**TOWN OF STANFORD**

**PLANNING BOARD**

**MINUTES FOR JANUARY 25, 2017**

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

**ABSENT:**  Gerardo Fernandez

Meeting was called to order by Chairman Bob Butts at 7:50pm

In attendance for the meeting was Dave Clouser the Town of Stanford Planning Board Engineer.

**BUSINESS:**

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

Mr. Paggi the Engineer for the Project was in attendance for the meeting.

There followed a discussion with the Planning Board:

Mr. Hall

The plan is the same as presented at the December 28, meeting of the Planning Board. The silt fence is on the map so the Blanding turtle cannot enter the construction site.

Mr. Dave Clouser

Bloodstock needs a Wetland Declaration Certification for the Planning Board. Also the culvert needs an erosion control so that it does not drain into the wetlands. Also there needs to be a box on the plan which will show the home and septic system. The size of culvert under the driveway (12”) this needs to be put on the map. The steepest slope on the driveway is 10% on the property. The Fire Department and Building Inspector will give their opinion on the driveway for use of road for emergency access on the property. Mr. Hall stated they would have the map reflect any changes proposed before the Public Hearing. The planning Board tabled Bloodstock while waiting for a letter from CAC upon the application. The report is needed to have a negative declaration. The Stanford Planning Board received an unofficial email from Ann Bernstein later on in the meeting explaining the CAC concern which was accepted until an official letter is received. The Planning Board did an EAF II. James Fouts made a motion for a negative declaration for Bloodstock Farm and John Royall seconded the motion.

The Planning Board unanimously approved the negative declaration. Then Thomas Angell made a motion for a Public Hearing on February 22, 2017 at 7:30pm in the Stanford Town Hall. James Fouts seconded. The Planning Board unanimously approved the Motion.

**COBBLE POND FARM/PRESENTER AMY HAIGHT**

Amy Haight:

1. They are requesting 22 parking spaces for the property.
2. The traffic flow is based on a general strip mall traffic pattern. The traffic flow would be less for Coble Pond Farm.
3. Cobble Pond Farm is waiting for a formal letter from the Planning Board to the ZBA about the variances. The ZBA can review the stated variances from the Planning Board at the next available meeting.
4. The gas pumps are built to modern specifications.
5. The Cobble Pond Farm is working with the Dutchess County Health Department to supply public water to the convenience store and modern septic system.

The Stanford Planning Board will forward the Cobble Pond Farm application to Dave Clouser and the Planning Board will send to Dutchess County Planning Department are referral for a 239m to be processed before the February 22, 2017 meeting.

Thomas Angell made a motion for Stanford Town Planning Board to be made the lead agency for Cobble Pond Farm application. Amy Haight will circulate the appropriate application to the involved agencies. Amy Haight will provide a copy of the notice and proof of mailing. The motion was seconded by John Royall. The Planning Board voted unanimously to approve the motion.
There followed further discussion with the Planning Board requesting pictures of other fueling stations/convenience stores which Cobble Pond Farm have developed in this area. The Planning Board decided to have another meeting for further discussion. Then the Planning Board decided on an Informational Meeting for March 29, 2017.

**AGREED UPON:**

1. Circulation will occur regarding the designation of Stanford Planning Board to be the lead agency.
2. Circulation to involved agencies will be done by Chazen Companies.
3. Meeting on March 29, 2017 will be an Informational Meeting.
4. The Chazen Companies will submit a rendering and pictures of other fuel stations/convenience stores in the area.
5. A 239m referral will be filed by the Stanford Board.
6. A copy of the Cobble Pond application will be sent to Dave Clouser.

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

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

Alamilo LLC would execute a lot line change between the properties in transferring 5.423 acres from the 10.423 acre parcel to the 66 acre parcel, resulting in a 5.000 acre parcel and an approximately 76 acre parcel. Both of these properties are in the RR-5 zone.

