**TOWN OF STANFORD**

**PLANNING BOARD**

**MINUTES OF MARCH 29, 2017**

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

**ABESENT: Gerardo Fernandez**

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

**INFORMATIONAL HEARING:**

**COBBLE POND FARM,ALICIA METZ, CHENANGO VALLEY PROPERTIES/CHAZEN COMPANIES/PRESENTER AMY HAIGHT, 5979 ROUTE 82, STANFORDVILLE, NY 12581**

This application needs a Site Plan approval, Special permit, ZBA variances.

Amy Haight presented that Chenango Valley Properties is interested in redeveloping the parcel into a proposed convenience store/ fueling station. Access is proposed to/from NYS Route 82.

One of the main concerns from citizens is regarding Stanfordville being able to support two gasoline stations and how would the convenience store impact local business.

QUESTIONS:

Berry Weinberger

How many parking spaces would be needed for the proposed project?

Amy Haight replied this would depend on the final site plan. Currently the project has requested 16 spaces.

Marley Schander

Would the buildings be where the existing Barn is at the present time?

Amy Haight indicated that all the buildings would be torn down and the applicant would develop the convenience store/fueling station near the existing Barn.

Larry McKeough

Would the Town of Stanford need two gas stations?

Are there any guarantees of what is going to be down at the other gas station?

 Mr. McKeough suggestion would be to purchase the house next door and build on the property to expand the gas station.

Amy Haight indicated that the applicant would be responsive to the area’s concerns about the other gas station out of town.

Thomas Angell made a motion for the closing of the Informational Hearing and James Fouts seconded the motion. The Planning Board unanimously passed the motion.

**BUSINESS:**

**STANFORD FREE LIBRARY- 6035 ROUTE 82, STANFORDVILLE, N.Y. 12581**

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

The library would like to extend period of time for seeking final site plan approval date by the Stanford Planning Board. Thomas Angell made a motion to extend the submit date to March 1, 2018 for a one year extension. James Fouts seconded the motion. The Planning Board passed the motion. Chairman Butts abstained.

 **COBBLE POND FARM,ALICIA METZ, CHENANGO VALLEY PROPERTIES/THE CHAZEN COMPINES/PRESENTER AMY HAIGHT, 5979 ROUTE 82. STANFORDVILLE, NY 12581**

Tom Angell made a motion for the Stanford Planning Board to be made the lead agency for Cobble Pond Farm. James Fouts seconded the motion. The Planning Board unanimously passed the motion.

The Planning Board encouraged Amy Haight to meet with Dave Clouser for the various variances which they would need to make an application to ZBA. Also the Planning Board would want a workshop to explore different alternatives for the site plan. This would be coordinated by Chairmen Butts. Finally Amy Haight will inform the Planning Board of how Cobble Pond would like to proceed with the current application.

**ERIC PETERSEN-SOLAR WAIVER**

Following a discussion, the Planning Board unanimously voted to recommend the Town Board give favorable consideration to the waiver request. A letter was sent by Bob Butts to the Stanford Town Board.

**OTHER ITEMS:**

**APPROVAL OF MINUTES**

The Planning Board unanimously approved the minutes of February 22, 2017.

**PLANNING BOARD ATTORNEY**

Chairman Butts reported that the Stanford Town Board approved the Planning Board request for an Attorney. Chairman Butts will mail out a letter to several firms. Then the Planning Board will review these responses and make a recommendation to the Stanford Town Board.

**DUTCHESS LAND CONSERVANCY**

This is an updated map for the Town of Stanford. The (2016) map -shows Town of Stanford land protected by the DLC conservation easements, and a copy is in the minutes for list of tax parcels affected by the easements.

A motion was made by John Royall to adjourn the meeting at 10:15pm. The Planning Board unanimously approved the motion.

The meeting was adjourned by Chairman Butts at 10:15 p.m.

Submitted by Mollie McMurray, Secretary of Planning Board