

Town of Stanford Planning Board Meeting

Sept 28, 2022

7:30 PM at Town Hall

Present: Chris Flynn (acting chairman), Patrick Hancock, Brad Rolston, Will Moriarty

Absent: Tom Angell

Meeting begins at 7:30 PM

BUSINESS

SPECIAL USE PERMIT FOR ACCESSORY APARTMENT: NILSSON: Dan Contelmo
16 Mills Ln, Stanfordville, NY 12581

Mr. Contelmo presented. Mr. Contelmo explained that he had been before the Board before and is the architect for the project. The Planning Board recommended that the applicant go before the Zoning Board to receive a variance to allow an accessory apartment on a parcel less than 1.5 acres. Mr. Contelmo explained that the lot is 0.5 acres with a house and a barn. Mr. Contelmo said that the barn will be converted to the accessory apartment and meets other zoning requirements in regards to setback and square footage. Mr. Flynn asked if the variance had been granted, and Mr. Contelmo confirmed that it had. Mr. Rolston asked for a refresher on the project. Mr. Contelmo explained that the apartment will be 580 square feet and the building footprint will 432 square feet due to a loft. Mr. Rolston asked if there will be parking for at least 3 cars, Mr. Contelmo confirmed there will be. Mr. Moriarty asked how the septic will be set up. Mr. Contelmo said the septic will remain the same, but they will be swapping bedroom out of the house to the apartment to keep the same number of bedrooms between the two buildings for the septic. Mr. Rolston motioned to schedule a public hearing for October 26. Mr. Hancock seconded. All in favor, Mr. Flynn, Mr. Hancock, Mr. Moriarty, Mr. Rolston. Motion carried.

SPECIAL USE PERMIT AND SITE PLAN: AIROSMITH ENGINEERING: Jay Gigliotti
140 Quarter Horse Way, Stanfordville, NY 12581

Mr. Jay Gigliotti with Airosmith Engineering presented on behalf of AT&T. The application was for new co-location on an existing wireless tower. Mr. Gigliotti explained that AT&T is not on that tower already and would put their equipment on the tower. Mr. Gigliotti said the tower is at the end of a long access road. Mr. Gigliotti said the tower is 107 feet tall and Verizon is already there, and that AT&T equipment would be placed at 88 feet on the same tower. Mr. Gigliotti explained the compound in the site plan. Mr. Gigliotti said there is a lease area that will be 20 by 30 feet for AT&T facilities. Mr. Gigliotti said this area includes a 6x8 square foot walk in closet and a 20 Kilowatt diesel generator on a steel platform. Mr. Gigliotti further explained that there will be cables that run through the middle of the tower to the new equipment at 88 feet. Mr. Gigliotti said everything will be in that fenced in area with the exception of the trenching that

runs to a utility pole about 20 feet away. Mr. Rolston asked when the generator would run. Mr. Gigliotti said it is for emergency outages, but can be monitored remotely, and most of the equipment can be managed remotely with the exception with any physical issues. Mr. Gigliotti provided views of the utility pole with the lightning rod reaching 121 feet, and the elevations. He also provided views of the closet and generator, and the antennae configuration. Mr. Gigliotti said there are six antennas and associated equipment. Mr. Gigliotti explained that this install is more reserved than most, AT&T will typically use a larger shelter closer to 12 by 20 square feet for equipment. Mr. Gigliotti said AT&T is expanding to this area for either coverage or capacity issues. Mr. Rolston asked when the tower was originally built, members of the Board believed it preceded the code regarding wireless towers. Mr. Flynn asked if they had submitted the plans to the building inspector. Mr. Gigliotti explained that they submitted the plans to the Building Inspector and then the building department sent the plans out to a wireless consultant, and had it been reviewed by Chris Shaver. Chris Shaver had made some comments that had been addressed. Mr. Rolston asked how far from the property line the closet would be and Mr. Gigliotti said it was be hundreds of feet. Mr. Rolston motioned to schedule a public hearing for October 26. Mr. Hancock seconded. All in favor, Mr. Flynn, Mr. Hancock, Mr. Rolston, Mr. Moriarty. Motion carried.