After examining the application and studying the maps a motion was made by John Royall that the Alamilo LLC lot line change is a minor subdivision. The motion was seconded by James Fouts. The Planning Board passed the motion. Mr. Butts did not vote. Then the Planning Board completed an EAF PART II. The motion was made for a negative declaration. This was seconded by John Royall. The Planning Board passed the negative declaration. Mr. Butts did not vote.

There was a motion by James Fouts for a Public Hearing on February 22, 2017 at 7:30 pm at the Stanford Town Hall. Motion was seconded by John Royall and the Planning Board passed the motion. Mr. Butts did not vote.

**STANFORD FREE LIBRARY LOT LINE ALTERATION AND POSSIBLE TOWN ROAD/PRESENTER MARK BURDICK**

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

Mr. Burdick presented a proposal that would possibly add a new Town Road adjacent to the proposed library.

In the future if the proposed Town Road where built then a portion of Noller Way would be deeded to the Stanford Free library. This would mean the Library would be moved east and that would make room for the proposed Town Road. The new Town Road would service the Library and Department of Recreation Ball field parking lot. Then Mr. Burdick stated there are five types of roads in the Town of Stanford Code Book (138-19 Determining criteria for construction specifications).

The Planning Board would determine what type of road would be built for the proposed application and oversee the approval plan. This would include a lot line adjustment between Town of Stanford and Stanford Free Library. Also the Planning Board would have to approve a site plan. Mr. Burdick stated that the above categories would not meet this specific type of road. Therefore, the Town of Stanford Board would have to grant a waiver for the road to be in code. The current proposal is for the Stanford Free Library to have a driveway. Therefore, they may not need to build a road at the current location. The Stanford Free Library would lose land to make way for a 50 foot right of way which would be needed for the proposed Town Road. Also there would need to be a study made on the proposed Town Road and if this would impact on the septic system. Mr. Burdick indicated the Stanford Free Library Engineer would be drawing up the site plans.

Tom Angell made a motion that the Planning Board write a letter to the Town Board of Stanford that Mark Burdick came before the Planning Board and the project has merit. The letter would include supporting a Town Road to be built in conjunction with the new library.

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

The project is for an additional office space of 605 sq. ft. to an existing office/garage building. Also the project will remove an existing septic system to be replaced by a modern septic system.

Central Hudson came before the Planning Board because of the RC zoning classification. The Planning Board determined the project meets the parameters in the following Town of Stanford Code:

Administratively determine that the project is limited in scope, with compatible land use, site and building design characteristics, thus requiring no further review under this article, with such determination restricted to applications including the establishment of permitted uses within existing complying structures or the limited modification of existing conforming uses and complying structures, as determined by the Building Inspector, wherein no substantial site improvements are either required or proposed.

Then Thomas Angell made a motion to classify the project as an EAF II action. Chairman Butts seconded the motion. The Planning Board unanimously approved the motion.

Then John Royall made a motion for a 139m be sent to the Dutchess County Planning Department. Chairman Butts seconded the motion. The Planning Board unanimously approved the motion.

Then James Fouts made a motion for a Public Hearing on February 22, 2017. John Royall seconded the motion. The Planning Board unanimously approved the motion.

**DISCUSSION OF PLANNING BOARD ATTORNEY**

The Planning Board Chairman would write a letter to the Stanford Town Board asking for approval to have an Attorney ready for any opinions on the submitted applications. With the approval of Stanford Town Board the Planning Board would advertise for this position. This letter would be sent to five law firms asking them for fees and resumes of the Attorneys.

Motion was made by Tom Angell to authorize Chairman Butts to write a letter to the Town of Stanford to authorize payment for a Planning Board Attorney. This motion was seconded by James Fouts. The Planning Board unanimously passed the motion.

**APPROVAL OF MINUTES**

Motion was made by James Fouts to approve the minutes as amended for the November 14, 2016 and December 28, 2016. The motion was seconded by Chairman Butts. Minutes with the amendments where unanimously approved by the Planning Board.

Motion was made to adjourn the meeting by John Royall at 10:30pm. This motion was seconded by Chairman Butts. The Planning Board unanimously approved the motion.

Submitted by Mollie McMurray, Secretary of Planning Board