

Town of Stanford Planning Board

Meeting Minutes

Sept 24, 2025

Present: Thomas Angell, Chris Flynn, William Moriarty, Laura Viscusi, Christian Bertram (Planning Board engineer), Eric Haims (Town Board liaison)

Absent: Bradley Rolston

Meeting begins at 7:30 PM

PUBLIC HEARING:

Lot Line Alteration: Irene and Deborah Eisen

119 Layton Rd, Stanfordville, NY 12581

Ms. Deborah Eisen presented. Ms. Eisen provided Ms. Knickerbocker with the affidavit of publication in the Poughkeepsie Journal and receipts of mailings. There were no comments from the public. Mr. Moriarty motioned to close the public hearing. Ms. Viscusi seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty, Ms. Viscusi. Motion carried.

BUSINESS:

Lot Line Alteration: Irene and Deborah Eisen

119 Layton Rd, Stanfordville, NY 12581

Ms. Deborah Eisen presented. Ms. Eisen explained that it is a lot line alteration between 2 parcels owned by the same owner, her mother, Irene Eisen. Mr. Flynn motioned to approve the application. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty, Ms. Viscusi. Motion carried. Ms. Eisen did not have a mylar of the map; she would need to get that first, and then Mr. Angell said he would sign it and then it could be filed with the County.

Lot Line Alteration & Consolidation: Goldiron Farming LLC & Durer LLC: John Tamburrino

27, 33, & 45 Barton Lane, Stanfordville, NY 12581

Mr. Tamburrino presented. Mr. Bertram explained that the applicant received ZBA approval for the variances. Mr. Bertram said that the other comments regarding the application were addressed, the only outstanding item is if more action is needed for the power that is fed through the other separate lots, and they do have access to the power at the front of the lots, so they do have access if they ever sold the lots. It was decided no further action would be needed there. There was already a public hearing with the Planning Board prior to the application going to the ZBA. Mr. Tamburrino asked if the other easements for the driveway need to be reviewed, and Mr. Angell said that Mr. Butts can review them, and they will grant conditional approval. Mr. Flynn read Part II of the SEAF, all questions were answered "no, or small impact may occur." Mr. Flynn read Part III and it was determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. Mr. Moriarty motioned to adopt a negative declaration. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty, Ms. Viscusi. Motion carried.

Ms. Knickerbocker read the resolution granting conditional approval for a lot line consolidation and alteration under the condition that the proposed driveway easements are reviewed and approved by the Town of Stanford attorney Robert Butts.

The resolution granting conditional approval for a lot line consolidation and alteration was put to a vote and was as follows: Mr. Angell, yes, Mr. Flynn, yes, Mr. Moriarty, yes, Ms. Viscusi, yes, Mr. Rolston, absent.

Minor Subdivision: Jane Berkey: Kirk Horton

369-377 Pugsley Hill Road, Stanfordville, NY 12581

Mr. Horton presented. Mr. Horton said the ZBA granted the necessary variances, and Mr. Butts found the easements for septic and utilities adequate. Mr. Flynn motioned to schedule the public hearing for October 29. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty, Ms. Viscusi. Motion carried.

Major Subdivision: Rennia Engineering: Guy Barroilhet: Mr. Sanders

#351266, 729-731 Cold Spring Rd, Stanfordville, NY

Mr. Angell explained that Mr. Bertram believes there are issues that need to be addressed. The first issue was the wetlands need to delineated by the DEC. Mr. Angell further explained that they are subdividing the farm off the lot, and has the only road frontage from the Town of Stanford. Mr. Angell questioned the jurisdiction of each Town, Town of Stanford and Town of Milan, for roadway access. Mr. Sanders explained the owner has 2 parcels, one that is the main lot in the Town of Stanford, and then a smaller second lot for road access that is in the Town of Milan. Mr. Sanders explained that the equestrian facility would maintain the existing frontage it already has, there would be no change frontage for conformity that way, but then also do a private road through the Milan lot. Mr. Angell asked if both parcels would have access on the narrow lot. Mr. Sander said the lots would get road frontage off the private road. Mr. Angell said his understanding is that each lot needs frontage on a public road. Mr. Sander said his understanding was that road frontage can be on a private road if it is less than 8 houses on the road. Mr. Bertram questioned if the private road is actually going to have road frontage that it needs. Mr. Angell said another option is for the Town of Stanford and Town of Milan to agree to make it a public road all the way through the lot. Mr. Sanders presented a cluster development that would create high density with reduced lot sizes and would provide a large conservation lot through easements. Mr. Angell asked how the land disturbance compares with each layout, and Mr. Sanders said that the houses would remain the same sizes, so the land disturbance would be very similar, but the lots would be smaller. Mr. Sanders said they would like to eliminate the cluster development option and go with the conventional subdivision because the tradeoff of land disturbance is minimal. Mr. Sanders said they would like to work through the SEQR process while simultaneously working the DEC wetland determination because the DEC process can take a long time. Mr. Sanders explained that the Town of Milan had approved a road and driveway permit and lot line alteration, and they have already had DEC approvals for those permits and various crossings, so they are confident that additional approvals should be easily obtained. Mr. Sanders said they are in the process of working with DEC for the wetland determination. Mr. Bertram questioned the impact of the wetlands where Mr. Sanders suggested that the wetlands are not a major factor. Mr. Angell explained that the Planning Board would like to have the jurisdiction letter of the DEC before they move forward with the application. The Planning Board agreed that the conventional layout would be best for this subdivision. Mr. Angell suggested that Mr. Sanders continue to work with Mr. Bertram on this application until the project is more presentable to the Planning Board. Mr. Bertram said the application will likely have to go through the Town of Milan as well and Town of Milan will have to do a site plan review for the roadway in their Town. Mr. Sanders explained there is also an opportunity to have an emergency access on the farm lot through the Town of Milan, and Mr. Angell pointed out that there may be multiple egress required depending on the roads as well. The applicant will be in contact with Mr. Bertram and will be awaiting DEC jurisdiction.

