**TOWN OF STANFORD**

**PLANNING BOARD**

**MINUTES FOR OCTOBER 25, 2017**

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

**ABSENT:** Gerardo Fernandez

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

**PUBLIC HEARINGS:**

**SHALVOY FARM/PRSENENTER MR. DAVIS**

The Planning Board requested a site plan and an aerial overlay of the property. Mr. Davis indicated that nothing came up on the Environmental Resource Map and NWI wetland Map (copies in the file). There followed a presentation.

Chairman Butts opened the Hearing for public comments.

JEANANNE LEVIN - 293 Hunns Lake Rd.

How large is the guest house?

The guest house will be 5 or 6 bedrooms.

RICHARD OBERRIETH, 264 Charwill Dr.

I have reviewed the plans and he has done an excellent job. Also is a good neighbor and I support the proposed proposal.

Thomas Angell made a motion to close the Public Hearing. James Fouts seconded. The Planning Board unanimously approved the motion.

**1**

**JULIAN STEINBERG, ABIGAIL KAZAM/PRESENTER MR. GRAMINSKI**

Chairman Butts opened the Hearing for public comments.

Mr. Graminski gave a presentation. There were no public comments.

Thomas Angell made a motion to close the Public hearing. James Fouts seconded. The Planning Board unanimously approved the motion.

**BUSINESS:**

**JULIAN STEINBERG, ABIGAIL KAZAM/PRESENTER MR. GRAMINSKI**

Thomas Angell made a motion for the Planning Board to approve the Special Use Permit for a guest house. John Royall seconded. The Planning Board unanimously approved the Special Use Permit.

**VICTORIA LARSON & DOUGLAS E. LARSON, LOT LINE ALTERATION/ PRESENTER MR. LARSON**

Thomas Angell made a motion to classify the Victoria Larson & Douglas E. Larson application as a minor subdivision lot line alteration. James Fouts seconded. The Planning Board unanimously approved the motion.

The Planning Board proceeded to the SEQR.

James Fouts:

Based on review of application and the accompanying paper work this project will not have a significant adverse environmental impact and I move that a negative declaration be prepared. This motion was seconded by Thomas Angell. The planning Board unanimously passed the motion.

Thomas Angell made a motion for a Public Hearing to be held on November 29, 2017. James Fouts seconded the motion. The planning Board unanimously passed the motion.

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

Chairman Butts requested Spencer Hall to research Sec 164-10 for the proposed project. Spencer Hall will go to the next ZBA meeting for an area variance proposed project. Thomas Angell made a motion to classify this as a minor subdivision lot line alteration. John Royall seconded the motion. The Planning Board unanimously passed the motion.

**2**

Then Planning Board proceeded to the SEQR.

James Fouts:

Based on review of application and the attending paper work this project will not have a significant adverse environmental impact and I move that a negative declaration be prepared. This motion was seconded by Thomas Angell. The Planning Board unanimously passed the motion.

There was a motion made by Thomas Angell to have Chairman Butts write a letter of recommendation to the ZBA for an area variance. Seconded by James Fouts. The Planning Board unanimously passed the motion.

Thomas Angell made a motion for a Public Hearing to be held on December 27, 2017. James Fouts seconded the motion. The Planning Board unanimously passed the motion.

**SARA LOVE/PRE APPLICATION CONFERENCE**

Ms. Love was not present.

**STANFORD FREE LIBRARY MARK WILLIAMS/ PRE APPLICATION CONFERENCE**

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

This is an informational presentation. The proposed project is set to break ground in March. Stanford Free Library stills needs to get final approval and will be coming before the Planning Board on December 27, 2017.

POSSIBLE ROAD: Mark would want to meet with Dave Clouser and Rebecca Minas, Senior Engineer to discuss the current information on the proposed road.

The Stanford Free Library would not want to slow down the proposed project for a road.

Mark Burdick:

Indicated there is a possible donor for the proposed road. However the donor would want to know that the road would be approved. He has proposed a two lane highway with parking on both sides. This would need a 50 foot right of way. Thomas Angell then asked if the road would be funded by the private donor and no funds would be requested of the Town of Stanford. Mark still suggested that the Town of Stanford be responsible for some of the cost of the proposed road. The proposed road would still have to be approved by the Stanford Town Board.

3

The Town of Stanford needs a check for $2,500.00 for the Stanford Free Library escrow account.

**OTHER:**

**LIST OF MEETING DATES FOR 2018 FROM THE NOVEMBER 29, 2017 MEETING**

**APPROVAL OF MINUTES**

The following minutes of the Planning Board were approved:

March 29, 2017, May 31, 2017, June 28, 2017, July 26, 2017

Motion was made by John Angell to adjourn the meeting. Seconded by James Fouts. Meeting was adjourned by Chairman Butts at 10:00 pm.

**4**