**TOWN OF STANFORD**

**PLANNING BOARD**

**MINUTES FOR APRIL 25, 2018**

**PRESENT:** Robert Butts, Thomas Angell, John VanLeuven

**ABESENT:** James Fouts, John Royall

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

**BUSINESS:**

**STANFORD FREE LIBRARY/MARK WILLIAMS**

Chairman Butts is moving this to a different time on the agenda.

**TIM JONES & BERESWELL/SPENCER HALL**

Mr. Hall indicated his client should not be required to have a subdivision for the parcel which is set by the Town Road. He cited in Stanford Code Book: Subdivision of Land 140-3A.

 Chairman Butts on the March 28, 2018 meeting the Planning Board wanted an opinion from the Town of Stanford Attorney on the specific code. Then he suggested Mr. Hall could go to the Zoning Board of Appeals which has the authority to define code 164-10 Existing lot of record. Mr. Hall will be put on the ZBA Agenda for May 9, 2018.

**BIG ROCK MARKET-SPECIAL USE PERMIT/MARK BURDICK**

Mark presented two letters:

1. April 25, 2018- narrative letter on the proposal.
2. March 7, 2016-County of Dutchess- Burdick farm stand & kitchen- Sewage Disposal System and Water Supply.

Mr. Burdick then described the Big Rock operation.

2007- Opened a road side farm stand.

2009- Built the red building

2016-Current building is under the road stand farm stand of 2007

2018- Retail store permit from Agriculture and Markets

* Coffee and food preparation is done at the Stanford Grange Hall kitchen. The Grange has a County of Dutchess-Department of Health permit.

The present site has an approval for up to 10 seats. After he installs a 2,000 gallon grease trap and two more laterals in the leach fields the seating can go to 26. He has a gravel parking lot which serves 26 parking spaces and two handicapped places will conform to code. In 2007 a pit was dug by the red barn stand which handles the drainage for the site. In 2015 a 2500 gallon dry wall has taken care of any storm water on site. Also he has a Building Permit to add on a single story-vegetable prep room (834 Sq feet) to replace current tent in yard. The current stand will be utilized to sell products like flowers. He will check to see that all current health codes are being followed for the restaurant. He will have a lighting Plan up to code for the site and indicate the lights on the site plan. Also he will check that the handicapped requirements for the site are in code. Also he needs to get approval from the Department of Transportation for the site. Are there modifications required for the entrance and exists in the building. Also do you need to request a Fire Department review. Are there any landscaping changes to the site. This is a Type 1 SEQR Application which must be filled out by applicant for site plan approval(On Web Site). Planning Board will have to address the outstanding issues before requesting lead agency.

**TOWN OF STANFORD CODES-ZONING(164-31B, 164-15G)**

**SUMMARY**

1 ) Handicapped-number of spaces, need to be paved, parking lot-to building

2) Lighting must be in code and have it drawn on site map

 3) Clarify how much space for retail and restaurant areas

4) Computation of parking requirements

5) Does parking have to be demarcated (lines?)

6) Check with Don Smith that the entrance and exits are in code

7) Check with health Department for approval of site.

8)DOT for entrance and exists

Mr. Burdick will be put on Planning Board Agenda May 30, 2018.

**1**

**STANFORD FREE LIBRARY**

Chairman Butts did make a call to John Royall and there is no response for tonight.

Since Chairman Butts recused himself there was no quorum. There was a motion made by Thomas Angell to have a Special Meeting Date on May 7, 2018 or May 16, 2018. The motion was seconded by John VanLeuven. The Planning Board voted to pass the motion.

Mollie McMurray will call the other members of the Planning Board to confirm the date of the Special Meeting. Also she will notify other interested people of the date.

**JOSE OTERO-SPECIAL USE PERMIT**

The Planning Board advised that Mr. Otero could attach the garage to the home and that would make a two family house. If garage where detached Mr. Otero would need a special permit. The Planning Board advised that Mr. Otero meet with Don Smith to go over his options. This is because Mr. Otero is building a new structure for an addition to the home.

**OTHER**

Approval of minutes March 28, 2018,

Thomas Angell requested the meeting be adjourned. John VanLeuven seconded the motion

Chairman Butts adjourned the meeting at 9:30

Submitted by Mollie McMurrqy, Secretary of Planning Board

**2**