

TOWN OF STANFORD  
PLANNING BOARD MEETING  
MINUTES FOR DECEMBER 30, 2020

**PRESENT:**

Thomas Angell  
Patrick Hancock  
James Fouts  
John Van Leuven  
Chris Flynn

Thomas Angell called to order the Planning Board Meeting at 7:30 pm.

It was discussed amongst the Board members if they should hold the January 27, 2021 meeting in person or via Zoom. It was decided the next meeting will be held online via Zoom.

**PUBLIC HEARINGS:**

**LOT LINE ALTERATION: IMMACULATE CONCEPTION CHURCH**

62-64 and 86 Hunns Lake Road, Stanfordville, NY 12581 – Presenter Brian Houston  
Mr. Angell asked if proof of the publication of the public hearing had been provided. Mr. Houston provided the affidavit and copy of the posting to Ms. Knickerbocker. No comments from the public were made. Mr. Flynn moved to close the public hearing; Mr. Hancock seconded. No further discussion. All in favor, Mr. Angell, Mr. Fouts, Mr. Hancock, Mr. Van Leuven, Mr. Flynn. Motion carried. The public hearing is closed. No members of the public were present.

**BUSINESS:**

**LOT LINE ALTERATION: IMMACULATE CONCEPTION CHURCH**

62-64 and 86 Hunns Lake Road, Stanfordville, NY 12581 – Presenter Brian Houston  
Mr. Angell asked if the Board required further presentation from Mr. Houston, no presentation was requested. Mr. Fouts asked to clarify if the Town Attorney had further comments on the application which Mr. Angell replied that Mr. Butts was in agreeance that the application could be submitted as it is. Mr. Fouts motioned to grant final approval on the lot line alteration, Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Fouts, Mr. Hancock, Mr. Van Leuven, Mr. Flynn. Motion carried. The lot line alteration was approved, Mr. Houston will bring the mylar to Mr. Angell to be signed and filed at a later date.

**PRE-APPLICATION CONFERENCES:**

**SPECIAL PERMIT: UNDERSTORY BREWERY**

5561 Route 82, Stanfordville, NY 12581 – Presenter: Daniel Acosta  
Mr. Acosta presented. Mr. Acosta explained that he is currently negotiating the purchase of the property at 5561 Route 82. The property is approximately 40 acres. Mr. Acosta said that he will

be building a farm brewery, this will include production, a taproom that will be open Thursdays through Sundays 12:00 pm – 9:00 pm, and the building of his own homestead. Mr. Acosta further explained that they plan on growing barley and fruit on the farm. Mr. Angell said that the Taconic Distillery was a similar project to this, and they went through the Agriculture and Markets Law to in order to open. Mr. Hancock asked if they plan on growing hops, Mr. Acosta replied not at this time. Mr. Acosta explained that he has a New York State Brewery license, so he must get 80% of his products from New York state. Mr. Angell clarified that the Planning Board does not have jurisdiction in this application and so the Board does not need to be involved any further. Mr. Acosta will have to go through the Building Department and appropriate Agriculture and Market Law venues to complete this project.

**OTHER:**

Mr. Fouts motioned to approve November 18 Meeting minutes with amendments to spelling correction on Mr. Hancock’s name and replacing Mr. Everett with Mr. Cook. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Hancock, Mr. Fouts, Mr. Van Leuven, Mr. Flynn. Motion carried.

The next meeting will be scheduled for January 27, 2021 via Zoom.

**ADJOURNMENT:**

The meeting was adjourned at 7:46 pm.