**TOWN OF STANFORD**

**PLANNING BOARD**

**MINUTES FOR SEPTEMBER 27, 2017**

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

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

Chairman Butts announced that after talking with Alicia Metz she would not be in attendance at this meeting. They needed more time to submit a site plan and environmental assessment.

**HEARINGS:**

**EVERETT R. COOK AND MIDDLE ROSE LLC LOT LINE ALTERATION/PRESENTER MR.HALL**

SITE: On the south side of Hunns Lake Rd(c.r.65).One mile southwest of Ohland Road.

DESCRIPTION OF PROPOSAL: Re-configure Parcels #905764(11.34Ac) & #875800(56.51AC) into new parcels: Parcel A(35.22Ac) & Parcel B(32.63Ac)

Chairman Butts opened the Public Hearing.

Mr. Hall stated the Public Hearing was properly published and his client called him to postpone the Public Hearing until a later date. Mr. Hall will bring the documentation for the Public Hearing at the next Planning Board meeting.

A motion was made by Thomas Angell to close the Public Hearing and reschedule the Public Hearing for November 29, 2017 and this motion was seconded by James Fouts. The Planning Board unanimously passed the motion.

**VERNON SCHROM & HEWITT LOT LINE ALTERATION/PRESENTER MR. HALL**

SITE: On the north side of Bangall Amenia Rd. This location is about 3,800 feet east of Shuman Rd.

DESCRIPTION OF PROPOSAL: Re-configure Parcel#886255(Lot 2-F.A. 9756B-12.66Ac) & Parcel #806201(Lot “A”-F.A.9756C-30Ac) into a 16.99 AC lot & 25.67 AC lot.

 1

Chairman Butts opened the Public Hearing.

There were no comments from the citizens of Stanford.

A motion was made by Thomas Angell to close the Public Hearing and seconded by Gerardo Fernandez. The Planning Board unanimously passed the motion.

**BUSINESS:**

**VERNON SCHROM & HEWITT LOT LINE ALTERATION/PRESENTER MR. HALL**

There followed a discussion on the application for lot line change. Mr. Hall stated there were no required setbacks for the riding stable. The letter from Dutchess Land Conservancy determined that the lot line adjustments are not regulated by the conservation easement.

A motion was made to approve the Vernon Schrom & Hewitt lot line adjustments and the motion was seconded by James Fouts. Then the Planning Board unanimously passed motion.

**BUSINESS:**

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

SITE: 246 Hunns Lake Rd., Stanfordville, NY 12581

DESCRIPTION OF PROPOSAL: This is an application for a Special Use Permit in order to use existing two story frame house on the parcel as a guest cottage.

The Special Use Permit application is to allow the current structure to become a guest house. They will be building a primary house on the property.

The Planning Board reviewed the short form EAF. A motion was made by James Fouts and seconded by Thomas Angell that based on reviewing the short form EAF, the Board finds that there are no significant adverse environmental impacts and to prepare a negative declaration.The motion was unanimously approved.

On a motion made by John Royall and seconded by Gerardo Fernandez the Planning Board will have a Public Hearing set for October 25, 2017.

 2

**OTHER:**

**DISCUSSION OF TOWN OF STANFORD CONSERVATION ADVISORY COMMISION: REVIEW OF (SEA) SHORT ENVIRONMENTAL ASSESSMENT FORM SUBMITTED BY COBBLE POND.**

**The Board discussed the proposed solar Law.**

The Planning Board will be reviewing comments from the Conservation Advisory Commission in terms of the SRQR process with Pond. This review letter from the CAC was forwarded to Alicia Metz, Karen Hagstrom and David Clouser.

COMMENTS:

-Chairman Butts will have a letter for the next Stanford Town Board Meeting.

-This is a stand-alone law and not an amendment to the Zoning Law. Chairman Butts indicated this should be an amendment to the Zoning Law.

-What does the term Zoning for Solar Energy Law mean? Would this be a separate chapter in the Zoning Town Law?

-The proposed law only addresses photovoltaic installations. Would Solar Thermal systems become part of the law because they have similar esthetic characteristics.

-Ground-Mounted Solar Energy System-What is definition for onsite/ offsite consumption.

Roof-Mounted Solar Energy System- What is the definition for onsite/offsite consumption.

-Site Plan approval for all Ground-Mounted Solar systems (producing energy for onsite consumption as accessory use).

-Have regulations for agricultural uses for Solar Energy. Would this be covered by the” right to farm”.

-Tighten the definitions. The Solar System can be sized by Kw. Would using Kw be a clearer definition for Solar Systems. Also clarify onsite/offsite consumption being defined.

--Would the Solar Panels be in the (RC) District only in Stanford. Inquire about the rational for RC district.

 3

-Planning Board would like to request a joint workshop on the Town of Stanford Solar Energy Law with Town of Stanford Board.

-Clarify Planning Boards responsibility for Special Use Permits and Site Plan approval.

-Clarify the (p5) Decommissioning Plan paragraph. Also would the Town of Stanford want a bond from the applicant.

-Clarify Large- Scale Solar Energy Systems are they an accessory use or principal use.(p.4-6)

-Thomas Angell will see if he has a PACE copy for Solar Energy model law to give the Town of Stanford Board.

-No screening regulations for Large-Scale Solar Systems.

Chairman Butts will write a letter for the next Stanford Town Board Meeting.

**APPROVAL OF PLANNING BOARD MINUTES**

The approval of the minutes will be made at the next Planning Board Meeting.

Motion was made by Thomas Angell to adjourn the meeting. Motion was seconded by James Fouts. Chairman Butts adjourned the meeting at 9:30 p.m.

 4