SPECIAL USE PERMIT FOR RETAIL: CLANAHAN

97 Hunns Lake Rd, Stanfordville, NY

Ms. Clanahan and Mr. Clanahan presented. The couple was presenting an application for a special use permit for a retail store in the bottom level of BangallWorks. Ms. Clanahan explained that the store would be a “refillery”, which focuses on dry goods, bulk items, cleaning supplies, without prepared foods. Not prepared food. Mr. Clanahan expressed an interest in creating less wasteful packaging for Stanfordville. Mr. Clanahan said he believed there is a need in Town for more shopping options and it is a progressive idea to decrease environmental impact. Ms. Clanahan said the space would be about 700 square feet. Mr. Flynn asked if there would be refrigeration. Ms. Clanahan said not at this time, and that they had been in touch with the Department of Health on water issues. Mr. Clanahan said the complexity of the licensing would be less than opening a restaurant. Mr. Flynn asked where the parking would be for the store and where the entrance would be. Ms. Clanahan said the door would be at the bottom left of the building and there are 5 parking spots at the lower level for that area on Millis Lane. Mr. Bruman explained that there will be a walking path from the bottom doorway area to the parking lot and that there are 7 spaces along the upper level alongside the building. Mr. Hancock asked if the spots across the street are included in that number, and Mr. Bruman said no, but people organically tend to park there occasionally, however he would not encourage people to do so. Mr. Clanahan explained that when the building was a restaurant the traffic was a concern for the public, but the store would have different operating hours with traffic coming and going at various times. Mr. Flynn asked what the expected business hours would be. Mr. Clanahan said they anticipate being open from 10 am - 5 pm and want to create some that is consistently open and would not be a hobby from him as they are local. Mr. Clanahan said they would probably be open Tuesday through Saturday, five days a week. Mr. Hancock asked about the parking across

the road. Mr. Bruman explained that people gravitate towards that spot, but he would rather they did park there. Ms. Clanahan said the bacteria water test passed inspection and have been working with the department of health. Mr. Rolston asked about the size of the retail space, and Ms. Clanahan explained that much of the square footage will be used for storage and not shopping space. Ms. Clanahan said the total space with the storage was closer to 800 square feet. Mr. Rolston explained that as long as the retail space stay around 700 square feet, five parking spots would suffice. Mr. Flynn said that another issue may be the egress. Mr. Bruman explained that people can get in and out through 2 different doors, the one door will be sectioned off, but not with a solid wall, maybe a curtain. Mr. Bruman further explained that they may put in a window for a third egress rather than a bathroom. Mr. Hancock motioned to schedule a public hearing on October 26. Mr. Rolston seconded. All in favor, Mr. Flynn, Mr. Hancock, Mr. Rolston, Mr. Moriarty. Motion carried.

**TIME EXTENSION: SPECIAL USE PERMIT FOR GUEST COTTAGE: ESVANDJIA
134 Haight Hill Rd, Stanfordville, NY 12581**

Mr. Esvandjia presented. Ms. Knickerbocker had spoke with the building department and Ms. Gore had said that since the special use permit had been approved over six months ago the applicant would need an extension in order to obtain the building permit. Mr. Flynn said the Board could grant an extension for six months and if needed, they can come back from another extension. Mr. Moriarty motioned to extend the approval of the special use permit for six months to March 28, 2023. Mr. Hancock seconded. All in favor, Mr. Flynn, Mr. Hancock, Mr. Moriarty, Mr. Rolston. Motion carried.

**TIME EXTENSION: SPECIAL USE PERMIT GUEST COTTAGE: COPLEY & EISENBERG
85 E Hunns Lake Rd, Stanfordville, NY 12581**

Ms. Copley and Mr. Eisenberg presented. Ms. Copley explained that they are waiting on Board of Health approval, so the special use permit for the guest cottage had expired. Ms. Copley was requesting a six month extension on the special use permit. Mr. Moriarty motioned to extend the approval of the special use permit for six month to March 28, 2023. Mr. Hancock seconded. All in favor, Mr. Flynn, Mr. Rolston, Mr. Moriarty, Mr. Hancock. Motion carried.

