

TOWN OF STANFORD
PLANNING BOARD MEETING
MINUTES FOR MAY 26, 2021

PRESENT:

Thomas Angell
Patrick Hancock
Brad Rolston
Chris Flynn
Paul Coughlin (Town Board Liaison)
Ryan Weitz (Planning Board Engineer)

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.

Mr. Weitz introduced himself to the Board. He is replacing Ryan Cornelison as the Planning Board Engineer. He explained that he had worked on several Stanford projects with Mr. Cornelison at Barton & Loguidice so he was familiar with the Town and is looking forward to working with the Board.

BUSINESS:

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

Mr. Casamento presented. He had been in touch with Mr. Weitz. They discussed the anticipated location of the garage, the Millbrook School decided to remove the garage from the project at this time as it needs a variance. The location of the garage was a concern that Mr. Weitz had reviewed, but the removal of the garage makes it no longer an issue. The 239M came back from the County with no comment, local concern. Ms. Knickerbocker circulated the response to the Town of Washington as well, they made no comments. Mr. Casamento would like the Board to schedule a public hearing at this time. Mr. Weitz reviewed the original submission from April and submitted comments, he said the comments are mostly minor. The most major comment was the setback of the garage, which has been removed so no longer is an issue. Mr. Casamento resubmitted after receiving the comments, and Mr. Weitz reviewed the documents once again. On the second review, Mr. Weitz requested the size of the pipe for stormwater drainage. Mr. Weitz highlighted that an item needed for discussion was the removal of a couple of trees. He said there are three trees near the existing pulling house that may be habitats for Indiana Bats and they are a protected species. Mr. Weitz asked Mr. Casamento to provide photos and species confirmation and to work with the New York National Heritage program to see if there is any roosting or signs of habitation to help the Board with their SEQR review. Mr. Casamento commented that two of the trees were going to be removed due to the health of the trees, leaving just the cedar tree which is not known to be a roosting tree for the bats. Mr. Casamento also

commented that the zoo caretaker would provide a memo with a no impact. The Board had no questions. Mr. Weitz suggested the Board schedule a public hearing and Mr. Weitz will do Parts II & III of the environmental review. Mr. Hancock motioned to schedule a public hearing for June 30, Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Rolston, Mr. Flynn. The motion carried. The meeting will be in person at the Town Hall.

PRE-APPLICATION CONFERENCE

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

Mr. Young and Mr. Andrews, Mr. Young's engineer, presented. Mr. Andrews shared his screen to present a revised site plan for the new building. Mr. Andrews described the lot, the area in front is mostly wetlands, they put a 100 foot wetland buffer. They would like to relocate the farm road, the current road goes along the wetlands. The new location would be as close to the property corner as they can to stay out of the wetlands. The new plans are designed to maintain as much as the open space as possible. Mr. Andrews explained that the new house site is closer to the edge of the woods and now is on the upper left portion of the property instead of upper right. They will need a NYS DEC wetland permit and special use permit from the Planning Board for a guest cottage. Mr. Rolston asked if the driveway cuts close to a neighboring property. Mr. Andrews said there would be a ten foot offset property line buffer and stay out of the wetlands. Mr. Hancock asked if the original house site location was on the opposite side of the property, Mr. Andrews confirmed that to be true. Mr. Rolston asked how the current field for the proposed site is being used. Mr. Andrews said it seems less hayed than other areas, that it may be hayed every other season or so. Mr. Rolston asked for clarification on the dotted line representing the setbacks, Mr. Andrews confirmed that the lines represent the 75 yard property setback requirement. Mr. Angell said the applicant can move forward with a formal application, the Board was grateful for the adjustments made. Once the application is submitted, the Town Engineer will need to look at it. Mr. Hancock asked if the farm road is in the buffer or in the actual wetlands, and Mr. Andrews confirmed that the road is currently not in the wetlands. The applicant will need to apply to revise a minor subdivision, apply for a new driveway permit, and apply for a special use permit.

