

TOWN OF STANFORD
PLANNING BOARD
SPECIAL MEETING 04-06-2016

PRESENT:

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

ABSENT: Dave McGhee, Scott Cale, Gerry Fernandez

Mr. Butts called the meeting to order at 7:35pm. He noted that this is a special meeting which was scheduled due to lack of a quorum at the regularly scheduled meeting of March 30, 2016. He extended the Board's apologies to the applicants.

BUSINESS:

MILLBROOK SCHOOL FACULTY HOUSING SITE PLAN AND SPECIAL PERMIT –

Mr. Butts noted that a couple of minor issues are being discussed between Mr. Clouser and Mr. Casamento, and all that is needed is to reschedule the public hearings. Mr. Angell moved and Mr. Royall seconded to reschedule the public hearing for April 27, 2016. All in favor: Unanimous. Motion carried.

MILLBROOK SCHOOL DINING HALL SITE PLAN AMENDMENT –

Mr. Angell moved and Mr. Royall seconded to reschedule a public hearing for April 27, 2016. All in favor: Unanimous. Motion carried.

COOK – MIDDLE ROSEBROOK LOT LINE ADJUSTMENT –

Mr. Hall explained that after the application had been approved by the Planning Board, the Department of Public Works requested changes to be made, including removal of the existing access and to show the alternative access. Mr. Royall inquired if it was normal to request removal of an existing agricultural access and if the applicant is in agreement. Mr. Butts asked why the new access is over the creek. Mr. Hall stated that Rich Renna designed the access, and he believes they have obtained a permit to cross the creek. Mr. Hall further noted that he hasn't filed the map in time and will need to reapply for the Lot Line Adjustment. He will ask DPW for a letter of approval.

COOK – FIRST REPUBLIC LOT LINE ADJUSTMENT –

Mr. Hall explained that he has reconfigured the lines to keep an existing stone wall on the property. Mr. Angell asked who First Republic Trust is, to which Mr. Hall replied that it is one of Mr. Cook's companies. Mr. Butts inquired whether the Trust was related to the Roseland Ranch bankruptcy. Mr. Hall replied not to his knowledge. Mr. Butts noted that they will need authorization from the Trust prior to final approval.

The Board reviewed part 2 of the Environmental Assessment Form. Mr. Fouts moved and Mr. Angell seconded that the application will not have a significant adverse environmental impact and that a Negative Declaration be granted under SEQR. Discussion: Mr. Angell inquired whether the land was used for agriculture. Mr. Hall responded that he doesn't believe so. Mr. Butts noted that if it is farmland, the lot line adjustment is a de minimis change. All in favor: Unanimous. Motion carried.

Mr. Fouts moved and Mr. Royall seconded to schedule a public hearing for April 27, 2016. Motion carried unanimously.

PIZZELLA SPECIAL USE PERMIT/GUEST COTTAGE –

Mr. Pizzella presented plans, explaining that the project has been approved by the Dutchess Land Conservancy. He noted the septic plans have been approved by the Dutchess County Health Department for a total of 5 bedrooms, 4 of which will be located in the main residence and 1 bedroom is included in the proposed guest cottage. Mr. Pizzella noted that he intends to build the guest cottage prior to the main residence so that he has a place to stay while he sells his existing home. Mr. Butts explained the process of approval.

The Board reviewed part 2 of the Environmental Assessment Form. Mr. Fouts moved and Mr. Angell seconded that the application will not have a significant adverse environmental impact and that a Negative Declaration be granted under SEQR. All in favor: Unanimous. Motion carried. Mr. Angell moved and Mr. Fouts seconded to schedule a public hearing for April 27, 2016. All in favor: Unanimous. Motion carried.

OTHER:

APPROVAL OF MINUTES –

Mr. Angell moved and Mr. Royall seconded to approve the December 16, 2015 minutes as written. Motion carried unanimously. Mr. Angell moved and Mr. Fouts seconded approval of the minutes of February 24, 2016 as written. Motion carried unanimously.

CORRESPONDENCE –

The Board reviewed letters received from Dutchess Land Conservancy and NYS Parks, Recreation and Historic Preservation.

ADJOURNMENT-

The Board adjourned at 8:50 PM.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____
Robert Butts, Chair

APPROVED