

Town of Stanford Planning Board Meeting

December 28, 2022

7:30 PM at Town Hall

Present: Thomas Angell (Chairman), Chris Flynn, Patrick Hancock, Brad Rolston

Absent: Will Moriarty

Meeting begins at 7:31 PM

HONORING GARY LOVETT

Mr. Angell began the meeting by honoring Gary Lovett. Mr. Angell said that Mr. Lovett served as a Planning Board member for many years, was a scientist at the CARY Institute, was very involved with the Comprehensive Plan committee, and was the co-chairman of the CAC. Mr. Lovett had an untimely death on December 17 while skiing in the Catskills and was a man who had a tremendous love for this Town and the natural environment. He was a gentle man with a gentle soul. The Planning Board took a moment of silence to remember him.

BUSINESS

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

Mr. Houston presented. Mr. Angell asked if there had been any changes to the application since the previous meeting two months ago. Mr. Houston explained that the Mr. Cowin had decided to purchase more land from Malabar Hills LLC. Mr. Houston said Mr. Cowin has a 8.72 acre lot on the North side of Prospect Hill Rd in the RR zone which has a house, pool, and a shed on the property. Mr. Houston further explained that adjoining that property is land owned by Malabar Hills and they own two parcels that touch Mr. Cowin's land. Mr. Houston said the one parcel is 76 acres and is on both sides of the Hobbs Lane. Mr. Houston explained that Mr. Cowin was originally going to take all the land on the East side of Hobbs Lane, which is 9.76 acres of vacant land with no plans to develop it, and merge it, but Malabar Hills also has an adjoining piece of land on the North side that is 52 acres. Mr. Houston said the plan is to take all the land on the East side of Hobbs Ln, 20.3 acres, and merge it to the house parcel. The exchange of land would go from 8.7 acres to 38.7 acres for Mr. Cowin and two Malabar Hills parcels would go from 76 acres to 67, and 52 acres to 32 acres. Mr. Houston showed the tax map of the parcel exchanges. Mr. Angell asked about the roadway on the top of the map and Mr. Houston explained it is a trail that the neighbors use for four wheelers that is encroaching on the property a little bit so he mapped it. Mr. Flynn motioned to classify the application as a minor subdivision lot line change. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Hancock, Mr. Rolston. Motion carried. Mr. Flynn motioned to schedule public hearing on January 25, 2023. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Hancock, Mr. Rolston. Motion carried. Mr. Angell signed the mylar for the Darling Sand and Gravel application that was approved in January 2021, the date on the mylar is for the public hearing on November 17. The mylar was

signed.

PRE-APPLICATION CONFERENCE

MAJOR SUBDIVISION: BARROIHET

729-731 Cold Spring Road, Stanfordville, NY 12581

Mr. Barroihet presented. Mr. Barroihet said he is part of a horse family that lives in New Paltz and his daughter is 3rd in the country for Polo for the Yale team, and that their current property is smaller than this Cold Spring property and have been looking for a place to expand and include friends and community events. Mr. Barroihet would like to develop an official sized indoor and outdoor arenas. Mr. Barroihet said the Cold Spring property has a beautiful farm that has a house from the 1790s, 50 stalls, indoor and outdoor riding rings, and some paddocks. Mr. Barroihet explained that a lot is already done for them here on the 130 acre parcel. Mr. Barroihet showed the Board a parcel map to point out existing structures. Mr. Barroihet said he believed with not too much work they could level some of the area and cover existing waterways to keep the flow of water and then convert the existing driveway into a private road and subdivide the remaining 95 acres into 18 lots around a polo field and another 16 lots in another area. Mr. Barroihet explained there is a lot of travel involved with polo and after traveling 3-4 hours they have a tournament and then have to find a hotel and board the horses elsewhere for a single day event. Mr. Barroihet said the people that participate in events could have a home or a weekend home at their farm and keep their horses there as well. Mr. Barroihet said they would work with USPA (United States Polo Association) to create community access for lessons and tournaments and have the club open to the public to incorporate the community. Mr. Barroihet said his daughter is part of a Work to Ride program that invites kids of high risk to learn about horses and the sport and the results are amazing. Mr. Barroihet said his wife is on the Planning Board at New Paltz and developed an art program for Poughkeepsie city children and his family is committed to giving back to their communities. Mr. Barroihet explained that he had spoken to Ms. Knickerbocker about the lack of road frontage to subdivide the property, so the private roadway could be a good solution. Mr. Barroihet also said the driveway has some wetlands around it and needs to be upgraded anyway. Mr. Barroihet said the average lot size would be around 4-7 acres a piece, but he is unsure if the use of the lots would be considered agricultural. Mr. Angell clarified that the lots need to be 5 acres in the RR zone. Mr. Angell asked Mr. Barroihet had spoken with an engineer yet, and he has reached out but has not heard back yet, but he has spoken with others that seem it is feasible. Mr. Barroihet said he would like to fix up the existing house into a clubhouse which would have 5 acres. Mr. Barroihet said he would like to do 18 lots, but Mr. Angell clarified that a private roadway can only have access up to 8 lots. Mr. Barroihet reacted positively to the change and said that would be fine. Mr. Angell asked the width of the road, Mr. Barroihet said it is about 28 feet. Mr. Angell explained it would need to be 50 feet to be considered a private road. Mr. Angell asked what the road frontage is, Ms. Knickerbocker said it is about 77 feet. Mr. Hancock asked if the owners of the houses would have access to the barns and club, and Mr. Barroihet said they would have the option to be, yes. Mr. Rolston asked if you do not have a house on the subdivision can you still access the club, and Mr. Barroihet said yes, he would want as many as possible to join. Mr. Hancock asked how much clearing would be done. Mr. Barroihet explained he would want to do as little as possible, and he is currently working on a project in Clinton Corners where the house has the smallest possible footprint, but they would need to clear enough trees to get enough sun to solar panels. Mr.

Barroiht said they love trees and solar, but they will consider both to get the best result. Mr. Rolston asked if they would be flattening the area. Mr. Barroiht said the area is basically already flattened. Mr. Rolston asked about the wetland areas and Mr. Barroiht said they would make sure they do not disturb too much. Mr. Barroiht said the polo fields would take at least a year to be a nice field, but he would like to have a pitch where everyone can come watch, and would like to have lots of different level players participating, not just professionals. Mr. Barroiht would like to consider this project as more of a public space not so much a private club. Mr. Angell told Mr. Barroiht once he files an application and pays the escrow the Planning Board engineer and the Mr. Barroiht's engineer can work together to iron out the complicated details. Mr. Angell said the number of lots may cause issues if you want to create a lot of housing. Ms. Knickerbocker mentioned the use of guest cottages on the properties, but Mr. Barroiht said he would like the owners to have their own lots and not share with others. Mr. Barroiht said if they can only do 8 lots that will just leave more paths and areas for the horses. Mr. Angell encouraged Mr. Barroiht to file an application and work with an engineer. Mr. Rolston questioned the need for a special use permit for a clubhouse, and Mr. Angell said if it is considered an agricultural use and is a farm, the process may be easier. Mr. Barroiht said he will be in touch about filing an application.

OTHER

Mr. Rolston motioned to approve the October 26, 2022 meeting minutes with the amendment from Town Clerk to Planning Board secretary on page 2. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Hancock, Mr. Rolston. Motion carried.

Mr. Flynn motioned to adjourn the meeting. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Hancock. Motion carried. Meeting adjourned at 8:10 PM.

Meeting recorded by Sara Knickerbocker