**TOWN OF STAFFORD PLANNING BOARD MEETING**

**MARCH 26, 2025 DRAFT**

**PRESENT:**

William VanAlst Chairman

Sharon Valyear-Gray Board Member

Carol Queal Board Member

Lindsay Yoder Board Member

Richard Squires Board Member

Anita Taylor Board Member

Barb Radley Recording Secretary

**ABSENT:**

Paul Tenney Board Member

Lucas Torrey Alternate Board Member

**OTHERS PRESENT:**

Terry Young, Tony Prinz, Donna Voorhees, Beth Carr (speaking), Phyllis Darling, Sandy Swanson, Andrew Darling.

**Chairman VanAlst called the regular meeting of the Town of Stafford Planning Board to order at 7:02 pm.**

Chairman VanAlst did not hear from Board Members Paul Tenney or Lucas Torrey, they are absent tonight. Mr. Torrey later sent a message saying that he was responding to reports of a fire at his home and could not attend the meeting.

Chairman VanAlst spoke of the continuation of the Public Hearing regarding Carolina Eastern Crockers Site Plan Review of December 18, 2024; it has been postponed until April 23, 2025.

1. **Approval of February 26, 2025 Meeting Minutes:**

Sharon Valyear-Gray made a motion to accept the meeting minutes as written, second by Anita Taylor and approved 6-0

**OLD BUSINESS:**

The application of Carolina Eastern Crocker for Site Plan Approval was on the agenda in anticipation of a public hearing. Chairman VanAlst has been in contact with the CEC attorney who was advised by Chairman VanAlst there will be no more postponements of the public hearing, and the public hearing will be held on April 23, 2025 at our regular meeting.

At this time Beth Carr spoke about a petition she is circulating against the chemicals being stored at the CEC facility. Beth asked that it be on record that a few of the homes she stopped at the residents were afraid to sign the petition due to “blow back from the Town of Stafford.”

Chairman VanAlst then spoke of the Genesee 5 & 6 Solar project. There is not a lot to report. Since the last meeting of the Planning Board there was a phone meeting with Chairman VanAlst, our Town Attorney, Town Councilman Terry Young and the firm Camoin Associates. An Income Analysis is needed, this may take 4-6 weeks to complete; next meeting there may be more information to share. Eventually, the Planning Board will have a separate Site Plan Review and Public Hearing for this project. We have not heard anything recently from the applicants.

**NEW BUSINESS:**

There is no new business at this time.

**CORRESPONDENCE:**

The annual Spring Training will be held at GCC on May 30, 2025. A notice was sent to all members, and all are encouraged to attend; the Town will pay for this training.

Another training course is available for Land Use Leadership Alliance Clean Energy Use. This training is for three days in June and one representative from each municipality is encouraged to attend. This training is also being held at GCC.

A notice from the county that the Land Separation of Doug Earhart/Wayne Ford is filed.

The Town Clerk is asking for a newsletter article due by April 15, 2025; anyone with ideas please contact Chairman VanAlst.

The new Flood Plain Mapping has been released. Chairman VanAlst has attended one presentation and was unavailable for the second presentation. There are a considerable number of properties in Stafford affected along Black Creek as well as Oatka Creek.

There is now a digital Flood Plain mapping, and it will be put on the Town Website. This will show half being the Old Flood Plan Map and half the new Flood Plain Map.

There is a thought of a Public Hearing sometime in May for the new mapping, we will update as soon as we know the date.

Board Member Sharon Valyear-Gray spoke of a friend from Stafford approaching her to tell her Steve Boldt, the Highway Superintendent retiring; he is not retiring. Sharon wanted this general information corrected. Steve is the best Superintendent she has seen in her 48 years of living in Stafford, she has seen four other Highway Superintendents before Steve.

Board Member Lindsay Yoder asked if the Planning Board could convene before the Public Hearing next month for the CEC project? She feels too much time has lapsed and would like everyone to be refreshed on the subject at hand. Chairman VanAlst agreed. It was stated that this is for the original Site Plan Application only and at this point no one has asked for this application to be withdrawn.

Board Member Sharon Valyear Gray made a motion to adjourn the meeting at 7:40pm, second by Anita Taylor and approved on a 6-0 vote.

Respectfully submitted,

Barb Radley

Recording Secretary