**TOWN OF STANFORD**

 **PLANNING BOARD**

**MINUTES FOR NOVEMBER 30, 2016**

**PRESENT:** Robert Butts, Thomas Angell, Gerardo Fernandez

**ABSENT:**  James Fouts, John Royall

Meeting was called to order by Chairman Robert Butts at 7:30p.m.

**PUBLIC HEARING**

**KAGAN-LINCK LOT CHANGE/PRESENTER MR. HORTON**

2895 Salt Point Turnpike, Stanfordville, NY 12514

Lot line change transferring 4.03 acres from Kagan to Linck. The hearing was opened by Mr. Butts. There were no comments. A motion to close the public hearing was made by Mr. Angell and unanimously approved.

Motion to approve lot change was made by Thomas Angelland seconded by Gerardo Fernandez.

Planning Board voted unanimously to approve the lot line change.

Chairman Butts will sign the map.

**BUSINESS**

**ALICIA METZ,COBBLE POND FARM/PRESENTER AMY HAIGHT**

5979 Route 82

This is a Pre-Application conference for a proposed convenience store and fueling station on 2.75 acres. Access is proposed to/from NYS Route 82.

Cobble Pond made a presentation to the Planning Board for any comments on their proposed project in the Town of Stanfordville. The proposal is to demolish all stores on the 2.75 acre property. Then redevelop the property by building a convenience store and gas station. Cobble Pond intends to present at least 8 variances on the property to the ZBA before going ahead with a formal application. The Planning Board would have to review a formal application for site plan approval and special permit, and Public Hearings would be held to give the community an opportunity for comment on the impact this redevelopment would have in the community. Cobble Pond advised the Planning Board that it would present the variances at the ZBA meeting on December 14, 2016.

**EVERETT COOK/PRESENTER MR.SPENCER HALL**

This is for reapproval of a lot line alteration for Everett Cook on the north side of Hunns lake Road. The matter had been approved by the Planning Board on April 27, 2016 and the map was signed on that date, but was not filed within the required 60 day time period. Thomas Angell made a motion to adopt for a resolution for reapproval of the map and Gerardo Fernandez seconded. The Planning Board unanimously passed the resolution to reapprove the plat entitled “ Lot line Alteration for Everett R. Cook & First Republic Trust Co. of Delaware” by Spencer Hall L.S. dated March 6, 2016 and revised on November 18, 2016. A copy of approved resolution is annexed to these minutes.

**OTHER**

APPROVAL

Upon motion made by Chairman Butts, seconded by Thomas Angell and unanimously approved, the Planning Board minutes of 10-26-2016 where approved as amended.

Motion was made by Chairman Butts to adjourn the meeting. Thomas Angell seconded.

Meeting was adjourned by Chairman Butts at 8:30p.m.

Submitted by Mollie McMurray, Secretary Planning Board