**TOWN OF STANFORD**

**PLANNING BOARD**

**MINUTES MARCH 28, 2018**

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

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

Chairman Butts welcomed John VanLeuven the newest member to the Planning Board. Also he welcomed Rebecca Minas the Engineer from Barton & Loguidice who works for Dave Clouser’s office.

**HEARINGS:**

**CARMELO ANDO, LOT LINE ALTERATION/PRESENTER SPENCER HALL**

SITE: 19 Serenity Way, Stanfordville, N.Y. 12581

DESCRIPTION OF PROPOSAL: Lot line alteration for Ando & Robertson-transfer 20 foot strip along Serenity Way from Robertson to Ando. 0.12Ac of land.

The Public Hearing was opened by Chairman Butts. The motion to close the hearing was made by Thomas Angell and seconded by James Fouts. The Planning Board voted unanimously to close the Public Hearing.

**DAVIS & SYNDER, LOT LINE ALTERATION/PRESENTER SPENCER HALL**

SITE: West side of So. Anson Rd. just south of the intersection of Sister Hill Rd and So. Anson Rd.

DESCRIPTION OF PROPOSEAL: Transfer 1.03 Ac from the lands o Ruth Synder (6767-00-55456) to the lands of Jason Davis(6767-00-030422)

The Public Hearing was opened by Chairman Butts. The motion to close the hearing was made by Thomas Angell and seconded by James Fouts. The Planning Board voted unanimously to close the Public Hearing.

**BUSINESS:**

**STANFORD FREE LIBRARY FINAL APPROVAL/PRESENTER MARK WILLIAMS**

Also Jim Bail, Nattalie Bliss represented the Stanford Free Library during the presentation.

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

Mr. Williams begin the presentation with a statement that the Board had the funds to build the Library. Then Mr. Williams referred to a letter dated February 21, 2014. This was a list to be submitted for final approval:

1. Architectural Details-building height, exterior color, texture and materials.
2. Landscape Details- a detailing planting schedule indicating screening and buffering provisions to adjacent properties, with plant species, sizes and spacing.
3. Product Data cut sheets of the new fixtures
4. All dimensions and lighting for the front sign.

The Library still needs a Board of Health perk test. This is to be done April 4, 2018 and then the design for septic and well can be made. Mr. Williams is asking for a conditional approval which would be contingent on the April 4, 2018 Board of Health testing. Also the Planning Board needs a report from the Engineer to make a final approval of the application. Then there was a page by page explanation of the plans. Rebecca Minas received the plans on March 27, 2018 and will write a report for the April 18, 2018 Special Meeting.

Since there are several areas which need to be reviewed before Planning Board can approve the application. There was a motion made by Tom Angell for a Special Meeting to be held on April 18, 2018.This motion was seconded by James Fouts. The Planning Board passed the motion.

The extension date for the Stanford Free Library for final site approval was for March 1, 2018.

**CARMELO ANDO/LOT LINE ALTERATION**

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

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**DAVIS & SYNDER/LOT LINE ALTERATION**

Mr. Hall made a presentation to the Planning Board. Then Thomas Angell made a motion to approve the Davis & Snyder lot line alteration. James Fouts seconded the motion. The Planning Board unanimously approved the motion.

**APPLICATION CONFERENCE-TIMOTHY JONES**

Timothy Jones, who owns property on Mountain road, wishes to purchase a portion of land owned by the neighbor Bereswell , to be added to his existing parcel. The Bereswell parcel (grid# 676151) is bisected by Mountain Road. Mr. Hall asks whether this would be deemed a “natural subdivision” or whether subdivision approval of a boundary line change would be required.

There was a discussion on the subdivision- Chairman Butts will contact the Town of Stanford Attorney for her recommendation on escrow to cover her fee of giving an opinion.

**OTHER**

Approval of minutes for February 28, 2018.

Thomas Angell made a motion to adjourn the meeting.

The meeting was adjourned by Chairman Butts at 9:30 p.m.

Submitted by Mollie McMurray, Secretary of Planning Board

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