

TOWN OF STANFORD  
PLANNING BOARD  
MEETING OF 01-27-2016

PRESENT:

Robert R. Butts, Chair  
John Royall  
Jim Fouts  
Thomas Angell  
Dave McGhee

ABSENT: Scott Cale, Gerry Fernandez

Mr. Butts called the meeting to order at 7:34pm.

**PUBLIC HEARINGS:**

**COOK – MIDDLE ROSEBROOK LLC LOT LINE ALTERATION –**

Public hearing on the 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 an affidavit of publication of hearing notice in the Poughkeepsie Journal on January 7, 2016. There being no comment from the public, Mr. Angell moved and Mr. Fouts seconded to close the hearing. All in favor: Unanimous. Motion carried.

**BUSINESS:**

**COOK – MIDDLE ROSEBROOK LLC LOT LINE ALTERATION –**

Mr. Hall confirmed that no changes have been made since the last meeting. The Board agreed that as no new lots were being created, they will not need to establish whether the vacant lot is buildable. Mr. Angell moved and Mr. Fouts seconded to approve the application. Discussion: Mr. Butts noted that some lots are owned by Mr. Cook and some are owned by the Middle Rosebrook LLC. Mr. Hall explained that he would like to file the subdivision map first and then reference the map number in the new deeds. Mr. Angell amended his motion to include that the applicant provide the Board with the new deeds after filing. Mr. Fouts seconded. All in favor: Unanimous. Motion carried.

**CUVELIER SPECIAL PERMIT –**

Mr. Garfield and Mr. MacDonald were present to represent the applicant on the application for special permit for the conversion of an existing 1,608 sq. ft. barn to an accessory apartment on a 43.17 acre lot at 1098 Duell Road, Tax ID: 6768-00-802157. Mr. MacDonald explained that in conversations with the Building Inspector and the Town Attorney, it was suggested that the application be made for accessory apartment. Mr. Angell questioned the intended use, for which Mr. MacDonald explained the applicant intends to use the space for guests and will not be charging rent. Mr. MacDonald acknowledged that an application for guest cottage would require less variances than an accessory apartment, if at all in light of the proposed zoning amendment, and agreed to amend the application to that of a guest cottage.

Mr. Butts stated that he expects the Town Board to approve Local Law #1 of 2016 in early February, which would allow up to 2,500 square feet for guest cottage. He suggested the Planning Board could review the project under SEQRA tonight and schedule a public hearing for the February 24 meeting with the hope that the zoning amendment will be finalized. Mr. MacDonald presented plans for a 2 bedroom guest cottage within an existing barn. He explained that the applicant is in the process of getting septic approvals for an existing septic system. He noted that the proposed plan meets all setback requirements, they will use the existing driveway and there will be no exterior changes to the building.

Mr. Butts noted that the application notes the existence of wetlands on the property. Mr. MacDonald noted the location of the wetlands and explained that the project will not have an impact on the wetlands as it only involves interior renovations of an existing structure. The Board reviewed the short form EAF noting possible need for zoning variance. Mr. Fouts moved and Mr. Angell seconded to declare the action will not have a significant adverse environmental impact. All in favor: Unanimous. Motion carried. Mr. Angell moved and Mr. Fouts seconded to schedule a public hearing for February 24, 2016. All in favor: Unanimous. Motion carried. Mr. Butts instructed the applicant to bring the affidavit of publication of the hearing notice and return receipts to the public hearing.

#### MILLBROOK SCHOOL FACULTY HOUSING SITE PLAN AND SPECIAL PERMIT –

Mr. Casemento was present to represent the applicant for site plan and special use permit for construction of three residential dwelling units on an approximately 3.32 acre portion of the main campus parcel at 131 Millbrook School Road, Tax ID: 6967-00-385632. He presented plans, explaining that the residents of the new buildings will be composed both of faculty currently housed on campus, as well as additional new faculty. He the septic and water plans and noted that the walkways to the road will be hard surface to aid in snow clearing, but that the driveway will be gravel.

Mr. Casemento noted that application has been made to the ZBA for front yard setback variances of 25 feet for the porch and 17.3 feet for the building. Mr. Angell asked if the applicant will need a driveway permit. Mr. Casemento confirmed they will need to obtain one, noting that there will be no walkway lighting installed. Mr. Clouser reviewed his comment letter dated January 26, 2016, noting there are several agencies involved, but the Board may choose to do an uncoordinated review. Mr. Casemento stated they would prefer an uncoordinated review. Mr. Clouser noted the applicant will need to confirm the speed limit on the road and that he would like to see some kind of landscape plan. The school agreed to provide some landscaping elements such as lawn and trees, and to allow the tenants to add additional elements. Mr. Royall noted that the rural nature of the road is a resource for the residents on the road and should be considered.

Mr. Casemento asked that if the Board was not going to coordinate SEQRA review, if they would consider granting a negative declaration. Mr. Clouser noted that he does not see any environmental concerns. Mr. Casemento explained that he will respond to Mr. Clouser's comment letter, and noted that some trees will be removed. The Board reviewed the short form EAF noting small impacts and the need for variances. Mr. Fouts moved and Mr. Angell seconded

to declare the application will not have significant adverse environmental impact. All in favor: Unanimous. Motion carried. Mr. Angell moved and Mr. Fouts seconded to schedule a public hearing on March 30, 2016. All in favor: Unanimous. Mr. Butts noted that they will keep the application on the agenda for business at the February 24, 2016 meeting.

Discussion: Mr. Casamento noted that the school has made an amendment to the site plans of the Dining Hall and Facilities Building, changing the driveway and parking configuration in order to save trees. He noted there will be one additional parking space, but that the plan will result in an overall reduction in pavement. He asked the Board if an application should be made to amend both plans or if one plan could be amended including a note that the amendment applies to two applications. Mr. Clouser suggested an application to amend the Dining Hall site plan, noting he does not believe there will be an environmental impact, but that the Board will need to reaffirm the negative declaration and hold a public hearing.

**OTHER:**

**KEVIN CUNNINGHAM DISCUSSION –**

Mr. Cunningham presented a subdivision involving a 38 acre parcel lying mostly within the Town of Northeast, yet with approximately ¼ acre of the lot in the Town of Stanford. He noted that there will be no changes to the Stanford portion of the lot and asked if there is any way to avoid a full subdivision application and hearing. Mr. Clouser noted that he recalls a similar case in Clinton and Pleasant Valley, where the Planning Board passed a resolution without a full application process. The Board agreed to research past similar cases to see what alternative methods of approval have been utilized.

**GUEST COTTAGE CODE AMENDMENT –**

The Board noted that a public hearing was held on January 14, 2016 on proposed Local Law #1 of 2016, to modify the maximum gross square footage for guest cottages to a limit of 2,500. Mr. Butts noted that he hopes the Town Board will approve the law at their February meeting.

**DUTCHESS COUNTY PLANNING ZONING MAP REVISIONS –**

Mr. Butts explained that County Planning is updating their database. He noted that no action is required of the Planning Board.

**APPROVAL OF MINUTES –**

Approval of the December 16, 2015 minutes was postponed to the next meeting.

**ADJOURNMENT-**

The Board adjourned at 9:10 PM.

Submitted By: \_\_\_\_\_

Michelle Turck, Secretary

Town of Stanford Planning Board

Meeting of January 27, 2016

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Approved By: \_\_\_\_\_

Robert Butts, Chair

APPROVED