SPECIAL USE PERMIT FOR HOME OFFICE: UMBERTO & VICTORIA MACIA: Mr. & Ms. Macia 5635-5639 Route 82, Stanfordville, NY 12581

A second Zoom meeting begins. Ms. and Mr. Macia presented. Mr. Macia and Ms. Macia described the property. There is a cottage on the property they would like to put a satellite office behind the building where they own rentals. Ms. Macia explained that she is a psychotherapist and licensed clinical practitioner in Poughkeepsie. Mr. Rolston clarified that they do not reside at the property they wish to put the home office, that the couple reside on a different property in Clinton Corners. The property that they wish to put the home office has 4 apartments that they

rent to others. Mr. Rolston asked if they would put the office in the cottage, Ms. Macia confirmed that to be true. The property has 3 buildings, the garage, a main building with 4 apartments in it and the cottage that is a single rental unit. Mr. Angell and Mr. Rolston agreed that because they do not live on the property, they may not qualify to place a home office on the property. Mr. Angell looked through the code to classify Ms. Macia's business. Mr. Angell said under the existing zoning law, unless they move into the house on the property, it is not permitted to have the home office. Mr. Angell suggested they get a zoning variance. They would need a Use Variance from the Zoning Board, or the Town Board would need to amend the zoning law.

Planning Board Executive Session for Member Opening:
John Hafner interview for open position.
Steven Horowitz interview for open position.

SPECIAL USE PERMIT FOR FARMER'S MARKET: Stanford Grange 808
6043 Route 82, Stanfordsville, NY 12581

A third Zoom meeting begins. Mr. Orton and Ms. Fallon presented. The Grange No. 808 was the applicant. Mr. Orton explained that the Grange had discussed having a farmer's market for numerous years. Mr. Orton further explained that The Grange is an agricultural group, and that other local towns have a Farmer's Market, so the Town of Stanford should have one too to support our local agriculture in a fashion similar to a Community Day set up. Mr. Orton said that the Special Permit Use is complicated for the Grange to complete. He explained that the escrow fee is too high, and the Ag Data statement and Environmental Assessment Forms are unfamiliar to the organization. Mr. Orton said that set up is almost identical to Community Day, it would be free for the farmers, and it would be a community event. Mr. Orton said he thought perhaps the Town Board could pass a new law to make it simpler to start a farmer's market, if it cannot be done this year, they would like to do it next year. Mr. Angell shared a similar view to Mr. Orton's, and said this was a similar case to when Big Rock Farm wanted to start having multiple vendors at their location. Mr. Angell also said that the new Comprehensive Plan suggested Farmer's Market code be changed. Mr. Angell explained that the Planning Board is not a legislative body, they are tasked with applying the policy. Mr. Angell said the board can write a letter to the Town Board to support their application, but existing Town Code is preventing the Planning Board from approving it, they will ask the Town Board to consider a law change in the matter. Mr. Rolston asked for clarification on the set up, Ms. Fallon said she wants to offer the outdoor lawn space for farmers to set up their own tents or tables. Mr. Rolston asked if the Farmer's Market would qualify as a Roadside Farm Stand, but the vendors are not the operator of the stand, so the code does not allow it. Mr. Angell explained that the Board cannot grant a special use permit because the Grange is not submitting a proper application, so the Planning Board will write a letter to submit to the Town Board. Mr. Orton explained that Big Rock Farm Market hosted a Makers fair, which is like a farmer's market, only the vendors were selling homemade products instead of grown produce. Mr. Rolston asked if the operation could be viewed as multiple roadside farm stands. Mr. Angell explained the best route would be to go in front of the Town Board. Mr. Hancock said that he would hope that because the overall goal of

the Town is to preserve the agricultural character of the Town, that a farmer's market would be a great addition.

Executive Session: Open position for Planning Board recommendation. No decision made at this meeting.

OTHER:

Mr. Rolston motioned to approve the April 28, 2021 meeting minutes as written, Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Flynn, Mr. Rolston. Motion carried.

ADJOURNMENT:

Mr. Flynn motioned to adjourn the meeting, Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Flynn, Mr. Rolston. Motion carried. Meeting adjourned at 8:57 pm.