

Town of Stanford Planning Board

Meeting Minutes

February 25, 2026

Present: Thomas Angell, Laura Viscusi, William Moriarty, Rick Antonoff, Eric Haims (Town Board liaison)

Absent: Bradley Rolston

Meeting begins at 7:30 PM

**BUSINESS:**

Rick Antonoff joined the Planning Board for his first meeting.

Accessory Dwelling Unit request: Robert Duffy: Diego Celaya  
1709 Bulls Head Road, Stanfordville, NY 12581

Mr. Celaya explained that the owner has an open permit for a 2 car garage and would like to convert the garage into an ADU, but the Building Inspector told him that they would need Board of Health approval, but the Board of Health said they need Planning Board approval, and Mr. Angell explained that the newly adopted ADU law was written with the purpose to have applicants only need a building permit and not need Planning Board approval anymore. Ms. Knickerbocker had written a memo for Mr. Celaya explaining that the ADU law does not require Planning Board approval, but the County Department of Health said it was not sufficient, and they would need to present it to the Planning Board. The solution was to adopt a resolution granting this application permission to pursue his application for approval for an Accessory Dwelling Unit. Mr. Antonoff mentioned that he is an adjacent neighbor to this application but also expressed concern that the resolution sets out a precedent that applicants would have to continually come to the Planning Board to get approval even though our Town law does not require it. Ms. Knickerbocker said she spoke with Andres at the County Health Department, and he said that the applicant should come before the Planning Board and have the Board view the plans to make sure the application is a permitted use. Mr. Antonoff asked if the Planning Board should return to the Board of Health to reiterate that the Planning Board is no longer part of the ADU process, but Mr. Angell suggested that in an effort help the applicant address the problem in front of them, giving a resolution is the quickest solution. Mr. Antonoff asked the timeline of the project, and Mr. Celaya said they would like to keep the process moving once they get the Health Department so they can start the interior. Ms. Knickerbocker read the resolution authorizing the applicant to pursue his application for approval of an Accessory Dwelling Unit septic plan with the Dutchess County Health Department. The vote was as follows; Mr. Angell, yes, Ms. Viscusi, yes, Mr. Moriarty, yes, Mr. Antonoff, yes. The resolution was adopted and a copy was given to Mr. Celaya to give to the Health Department. Mr. Angell asked Mr. Haims to bring this issue of the County overruling our Town laws.

**PRE-APPLICATION CONFERENCE:**

Site Plan / Special Use Permit : Jennifer Kipp  
3-8 Kipps Flt, Route 82, Stanfordville, NY 12581

Ms. Kipp presented. Ms. Kipp explained that she inherited the property from her father and she owns 3, 5, 8 Kipps Flt. Ms. Kipp said she would like to replace the current mobile home at 8 Kipps Flt with the same setup, a 3 bedroom, 1 bathroom, home. Ms. Kipp said they do not sell used mobile homes, she would have to buy a new one. Ms. Kipps explained that the property was 2 deeds originally. Ms. Kipp would like to upgrade the home to make it more presentable. Mr. Angell asked if she had found a trailer that she would like to replace it with. Ms. Kipp said she looked at a couple models so far. Mr. Angell said the Planning Board would have to see the model that she plans to replace it with and asked if she would be making any additional changes to grading. Ms. Kipp said it would be the same length, same number of bedrooms and bathrooms, no other changes to the grading. Mr. Antonoff asked about disposal and Ms. Kipp said the company could take it away. Mr. Angell said Ms. Kipp would need to make sure they have a current permit on file with the Town, and then she would come back with the proposed trailer, and the existing trailer layout to make sure it is the same footprint, then the Planning Board writes a letter to the building inspector. Mr. Angell asked if each trailer is on its own tax parcel, and Ms. Kipp said no, they are all on one tax parcel. Mr. Antonoff asked what her timeline was, and Ms. Kipp said once she has approval they could build as May. Mr. Angell explained that there is no special use permit from the Planning Board, the Board must review what she is currently doing and compare the current footprint and new footprint and if there is no “substantial change” the Planning Board could let the Building Department know. Ms. Kipp asked if she wanted to go bigger would that be a problem, Mr. Angell said she would have to go to the ZBA if she wanted to expand above the existing footprint, if it more than a “substantial change”. Ms. Viscusi clarified the homes on the parcel, Ms. Kipp said there are 2 trailers, 1 home, on the parcel, that is not permitted now, but it has been grandfathered in. Ms. Knickerbocker contacted the Building Department to find out if there are current permits for the trailers with the Town.

OTHER:

~~Interview for Planning Board member position: Frank Marcia - withdrawn~~

Executive Session

Interview for Planning Board member position: John Kemmerer

Mr. Moriarty motioned to approve the January 28, 2026 meeting minutes with the amendment to “SEQR is not required” from “so SEQR is conducted.” Ms. Viscusi seconded. All in favor, Mr. Angell, Mr. Moriarty, Ms. Viscusi, Mr. Antonoff. Motion carried.

Mr. Moriarty motioned to adjourn the meeting. Ms. Viscusi seconded. All in favor, Mr. Angell, Mr. Moriarty, Ms. Viscusi, Mr. Antonoff. Motion carried.

Meeting adjourned at 8:15 pm.

Meeting recorded by Sara Knickerbocker