

TOWN OF STANFORD

PLANNING BOARD

MINUTES FOR SEPTEMBER 25, 2019

*Approved
5/27/20*

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

Meeting was called to order by John Royall at 7:30pm.

HEARINGS:

MILLBROOK SCHOOL TENNIS COURT APPLICATION/SITE PLAN

This Public Hearing is postponed until October 30, 2019.

JANE BERKEY/SUBDIVISION/PRESENTER SPENCER HALL

Thomas Angell made a motion to open the Public Hearing and The motion was seconded by James Fouts. The Planning Board unanimously approved the motion.

Question from the Public Hearing:

TOM WALLIN

279 Pugsley Hill Road

Amenia, NY 12501

What is the purpose of the subdivision? This is to have 82.36 acres transferred to her Animal Farm Foundation. The Foundation will become stewards of the property.

STACEY COLEMAN

Executive Director Animal Farm Foundation

She was at the Public Hearing to answer any questions. Stacey clarified that there are no changes to the Animal Farm Foundation.

John Royall made a motion to close the Public Hearing. The motion was seconded by James Fouts. The Planning Board unanimously approved the motion.

Thomas Angell made a motion to approve Jane Berkey minor subdivision. The motion was seconded by James Fouts. The Planning Board unanimously approved the motion.

BUSINESS:

ELP STANFORD SOLAR LLC/SPECIAL USE PERMIT/SITE PLAN APPROVAL/PRESENTER WENDY DE WOLF

DESCRIPTION OF PROPOSAL:

The proposal is to have a 5 megawatt Community Solar Facility. This will service between 500-1,000 homes in the Stanford area.

LOCATION OF SITE:

6060 Route 82, Stanfordville, NY 12581

THREE REASONS:

- 1) The zoning classification is RC which allows for a Special Use Permit in the Town of Stanford Codes.
- 2) There is a Mined land Reclamation Permit (no mining in last ten years),
- 3) This will be a setback project which will not be visible to neighborhood residents.

Then Wendy De Wolf presented the application.

PROCESS:

The ELP Stanford Solar LLC will be stabilizing the site with the approval of ^{DEC}~~Environmental Protection Agency~~ for all codes and regulation in New York.

THIS PROCESS OF RECLAMATION WILL TAKE:

The active construction will take three to four months with an additional two months for utility construction.

HOW WILL STANFORD USE THE SOLAR ENERGY:

The electricity produced at the community solar facility will go directly to the Central Hudson grid. Citizens will be able to subscribe to the energy source and it will show up as a discount on their Central Hudson Bill.

OTHER SOLAR PROJECTS ELP SOLAR LLC IS INVOLVED WITH IN NEW YORK:

Under the New York State program Value of Distribution Energy Resources and Community Solar. There are other places which are currently under going construction. These are in Fishkill, Saugerties, Unionville, and outside of Albany NY.

~~The Town of Stanford has a twenty five year warranty.~~ Also there is an ELP Stanford Solar Facility Operations and Maintenance Plan and Decommissioning Plan in the application.

Then the Town of Stanford Engineer Skip Francis completed the review and stated the ELP Stanford Solar LLC was within the Zoning Codes of Stanford. Therefore the Planning Board could continue with the SEQR. The recommendation by the Planning Board of the site plan and SEQR is made after the Public Hearing on October 30, 2019.

The following motions where made:

Thomas Angell made a motion to have the Stanford Town Board as the lead agency. The motion was seconded by John Royall. The Planning Board unanimously passed the motion.

Thomas Angell made a motion to define this as an unlisted action as defined by the State Environmental Quality Review Act. The motion was seconded by John Royall. The Planning Board unanimously passed the motion.

Thomas Angell made a motion to send the application for 239-m Dutchess County Planning Department review. This motion was seconded by James Fouts. The Planning Board Unanimously passed the motion.

Thomas Angell made a motion for a Public Hearing for ELP Stanford Solar LLC to be scheduled on October 30, 2019 at the Town of Stanford. The motion was seconded by James Fouts. The Planning Board unanimously passed the motion.

Questions about the ELP Stanford LLC application.

FRANK PEPE

89 Francor Rd

Clinton Corners, NY 12514

Two Questions:

- 1) Is this the time for questions?

The Public Hearing will give you the forum to ask your questions.

- 2) What is the resolution for?

The Stanford Town Board made a technical referral to the Planning Board for its comments.

- 3) Is the Town of Stanford Planning Board the Lead Agency?

Yes.

Tom Angell recused himself from the Bentley Veterinary Practice PLLC and Peter and Jane Felix. Then Tom Angell left the room.

ISAAC M. ANGELL/VETERINARY PRACTICE/SPECIAL USE PERMIT

6030 Route 82

Stanfordville, NY 12581

DESCRIPTION OF PROPOSAL

The Bentley Veterinary Practice is requesting a Special Use Permit for the operation of a veterinary practice in a Rural Center. Since the Rural Center is not zoned for a Veterinary Practice the Planning Board is referring this to the ZBA for a determination for a Special Use Permit.

The Planning Board will wait for a determination by the ZBA.

**PRE-APPLICATION/PETER AND JANE FELIX/PROPOSED BOUNDRY LINE CHANGE/PRESENTER
BOB BUTTS**

DESCRIPTION OF PROPOSAL

This is a proposed boundary line change between County Square Market LLC,(a/k/a County Market Square LLC) 5979 Route 82 (Tax Parcel No.6668-04-907131-0000) and Mr. and Mrs. Flex property at 1 Creamery Road (Tax Parcel No. 6668-04-907165-0000) in the Town of Stanford.

The proposal is to transfer 1.18 acres of the County Square Market property to become part and parcel of the Felix property, leaving Country Square Market with a parcel of at least 1.5 acres containing the existing commercial buildings.

Bob Butts wanted to have the Planning Boards recommendations for the boundary line change. The Planning Board indicated there would have to be a survey done for an application.

OTHER

The approval of minutes for June 26, 2019, July 24, 2019, Special Meeting September 4, 2019, and September 25, 2019 will be postponed to the October 30, 2019 meeting date. Also the Planning Board approved the Planning Board Meeting Dates for 2020.

James Fouts made a motion to adjourn the Meeting. This was seconded by Chris Flynn. The motion passed unanimously. John Royall closed the meeting at 8:30 pm.