**TOWN OF STANFORD**

**PLANNING BOARD**

**MINUTES FOR NOVEMBER 29, 2017**

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

**ABSENT:** Gerardo Fernandez

Chairman Butts called the meeting to order at 7:30 p.m.

**HEARINGS:**

**EVERETT COOK/PRESENTER SPENCER HALL**

This is re –approval of a lot line alteration for Everett Cook on the north side of Hunns Lake Road.

Mr. Hall indicated his client will submit an application in the future.

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

SITE:2895 Salt Pont Turnpike, Stanfordville, NY 12581

PROPOSED PROJECT: A lot line transferring 4.03 acres from Kagan to Linck.

Chairman Butts opened the hearing. There were no questions. Thomas Angell made a motion to close the hearing. James Fouts seconded. The motion was approved.

**BUSINESS:**

**KAGAN-LINCK LOT LINE ALTERATION/PRESENTER MR. HORTON**

Text of DLC Easement-Sec 4.16-lot line adjustments-Allowed if it does not create additional building lots.

Then Thomas Angell made a motion to approve the lot line alteration. James Fouts seconded. The Planning Board unanimously approved the motion.

**1**

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

Ms. Metz

came with a revised map done by their Engineer Steve Smith with incorporation of comments from the county.

Mr. Butts recommended in the future for Cobble Ponds Engineer to directly talk with Dave Clouser’s Office. Also the Planning Board is waiting for Cobble Pond to address the concerns from the CAC.

Dave Clouser gave the following comments:

-On the original plan we made suggestions which are not reflected on the revised map.

-How is the ground water going to be addressed by Cobble Pond? This is a protected aquifer (hot spot by DEC). There must be special consideration of the storm water and how this will be handled on the proposed project so there is no contamation. On the short EAF Cobble Pond should use the DEC mapper programmer (last page).

-The Planning Board will consider if there needs to be a long form. This would be considered after Ms. Metz submitted more documents for the proposed project.

Ms. Metz advised that she will come before the Planning Board with a summary of the concerns mentioned above.

Chairman Butts indicated this is not a Public Hearing. However the Planning Board will take questions about Cobble Pond from the citizens present at this meeting.

QUESTIONS:

JUSTIN REILLY 5960 ROUTE 82 STANFORDVILLE 12581

-How are the issues of more traffic in the area being addressed on the proposed project?

Ms. Metz indicated this is considered a commercial property and Coble Pond has not addressed the impact of more traffic at the proposed location.

2

JOHANNA SHAFER 21 DECKER RD STANFORDVILLE NY 12581

-Who is the current owner of the property?

Ms. Metz: the current owner is Bill Sitckle of Market Sq.

-You have other commercial plans if this is not a popular concept for Stanfordville?

-Ms. Metz Cobble Pond’s is interested in the input of the town citizens. We were called in to look at a proposed project for a gas station. However if this plan is not popular with Stanfordville we still see this as a commercial space.

-What are Cobble Ponds plans for the current gas station?

Ms. Metz: Cobble Pond has several thoughts on the current location. However there are still issues regarding the parking lot.

CLARE COPLEY 85 E HUNNS LAKE RD STANFORDVILLE NY 12581

-A USGS map shows a 500 foot buffer around the site. Consider if any of the aquifers being disturbed. Also we need to look into the other areas which include Recreation, Cemetery, Stanford Free Library. There is a map that Anne Bernstein sent to the Planning Board. The Planning Board has sent a copy to Ms. Metz and Dave Clouser.

GREGORY BULL 2 MCINTRYEWAY STANFORDVILLE NY 12581

-What are the hours of operation?

Ms. Metz: we would comply with current codes, typically the hours would be 5:00am-10:00pm.

-How many employees would be at the proposed location?

Ms. Metz: Cobble Pond would typically have nine employees at the proposed location.

LISA REILLY 5960 ROUTE 82 STANFORDVILLE,NY 12581

-Why a gas station?

Ms. Metz: Cobble Pond was approached and asked to develop a proposal for a Gas Station. Our   
Company does have other ways of developing commercial property.

3

CLARE COPLEY 85 E HUNNS LAKE RD STANFORDVILLE NY 12581

-What are the mechanics for finding out what the town wants?

Chairman Butts:

There are procedures which are in the Town Codes and State Laws. We have been giving time for input at the Planning Board Meetings. Also the ZBA will have a time for comments on the proposed projects. Cobble Pond would be able to have a meeting about the proposed project.

Any citizen is welcome to write a letter to the Planning Board or Zoning Board of Appeals. Also at the meeting Alicia Metz gave permission to e-mail her at [aliciametz1@gmail.com](mailto:aliciametz1@gmail.com).

JEFFERY BROWN/ 628 HUNNS LAKE RD/ STANFORDVILLE, NY 12581

Mr. Brown would have liked to have formal notice.However we heard about the proposal by word of mouth and Cobble Pond had already made a proposed project application before us.

MICHAEL SHAFER 21 DECKER RD STANFORDVILLE,NY 12581

-Planning Board has given time for public comment at the meetings.

-The Master Plan has ground to a halt.

- Is there no way for a Public Forum to be held?

JUSTIN STONER 7 COLD SPRING RD STANFORDVILLE, NY 12581

-Why is there not more public information for citizens and Forms ?

MERDATH GOLDSTIN/132 HUNNS LAKE RD/ STANFORDVILLE, NY 12581

-Is the convenience store going to be having good food and not just junk food?

Ms. Metz: We have several vendors and would welcome any comments by citizens.

JO ANNA ROBERTSON/ 5911 ROUTE 82/ STANFORDVILLE, NY 12581

-What other places has Cobble Pond done?

Chairman Butts thanked everyone for their participation.

**4**

**SARA LOVE/PRE APPLICATION**

**CONFERENCE**

Sarah Love inquired if subdivision approval would be required to separate parcels on the east and west sides of Pumpkin Lane.

The Planning Board feels that there needs to be an interpretation as to whether the parcels described in the Zelnick deed and situate on the east and west sides of Pumpkin Lane, respectively, are existing lots of record which can be sold individually without subdivision.  This would require an interpretation of the definition for lots of record in Article XII of the Zoning Code.  The deed parcel descriptions do not match the tax map. Therefore the Planning Board is requesting an interpretation by the ZBA at the next meeting (December 13, 2017). Chairman Butts will provide a letter to the ZBA about the interpretation.

**OTHER**

Approved the minutes of 10-25-2017

Motion was made by Thomas Angell to adjourn the meeting. This motion was seconded by James Fouts.

The meeting was adjourned by Chairman Butts at 10:00 pm.

Submitted by Mollie McMurray, Secretary of Planning Board.

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**5**