

TOWN OF STANFORD
PLANNING BOARD MEETING
MINUTES OF DECEMBER 18, 2019

Approved
5/27/20

PRESENT: John Royall, James Fouts, Chris Flynn and Thomas Angell

ABSENT: John VanLeuven

The Meeting was called to order by John Royall at 7:30 PM

BUSINESS

PETER AND JUNE FELIX & COUNTRY SQUARE MARKET, LLC / PRESENTERS SPENCER HALL & ROBERT BUTTS, ESQ.

Thomas Angell is recused on this application and was not present in the room.

The applicants wish to transfer 1.18 acres of the Country Square Market, LLC property to Peter and June Felix, an adjoining property owner. Subsequent to the transfer, Country Square Market, LLC parcel would contain in excess of 1.5 acres, the minimum lot size for the Rural Center Zone. The remaining parcel is where the existing commercial buildings exist.

The Planning Board reviewed the short form EAF. A motion was made by James Fouts that based on a review of the short form EAF and the Planning Board's review of this project, that the Board finds that there are no significant adverse environmental impacts and that a negative declaration is therefore granted. This motion was seconded by Chris Flynn. The Planning Board unanimously passed the motion.

James Fouts made a motion to classify the application as a minor sub-division / lot line alteration. The motion was seconded by Chris Flynn. The Planning Board unanimously passed the motion.

James Fouts made a motion to have a Public Hearing on this application on January 29, 2020. Chris Flynn seconded the motion. The Planning Board unanimously passed the motion.

ELPS STANFORD SOLAR LLC / SPECIAL PERMIT & SITE PLAN APPROVAL / PRESENTER WENDY DE WOLF

Thomas Angell joined the meeting.

The applicant provided the Board with an updated site plan. The site plan was amended after the recent site visit by members of the CAC and Planning Board.

The applicant also provided the Board with a copy of their Decommissioning Plan which had previously been provided to the Town Board.

Thomas Angell made a motion to adopt a resolution setting forth the following: Acknowledging that the Town Board is the Lead Agency on this application, the ELP Stanford Solar LLC Solar Panel Installation Project is an unlisted action for SEQR purposes and the proposed project will not have a significant

adverse impact on the environment. Chris Flynn seconded the motion. The Planning Board approved the motion unanimously.

The CAC provided the Board with their review letter on the Stanford Solar project.

Thomas Angell made a motion to adopt the Site Plan Resolution for the Stanford Solar project and to authorize John Royall to sign the resolution on behalf of the Planning Board. Chris Flynn seconded the motion. The Planning Board unanimously passed the motion.

BENTLEY VETERINARY PLLC / SPECIAL USE PERMIT / PRESENTER: DR. ISAAC M. ANGELL

Thomas Angell recused himself on this application and left the room.

On December 13, 2019, the Town of Stanford Local Law 1 was filed with the New York Department of State. This Local Law allows a veterinary hospital to be located in the Rural Center Zone.

The Board reviewed the short form EAF. A motion was made by James Fouts that based on the review of the short form EAF and the Planning Board review, the Board finds that this project has no significant adverse environmental impacts and a negative declaration is granted. Chris Flynn seconded the motion. The motion was approved unanimously.

James Fouts made a motion to grant the Special Use Permit contingent upon the ZBA granting a setback variance at their February 12, 2020 meeting. The motion was seconded by Chris Flynn. The Planning Board unanimously approved the motion.

SIMON & MICHELE JOYEUX & ROMAN CATHOLIC CHURCH / LOT LINE ALTERATION / PRESENTER: SPENCER HALL

Thomas Angell rejoined the Planning Board.

The Planning Board reviewed the short form EAF. A motion was made by James Fouts that based upon the short form EAF and the Planning Board review, the Board finds that there is no significant adverse environmental impacts by this proposed action and that a negative declaration is therefore granted. Chris Flynn seconded the motion. The Planning Board unanimously approved this motion.

Thomas Angell made a motion to classify the application as a minor subdivision / lot line alteration. The motion was seconded by Chris Flynn. The Planning Board unanimously approved this motion.

Thomas Angell made a motion to schedule a public hearing on this application for January 29, 2020. Chris Flynn seconded the motion. The Planning Board adopted the motion unanimously.

The approval of the minutes was postponed until January 29, 2020.

John Royall adjourned the meeting at 9:30 PM.