**TOWN OF STANFORD**

**PLANNING BOARD**

**MINUTES FOR MAY 31, 2017**

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

**ABESENT:** Gerardo Fernandez

Meeting called to order by Chairman Butts at 7:30 pm

**BUSINESS:**

**COBBLE POND FARM/PRESENTER ALICIA METZ**

5979 Route 82 Stanfordville N.Y. 12581

This is a continuation of an application for redeveloping the parcel into a proposed convenience store/fueling station.

BACKGROUND INFORMATION:

Chairman Butts gave a summary of the Cobble Pond proposed project which has come before the Planning Board. There was an Informational Hearing on March 29, 2017. The Planning Board did not meet in April. The Planning Board considers this a commercial project.

THE PLANNING BOARD’S REVIEW PROCESS WILL INCLUDE:

A) Review of a Site Plan.

B) Review of a Special Permit.

C) Environmental Impact review under SEQRA(declaration to be negative or positive).

D) Because of the configuration there will need to be variances subject to the approval of the Zoning Board of Appeal.

E) There will be Public Hearings or Workshops during the proposed project. The Cobble Pond Farm would be informed of any dates.

F) The Planning Board votes to approve or deny the Application.

The Planning Board follows the codes in order to approve or deny the proposed Cobble Pond application. Also the Planning Board will consider if the original site plan or a different site plan is recommended. The Planning Board may have workshop or informal discussions on the proposed projects. Cobble Pond would be informed of these dates. Also the Planning Board chooses to have Informational Hearings early on in order to be aware of concerns from citizens of Stanford about the proposed project.

PRESENTATION/ALICIA METZ

In January 2017 there was a proposed site plan which Cobble Pond presented to the Planning Board. Mr. Butts and Mr. Fouts met with the Dutchess County Planning Department and the applicant. This meeting was to consider suggestions made by the Dutchess County Planning Department on the proposed Cobble Pond Farm application. There was a different site configuration of buildings suggested by the Dutchess County Planning Board.

After talking with their engineers and accounting for the environment impact on the property, Cobble Pond site plan proposed:

-Convenience Store in the upper right hand corner (northeasterly)

-Canopy was placed in middle of property and parking will be all around.

-Dispensers parallel to Route 82.

The County Planning Department’s alternative sketch plan moved the convenience store to the westerly end of property and placed the dispensers perpendicular to Route 82.

Since the March 29, 2017 Informational Hearing was sparsely attended, the citizens of Stanford were given an opportunity to ask questions. Then Ms. Merz was given the opportunity to respond to any concerns over the proposed project.

**FOLLOWING ARE THE QUESTIONS FROM PEOPLE IN ATTENDANCE AT THE MEETING:**

**Mr. Epstein, 489 Shelly Hill Road**

-Why two Gas Stations?

-Aesthetics appeal is a glorified truck stop?

-This would ruin the current village look of Stanford.

-I would not be for a Gas Station.

**CLAIRE COPLEY, 83 E. HUNNS LAKE RD**

-Why do we need another Cobble Pond Gas Station since we have one outside of Stanfordville?

-What about the Wappinger Creek which is a major watershed for the Dutchess County. How is Cobble Pond addressing the environmental issues?

-Aesthetics of the Town of Stanford would be disturbed.

-I am for attracting new business, but not a Gas Station

**ROBIN FREUND EPSTEIN, 489 SHELLY HILL ROAD**

**-**Agrees with what other people have said.

-What impact does this have on the Wappinger Creek?

-Currently we have a natural way in presenting Stanfordville. The ugly gas station would become an ordinary truck stop. In the town this would show a lack of respect for the aesthetics. This would make Stanfordville a road stop instead of a lovely village.

**JOHANNA SHAFER, DECKER ROAD**

-This is not the most appealing project for the Town of Stanford.

-Why do we need a second Gas Station?

- The Town of Stanford does not have a current Master Plan. The Master Plan Committee needs to meet so their input is part of the discussion. Therefore I feel the project should be put on hold until the Master Plan can address this issue.

**ALLEN EISBERG -89 SHELLY HILL RD**

-Environmental issues? (Wappinger Creek)

-Why do we need another gas station?

**ANNE BERNSTEIN-956 S. ANSON RD**

She is the Chairperson of the Conservation Advisory Board.

-Agree with everything that has been said.

-The Town of Stanford should welcome new business however why is there a need for two gas stations?

-Since the current gas station is not in great shape what is the proposed gas station going to be in the near future?

-Also concerns for environmental issues. (Wappinger Creek).

-No official comment from the CAC.

