

Town of Stanford Planning Board

Meeting Minutes

August 27, 2025

7:30 PM

PRESENT: Thomas Angell, Bradley Rolston, Chris Flynn, William Moriarty, Laura Viscusi

Meeting begins at 7:30 PM

PUBLIC HEARING:

Building Envelope Modification: Dillinger: Kirk Horton: Adeline Malone

Patridge Creek Estates Lot 15, Clinton Corners, NY 12581

Ms. Malone presented. Ms. Malone provided the affidavit of publication of the notice and certified mailings. Ms. Malone explained that a house was built about 20 years just outside the intended building envelope and it was discovered during a survey for the sale of the property, and the client is seeking revision to include the house within the building envelope. Mr. Kearins, 79 Rocky Top Rd. asked to see the map of the building envelope. Mr. Horton said they are tucking the envelope back into the woods a little bit, and it will be the exact same acreage as the existing building envelope. Mr. Moriarty motioned to close the public hearing. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Rolston, Mr. Flynn, Mr. Moriarty, Ms. Viscusi. Motion carried.

Minor Subdivision: Sisters of Charity of Saint Vincent DePaul: Sean Morgan

177 Sisters Hill Road, Stanfordville, NY

Mr. Morgan presented. Mr. Morgan explained that the property is going to be split into 3 lots, the existing farm, and the 2 other lots will be sold for residential purposes. Mr. Morgan said there will be 3 driveways to access each new property. Mr. Morgan said Lot 1 is 33.7 acres, Lot 2 will be 7.3 acres, and Lot 3 will be 25 acres. Mr. Morgan said a new well will be put in as well as septic. Mr. Moriarty motioned to close the public hearing. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Rolston, Mr. Flynn, Mr. Moriarty, Ms. Viscusi. Motion carried.

BUSINESS:

Building Envelope Modification: Dillinger: Kirk Horton

Patridge Creek Estates Lot 15, Clinton Corners, NY 12581

Mr. Angell said this is a Type II action not requiring SEQR. Ms. Knickerbocker read the resolution granting approval for the revision of a minor subdivision for a building envelope modification. The vote to accept the resolution was as follows; Mr. Angell, yes, Mr. Flynn, yes, Mr. Rolston, yes, Ms. Viscusi, yes, Mr. Moriarty, yes. Mr. Horton said he will arrange to have the mylar signed by Mr. Angell.

Minor Subdivision: Sisters of Charity of Saint Vincent DePaul: Sean Morgan

177 Sisters Hill Road, Stanfordville, NY

Mr. Angell asked if the resolution that was written by Ms. Knickerbocker should include a conditional approval based on the Department of Health approval because that is typical for this kind of application. Mr. Morgan explained that the Department of Health would not grant them approval until the Planning Board approves the subdivision map first. Mr. Angell said he would not normally sign off on a subdivision map without the

Department of Health approval. Mr. Angell offered conditional approval on the property lines for them to give to the Board of Health, but Mr. Morgan and his clients said it would delay the process of sale and could affect how they sell the property, and would not be acceptable and may potentially pull the whole application out. Mr. Morgan said he showed the where the wells and septic would be on the property. Mr. Angell asked to speak with Mr. Bertram to clarify, so Ms. Knickerbocker called Mr. Bertram so he could speak with Mr. Angell. Mr. Angell was able to speak with both Mr. Bertram and Mr. Butts, and it was determined that the boundaries for the minor subdivision can be approved, but it would be conditional.

Mr. Rolston read through Part 2 of the Short Environmental Assessment Form. All items were answered “no, or small impact may occur.” Mr. Rolston read Part 3 determining a negative declaration. Ms. Knickerbocker took a vote to adopt the “Resolution establishing the Town of Stanford Planning Board as Lead Agency and Determining that the minor subdivision at 177 Sisters Hill Road, Stanfordville, NY 12581 is an unlisted action and will not have a significant adverse impact on the environment.” The vote was as follows; Mr. Angell, yes, Mr. Flynn, yes, Mr. Rolston, yes, Ms. Viscusi, yes, Mr. Moriarty.

Ms. Knickerbocker read the resolution to approve conditionally pending on the approval of the Department of Health, the request for a 3 lot minor subdivision at 177 Sisters Hill Road, Stanfordville, NY. The vote to adopt the resolution was as follows: Mr. Angell, yes, Mr. Flynn, yes, Mr. Moriarty, Mr. Rolston, yes, Ms. Viscusi, yes.

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

Ms. Eisen presented. Ms. Eisen provided the map that now includes Terri Dennis’ signature, who is listed as an additional property owner and executrix. Mr. Moriarty motioned to classify the application as minor subdivision lot line alteration. Ms. Viscusi seconded. All in favor, Mr. Angell, Mr. Rolston, Mr. Flynn, Mr. Moriarty, Ms. Viscusi. Motion carried. Mr. Moriarty motioned to schedule a public hearing for September 24. Ms. Viscusi seconded. All in favor, Mr. Angell, Mr. Rolston, Mr. Flynn, Mr. Moriarty, Ms. Viscusi. Motion carried.

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

Mr. Flynn was acting chair for this application, Mr. Angell was recused. Mr. Rolston read through Part 2 of the Short Environmental Assessment Form. All items were answered “no, or small impact may occur.” Mr. Rolston read Part 3 determining a negative declaration. Ms. Knickerbocker read the “Resolution Establishing Lead Agency And Issuing Negative Declaration Under Seqra Rathjen Landscaping Supply Yard 6102 Route 82, Stanfordville, NY.” The vote to adopt the resolution was as follows; Mr. Angell, abstain, Mr. Flynn, yes, Mr. Rolston, yes, Mr. Moriarty, yes, Ms. Viscusi, yes.

Ms. Knickerbocker read the “Resolution Granting Site Plan Approval And Special Use Permit – Rathjen Landscaping Supply Yard - Located At 6102 Route 82, Stanfordville, NY”

The vote to adopt the resolution was as follows; Mr. Angell, abstain, Mr. Flynn, yes, Mr. Rolston, yes, Mr. Moriarty, yes, Ms. Viscusi, yes.

OTHER:

Approval of July 30, 2025 meeting minutes was moved to the September 24 meeting.