road along a tree line through a boggy area to a spot on top of a hill, fairly close to the property line. Mr. Angell explained that the original subdivision filed by George Pendergast was a 2 lot subdivision, there were 2 building envelopes were placed on lot 1, and then on the lot 2, which Gary purchased, there is a building envelope and several notes about the property. Mr. Angell spoke of his concerns after the site visit. The proposed envelope is not near the original envelope, too close to the property line at the highest point of the property, there were two vernal pools of still water, you had to cross wetland to get to house site, and lastly, the house is right in the middle of a hay field that is being farmed. Mr. Angell explained that a Guest House and Primary residence are permitted within the code, but Mr. Angell explained that it may be easier to expand the existing building envelope to avoid the concerns that Mr. Angell brought up. Mr. Young clarified that he is not married to a spot, that he is willing to change the location, although he would like it in the back area of the property. A second Zoom meeting began to allow for more time on the meeting. Mr. Young's engineer, Mr. Andrews, said he understood the concerns of the Board, that they can find a different spot, perhaps get a DEC permit to avoid the wetlands. Mr. Young explained that Mr. Andrews and a Wetlands Biologist visited the site and that they

are optimistic they will find a path to fit the situation. Mr. Young was very willing to be flexible with the property, he would not compromise the integrity of the property, and wants to follow the rules and do everything through the proper channels. Mr. Young said he has been following the rules of the property and continuing to have Mr. Tierney have the field and have the property used for horseback riding. Mr. Angell suggested that Mr. Young present a sketch plan with his engineer and Wetland biologist, or he could file the formal application. Mr. Angell asked if the size of the garage with the apartment would exceed the square footage for a Guest Cottage. Ms. Knickerbocker and Mr. Young confirmed that only the living space would be counted for square footage for the Guest Cottage. Mr. Young asked if this process would be productive for him, Mr. Angell clarified that they have laid out their concerns, but that they are willing to work with him on the house site. Mr. Young will be on the agenda for the next meeting.

INQUIRY ON MAJOR SUBDIVISION: NICK MAHEDY

313 Jameson Hill Road, Clinton Corners, NY 12514: NICK MAHEDY

Mr. Mahedy presented. Mr. Mahedy wanted to get a feel on the process on subdivisions in the Town of Stanford. Mr. Mahedy said he was interested in an 80 acre lot on Jameson Hill. He would want to subdivide the property, build model homes and then sell the properties with a conservation subdivision. Mr. Rolston explained that the code lays out the rules of conservation density about the lot size and encouraged him to investigate the code. Mr. Mahedy said he had started to look at the code generally, but he recognized that building 10 lots is a big project for the Town. Mr. Mahedy said that he builds super-efficient homes, and there is a good market for them, but the size of the project would require more of a partnership between himself and the Board. Mr. Mahedy asked if all the code regulations were followed, would his project be something the Town would be open to developing and what the timeline would be. Mr. Angell explained that the Board has not had a major subdivision in probably 15 years, and the last two took several years to complete. Mr. Angell said it is a different Board now, but it is difficult to provide a definitive answer due to the unfamiliarity of the lot and other special needs of the project, or the neighbors' perspectives. Mr. Angell explained further that neither subdivisions were built upon, not due to Planning Board blockage, but they did not complete the approval process. Mr. Mahedy explained that he works in Brooklyn and a topic of discussion there is "as of right," and there is a certain formula to know what you can or cannot build. Mr. Mahedy asked if he follows all the subdivision rules, can the neighbors have an impact on the approval process. Mr. Mahedy asked further if a neighbor simply did not want eight new neighbors can that effect the approval. Mr. Angell said no, that would not be a valid concern, he further explained they approve applications based on following code and regulations, but there would be a public hearing and the public can express their concerns. Mr. Angell explained currently that Mr. Mahedy's "as of right" for the 80 acres would be building a single family home with accessory or farm buildings, or perhaps a duplex. Mr. Hancock asked to explain the location of the property and if it was on top of the hill. Mr. Mahedy said it is across the road from a small farm and has a great view and nice rock formations. Mr. Hancock asked if there is ridgetop building code, Mr. Angell explained there is not, but it is part of SEQR review, and generally the Board does not want them at the top of the property. Mr. Mahedy said he would not want it at the top due to expenses. Mr. Angell mentioned that septic may be an issue too. Mr. VanLeuven said

there may be a neighbor that might be an issue moving forward with the project. Mr. Flynn asked if there is a moratorium on subdivision, Mr. Angell said there is not. Mr. Rolston said there looks like there is wetlands on property and it is steep, roadways may be challenging. Mr. Mahedy asked if he could submit a sketch of the project for the Board to review. Mr. Angell explained that if Mr. Mahedy wanted to have a realistic discussion about the matter, he would have to speak with the Town Engineer and file an application to start an escrow, a sketch would not be able to provide the Board with the information they would need to review. Mr. Rolston explained that roads, drainage, and wetlands information could not be discussed based on a sketch.

OTHER:

Mr. Hancock motioned to approve the March 31, 2021 meeting minutes as written, Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Flynn, Mr. Rolston, Mr. Van Leuven. Motion carried.

Meeting adjourned at 8:35 pm