

Town of Stanford Planning Board Meeting

May 29, 2024
7:30 PM at Town Hall

Present: Thomas Angell (Chairman), Patrick Hancock, Chris Flynn, Brad Rolston, Eric Haims (Town Board Liaison)

Absent: William Moriarty

Meeting begins at 7:30 PM

BUSINESS:

RE-APPROVAL OF BUILDING ENVELOPE: 186 Hobbs Lane, Stanfordville: Gary Young - John Andrews

Mr. Andrews appeared before the Board in 2022 to receive a special use permit for a guest cottage for the existing house with septic and get approval for a new building envelope to build a primary residence. The fields are mostly open and still farmed. Mr. Andrews explained that they needed to submit an amended subdivision plat and when he went to file the map with the County they rejected it because it needs a surveyor seal. Mr. Andrews said the mylar had his signature as the engineer, Thomas Angell's signature and the Health Department. Mr. Andrews presented the new mylar and said the original mylar was signed in 2023 and the only difference is that this mylar now contains the seal from the surveyor, Spencer Hall.

The Board had no objections to the re-signing of the mylar with the surveyor seal and signature. Mr. Angell signed the mylar that now includes the signature from Spencer Hall.

SITE PLAN APPROVAL: Ludlow Road, Stanfordville: Warren Rosenthal, Dutchess Land Conservancy

Mr. Rosenthal provided a sketch for the Board to review. The Bontecou preserve was donated to the Dutchess Land Conservancy and is a multi-Town property. Mr. Rosenthal said over the past year and a half they have been working on a management plan for the property and decided it would be for passive recreation purposes. Mr. Rosenthal said in order to accommodate visitors they would need a small parking lot and decided this location would be best from the multiple access points from both Towns. Mr. Rosenthal said this location made the most sense to start the trail network from the abandoned Sloan Avenue Town road with the parking parallel to Shuman Road. Mr. Rosenthal said it would have 8 parking spaces with a little spillover area. Mr. Hancock asked if it is enough because it is a nice spot. Mr. Rosenthal explained that it is hard to make that decision. Mr. Angell asked how many parking spaces Buttercup has, the Board and Mr. Rosenthal thought it was close to 10-20 spaces. Mr. Rolston asked if the size was based on traffic from other visitor spots and Mr. Rosenthal said they were trying to be deliberately conservative. Mr. Rolston asked if the spillage area was flat, and Mr. Rosenthal said it has a gentle slope. Mr. Rosenthal said it could be expanded over time, but they are expecting a lot of people at first, but the numbers should level out. Mr. Rosenthal said that part of parcel is

primarily agricultural with two tenant farmers who are growing crops, and the corner of the parcel for parking is outside the wetland buffer. Mr. Rosenthal said the visitor area will be open for pedestrian use with a trail network including Sloan Avenue, one trail will be a loop around the lake, and a short distance will run on Shuman Road, and there will be an additional trail to a lookout. Mr. Rosenthal said there are extensive trail networks already established that are being maintained. Mr. Rosenthal was not sure what hunt clubs are using the property. Mr. Rosenthal clarified that the farming area will be unrelated to the rest of the use of the property and that this area they selected for the parking is drier. Mr. Rosenthal explained that they will remove some of the topsoil and use pavement fabric and #4 rolled. Mr. Rosenthal said the fence would be a 3-level rail fence, and there will be a trail kiosk. Mr. Rosenthal said the location for the kiosk is still being determined, but there is going to be gate passed the parking area that will always be closed and it will most likely be located 100 feet in from the parking lot. Mr. Rosenthal said the preliminary design for the kiosk will be standard for the area with a sloping metal roof with a plywood face that will have maps and notices on both sides. Mr. Angell asked if any other structures or portapotty will be going on the site, Mr. Rosenthal said no, not at this time, the visitation numbers will not likely reach a need for a portapotty. Mr. Angell asked the timeline for this project, and Mr. Rosenthal said they are hoping for September. Mr. Hancock asked about allowed uses, and Mr. Rosenthal said there will be no bikes or dogs. Mr. Rolston asked about Sloan Avenue and Mr. Rosenthal said the DLC maintains and has improved it. Mr. Rosenthal said additional improvements on Sloan Avenue will be made including resetting the culverts. Mr. Hancock asked about signage for the farming area, and Mr. Rosenthal said that they have not gotten into the signage yet, but respecting the farm should be considered. Mr. Angell asked if it would impede entrance to the fields and Mr. Rosenthal said no, that the farmer will have multiple entry points. Mr. Angell said the Planning Board has an option within the Town Code to say there is not much change to the site and a formal process is not needed, or the Planning Board can go through a full site plan review with the appropriate drawings and meet Code requirements. Mr. Angell said any formal review would have to include the shared Towns. Mr. Hancock said his desire would be to make it easiest for the farmer to be protected. The Board agreed to let them forego the formal process. Mr. Angell explained that if the plans start to include pavement or structures and become more elaborate the applicant would have to return to the Planning Board.

OTHER:

Mr. Flynn motioned to approve the meeting minutes from March 28, 2024. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Rolston, Mr. Flynn. Motion carried.

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

Next meeting will be June 26, 2024

Meeting recorded by Sara Knickerbocker