

Town of Stanford Planning Board

Meeting Minutes

July 30, 2025

7:30 PM

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

PUBLIC HEARING:

Site Plan & Special Use Permit Approval: Benjamin Rathjen
6102 Route 82, Stanfordville, NY 12581

Mr. Flynn was acting chair as Mr. Angell was recused. Mr. Flynn explained that the public hearing would be closed tonight, but the final resolution is not complete and there are a couple of outstanding items before the Board can approve the application. Mr. Moriarty motioned to close the public hearing. Mr. Rolston seconded. All in favor, Mr. Flynn, Mr. Rolston, Mr. Moriarty, Ms. Viscusi. Motion carried.

Lot Line Alteration & Consolidation: Joseph Vassallo: John Tamburrino
244, 248, & 277 Market Lane, Stanfordville, NY 12581

Mr. Tamburrino presented. Mr. Tamburrino provided the notices and affidavit of publication to Ms. Knickerbocker. No members of the public commented. Mr. Moriarty motioned to close the public hearing. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Moriarty, Ms. Viscusi. Motion carried.

Lot Line Alteration & Consolidation: Goldiron Farming LLC & Durer LLC: John Tamburrino
27, 33, & 45 Barton Lane, Stanfordville, NY 12581

Mr. Tamburrino presented. Mr. Tamburrino provided the notices and affidavit of publication to Ms. Knickerbocker. No members of the public commented. Mr. Moriarty motioned to close the public hearing. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Moriarty, Ms. Viscusi. Motion carried.

Special Use Permit and Site Plan Approval: Stanford Holdings LLC: Jacob Angell: Roger Hoff
6030 Route 82, Stanfordville, NY 12581

Mr. Thomas Angell was recused. Ms. Zeyher, 6031 Route 82, said that she is in favor of the project, but wanted to know if the apartments in the building will still be there, and Mr. Flynn clarified that the office space will not replace the apartments. Mr. Flynn said the only concern was parking, but it was determined that there will be enough parking. Mr. Moriarty motioned to close the public hearing. Mr. Rolston seconded. All in favor, Mr. Flynn, Mr. Rolston, Mr. Moriarty, Ms. Viscusi. Motion carried.

BUSINESS:

Site Plan & Special Use Permit Approval: Benjamin Rathjen
6102 Route 82, Stanfordville, NY 12581

Mr. Flynn explained that the DOT Permit is in, but they will not submit a final permit until approval is given by the Planning Board. Mr. Flynn said they also need a follow up from the Board of Health for the septic system drawings. Mr. Bertram said there are a couple of items that the Board must discuss mostly considering the

wetlands. Mr. Flynn said that the wetland mapper prior to the application does not show signs of standing water and it is hilly, and certain vegetation must be present as well. Mr. Rolston asked if there are wetlands, Mr. Bertram said the mapper does show it, but the applicant's biologist said he visited the site and there were no wetlands, so that is up to the Board to decide how they would like to proceed. Mr. Rolston asked for clarification on the documentation indicating wetlands, Mr. Rathjen had provided documentation in a previous meeting. Mr. Rolston would like an email with the information to review. Mr. Bertram said there are endangered species flagged on the lot, and if there is enough information to make that decision. Mr. Bertram explained that the site had been modified prior to his site visit so he cannot determine the state of the wetlands and potential endangered species. Mr. Bertram asked if DOT comments had been incorporated, and Mr. Rathjen explained the entrance way needed to be moved about 2 feet because it was too close to the property line, so his engineer had addressed that. Mr. Rathjen addressed the salt shed issue and said that the NYS law requires a 100 feet buffer from any wells, so that is now included on the site plan as well. Mr. Bertram said it needs to be covered and shown on the map. Mr. Flynn said the Fire Department approved the slope of the driveway. No action was taken tonight until the resolution is complete and conditions are met.

