

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

PRESENT:

Thomas Angell

Chris Flynn

William Moriarty

Patrick Hancock

Leigh Jones (Planning Board Engineer – filling in for Ryan Weitz)

ABSENT:

Brad Rolston

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

PUBLIC HEARING:

LOT LINE ALTERATION: WILLIAM BROWN AND DOREEN BROWN

West side of Hunns Lake Rd off of West Hunns Lake Rd – Spencer Hall

Mr. Hall presented. Mr. Hall provided Ms. Knickerbocker with the notice of the public hearing that was placed in the Poughkeepsie Journal. Mr. Angell declared the public hearing open and asked if any members of the public would like a presentation on the application. Hearing none, Mr. Hancock motioned to close the public hearing. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty, Mr. Hancock. Motion carried.

BUSINESS:

LOT LINE ALTERATION: WILLIAM BROWN AND DOREEN BROWN

West side of Hunns Lake Rd off of West Hunns Lake Rd – Spencer Hall

Mr. Hall presented. Mr. Hancock requested to see the map of the parcel lot swaps. Mr. Angell declared the application a Type II action, no SEQR review. Mr. Flynn motioned to approve the application. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty, Mr. Hancock. Motion carried. Mr. Angell signed the mylar. Mr. and Mrs. Brown will sign the mylar before Mr. Hall files the document with the County.

SPECIAL USE PERMIT: SAUL GOODMAN & NATHALIE RUBENS

921 Duell Road, Stanfordville, NY 12581 – Joe Melito

Mr. Melito presented. Mr. Melito from Crisp Architects explained that after the last Planning Board meeting, they contacted the Town to get in touch with the engineer, but unfortunately, they were put in contact with the Town Engineer and not the Planning Board engineer. They had some feedback from the Town Engineer and were able to meet with the Highway Superintendent for the driveway but are now going to set up an appointment with Mr. Weitz to review the application. The applicant will be appearing before the Board on September 29.

SPECIAL USE PERMIT: Vakhtang Buka Esvandija, Sylvie Picquet-Damesme

134 Haight Hill Rd, Stanfordville, NY 12581 – Doug Larson

Mr. Larson presented. Mr. Larson explained that they had received a response letter from Mr. Weitz and since then they have answered all his questions and requirements. Mr. Larson said

they were able to get a verbal approval from the fire department for the driveway plan. He also said that the County responded to the 239M referral with no comment, making the application local concern. Mr. Larson had resubmitted the septic design and the leach field. Mr. Larson provided updated maps, and the plan is ready for the health department. Mr. Larson further explained that the current building where the guest house was rotting, so they are going to tear it down and place a new building there but rotate it 90 degrees. Mr. Angell asked if the footprint is going to be the same, Mr. Larson said it would be slightly different. Mr. Flynn asked if the square footage would be the same as the current building. Ms. Jones commented that the new structure would be slightly bigger than the existing building, but still fits within the codes and setback requirements. Mr. Angell asked to clarify that the driveway issues have been resolved. Mr. Larson said it has. Ms. Jones said the engineers had no further comments, that the septic will need the final approval. Mr. Flynn motioned to schedule a public hearing for September 29, Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty, Mr. Hancock. Motion carried. Mr. Angell said if the Health Department does not give approval for the septic by the September meeting, the Board should be able to give conditional approval.

MINOR SUBDIVISION: DARLING SAND & GRAVEL

5699 Route 82, Stanfordville, NY 12581 – Brian Houston

Mr. Houston presented. The project had been on pause for about 3 months and now they are getting the application back into process. Mr. Houston explained it is a subdivision of about 57 acres that will be divided into 3 lots. The current access is from Salt Point Turnpike, the applicants have tried to get an easement with the neighbors, but that is not going to happen. Mr. Houston explained they will be putting a common driveway in off of Route 82 to access the lots. Mr. Houston said there will be a 7.85 acre lot with the existing metal workshop with Junior Diesel's operation, and the other lots will be vacant, one 23 acre lot and one 25 acre lot. Mr. Houston explained there is no current plans for building on the vacant lots. Mr. Houston said Ryan Cornelison had originally sent engineer notes for the applicant to review and they have responded, but they had not received a response back from Ryan Weitz. Ms. Knickerbocker provided the most recent comment response letter from July 26 to Mr. Houston. Ms. Jones explained that most of the comments from the Planning Board engineer pertain to the common driveway and that the code is not currently being met with the plans they submitted. Ms. Jones said once the initial requirements for the common driveway are met, they can continue work on specifics of the driveway. Mr. Houston clarified that the issues are mostly with the engineering of the driveway, Ms. Jones confirmed that to be true. Ms. Jones explained that the side slopes of the driveway are exceeding 1 and 3, so they need to know what the side slopes are and that they will not be steeper than 1 to 3. Ms. Jones suggested that Mr. Weitz and Rennia Engineering continue to work together before the next meeting in September.

PRE-APPLICATION CONFERENCE:

SPECIAL USE PERMIT: DORIT STRAUS

6208 Route 82, Stanfordville, NY 12581 – Dorit Straus

Ms. Straus presented. Ms. Straus and her husband live on Bulls Head Road, prior to her retirement she was fine art manager and has background in classical music. She would like to lease the former Carousel building and turn it into a cultural arts center. She would run it as a 5013C not for profit. She would like do small chamber music concerts, host artist co-ops gift

shops, film screenings, and get the community involved. Ms. Straus said she would also like to reach out to local school boards to engage students in the community. Ms. Straus explained she has no plans to have a restaurant in the building. Mr. Hancock said he thought maybe a concession stand would be beneficial, Ms. Straus said that could be a possibility, but will not have a restaurant inside. Mr. Flynn and Mr. Hancock said the space has good parking. Ms. Straus explained she would like to collaborate with other communities to avoid competing with other local art centers. Mr. Angell said according to the code, her proposal would be most closely related to an auditorium or theater classification. Mr. Angell explained that an auditorium or theater would only be permitted in the Rural Center, and this property is located in Agricultural Residential zone. Mr. Angell suggested that she goes before the Zoning Board to ask for a Use Variance. Mr. Angell said the other option would be to go to the Town Board to ask them to amend the Zoning Law, however, that would affect the entire district. Mr. Angell mentioned that the Comprehensive Plan that is being drafted is recommending to include that area into the Rural Center. Mr. Hancock asked when the building was a dance hall if it predated the zoning law, the Board agreed that was probably the case. Mr. Flynn motioned to draft a letter to the Zoning Board of Appeals to show their support of the application, Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Hancock, Mr. Moriarty. Motion carried.

OTHER:

Mr. Flynn motioned to approve the June 30 meeting minutes as written, Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty. Mr. Hancock abstained. Motion carried.

Mr. Moriarty motioned to adjourn the meeting. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Hancock, Mr. Moriarty. Motion carried. Meeting adjourned at 8:09 pm.