

Town of Stanford Planning Board Meeting

September 27, 2023

7:30 PM at Town Hall

Present: Thomas Angell (Chairman), Patrick Hancock, Brad Rolston, Chris Flynn, Will Moriarty, Corey Clanahan (Town Board Liaison)

Meeting begins at 7:34 PM

BUSINESS

SPECIAL USE PERMIT: LODES: Joe Melito: Crisp Architects
4 Old Anson Way, Stanfordville, NY 12581

Mr. Melito from Crisp Architects presented. Mr. Melito said the owners would like to construct a new pool house approximately 777 square feet with an outdoor covered porch approximately 574 square feet and will be near an existing garage that will be demolished. Mr. Melito said the project is designed to meet all local and state codes. Mr. Melito presented a site plan for the project. Mr. Angell asked how big the parcel is, Mr. Melito said it is 11.3 acres. Mr. Melito pointed out the existing garage, the driveway and where the new garage would go eventually. Mr. Hancock clarified that they are just doing the pool house now and will do the new garage later, Mr. Melito confirmed that to be true. Mr. Rolston and Mr. Hancock both agreed that the building looks more like a guest house or accessory apartment than a pool house because it has a bedroom and a bathroom in it. Mr. Angell asked where the pool is on the site plan and Mr. Melito explained it is not there yet, they wanted to make sure they could get the approvals for the pool house before constructing the pool. Mr. Rolston asked if the intention is for people to stay at the pool house and Mr. Melito said it could be for guest overflow but it is intended to be for the pool. Mr. Flynn asked how far from the house is the pool house, Mr. Melito said it is about 43 feet. Mr. Flynn asked if water and septic would be drawn from the house or would it need its own. Mr. Melito explained that they are still waiting to hear from the Department of Health to find out what the existing septic is designed for and where the septic field is. Mr. Flynn said with the expansion they may need a bigger septic tank, but they do not know the size or placement at this time. Both Mr. Angell, Mr. Rolston, and Mr. Hancock all agreed that it does not look like a pool house, it looks more like a guest cottage. Mr. Melito said the primary function for the building is to serve the pool, but Mr. Angell explained that a pool house does not normally have a bathroom and bedroom. Mr. Rolston further explained that if the building has a bedroom then there must be intent for someone to sleep or stay there. Mr. Melito said they have done it before and the bedroom is there because there is space to do so, the shower is there to clean up after swimming. Mr. Angell asked what zoning district they are in, Mr. Melito said RR, so Mr. Angell explained that with 5 acre zoning and a lot that is double that size they have the capability to have a guest cottage. Mr. Melito said the client's intention is for a pool house and Mr. Angell said they can use their pool house as a guest house then. Mr. Angell asked if the setbacks are met, Mr. Melito said yes and no variances are needed. Mr. Melito said the new garage would be part of a new application. Mr. Angell asked where they are in terms of designing the septic, but

Mr. Melito explained that they cannot design a new system if it conflicts with the existing system so they need to hear back from the Health Department first. Mr. Melito also said there is no location for the well at this time because it is buried and the surveyor could not find it. Mr. Hancock asked if the pool house would be attached to the current septic field, Mr. Melito said yes as long as it does not conflict with where the pool would go. Mr. Angell asked what the timeline is for this project and Mr. Melito said once again that they are hung up with the Health Department because there is no answers to their calls and emails. Mr. Melito said he would like to just hear back from Records for a file showing anything about the property otherwise the civil engineer will have to do research. Mr. Angell would like to wait for answers to avoid having to resubmit the project if things need to be relocated. Mr. Angell asked the Board if they would like to move forward tonight or wait another month. Mr. Melito explained that it is unlikely that the system sits where the garage is and they can adjust the location of the pool. Mr. Melito said they are hoping to hear back from the Department of Health by next month. Mr. Rolston asked if they would just cancel the public hearing if they need to make changes and Mr. Angell said they would have to re-file the application and send new notices out and Mr. Melito said he understood the process. Mr. Moriarty motioned to reclassify the application as a Special Use Permit for a guest cottage, Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Hancock, Mr. Moriarty. Motion carried. Mr. Rolston motioned to schedule a public hearing for October 25, 2023. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Hancock, Mr. Moriarty. Motion carried.

SPECIAL USE PERMIT ACCESSORY APARTMENT: SUSAN MANSELL AND RICHARD KAUFMANN

80 East Hunns Lake Rd, Stanfordville, NY 12581

Did not show up, they will be on next month's agenda.

LOT LINE ALTERATION: COHEN: Scott Cohen

1533 Bulls Head Rd, Stanfordville, NY 12581

Mr. Cohen presented. Mr. Cohen explained that the application has 3 lots, a garage that had a little apartment above it, the main residence, a lot with a pond, and that the residence and garage share a septic system. Mr. Cohen would like to take the 2 lots with shared septic systems and put them together, and adjust the property line to include the dyke from the pond, so that the resident lot can have control over the flow of water since it is at risk for flooding. Mr. Cohen explained the piping and draining system for the dyke. Mr. Angell asked where the second lot line was on the map. Mr. Cohen pointed it out and said he was going to turn the lots into a 13.2 acre lot and a 6.53 acre lot, instead of 1.48 acres, 1.58 acres, 19.7 acres. Mr. Angell asked where the road access was for Lot A, and Mr. Hancock asked if it was a cul de sac, and Mr. Cohen pointed it out and confirmed yes. Mr. Angell asked if there was sufficient road frontage for a second lot. Mr. Cohen said it is between 100 and 104 feet. Mr. Cohen said they cleaned the property up as it was messy. If the road frontage is not sufficient the lot line will have to be changed.

Mr. Rolston motioned to classify the application as a minor subdivision lot line alteration. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Hancock, Mr. Moriarty. Motion carried.

Mr. Hancock motioned to schedule a public hearing for October 25, Mr. Rolston seconded. All

in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Hancock, Mr. Moriarty. Motion carried. Mr. Angell said there will be no SEQR and the public hearing will be next month.

OTHER

Mr. Moriarty motioned to approve the July 26, 2023 meeting minutes with amendments to Cottonhill Rd and delineated, and Abdeer lane, Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Rolston, Mr. Hancock, Mr. Flynn, Mr. Moriarty. Motion carried.

Mr. Moriarty motioned to adjourn the meeting. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Rolston, Mr. Hancock, Mr. Flynn, Mr. Moriarty. Motion carried.

Meeting adjourned at 8:36 PM.

Meeting recorded by Sara Knickerbocker