**TOWN OF STANFORD**

**PLANNING BOARD**

**MINUTES OF FEBRUARY 22, 2017**

**PRESENT: Chairman Robert Butts,Thomas Angell, Gerardo Fernandez, James Fouts, Thomas Royall.**

Meeting called to order by Chairman Butts at 7:30 pm.

**HEARINGS**

**BLOODSTOCK FARM AND STABLE/PRESENTER LARRY PAGGI**

There followed a description of the application and an opportunity for the public to ask questions.

Motion made by Thomas Angell to close the Public Hearing and seconded by James Fouts.

The Planning Board unanimously passed motion to close Public Hearing.

**ALAMILO LLC LOT LINE CHANGE/PRESENTER KIRK HORTON**

Chairman Butts recused himself. The Acting Chairman John Royall presided over the application.

There followed a description of the application and an opportunity for the public to ask questions.

Motion was made by Thomas Angell to close the Public Hearing and seconded by Gerardo

Fernandez.

The Planning Board unanimously passed motion to close Public Hearing.

**CENTRAL HUDSON GAS AND ELECTRIC CORPORATION/PRESENTER PATRICIA TURNER**

The Public Hearing was scheduled at the last meeting. The notice of Publication was not sent out. The Planning Board will be discussing the application at the business portion of the meeting.

**BUSINESS**

**BLOODSTOCK FARM AND STABLE**

Chairman Butts indicated there are two letters about Bloodstock Farms and Stable.

1)Town of Stanford Advisory Commission-recommendations

2)Dave Clouser-Proposed 2-Lot Subdivision for Bloodstock Farms & Stables-Flag Lot Subdivision Review.

COMMENTS

There are only minor changes which have to be made.

Motion was made by James Fouts to approve the subdivision for Bloodstock Farms & Stable. This would be contingent upon complying with any recommendations in Dave Clouser letter and before signing the map. The motion was seconded by Gerardo Fernandez.

The Planning Board unanimously passed the motion to approve the subdivision for Bloodstock Farm &Stables

 **ALAMILO LLC LOT LINE CHANGE**

Chairman Butts recused himself. The Acting Chairman John Royall presided over the application.

Motion was made by James Fouts to approve the lot line change for Alamilo LLC. This motion was seconded by Gerardo Fernandez.

The Planning Board passed the motion to approve the lot line change. Chairman Butts did not vote.

**COBBLE POND FARM/AMY HAIGHT**

Chairman Butts reported on a meeting that took place on February 17, 2017 to go over the procedures with Cobble Pond Farm. The outcome of the meeting was a letter dated February 21, 2017 from Chenango Valley Properties LLC(f/k/a Cobble Pond Farm). This was no full site review, however there needs to be sufficient information about the project for the Planning Board to be comfortable in giving the variances to the ZBA for review.

Also a letter came from Dave Clouser dated February 21, 2017 on Dave’s review of the Gasoline Station and Convenience Mart Review.

Chairman Butts then inquired if the notice of intent for Lead Agency had been mailed by the Chazen Companies on February 21, 2017 to involved agencies. Amy Haight indicated the letter to the involved agencies was mailed. This would take 30 days to be completed from the mailing date.

The -County of Dutchess Department of Planning and Development advised that it would need more materials for its review under 239m to be complete. This would take 30 days from the resubmission date.

David Clouser discussed his letter of February 21, 2017. The Board asked David Clouser and Amy Haight to reach an agreement as to the variances that will be required.

Then Thomas Angell indicated he would be more comfortable in having a Public Informational hearing for March 22, 2017. He also wanted to know if it was a legal obligation for the Planning Board to make a variance referral to the ZBA. Chairman Butts would have to look into the question by reviewing the Stanford Town Law. However, the ZBA takes the position that the variances come from either a denial by Don Smith the Building Inspector or the Planning Board referral to the ZBA.

**SUMMARY**

1. Agreement with Dave Clouser for the exact variances
2. Need confirmation of lead agency status
3. Response form from County of Dutchess Department of Planning and Development under 239m

There was a motion made by Thomas Angell to schedule an Informational Meeting on March 22, 2017. The Chazen Companies will give notice in the papers and to nearby owners (200 feet from the property line). The motion was seconded by Gerardo Fernandez. The Planning Board unanimously approved the motion for an Informational Meeting.

**CENTRAL HUDSON GAS & ELECTRIC CORPORATION**

Following the last meeting in which the Board discussed site sketch approval, there was a letter sent from Don Smith stating that he does not see any need for the applicant to go before the Planning Board. Mr. Butts stated that this is a decision that should be made by the Planning Board, not the Building Inspector.

Thomas Angell made a motion that the Planning Board view this as de minimis and that no further discussion is needed. This motion was seconded by Gerardo Fernandez. The Planning Board unanimously approved the motion.

MINUTES

January 25, 2017

Corrections will be sent to the Secretary and will be reviewed at the next Planning Board Meeting on March 22, 2017.

PLANNING BORD ATTORNEY

Chairman Butts will contact the Stanford Town Board for being put on their agenda, to request the Town Board’s approval to proceed with contacting possible applicants for Planning Board Counsel.

Chairman Butts adjourned the meeting at 9:00pm.

Respectfully submitted Mollie McMurray Planning Board Secretary