PRE-APPLICATION CONFERENCES

**SPECIAL USE PERMIT FOR ACCESSORY APARTMENT: RADEK & JOHNSON
2005 Bulls Head Rd, Stanfordville, NY 12581**

Mr. Radek and Ms. Johnson presented. Mr. Radek explained that they have an existing garage that is 22.5 feet by 22.5 feet and they would like to convert the garage into a living space for Ms. Johnson's elderly mother. The pair had spoke with the health department and they were told to come to the Planning Board first. Mr. Flynn asked for the address of the property. Ms. Johnson said it 2005 Bulls Head Road. Ms. Johnson said it 2.4 acres and the garage is detached and about

300 feet from house. Mr. Radek explained that they would like to extend the building to 22.5 x 28 feet to make it longer and go up a second story. Mr. Rolston explained that the second story would double the allowed space and they are allowed up to 600 square feet for an accessory apartment. Mr. Flynn clarified that in order to have a larger guest cottage it would require at least 10 acres of property which the applicant does not have. Mr. Hancock asked if they would use the existing septic and Mr. Radek said the septic is too far so they would need another septic system and another well. Mr. Rolston suggested the applicant expand the current garage from 500 to 600 feet, but they cannot go over 600 square feet. Ms. Johnson asked what the next steps would be for them. Mr. Flynn said they would need to get a “perk” test done by the Board of Health and then the Planning Board could issue a conditional approval pending board of health approval. Mr. Flynn explained that they would need an engineer to work with the Board of Health to design the plans. Mr. Flynn said if the Board of Health knows the Planning Board is fine to move forward, the Board of Health can continue their steps for approval. Mr. Rolston asked when the garage was built. Ms. Johnson and Mr. Radek said it was there when they bought the house in 90’s.

SPECIAL USE PERMIT FOR MICROBREWERY: KEMMERER
391 Shuman Rd, Stanfordville, NY 12581

Mr. Kemmerer presented. Mr. Kemmerer is interested in setting up a microbrewery in an existing dairy barn with approximate 1900 square feet area on 391 Shuman Road. Mr. Kemmerer said he would start small with a four barrel system and it would take about 24 months to obtain a liquor license. Mr. Kemmerer said they in the meantime they need to have the equipment up to code with Ag and Markets. Mr. Flynn said if there is a certain percentage of the goods coming from local sources they may not need to come before the Planning Board. Mr. Kemmerer said he thought it was going up to 90% of local products, but he plans on growing their own hops anyway. Mr. Kemmerer said it is a 96 acre farm. Mr. Rolston asked what he would be producing from the microbrewery and Mr. Kemmerer said it could be cider or other alcohol. Mr. Kemmerer said he would like to have a taproom and then expand into a wedding venue. Mr. Kemmerer said they had plans in motion but had some personal setbacks. Mr. Hancock asked about the bathroom and septic situation at the location. Mr. Kemmerer said there are bathrooms for the retail space, and plenty of parking space. Mr. Rolston explained that a taproom would not be allowed in the AR district, he would have to go to Zoning for variance and start with board of health. Mr. Flynn and Mr. Rolston suggested that Mr. Kemmerer come back with a more specific plan to get a better idea of what permits he would be actually seeking. Mr. Kemmerer asked if the special use permit he has now would work, Mr. Flynn answered no because it is a different retail space. Mr. Kemmerer said he will work on the plans and come to the next meeting.

OTHER

The July 27 minutes need to have the correction to first page “delineated” spelling correction.

There was no quorum with Mr. Hancock abstaining, so meeting minutes will be added to next month’s agenda.

Mr. Flynn motioned to adjourn the meeting. Mr. Moriarty seconded. All in favor, Mr. Flynn, Mr. Rolston, Mr. Hancock, Mr. Moriarty. Motion carried. Meeting adjourned at 8:36 PM.