Lot Line Alteration & Consolidation: Joseph Vassallo: John Tamburrino
244, 248, & 277 Market Lane, Stanfordville, NY 12581

Mr. Tamburrino presented. Mr. Tamburrino said they are taking 3 lots and breaking one up into Parcel A and B into Lot 1 and 2, Lot 2 will be approximately 7 acres and Lot 1 will be 10.6 acres. Mr. Angell said this is a unlisted Type II action. Mr. Rolston motioned to approve the minor subdivision lot line alteration. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Moriarty, Ms. Viscusi. Motion carried.

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 barn needs to be 100 feet off the new property line, and it is only 83 feet, and the pool needs to be 50 feet for setbacks, and it is 38 feet, so the application will need to go the Zoning Board of Appeals for the setbacks. Mr. Bertram said the distinction if the lot lines from the pool are considered side or rear, and after reviewing it, he said it could go either way, so no referral to the ZBA is necessary for the pool but will be needed for the barn. Mr. Bertram said the easements have been taken care for right of ways, but utilities easements need to be reviewed. Mr. Tamburrino said he added a note for a utility easement, and he read it aloud. Mr. Tamburrino said that after approval lot 3 will be subject to an underground utility easement in favor of Lot 1 for continued use and maintenance of the existing underground electric infrastructure conditions, in addition Lot 1 will run together with the easement over Lot 3. The second note read that after approval Lot 2 will be subject to an underground utility easement in favor of Lot 3, and it crosses a new line to Lot 3. Mr. Bertram asked if there will be a separate meter for the barn, and Mr. Tamburrino said no. Mr. Angell asked if the easements have been drafted, Mr. Tamburrino said no, and Mr. Angell said that Mr. Butts will need to review the easements when they are drafted. Mr. Moriarty motioned to approve a referral to the Zoning Board of Appeals for the variances outlined by Mr. Bertram. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Moriarty, Ms. Viscusi. Motion carried.

Special Use Permit and Site Plan Approval: Stanford Holdings LLC: Jacob Angell

6030 Route 82, Stanfordville, NY 12581

Ms. Knickerbocker read the resolution granting a Special Use Permit for general or other professional office. The votes were as follows; Mr. Angell, abstain, Mr. Flynn, yes, Mr. Rolston, yes, Mr. Moriarty, yes, Ms. Viscusi, yes. The foregoing resolution was declared duly adopted.

Minor Subdivision: Jane Berkey: Kirk Horton

369-377 Pugsley Hill Road, Stanfordville, NY 12581

Mr. Horton presented. Mr. Horton explained that the owner wants to break off the house onto its own parcel of about 16.5 acres, leaving 174 acres on the other part of the parcel. Mr. Horton said the barns are staying on the farm and the land remaining without the house will be transferred to the animal farm that they also own. Mr. Angell asked about the utilities, and Mr. Horton said they are all shared, but have no intention of selling the property. Mr. Horton suggested that they can put a note on the map saying if the property is sold they will have to accommodate the utilities. Mr. Angell asked if the septic had been mapped, and Mr. Horton said yes, and Mr. Angell said the shared well and meter between all the dwellings and barns could be problematic. Mr. Horton said the sideyard setback does not meet the standards, so he will need a referral from the Planning Board to go to the Zoning Board of Appeals. Mr. Angell said the septic and utilities will need to be reviewed by Bob Butts.

Minor Subdivision: Adrian Velasquez: David Rider

313 Jameson Hill Road, Clinton Corners, NY 12514

Mr. Velasquez and Mr. Rider presented. Mr. Bertram commented on his review letter and explained that the applicant has extended the road to make it a common driveway and the grade is 10%. Mr. Bertram said he has not received a letter from DEC regarding the wetlands. Mr. Bertram said the project will require a SWPPP and watershed analysis. Mr. Bertram said they will also need a variance from the Zoning Board of Appeals because it is creating 2 flag lots that do not meet the minimum road frontage of 200 feet. Mr. Angell said the easements for the road will need to be reviewed by Bob Butts at some point as well. Mr. Bertram explained that the utilities need to be shown on the map. Mr. Rider said they have to meet with Central Hudson to figure out the utilities. Ms. Knickerbocker read the resolution to declare the Planning Board the lead agency for this application. Mr. Angell said to add the Town of Washington to the list of agencies to notify. Ms. Knickerbocker said the 239M referral to Dutchess County Planning came back as no authority. The resolution was duly put to a vote and the roll call was as follows; Mr. Angell, yes, Mr. Flynn, yes, Mr. Rolston, yes, Mr. Moriarty, yes, Ms. Viscusi, yes.

