

Town of Stanford Planning Board Meeting

October 26, 2022

7:30 PM at Town Hall

Present: Thomas Angell (Chairman), Chris Flynn, Patrick Hancock, Brad Rolston, Will Moriarty, Frank Pepe (Town Board Liaison)

Meeting begins at 7:31 PM

PUBLIC HEARING

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

Mr. Angell asked Mr. Contelmo if he provided notice for the public hearing. Mr. Contelmo handed Ms. Knickerbocker the certified mailing receipts and affidavit for the posting in the Poughkeepsie Journal. There were no members of the public present. Mr. Flynn motioned to close the public hearing. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty, Mr. Rolston, Mr. Hancock. Motion carried.

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

Mr. Angell asked Mr. Gigliotti if he provided notice for the public hearing. Mr. Gigliotti handed Ms. Knickerbocker the certified mailing receipts and affidavit for the posting in the Poughkeepsie Journal. There were no members of the public present. Mr. Moriarty motioned to close the public hearing. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty, Mr. Rolston, Mr. Hancock. Motion carried.

SPECIAL USE PERMIT FOR RETAIL: CLANAHAN
97 Hunns Lake Rd, Stanfordville, NY

Mr. Angell asked Ms. Clanahan if she provided notice for the public hearing. Ms. Clanahan handed Ms. Knickerbocker the certified mailing receipts and affidavit for the posting in the Poughkeepsie Journal. There were no members of the public present. Mr. Flynn motioned to close the public hearing. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty, Mr. Rolston, Mr. Hancock. Motion carried.

BUSINESS

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

Mr. Contelmo presented. Mr. Contelmo explained that the applicant would like to put an accessory apartment into an existing barn. Mr. Contelmo said that they received a variance from the Zoning Board for the size of the lot after having the Planning Board recommended they do so. Mr. Hancock read Part 2 of the SEAF. All questions were answered no, or small impact may occur. Mr. Hancock read Part 3 of the SEAF and 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 16 Millis Ln Accessory Apartment project is an unlisted action and will not have a significant adverse impact on the environment. The foregoing resolution was duly put to a vote, and upon roll call, the vote was as follows: Thomas Angell, yes, Chris Flynn, yes, Bradley Rolston, yes, Patrick Hancock, yes, William Moriarty, yes. The foregoing resolution was thereupon declared duly adopted. Mr. Flynn motioned to approve a special use permit for an accessory apartment at 16 Millis Ln, Stanfordville, NY 12581. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty, Mr. Rolston, Mr. Hancock. Motion carried.

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

Mr. Gigliotti presented. Mr. Angell explained that between the meetings it was determined that the Planning Board does not have the jurisdiction to approve this special use permit for co-location wireless tower equipment, that is it under the jurisdiction of the Town Board. Mr. Angell said the Town Supervisor, Wendy Burton, had asked that the Planning Board continue their process on the application and then refer the application to the Town Board with the Planning Board's recommendation. Mr. Hancock read Part 2 of the SEAF. All questions were answered no, or small impact may occur. Mr. Hancock read Part 3 of the SEAF and 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 140 Quarter Horse Way project is an unlisted action and will not have a significant adverse impact on the environment. The foregoing resolution was duly put to a vote, and upon roll call, the vote was as follows: Thomas Angell, yes, Chris Flynn, yes, Bradley Rolston, yes, Patrick Hancock, yes, William Moriarty, yes. The foregoing resolution was thereupon declared duly adopted. Mr. Moriarty motioned to refer the application to the Town Board with the recommendation that it be granted. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty, Mr. Rolston, Mr. Hancock. Motion carried. Mr. Pepe said the next meeting should be about two weeks from today. Mr. Angell said the next step is to have the Planning Board secretary write a letter referring this application to the Town Board indicating that SEQRA had been conducted and recommend the project be approved. Mr. Gigliotti asked if there is an additional application he would need to submit. Mr. Angell explained that the Planning Board would share all the materials they received with the Town Board, and unless the

Town Board requires more documentation, they should be all set. Mr. Pepe explained that Mr. Gigliotti should appear before the Town Board to present the project and stay in touch with the Town Clerk.

