

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 12-18-15

PRESENT:

Robert R. Butts, Chair
Gerry Fernandez
Scott Cale
Gary Lovett
John Royall

ABSENT: Jim Fouts, Thomas Angell

Mr. Butts called the meeting to order at 7:39pm.

PUBLIC HEARINGS:

HILLIARD LOT LINE ALTERATION –

Public hearing on the application for lot line alteration to incorporate .39 acres of easement area at 84 Cold Spring Road, Tax ID: 6768-00-207985 into the adjacent .82 acre parcel at 106 Cold Spring Road, Tax ID: 6768-00-185982. Mr. Houston presented an affidavit of publication of the hearing notice in the Poughkeepsie Journal on December 1, 2015, along with an agent authorization letter from the applicant. There being no comment from the public, Mr. Lovett moved and Mr. Cale seconded to close the public hearing. All in favor: Unanimous. Motion carried.

BUSINESS:

HILLIARD LOT LINE ALTERATION –

Mr. Butts reviewed the variances that were granted by the ZBA. Mr. Lovett moved and Mr. Cale seconded to approve the application. All in favor: Unanimous. Motion carried.

COOK – MIDDLE ROSEBROOK LLC LOT LINE ALTERATION –

New application for lot line alteration between the 56.51 acre lot at 36 Poppa Joe Way, Tax ID: 6768-00-875800, the 11.34 acre lot at 36 Poppa Joe Way, Tax ID: 6768-00-905764 and the 137.11 acre lot at 462 Hunns Lake Road, Tax ID: 6868-00-114862 .The final acreage for each lot will be 15.65 acres, 14.51 acres and 174.84 acres, respectively. Mr. Hall presented a letter requesting a waiver from submitting a boundary line survey for the 137+- acre parcel and a letter withdrawing the Cook-Middle Rosebrook LLC Lot Line Alteration application that was approved on November 18, 2015.

Mr. Butts asked that the approved road access be shown on the map. Mr. Fernandez moved and Mr. Royall seconded to classify the application as a Minor Subdivision/Lot Line Alteration. All in favor: Unanimous. Motion carried.

Mr. Fernandez moved to waive the requirement of a boundary survey of the existing 137+- acre parcel. Mr. Royall seconded. Discussion: Mr. Fernandez noted that it appears this involves a consolidation of parcels. Mr. Hall presented a 2011 survey of the parcel prepared by Mr. Kirk

Horton. He explained the differences in Mr. Horton's method for survey as compared to his own, which results in slight differences. Mr. Butts inquired whether the property would be sold, to which Mr. Hall responded that he believes Mr. Cook intends to live there. Mr. Butts explained that he is concerned that there will be problems in the future if there is no metes and bounds description. Mr. Hall responded that he explained to Mr. Cook that there will be an issue and Mr. Cook said they will worry about it at that time. Mr. Butts offered to discuss the matter with Mr. Quartararo, if that is who is doing the legal work for the applicant. All in favor: Mr. Butts, Mr. Royall, Mr. Fernandez, Mr. Cale. Abstained: Mr. Lovett. Motion carried.

The Board reviewed the short form EAF. Mr. Fernandez moved that the action will have no significant adverse environmental impact. Mr. Cale seconded. Discussion: Changes were made to questions 9 and 10 with Mr. Hall's approval. All in favor: Mr. Butts, Mr. Royall, Mr. Fernandez, Mr. Cale. Abstained: Mr. Lovett. Motion carried. Mr. Fernandez moved and Mr. Royall seconded to schedule a public hearing for January 27, 2016. All in favor: Mr. Butts, Mr. Royall, Mr. Fernandez, Mr. Cale. Abstained: Mr. Lovett. Motion carried.

Mr. Hall asked if he needs to show the property access on the map. Mr. Butts stated that they should not be concerned as this is an existing lot and could be developed by the applicant today if he so chose. Mr. Butts noted that the Board will want evidence that the parcels have been merged after approval. Mr. Hall noted that the County Clerk won't publish a map until the deeds are filed. Mr. Butts suggested Mr. Hall submit the proposed deed that he intends to file.

OTHER:

APPROVAL OF MINUTES –

Mr. Lovett moved and Mr. Cale seconded to approve the minutes from November 18, 2015 as written. All in favor: Unanimous. Motion carried.

ADJOURNMENT-

The Board adjourned at 8:52 PM.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Robert Butts, Chair