

TOWN OF STANFORD
PLANNING BOARD MEETING
MINUTES FOR NOVEMBER 17, 2021

PRESENT:

Thomas Angell, Chairman
Patrick Hancock
Chris Flynn
Brad Rolston
William Moriarty

Ryan Weitz (Planning Board Engineer)

Thomas Angell called to order the Planning Board Meeting at 7:30 pm.

PUBLIC HEARINGS:

MAJOR SUBDIVISION: DARLING SAND AND GRAVEL

6906 Route 82, Stanfordville, NY 12581

Mr. Houston presented. Mr. Houston provided Ms. Knickerbocker with the appropriate notice of publication from the Poughkeepsie Journal. A presentation was not requested from the public. Mr. Flynn motioned to close the public hearing. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Flynn, Mr. Rolston, Mr. Moriarty. Motion carried.

SPECIAL USE PERMIT: SAUL GOODMAN & NATHALIE RUEBENS

921 Duell Road, Stanfordville, NY 12581

Mr. Melito presented. Mr. Melito provided Ms. Knickerbocker with the appropriate notice of publication from the Poughkeepsie Journal and certified receipts. A presentation was not requested from the public. Mr. Rolston motioned to close the public hearing. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Flynn, Mr. Rolston, Mr. Moriarty. Motion carried.

SPECIAL USE PERMIT: MICHAEL AND CONSTANCE EDWARDS

123 Creamery Rd, Stanfordville, NY 12581

Mr. Graminski presented. Mr. Graminski provided Ms. Knickerbocker with both electronic and hard copies of the notice of publications and certified receipts. Mr. Angell asked if anyone from the public would like a presentation. Lucas Bliss from Creamery Road requested to see the map in relation to his property. Mr. Graminski explained the size and location of the new house being built. No further comments were made by Mr. Bliss. Mr. Flynn motioned to close the public hearing. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Flynn, Mr. Rolston, Mr. Moriarty. Motion carried.

SPECIAL USE PERMIT: CLAIRE COPLEY AND ALAN EISENBERG

85 East Hunns Lake Rd, Stanfordville, NY 12581

Ms. Copley presented. Ms. Copley provided Ms. Knickerbocker with the notice and certified mailings. No presentation was requested from the public. Mr. Moriarty motioned to close the public hearing. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Flynn, Mr. Rolston, Mr. Moriarty. Motion carried.

BUSINESS:

SPECIAL USE PERMIT: SAUL GOODMAN & NATHALIE RUEBENS

921 Duell Road, Stanfordville, NY 12581

Mr. Melito presented. Mr. Angell explained that the 239M referral came back as a matter of local concern. Mr. Hancock read the Short Environmental Assessment Form Part II. All questions are answered no, or small impact may occur. Mr. Hancock read Part III. The Board determined based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. Ms. Knickerbocker read the Resolution establishing the Town of Stanford Planning Board as lead agency and determining that the 921 Duell Road Guest Cottage project is an unlisted action and will not have a significant adverse impact on the environment. The question of the adoption of the foregoing resolution was duly put to a vote, and upon roll call, the vote was as follows: Chair Thomas Angell, yes, Chris Flynn, yes, Bradley Rolston, yes, Patrick Hancock, yes, William Moriarty, yes. The foregoing resolution was thereupon declaration duly adopted. Mr. Hancock motioned to grant 921 Duell Road a special use permit for a Guest Cottage. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Flynn, Mr. Rolston, Mr. Moriarty. Motion carried.