SPECIAL USE PERMIT FOR RETAIL: CLANAHAN

97 Hunns Lake Rd, Stanfordville, NY 12581

Ms. and Mr. Clanahan presented. Mr. Angell said since the last meeting it was determined that this project would require a site plan to submit for both the County and the Town. Ms. Clanahan explained that she reviewed the site plan requirements, and they are extensive and require a civil engineer. Ms. Clanahan further explained that the space they are looking to use is 700 square feet and had asked the Board if it is possible to consolidate the site plan requirement to just the retail space rather than the entire property, as a site plan for the whole lot would become very costly. Mr. Angell said that they could go through the code to see which items would be the most important, but the issue is that the retail space would be part of the bigger structure and has other uses. Mr. Angell further explained that there is a history of problems with respect to previous uses and parking, and there are going to be issues with lighting and egress. Mr. Angell said there have been applicants in the past that have come before the Board and asked to forego some of the requirements, but the Board does not have the ability to do that. Mr. Angell also explained that the County Planning Board requires a site plan for this project as part of the process. Mr. Angell said it could be possible to focus on the items that pertain to their project, but in the end, the County requires a site plan. Mr. Angell said because the whole structure is in use, the Board cannot disregard the other uses, and neither a site plan nor special use permit was submitted to the Board for these uses. Mr. Clanahan spoke to the Board to receive clarity on what needs to be done, and he explained that he understands that it is ideal to have the whole structure part of the site plan, but he does not see that parking and traffic will not be an issue as it was when the building was a restaurant. Mr. Clanahan further explained that the parking per square footage of the retail space has been achieved and the operating times would help spread out traffic throughout the day unlike a restaurant that is busy at one part of the day. Mr. Clanahan passionately explained his and his wife's desire to put the business in the Town of Stanford as it is their home and an area they want to develop for the community. Mr. Clanahan said the reason he moved from Virginia to the Hudson Valley was for more opportunities and loves the small-town feel. Mr. Clanahan does not want to see a Dollar General style retail store; he wants to see a community hub. Mr. Clanahan understands the need for the site plan but does not understand why it needs to be for the whole building if they are not operating the rest of the structure. Mr. Clanahan said developing an expensive site plan without a guarantee of approval is difficult for them and is a huge ask. Mr. Clanahan said they could go to different town for the store, but that is not his dream, he wants to own a store where he knows the neighbors and friends that are shopping there and help people if they are having tough times. Mr. Clanahan again explained that he has no issue developing a site plan for just their space, but to have a site plan developed for the entire structure is not do-able. Mr. Clanahan said he understands the slippery slope of making exceptions for each individual project but would like clarity to see where they can focus their energy. Mr. Angell said that everyone on the Board would like to see this project happen, but the question is what the process is to get there. Mr. Angell said no matter what the Planning

