**TOWN OF STANFORD**

**PLANNING BOARD**

**MEETING OF SEPTEMBER 28,2016**

PRESENT: Robert Butts, Thomas Angell, Gerardo Fernandez, James Fouts, John Royall

Chairman Butts called to order at 7:30 pm.

Chairman Butts introduced the new secretary Mollie McMurray.

ANNOUNCEMENT

Chairman Butts said the Stanford Town Board voted to change the Planning Board form a seven person to five person.(local law #3).

**BUSINESS**

**BENTLEY FARM/PRESENTER MR. PATRICK MIGLIO**

Mr. Thomas Angell recused himself because of a conflict of interest.

This is a continuation of a Pre-Application conference. Mr. Miglio received a letter from Joseph Norton that Bentley Lane is owned by the Town of Stanford. The Planning Board will send a letter in favor of the variance to the ZBA for their next meeting. The lot will be substandard , a variance will be required.

**BLOODSTOCK FARM/ PRESENTER MR. SPENCER HALL**

This is an Application for creating a flag lot for  a house on their 300 acre lot. Mr. hall will check on whether the property is within a CEA. The Planning Board will send the application to Dave Clouser for his review. The Planning Board authorized Mr. Hall to have a discussion with Mr.Clouser about meeting all regulations. Mr. Hall needs to submit a plan for the access driveway which will be submitted to the Building Inspector and Fire Department for advisory opinion. Also need a letter of approval from the Dutchess County DPW for use of driveway. Finally notes are to be added to the map pursuant to Town Code Section 140.187/A7/A

**SHALVOY FARM/PRESENTER MR. JOHN DAVIS**

This is a Pre-Application conference for building a guest house and small barn on the property. The barn will have a solar panels and they will be getting propane to go off the grid. All regulations will be meet. They will submit a plan for the access driveway which will be submitted to STET and Fire Department for advisory opinion. Finally need a letter from the Board of Health approving water and sewage for the property.

**SUPERVISIOR JOSEPH NORTON**

He advised the Board of current developments regarding solar facilities within the town. The Board discussed possible areas of concern as the Town Board prepares a proposed local law regarding solar facilities.

**OTHER:**

**WETHERSFIELD(HOME LAND FOUNDATION) SPECIAL PERMIT DECEMBER 1991**

John Royall brought to the Board’s attention that the foundation may not be observing the conditions of the Special Permit of December 1991. John will go back and talk  informally with the acting Executive Director about the special Permit. Also John may with Dave Clouser. The Planning Board is willing to work with Wethersfield to update it  Special Permit.

**APPROVAL OF MINUTES**

Planning Board unanimously approved following minutes:

Town of Stanford Planning Board Special Meeting 04-06-2016

Town of Stanford Planning Board Meeting 04-06-2016

Town of Stanford Planning Board Meeting 04-27-2016

Town of Stanford Planning Board Special Meeting 08-06-2016

Motion made by Thomas Angell, seconded by James Fouts to appoint John Royall as Deputy chair. The motion was unanimously approved by the Planning Board.

Robert Butts made a motion to adjourn the meeting at 9:15pm.

The motion was unanimously approved by the Planning Board.

Submitted by: Mollie McMurray, Secretary Planning Board.