

Town of Stanford Planning Board Meeting

January 25, 2023

7:30 PM at Town Hall

Present: Thomas Angell (Chairman), Patrick Hancock, Will Moriarty

Absent: Chris Flynn, Brad Rolston

Meeting begins at 7:32 PM

PUBLIC HEARING

LOT LINE CHANGE: COWIN & MALABAR HLLLS LLC: Brian Houston

107 Prospect Hill Road, Stanfordville, NY 12581

Mr. Houston provided Ms. Knickerbocker with the affidavit for the notice in the Poughkeepsie Journal. No members of the public were present. Mr. Moriarty motioned to close the public hearing. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Moriarty. Motion carried.

BUSINESS

LOT LINE CHANGE: COWIN & MALABAR HLLLS LLC: Brian Houston

107 Prospect Hill Road, Stanfordville, NY 12581

Mr. Houston presented a refresher on the project to the Board. Mr. Houston explained that Malabar Hills owns land on both sides of Hobbs Lane and they are going to take 9.7 acres out of a 67 acre lot and merge it into Cowin's lot, and then also take a 20 acre parcel from Malabar Hills LLC and merge it into Cowin's lot. Mr. Hancock asked about the fence on the property and Mr. Houston explained that lawyers have been in contact with the neighbor, Mr. Cronin. Mr. Houston said if he had to make a guess, he believes that the fence was part of an old orchard that existed there somewhere between 1955 and 1970. Mr. Houston also pointed out a dirt bike trail that had been encroaching on the Cowin's property and lawyers have been in contact about that issue as well. Mr. Angell clarified if there are any issues with the fence to which Mr. Houston responded no. Mr. Hancock asked the size of the wetland area and Mr. Houston calculated the area to be about 2 acres. Mr. Houston said that there is useable land on the property, but there are no current plans for development at this time. Mr. Hancock asked how the property would be accessed and Mr. Houston explained that he does not think Mr. Cowin has considered that at this point, but Mr. Houston usually accesses it by walking. Mr. Angell said the application is a Type II action so no SEQR would be conducted. Mr. Moriarty motioned to approve the minor subdivision lot line change. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Moriarty. Mr. Angell signed the mylar.

OTHER

Mr. Hancock motioned to approve the December 28, 2022 minutes with the amendment from "working" with an engineer to "work" with an engineer on page 3. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Moriarty. Motion carried.

Mr. Moriarty motioned to adjourn the meeting. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Moriarty. Motion carried. Meeting adjourned at 7:56 PM

Meeting recorded by Sara Knickerbocker