

Town of Stanford Planning Board

Meeting Minutes

December 17, 2025

Present: Thomas Angell (chairman), Bradley Rolston, Laura Viscusi, Eric Haims (Town Board liaison)

Absent: Chris Flynn, William Moriarty

BUSINESS:

Extension of previously conditionally approved modification to a Major Subdivision: Rocky Reef Farm LLC:
Ernie Martin

6909 Route 82, Stanfordville, NY 12581

Mr. Angell said this project was approved November 24, 2025 and had not met all the conditions at this time, but are close to being met, and the extension would be for 90 days from the November 24, 2025 approval. Ms. Knickerbocker read the resolution granting a 90 day extension for the Rocky Reef Farm LLC modification of the Major Subdivision. The vote was as follows; Thomas Angell, yes, Bradley Rolston, yes, Laura Viscusi, yes, Chris Flynn, absent, William Moriarty, absent. The extension was granted.

Lot Line Alteration: Karen Sergio: George Williams

43 Homan Road, Stanfordville, NY 12581

Mr. Williams, the land surveyor, and Ms. Sergio, the owner of both parcels, presented. Mr. Williams explained that each lot is a separate tax parcel, and she would like to keep the boundaries of the natural stone walls to create the new boundary. Mr. Williams said each parcel has its own driveway, well, and septic. Mr. Williams said the survey shows what the project covers. Mr. Williams said 15 acres would be going to one parcel and there would be approximately 70 acres leftover. Mr. Angell asked where the well and septic were and Mr. Williams pointed them out on the map. Mr. Rolston asked what zones the parcels are in. Mr. Williams said the smaller piece is in Rural Residence and the larger piece is in the Agricultural Residential. Mr. Rolston clarified that the new lot will be in both zones. Mr. Angell explained that the lots can exist within different zones. Mr. Rolston motioned to classify the application as a minor subdivision lot line alteration. Ms. Viscusi seconded. All in favor, Mr. Angell, Mr. Rolston, Ms. Viscusi. Motion carried. This application does not require SEQR. Ms. Viscusi motioned to schedule a public hearing for January 28, 2026. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Rolston, Ms. Viscusi. Motion carried.

OTHER:

Mr. Rolston motioned to approve the minutes from November 19, 2025 as written. Ms. Viscusi seconded. All in favor, Mr. Angell, Mr. Rolston, Ms. Viscusi. Motion carried.

Mr. Rolston motioned to adjourn the meeting at 7:45 PM. Ms. Viscusi seconded. All in favor, Mr. Angell, Mr. Rolston, Ms. Viscusi. Motion carried.

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