Building Envelope Modification: Dillinger: Kirk Horton

Patridge Creek Estates Lot 15, Clinton Corners, NY 12581

Mr. Horton presented. Mr. Horton explained that the amendment needs to be made to the covenant and that every lot owner has to agree to the amendment. Mr. Horton said he has heard back from 2 neighbors, and did not send it to every lot yet, just the adjacent lots. Mr. Angell explained that this subdivision has been subject to litigation recently because a different applicant had begun to clear outside the building envelope and intended to build outside the envelope. Mr. Horton said that this scenario is different because the site is different than that

one. Mr. Angell said for Lot 7 there was a public hearing and it was withdrawn because of the negative feedback at the public hearing. Mr. Angell said they will need to get all the lot owner's agreements, so they should just schedule the public hearing to notify neighbors. Ms. Malone, the attorney for the applicant, spoke about the application and explained that the house was built over 20 years ago and mistakenly placed outside the building envelope, but it has a CO and there have not been any neighbor objections since it had been built. Ms. Malone said 2 neighbors have approved of the amendment. Ms. Malone asked that the public hearing be waived in an effort to move the application along because there is an interested buyer in the property. Mr. Angell asked if neighbors are to be notified anyway, why not just do the public hearing to get them to see the project. Ms. Malone said with Planning Board approval they can have title signed off on. Mr. Horton explained that there is a declaration of restrictions with the property that has the terms of the building envelope including amendments that require all the lot owners to sign off on it, so Mr. Horton would like that to act as the public hearing. Ms. Malone explained that by approving the modification tonight, they can move forward with the steps with the title and declaration of restriction terms. Mr. Angell said he is hesitant because there are active members of that subdivision that do not want building envelopes amended and had a Supreme Court decision on the matter recently, and it would put the Town of Stanford in the line of fire. Ms. Malone said that without a meeting in August they would be set back considerably. Mr. Angell said as a compromise they would schedule a public hearing for August 27.

Major Subdivision: Rennia Engineering/Peter Sander: Guy Barroilhet
#351266, 729 Cold Spring Rd, Stanfordville, NY

Mr. Sander presented. Mr. Sander explained that they have a 130 acre parcel in the Rural Residential requiring 5 acre minimum lot sizes, and they would like to subdivide the lot into 8 distinct lots. Mr. Sander said that 2 of the lots have existing structures, one being the polo farm, and the other is a residence. Mr. Sander said the remaining 6 would be vacant, but the idea is to develop an equestrian community with lots ranging from 7.2 acres to 45 acres, the 45 acres would be the polo field. Mr. Sanders is seeking a conventional non-realty subdivision that does not need DOH approval at this time and that the parcels are large enough to support a septic system. Mr. Sanders said the application also included a new private roadway that would be maintained by the HOA, this roadway is connected to Milan, and Mr. Barroilhet has DWP and Town of Milan approval for this connection. Mr. Sanders said they received Mr. Bertram's comments and know there is a lot to address still. Mr. Barroilhet said that the first step is to separate the old house from the parcel and sell it. Mr. Barroilhet said himself and other members of the community could build their homes there. Mr. Barroilhet said a neighbor sold him land to correct the road frontage issue and that the existing roads improved. Mr. Bertram made his comments about the wetlands needing DEC and Army Corps to sign off on jurisdiction. Mr. Sanders said that the wetlands are not near construction areas, but they will still need DEC and Army Corps responses. Mr. Bertram said they need to check with the Town of Milan for the roadway as well. Mr. Bertram explained that a full SWPPP will be required for the lot development, and they could choose to do a master SWPPP in a centralized location, or do individual SWPPP for each development as it is built. Mr. Angell said HOA documents would be required as well. Mr. Bertram said SHPA will need to be contacted regarding the entire parcel and receive a letter of no effect. Mr. Bertram said it is a non-realty subdivision. Mr. Sander said the