 **FRANK SULVERT- QUARTER HORSE WAY**

-I do want new business in the Town of Stanford but do we need another gas station?

-What are Cobble Pond’s plans for the existing gas station? Are you going to improve or abandon the current gas station?

**GABRIELLA KISS- 33 MILLS LANE**

-The Gas Station is totally inappropriate. Why cannot Cobble pond fix up the current gas station?

**JOHN KID- BULLS HEAD ROAD**

-In about 10 years all cars will be electric so why do we need another gas station. Why not have an electric station for future cars?

**JEFF SPIERS-HUNNS LAKE ROAD**

-After his son received a degree in the Environmental Science. His son is now spending time cleaning up spills for gas stations. There are alternative fuels being developed so why does Stanfordville not have one of these stations (electric other).

-Historically there have been several gas stations in Stanfordville.

**ALICIA METZ-ADDRESSING THE QUESTIONS:**

Regarding Cobble Pond’s existing gas station:

-The station is leased to an operator.

-There was a spill before they owned the property. There are monitoring wells underneath the parking lot and the property is environmentally safe( 30 years of monitoring). Cobble Pond cannot disrupt any of the monitors under the parking lot.

-Cobble Pond is regulated by Department of Environmental Conservation /Health Department.

-The current replacement tanks have never had a spillage problem.

- Renovations have been done to inside and outside of the current building.

-Cobble Pond is concerned about making the proposed project attractive to the area and compliant to all environmental codes.

- Cobble Pond has more than twenty locations in the area and therefore abandonment would not be an issue.

-In the application process the citizens will have Hearings upon the proposed Gas station. Therefore the Town of Stanford will decide if they want to have the proposed project.

-One possibility is to make the proposed location gas only.

 -Cobble Pond is proposing this project for the future in the Town of Stanford. Also Cobble Pond does not want to compete with Elvin’s.

-A second gas station is needed while we renovate the current one. This is feedback of businessmen and other people in the region of needing a gas station here.

**JOHANNA SHAFER**:

What will Cobble Pond do if President Trump changes the EPA regulations?

Does Cobble Pond have implementation beyond the minimum EPA requirements?

**ALICIA METZ**

The EPA makes regulations for gas stations but they are not being discussed by President Trump for changing any regulations. The DEC of New York State is not going to lower the standards regardless of the Federal Government. Cobble Pond would never downgrade their regulation standards.

**ANNE BERNSTEIN**

What happens with a spill on the property and are there any statistics for this region? Why with all the possible sites do you want this location for the convenience/ gas station? Also how is the environment going to be affected with possible spills, parking, litter, and people spilling during fueling?

CLAIRE COPLEY

When there is a spillage where does the alarm go off?

ALICIA METZ

1. The store is the first defense for any spillage and they have the responsibility for responding to or reporting any spillage. People are also encouraged to tell the store of any problems.
2. In the next four months will have a separate company central monitoring system for all locations and e-mail us immediately.

Chairman Butts on behalf of the Planning Board thanked everyone for their valuable input on the proposed project. He also encouraged anyone to speak to the Alicia Metz or write a letter to the Planning Board. Then Chairman Butts formally closed the Hearing session.

The Planning Board Members then asked Alicia Metz:

**THOMAS ANGELL**

He asked about the current Gas Station. Are the current test wells being monitored?

**JAMES FOUTS**

After attending the meeting with the Duchess County Planning Department and listening to the citizens input on the proposed application, he is not convinced that a gas station is the best use for this location. He is open to developing another form of business at the proposed site. This is because the proposed project would be a threat to the gravel aquifers in the middle of town. Could Cobble Pond renovate the existing gas station?

**ALICIA MERTZ**

Cobble Pond would be open to renovation of the current property, if no other competitors are in Stanfordville. Cobble Pond would be able to propose another form of business for the proposed location site.

**JOHN ROYALL**

He did not see the demand for another gas station. However Cobble Pond must have done a study to determine feasibility for developing the property.

Thomas Angell asked if the Planning Board could meet with an Attorney to understand the parameters of making a decision about the project.

Motion made by Thomas Angell to meet with the Town of Stanford Attorney to discuss the parameters of making a decision on the Cobble Pond application. This motion was seconded by James Fouts.

The Planning Board unanimously voted to approve the motion.

Chairman Butts will contact the Town of Stanford Attorney to set up the meeting before the June 28, 2017 Board Meeting.

Then the Planning Board approved the May31, 2017 minutes.

 Thomas Angell made a motion to adjourn the meeting. This motion was seconded by James Fouts

Chairman Butts adjourned the meeting at 10:15p.m.

Submitted by Mollie McMurray, Secretary of Planning Board

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