**TOWN OF STANFORD**

**PLANNING BOARD**

**MINUTES FOR JULY 26, 2017**

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

**ABSENT:** John Royall, Gerardo Fernandez

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

**HEARING:**

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

Site: On the south side of Hunns Lake Road(c.r. 65) about one mile southwest of Ohland Road.

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

The Poughkeepsie Journel did not publish the legal notice in time for this meeting. The Planning Board will reschedule the Public Hearing for September 27, 2017.

**BUSINNESS:**

**COBBLE POND FARM/PRESENTER ALICIA METZ**

Chairman Butts reported that the Planning Board has consulted with the Town Attorney regarding procedures and she advised the Planning Board to move forward with the Cobble Pond Application. To move forward the applicant would need a Site Plan Review and to complete a SEQR Form. The Planning Board would also want an environmental review of Cobble Pond app[lication by the CAC. Tomas Angell made a motion for an e-mail to be sent out to the CAC requesting a written environmental review before September 27, 2017 meeting. James Fouts seconded the motion. The Planning Board unanimously passed the motion. Mr. Clouser and Ms. Metz will receive a copy of the environmental review.

Then Ms. Metz requested guidance by the Board of which plan to use for their application. The Board preferred the layout plan by the Dutchess County Planning Department for the application. Ms. Metz indicated the Chazen Company would need time for the required site plan to be finished. They will be coming to the September meeting to make a report and for further discussion on the application.

1

There followed an informal hearing where the public could make comments about Cobble Pond application.

AMY SINGER,688 Hauns lake Road

What is the proper way to ask questions or give information on the application?

SEVERAL WAYS:

1.All the Planning Board meetings are open to the Public.

2.There are several Public Hearings during the application process.

3.The Public can write to the Planning Board about this application and it will be filed and reviewed by the Board.

CLARE COPLEY,88 E Hauns Lake Road.

What is the difference between SEQR and Environmental Impact Study?

SEQR(State Environmental Quality Review Act)

INFORMATION ON:

Town of Stanford Website.

Department of Environmental Conservation Website.

STEVE MERMEN

How does the ZBA decide upon various variances?

This is in the Code of the Town of Stanford New York(Town of Stanford Website).

JOHN Schultz, 5-15 Old Depot Way

How does the Town of Stanford notify the public about the meetings?

In his opinion the Town of Stanford needs a better way to keep the citizens informed on the Cobble Pond application.

2

DUFFY LAYTON, 12 Hauns Lake Road

If this application is approved by the Town of Stanford they will have created a new gas station and convenience store. This will clean up the area and enhance the property. Mr. Layton is all for the project.

CONRAD LEVINGSTEN, 68 Hauns Lake Road

Could you explain the process of filing for a SEQR by Cobble Pond?

There is information on the DEC Website

ANNE BERNSTEIN, 965 S. Anson Road

Is there going to be a contract to maintain the property?

The Planning board is not the enforcer of standards for Cobble Pond.

How does the ZBA form a decision about the variances?

The ZBA process is in the Town of Stanford Code Book(On Town of Stanford Website)

WENDY BROUWS,628 Hauns Lake Road

Where do the Stanford Citizens concerns come into the application process?

The Planning Board reviews the concerns of the town of Stanford Citizens about Cobble Pond application.

The Town of Stanford has passed a Zoning Code for the property. This is designated as a rural center which is permitted to have a Gas Station. Therefore the Planning Board reviews the application to make sure it conforms to the specific requirements of the Codes of the Town of Stanford.

Is there state law which would supersede the local laws?(part of SEQR)

MR. AUSTEN

There is an area which is zoned as rural center. Does the Planning Board issue a Special use Permit. Please see section in Town of Stanford Code(Town of Stanford Website).

3

AMY SINGER, 688 Hauns Lake Road

Since there are so many gas stations which are abandoned in the Stanford area. How are we not going to get stuck with a gas station that is not profitable?

The Planning Board understands your concerns as we review the application. Mr.Butts closed the Informal hearing.

**EVERETT R COOK AND MIDDLE ROSEBROOK LLC LOT LINE ALTRATION/PRESENTER MR. HALL**

Thomas Angell made a motion to reschedule the Public Hearing for September 27, 2017. James Fouts seconded the motion. The Planning Board unanimously passed the motion.

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

There followed a review of the proposed lot line alteration. Mr. Hall indicated he needs to do the field work on the proposed application. The planning Board reviewed the short form EAF. A motion was made by James Fouts that based on the reviewing the short form EAF and the Board’s review there is no significant adverse environmental impacts and a negative declaration is granted. Thomas Angell seconded the motion. The Planning Board unanimously passed the motion. Then Thomas Angell made a motion for a Public Hearing to be set for September 27, 2018.The motion was seconded by James Fouts. The Board unanimously passed the motion.

**SHALVORY FARM-GUEST COTTAGE/PRESENTER DEAN AND ELLEN DAVIS**

This is a continuation of an application for 2,500 square feet Guest House. There followed a review on the proposed application. Mr. Davis indicated the Dutchess County sent a letter of approval for the septic system. Also the Fire Chief set a letter of approval for the property. The Planning Board reviewed the short form EAF. A motion was made by James Fouts and seconded by Thomas Angell that after a review a negative declaration be granted. The motion was unanimously approved. Motion was made by Thomas Angell and seconded by James Fouts that a Public Hearing set for September 27, 2017.

**OTHER:**

The minutes for 1/25/2017 where approved.

There was a motion made by Thomas Angell to adjourn the meeting and seconded by James Fouts. Chairman Butts adjourned the meeting at 9:30pm

Submitted by Mollie McMuray, Secretary Planning Board.