

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 7-27-11

PRESENT:

Robert R. Butts, Chair

John Royall

Conrad Levenson

James Fouts

Thomas Angell

ALSO IN ATTENDANCE: Johanna Shafer, Town Board liaison

Mr. Butts called the meeting to order at 7:35pm, and asked for a moment of silence in memory of Beth Ashton, who passed away earlier that day. He remarked that Ms. Ashton was very active and dedicated to the Town of Stanford through her work as Deputy Town Clerk and as member and Secretary to the CAC, and will be greatly missed.

BUSINESS:

SALVIA MINOR SUBDIVISION-

Mr. Salvia explained that the application is in the process of being revised to reflect the creation of a 10 acre parcel consisting of 7.5 non-wetland acres and approximately 2.5 acres of wetland. He inquired what the next step will be in the review process. Mr. Butts responded that the Board will need a survey map to review. Mr. Fouts noted that a calculation of the acreage must be included to show what portion of the parcel is wetland. Mr. Butts added that the map must demonstrate a driveway location for the remaining vacant parcel. Mr. Salvia referenced an existing driveway. Mr. Butts asked that the applicant label the driveway on the survey map.

RPG VILLAGE CENTER SITE PLAN AMENDMENT-

Mr. Angell inquired if any changes have been made to the plans since the preapplication meeting in June. Mr. Palumbo responded that nothing has changed, but the plans have been refined. He noted on the amended site plan that the building will be wider on the first floor but will be a reduction in overall square footage from the previously approved 21,000 square foot

building, to an 18,000 square foot building. He noted that the building will rest on impervious surface and will therefore not have a significant impact on storm water.

Mr. Butts stated that the Board is in the position to make one of three determinations: that the project is limited in scope, requiring no further review; that the project requires full site plan review; or that the Board requires additional information prior to making a determination regarding site plan review. Board members agreed to have Mr. Clouser review plans and submit comments prior to making a determination. The applicant will return at the next meeting.

FISCHERA LOT LINE ADJUSTMENT-

Mr. Hall presented plans on behalf of the applicant. He explained that the applicant is looking to sell a 500 acre parcel, minus a three acre portion that will be adjusted to be included in the adjacent parcel. Mr. Angell moved to classify the application as a minor subdivision/ lot line adjustment. Mr. Levenson seconded. All in favor: Unanimous. Motion carried. Mr. Butts suggested the Board conduct SEQRA review and schedule the public hearing.

Mr. Fouts reviewed the short Environmental Assessment Form and determined that, based on the information and analysis provided and all supporting documentation, the proposed action will not result in any significant adverse environmental impacts and moved that a negative declaration be prepared. Mr. Angell seconded. All in favor: Unanimous. Motion carried.

Mr. Angell moved to schedule a public hearing for August 31, 2011. Mr. Fouts seconded. All in favor: Unanimous. Motion carried.

OTHER BUSINESS:

APPLICATION CHECKLISTS-

Mr. Butts asked that revised site plan and special permit checklists be sent to Board members for review prior to the next meeting.

MINUTES-

Mr. Angell moved to approve the minutes of June 29, 2011 as written. Mr. Levenson seconded. All in favor: Mr. Butts, Mr. Fouts, Mr. Levenson, Mr. Angell. Abstained: Mr. Royall. Motion carried.

The meeting was adjourned at 8:10 pm.

Submitted By: _____

Michelle Turck, Planning Board Secretary

Approved By: _____

Robert Butts, Chair

APPROVED