slopes have enough clearance for development in most areas. Mr. Angell asked about the tree clearing, and Mr. Barroilhet said there will have to be trees cleared. Mr. Bertram said each lot would have to come back to the Planning Board for approval to move from a non-realty to realty subdivision because each lot will require a SWPPP. Mr. Angell said traditionally the Planning Board will approve building envelopes for major subdivisions. Mr. Bertram suggested developing the site plans to include septic, well, building envelope. Mr. Angell asked if they considered cluster subdivision, but Mr. Sanders said the conservation is maintained by the owners. Mr. Angell asked the applicant to provide an alternative site plan that is a cluster subdivision that the Board can look at to consider. Mr. Barriolhet emphasized that he wants the lots to have privacy and space, and Mr. Sanders asked about the potential of having the Town maintain a new public road, and the Board said in the past it has not happened when approached about it.

Minor Subdivision: Sisters of Charity of Saint Vincent DePaul: Sophia Flanagan
177 Sisters Hill Road, Stanfordville, NY

Ms. Flanagan presented. Ms. Flanagan said that changes have been made to avoid the wetlands and to meet the setback requirements. Lot 1 will include the farmlands, Lot 2 will be the main house that will go around the DEC wetlands, and Lot 3 lot lines avoids wetlands as well. Mr. Bertram said the two non-conforming lots are not a variance issue anymore. Mr. Bertram said there was a rear or side setback line that was determined to be a side setback. Mr. Bertram explained that they are putting in a new driveway connection to the house and put in a new 24-foot-wide driveway to the co-op farm. Mr. Bertram said the utilities issued have been addressed, and they will be drilling a new well. Mr. Moriarty motioned to schedule the public hearing for August 27. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Moriarty, Ms. Viscusi. Motion carried.

Lot Line Alteration: Irene and Deborah Eisen
119 Layton Rd, Stanfordville, NY 12581

Ms. Eisen provided a survey on the lot line alteration. Mr. Angell clarified that there are multiple owners on the lot and they will need add Terri Dennis to the owner certification on the survey map and have her sign it.

PRE-APPLICATION CONFERENCE:

Special Use Permit: Resort and Recreation: Raquel Rubio
#792826: 311 Hunns Lake Road,

Ms. Rubio explained that they would like to use the 14 acre lot for a wellness retreat center, for education, nature, and other wellness activities. Mr. Angell said the use of land for activities would be fine, but once people are staying overnight it becomes complicated. It was determined that resorts and recreation areas are permitted in the parcel's zone, but the definition is very vague, but the only housing mentioned in the definition is camping. Mr. Angell said any yearround structures probably would not fall under camping, Ms. Rubio said the accommodation would be necessary for the center to work. Bed and Breakfast special use permit was discussed but does not seem to be the right fit based on the number of people Ms. Rubio would like to stay overnight. Mr. Angell also suggested potentially running it as a home occupation if they are willing to live in the new house they built on the vacant lot. Discussion continued with the definition of campsites, but there is no specific definition on campsites in the code to reference to try to figure out what kind of housing would be allowed for a

resort and recreation area. Mr. Angell also suggested Ms. Rubio speak with the Town Board on potentially amending the law to allow more housing options for campsites.

OTHER:

Approval of May 28, 2025 & June 25, 2025 meeting minutes

Mr. Flynn motioned to approve the May 28, 2025 meeting minutes as written. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Moriarty, Ms. Viscusi. Motion carried.

Mr. Rolston motioned to approve the June 25, 2025 meeting minutes as written. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Moriarty, Ms. Viscusi. Motion carried.

Meeting adjourned at 9:20 PM