**TOWN OF STANFORD**

**PLANNING BOARD**

**MINUTES OF OCTOBER 26, 2016**

**PRESENT:** Robert Butts, Thomas Angell, James Fouts, John Royall

**ABSENT:** Gerardo Fernandez

Chairman Butts called the meeting to order 7:30pm.

**NO HEARINGS FOR TONIGHT**

**BUSINESS:**

**BLOODSTOCK FARM/PRESENTER MR. SPENCER HALL**

This is an application for creating a flag lot for a proposed house out of a 300 acre lot. Mr. Hall presented a letter to the Planning Board from the Department of Environmental Conservation. Kelly McKean of DEC will flag the wetlands and Mike Nowicky will be reporting on the Blanding’s Turtles. Mr. Hall then reported CAC would conduct a site visit to view the wetlands on the property an whether the location of the proposed house would affect the wetlands. The Planning Board asked to be informed of the visit date for the site.. The CAC is then to provide a letter to the Planning Board stating its findings. Then Mr. Hall presented a proposed profile for the driveway. This driveway profile will be referred to the DPW. There will be a letter sent to the Building Inspector and Fire Department for their opinion of the driveway. The letter should enclose the subdivision map and grading plan. The house is to be located in the triangle shown on the map .The construction of the road will be will be similar to the existing farm road. The Planning Board went over the letter by Dave Clouser. Mr. Clouser confirmed that the Flag Lot meets all the code requirements. It must be determined whether the area of disturbance exceeds one acre. Also the Planning Board reviewed criteria of code section 140.187A7A. Mr. Hall will contact the Planning Board prior to the December meeting.

Chairman Butts requested copies of Department of Environmental Conservation and Clouser letters be sent to CAC.

**KAGAN-LINCK LOT CHANGE/PRESENTER MR. HORTON**

This is a request for a lot line change transferring 4.03 Acres from Kagan to Linck. James Fouts made a motion to classify the Kagan-Linck lot line change as a minor subdivision. This was seconded by John Royall. Planning Board unanimously passed the motion.

The Planning Board reviewed the short form EAF. A motion was made by Thomas Angell and seconded by James Fouts that based on the reviewing the short form EAF and the Board’s reviews, the Board finds that there are no significant adverse environmental impacts and a negative declaration is therefore granted. The motion was unanimously approved.

On motion made by John Royall and seconded by Thomas Angell the Planning Board will have a Public Hearing set for November 30, 2016.

**TOWN OF WASHINGTON ARCADIA FIELD/CLARKE**

This is a subdivision application concerning property in the Town of Washington. Small portions of the present parcel extend into the Town of Stanford but are not affected by the subdivision. Mr. Horton requested that the Stanford Planning Board consent to filing of the map. The Stanford Planning Board does not consider this de- minimis. Request to constitute a subdivision under The Stanford Code. A motion was made by James Fout s and seconded by Thomas Angell and unanimously approved to grant consent. Mr. Butts signed the map.

**OTHER**

The minutes of the September 26, 2016 meeting were approved with amendments.

Motion to adjourn by Chairman Bob Butts ,seconded by John Royall

The meeting was adjourned by Chairman Bob Butts at 8:45pm.

Submitted by Mollie McMurray, Secretary Planning Board

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