Board decides, the County Planning Board needs to approve the site plan because it is on a County road. Mr. Angell suggested that the couple retain an engineer that can work with the Planning Board. Mr. Angell said the Planning Board does not have a formal way of knowing what the building is currently being used for other than driving by it, so to add a new use there needs to be parameters of what is happening within that building. Mr. Angell asked if Mr. and Ms. Clanahan had spoke with the owners and they said they have extensively. Mr. Angell asked if the owners have clarified what their current use is, to which Ms. Clanahan explained that they have schematic drawings, but not a formal site plan. Mr. Angell said that normally when a building is being used for some purpose, the whole building is presented to the Board to explain what each part of the building will be used for rather than a particular spot of the building without knowing how the rest of the space will be used. Mr. Angell explained that knowing the entirety of building's purpose helps the Board make decisions. Mr. Angell suggested hiring a private engineer to work with the Planning Board engineer to create a definitive list of what needs to be done for your project. Mr. Angell explained that there have been other applicants that have asked to waive the site plan, but if they do, it will create unfair opportunities based on the amount of money the applicant has or if they are local. Mr. Angell said that the Board would like to work through the issues, but the process is going to cost some funds to involve an engineer to do it properly. Ms. Clanahan explained that she had become overwhelmed with the amount of funds it would require for such a small space. Mr. Angell suggested that the applicant perhaps speak with the landlord to see if the burden of funds could be shared or there are others they could look to for assistance. Mr. Angell said it is within the Board's ability to approve the project, but they would need to work with the engineers. Mr. Clanahan said there are limited opportunities within Stanford and this process seems like it is more than needs to be done for this project, and understands a site plan is required, but does not think the store idea should be extinguished because an initial site plan on the building is not available. Mr. Clanahan further explained that getting a civil engineer for their 700 square foot space would be more doable than the entire building's site plan. Mr. Angell explained that he wants to know where it stops with this building and maybe the owners could provide a statement explaining the extent of what is happening in the building and the parameters of all the uses. Mr. Angell said the building has a lot of uses and needs a picture of the whole thing. Mr. Hancock asked how much of Palumbo's work is on file, and Mr. Angell replied none. Mr. Angell said if they hire an engineer Ms. Knickerbocker can connect them with the Planning Board engineer.

LOT LINE CHANGE: COWIN & MALABAR HLLLS LLC: Brian Houston
107 Prospect Hill Road, Stanfordville, NY 12581

Mr. Houston presented. Mr. Houston said that Mr. Cowin lives on Prospect Hill Road and the adjoining property is owned by Malabar Hills LLC. Mr. Houston said that on Mr. Cowin's property he has a house, a pool, a driveway, and his lot is 8.7 acres. Mr. Houston said that Mr. Cowin approached his neighbor to purchase a sliver of property by the pool to help buffer the pool. Mr. Houston explained that Malabar Hills LLC offered Mr. Cowin more than the sliver, they offered the north side of Prospect Hill and East side of Hobbs Lane which is 9.76 acres of vacant land. Mr. Houston explained that Malabar Hills LLC is on both sides of the road and so they would be conveying everything on one side of the road to Mr. Cowin. Mr. Houston said

Malabar Hills LLC also owns land North on both sides of the road as well, and right now there is no land development with this lot line change. Mr. Angell asked for clarification on the current property lines on the map, Mr. Houston showed which lines belong to which properties based on tax grid lines. Mr. Hancock asked if the fencing is included in Mr. Cowin's property and Mr. Houston said they are working it out. Mr. Angell clarified that the lot line change would extinguish the land hook and Mr. Houston confirmed that to be true. Mr. Houston said in the time since he submitted the application, Mr. Cowin was offered more land to purchase and will be doing so. Malabar Hills LLC offered 20 more acres of the North section. Mr. Houston said it will be about 38 acres for Mr. Cowin with the change. Mr. Angell clarified that now the plan would be to extinguish two land hooks, and Mr. Houston confirmed that to be true. Mr. Angell asked if the area is wooded, and Mr. Houston said is it very heavily wooded. Mr. Hancock asked if the area is wet, and Mr. Houston said it is not. Mr. Angell said he does not see any issues. Mr. Houston said he must file the new application and hopes to be on the November or December agenda.

OTHER

Mr. Flynn motioned to approve the July 27 minutes with the corrections to "adjusts" to "adjustments" and "expansion" to "expansive." Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty, Mr. Rolston. Mr. Hancock abstained. Motion carried.

Mr. Moriarty motioned to approve the August 31 minutes. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty, Mr. Rolston. Mr. Hancock abstained. Motion carried.

Mr. Moriarty motioned to approve the September 28 minutes with the corrections to a fragmented sentence regarding the microbrewery. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty, Mr. Rolston, Mr. Hancock. Motion carried.

Mr. Flynn motioned to adjourn the meeting. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Hancock, Mr. Moriarty. Motion carried. Meeting adjourned at 8:44 PM.

Meeting recorded by Sara Knickerbocker