**TOWN OF STANFORD**

**PLANNING BOARD**

**December 28, 2016**

**PRESENT:** John Royall, Thomas Angell, Gerardo Fernandez, James Fouts

**ABSENT:**  Robert Butts

Acting Chairma Royall called to order the meeting at 7:30pm.

**BUSINESS:**

**BLOODSTOCK FARMS AND STABLES/PRESENTOR SPENCER HALL**

**Mr. Hall came with a new map which showed the recommendation from Mr. Clouser letter of October 28, 2016. There followed a discussion of following up on these recommendations.**

**NOTE:**

1. **Requirements of 100 foot setback for the Barns.**
2. **Spencer Hall contacted DEC and they flagged the property. The flags clearly showed there was no impact on wetlands. The house site is marked.**
3. **There will be site visit by Planning Board and CAC on January 14, 2017. The CAC will write a letter after site visit.**
4. **There was a recommendation to have a fence put up in the construction area so the turtles could not get in.**
5. **Stanford Planning Board is to file notice to County Planning Board.**
6. **Stanford Planning Board Requirements**

**1 Driveway entrance Permit.**

**2. Farm road easement**

**3. Maintaince agreement between the two properties.**

**MR DAVE CLOUSER:**

1. **Reviewing both the Habitat Assessment and Stormwater Pollution Prevention Plan**
2. **Mr. Hall will speak to Dave about the SEQR requirements.**

**JANUARY 25, 2017 MEETING**

1. **Go over SEQR**
2. **Mr. Clouser review of reports**
3. **Any coordination for other agencies which need to be done**
4. **Request a Public Hearing for February 22, 2017**

**KAGAN SUBDIVISION (T/O WASHINGTON & STANFORD)/PRESENTER BRIAN FRANKS**

**Andrew & Sandra Kagan are subdividing the property. Most of the property is in the Town of Washington. However after a survey a strip by the road which was in the Town of Stanford. The Town of Stanford Planning Board unanimously passed a resolution demininis. Which The Town of Stanford Planning Board agrees with the Town of Washington on this project.**

**ALICIA METZ, COBBLE POND FARM/PRESENTER AMY HAIGHT**

**Informational meeting on what are next steps for this project. The Town of Stanford Planning Board needs to have an official application. This would be for an application for a Special Use Permit/Site Plan Approval. Then you would have to explain the whole project. This would include specific steps in the proposed project plan. After having all requirements of the Application form presented to the Town of Stanford Planning Board, Then the fees and escrow can be established for this project.**

**Motion was made by Thomas Angell to adjourn, seconded by James Fouts**

**Meeting Adjourned by Acting Chairman John Royall**

**Submitted by Mollie McMurray, Secretary Planning Board**