SPECIAL USE PERMIT: MICHAEL AND CONSTANCE EDWARDS

123 Creamery Rd, Stanfordville, NY 12581

Mr. Graminski presented. Mr. Weitz explained that the 239M referral came back as a matter of local concern and since the last meeting, the applicant has submitted all materials to address Mr. Weitz's comments with the project. Mr. Weitz said the EAF had been revised and he has no further comments. Mr. Weitz said that the final approval from the health department is pending, so the granting of the special use permit would be conditional. Mr. Hancock read the Short Environmental Assessment Form Part II. All questions are answered no, or small impact may occur. Mr. Hancock read Part III. The Board determined based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. Ms. Knickerbocker read the Resolution establishing the Town of Stanford Planning Board as lead agency and determining that the 123 Creamery Road Guest Cottage project is an unlisted action and will not have a significant adverse impact on the environment. The question of the adoption of the foregoing resolution was duly put to a vote, and upon roll call, the vote was as follows: Chair Thomas Angell, yes, Chris Flynn, yes, Bradley Rolston, yes, Patrick Hancock, yes, William Moriarty, yes. The foregoing resolution was thereupon declaration duly adopted. Mr. Rolston motioned to grant a special use permit for a guest cottage for 123 Creamery Road with the condition that the project will get health department approval for the septic. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Flynn, Mr. Rolston, Mr. Moriarty. Motion carried.

SPECIAL USE PERMIT: CLAIRE COPLEY AND ALAN EISENBERG

85 East Hunns Lake Rd, Stanfordville, NY 12581

Ms. Copley presented. Ms. Copley provided the updated letter from her engineer indicating that a second well will be present on the project. Mr. Angell reviewed the letter and said the Board is satisfied. Mr. Flynn motioned to grant a special use permit for the guest cottage for 85 East Hunns Lake Road conditioned upon health department approval for the well and septic. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Flynn, Mr. Rolston, Mr. Moriarty. Motion carried.

MINOR SUBDIVISION: DARLING SAND AND GRAVEL

5699 Route 82, Stanfordville, NY 12581

Mr. Houston presented. Mr. Houston had sent a letter to the fire chief, building inspector, and Central Hudson in regards to the common driveway. Mr. Houston also had an easement for the common driveway draft reviewed by the Town Attorney, Mr. Butts, and it had been accepted, but not executed yet. Mr. Weitz explained that the new driveway will go over an existing Central Hudson easement. Mr. Weitz said there are no

transmission lines, and no substantial changes to the grade. Mr. Houston said that an application had been submitted to the Department of Transportation. Mr. Houston explained that he spoke with the Fire Chief in regards to the hammerhead driveway, but the Chief is requesting a 50 foot radius turnaround instead. Mr. Houston said the engineer for the project is going to work with the Fire Chief to hopefully get the hammerhead to work, because a large turnaround seemed excessive to him. Mr. Angell and Mr. Houston discussed if the applicant would prefer to have conditional approval now, or wait until the next meeting to have all the components approved. Mr. Weitz read Town Code explaining that a letter of acceptance would be required from the Fire Chief. Mr. Houston said they will come back for the December meeting. Mr. Moriarty explained that perhaps the Fire Chief is requesting a 50 foot radius to allow for a ladder truck to access the property.

SPECIAL USE PERMIT AND SITE PLAN: DORIT STRAUS

6208 Route 82, Stanfordville, NY 12581

Ms. Straus presented. Ms. Straus explained that she went to the Zoning Board of Appeals and received an approval for an Use Variance to allow an auditorium/theater in the Agricultural Residential district. Mr. Angell explained she would need to file an application for a special use permit. Mr. Angell asked Ms. Straus her anticipated capacity size which she responded about 100-150 people to be safe, but there would be exhibits that would just be open for walk throughs with low attendance at a time. Mr. Angell asked if Ms. Straus had an engineer yet, and Ms. Straus explained she had not had an engineer involved because she wanted to make sure everything was going to go through and find out what she needed to have it approved. Mr. Angell expressed his concerns about the parking space on the property. Mr. Angell also asked if there would signage, and she confirmed yes. Mr. Angell explained that lighting and restrooms would need to meet appropriate code as well. Mr. Angell suggested that Ms. Straus reach out to an engineer because the use of the building is going to be changing extensively. Ms. Straus explained that the project would include chamber music and exhibitions. Mr. Hancock asked if there is documentation for the septic and leech field on record to reference. Mr. Angell explained there are multiple code requirements that would need to be addressed and a developed site plan and special use permit application would need to be submitted.

OTHER:

Mr. Rolston motioned to approve the October 27 meeting minutes as written. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Flynn, Mr. Rolston, Mr. Moriarty. Motion carried.

Mr. Moriarty motioned to adjourn the meeting. Mr. Flynn seconded. The meeting was adjourned at 8:26 pm.