

## Town of Stanford Zoning Commission

### Meeting Minutes

October 16, 2025

7:08 PM at Town Hall

Present: Thomas Angell, Eric Haims, Don Smith, Wendy Burton, Steve Horowitz

Absent: Chris Flynn, Doreen Brown

Ms. Burton motioned to approve the minutes for June. Mr. Smith seconded. All in favor. Motion carried.

Ms. Burton motioned to approve the minutes for August. Mr. Horowitz seconded. All in favor. Motion carried.

Ms. Burton motioned to approve the minutes for September. Mr. Haims seconded. All in favor. Motion carried.

#### Discussion of next steps moving forward with consultation work

Ms. Peek and Ms. Daigle have submitted their final draft of the re-working of the Zoning Code within the scope of the project. Ms. Peek and Ms. Daigle will resume work in January 2026 with the allocated funds in the budget.

#### Discussion of Home Occupations

Mr. Horowitz presented a draft of Home Occupations 164-59 along with notes for discussion points.

- Mr. Angell recommended a grandfather clause to allow registered home occupations whether they comply or not prior to the new code being enforced. The Zoning enforcer could then deal with any home occupations that are not complying with the new code if they are not registered. Mr. Horowitz said this version of the ordinance does not require registration and could be more of a safe harbor for existing home occupations because there is no registration required. Mr. Angell and Mr. Horowitz agreed that the traditional use of a grandfather clause would have to be the legal use of home occupation. Ms. Burton expressed concern over any existing unknown home occupations getting a free pass that could be hazardous. Mr. Angell said the State or County could step in for practices that are illegal, like unauthorized repair shops. Ms. Burton said there would be a lot of pushback from the Town members if existing home occupations were no longer permitted. Mr. Angell said there are options for administrative search warrants for code enforcement. Mr. Horowitz showed that in his April draft there was a registration component of the code, so he will put that section back into the newest draft.

- 1.D. Mr. Horowitz explained that this section is not intended to pertain to businesses, but only to businesses at a residence and the scope of the ordinance.
- 2. Mr. Horowitz clarified that Home Professional Offices do not fall under the Home Occupation ordinance. The term “limited” will also be removed from 2.A.
- 2. A. Mr. Horowitz asked the Commission about the hours of operations. Ms. Burton said limitations on hours of operation would be helpful. Ms. Burton clarified if this part of the ordinance would not be enforceable under an amnesty clause if they allowed existing home occupations, and it was agreed that would be the case even if it was problematic. Mr. Angell suggested striking specific hours and replacing them with “reasonable hours because there are too many unique operating situations.
- 2. B. “No more than 30% of the aggregate habitable floor area of the residential unit plus any applicable accessory dwelling” was agreed that that number was reasonable since it is geared to a residential operation.
- 2. C. Mr. Horowitz included a definition for “family” for blood, marriage, or adoption. It was recommended by Nina Peek to strike the definition as not to define the “user,” but it was agreed that the definition is fitting for this ordinance.
- 2. F. This section includes parking and vehicles restrictions, and that property exceeding 10 acres can have up to 8 parking spaces and 4 small truck parking spaces.
- 2. G. This section had limitations on deliveries and pick ups, and the Commission agreed to strike this portion of the ordinance because it is too hard to enforce which deliveries are for the home occupations versus personal deliveries. It also included the weight of trucks and this will be struck as well.
- 2. H. “There shall be no exterior storage of materials, equipment, or other supplies to be used in conjunction with a home occupation.” Mr. Angell suggested to loosen the terms on this section or to include screening or non-visible materials. Mr. Horowitz will re-draft this section.
- 2. I. & 2. K. - The Commission agreed that the standards outlined for noise and adverse effects were fine.
- 2.O. - Outlines the home occupations shall otherwise comply with applicable local, county, state and federal laws and regulations.
- 3. - This subsection outlines the prohibited uses as home occupations, including “contractor yards” and “landscape business yards” and each have footnote definitions, but then are “minor contractor yards” and “minor landscape business yards” in section 4 that help keep the character of our Town and allow some businesses to operate. Mr. Angell said that permitting contractor yards should be included in the use table, but where will be another discussion.
- 5. This section reiterates that home occupations are held to the same Planning Board standards for a special use permit. The Commission agreed that that section should

remain in.

- 6. The Commission agreed that Home Occupations changing in character or scale would be subject to a special use permit.

Ms. Burton motioned to get the Home Occupation draft out to the Town Board with the discussed amendments. Mr. Smith seconded. All in favor. Motion carried.

The Zoning Commission will adjourn meetings until January 2026.

Meeting adjourned at 8:55 PM

Next meeting is Wednesday, January 21, 2026

We will ask Nina Peek and Taylor Daigle to attend that meeting.