Site Plan Approval: Burdick Park: Town of Stanford: Charles Shaw & Frank Sellerberg
Route 82 & Hunns Lake Rd, Parcel #305320

Mr. Shaw and Mr. Sellerberg presented. Mr. Angell asked the history of the lot, Mr. Shaw said there have been several proposals for the lot including apartments or a Dollar General, the owners have since donated the land to the Town. The Committee was formed to create the parcel into a nature preserve. The Committee hired Wagner and Hodgson to do the landscape design and paid for it through donations. Mr. Sellerberg said the parcel is vacant and was probably farm land at some point, and is a little damp. Mr. Angell asked about current vegetation, and Mr. Shaw said it is mostly shrub brush. Mr. Shaw said it was found that the blanding turtle are not present, but they would like to establish an amphibian pond for species. Mr. Sellerberg said the park will be dog-friendly, on leash, and for use of passive recreation for walkthroughs, and would like to make it handicap accessible as possible. Mr. Shaw said with the private funding they have developed a conceptual plan and now have a site plan. Mr. Angell asked if construction would be done in phases, and Mr. Shaw answered yes. Mr. Shaw said they do not have to do anything with DPW, and they are working on a highway permit with the State. Mr. Shaw said they have done a soil analysis, there are soils that are considered wetland soils, so they moved the trails in any areas that would be perceived as wetlands. Mr. Shaw said Mr. Butts had sent out notice to the Army Corps Engineers. Mr. Shaw said this area does not require a DEC permit, and they will stay away from any wetlands on the property. Mr. Shaw said that the trails may encroach on neighbors, so Mr. Shaw said they took the neighbors on a trip to the park to get feedback, and there were few comments and they made adjustments accordingly. Mr. Shaw said there are deed restrictions on the gift, stating there can be no permanent structures, but the pavilion can be excluded according to the donor. Mr. Sellerberg said the walking paths will be mostly grass with some cinder trails. Mr. Angell asked if the lighting is indicated on the site plan, Mr. Sellerberg said there will be solar lighting on a memorial flag pole. Mr. Sellerberg said there are existing trees that they will work around. Mr. Angell said the donation of \$150,000 may not get them far, but Mr. Sellerberg said they will continue to fund the project privately. Mr. Angell said the use is permitted, but the Planning Board needs to approve a site plan. Ms. Viscusi asked if there will be bathrooms, and Mr. Shaw said no. Mr. Shaw explained that they are applying for grants to get funding to create handicap accessible path material. Mr. Angell asked how much disturbance there will be, they said very little, and the pond will be excavated out of a grassland. Mr. Angell asked about mowing. Mr. Sellerberg said there will be very little disturbance besides the trails and pond. Mr. Angell explained that any disturbance over an acre requires another permit, so they will be keeping the disturbance under an acre. Mr. Angell said the Town Board already have done SEQR. Mr. Shaw suggested that they get help from the Conservation Committee to maintain the trails so the Highway Department does not have to maintain it. Mr. Angell reviewed section 164.33 of the Code for site plan considerations. Mr. Angell asked the applicant to put a proposal together for signage. Ms. Knickerbocker said she will send a 239M referral to the County. The Town Clerk will send out notices of lead agency. Mr. Angell pointed out that Hunns Lake Road is not very pedestrian friendly. Ms. Viscusi asked about trash removal, Mr. Sellerberg said it would be carry in-carry out. Mr. Flynn motioned to schedule a public hearing for October 29. Ms. Viscusi seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty, Ms. Viscusi. Motion carried.

OTHER:

Mr. Moriarty motioned to approve the meeting minutes of July 30, 2025 & August 27, 2025. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty, Ms. Viscusi. Motion carried.

The meeting was adjourned at 9:04 PM

Continuing items awaiting new submissions and comments:

Lot line alteration: Matt Salvia

483 Cold Spring Rd, Stanfordville, NY

Changing a 3.3 acre lot to 5 acres

Postponed until letters of authorization have been received.

Minor Subdivision: Adrian Velasquez: David Rider

313 Jameson Hill Road, Clinton Corners, NY 12514

4 lot subdivision of land for residential building lots