

Town of Stanford Zoning Commission

Meeting Minutes

July 30, 2026

Present: Thomas Angell, Eric Haims, Wendy Burton, Charlie Cunningham, Steven Horowitz

Absent: Don Smith

Meeting begins at 7:20 PM

Interview of Nina Peek/Victoria Polidoro for continued consultation work on the Zoning Code

Ms. Peek presented with Ms. Polidoro. Ms. Peek is the Planning Practice Leader for EDR. Ms. Peek has been involved with the Town of Stanford on and off for approximately 20 years. Ms. Polidoro introduced herself as a lawyer from Rodenhausen Chale & Polidoro LLP for land specific law and works for several surrounding Towns.

Ms. Peek explained that the work that had already been completed included a baseline code review, annotated outline & review summary, and a reorganized draft zoning code.

Ms. Peek said within Phase 2, Task 1 would include 7 Zoning Commission meetings to draft revisions and do legal coordination. Task 2 would include 2 open-house workshops for community engagement to gain feedback to shape refinements. Task 3 would include SEQRA, public hearing, and adoption of the Zoning Code. Ms. Peek said completing the task within the year should be very do-able based on the work that has already been done so far. The proposed fee (Tasks 1-3) would be a lump sum of \$87,000 that includes legal review.

Ms. Polidoro said legal review during Tasks 1 and 2 would be more helpful than a full review at the end of the project so adjustments can be made throughout the process. Ms. Peek would be the face of the meetings and draft the laws, and then Ms. Polidoro would do the legal review on the draft sections and a final review at the end.

Ms. Burton clarified if Ms. Polidoro would be drafting the laws, and Ms. Polidoro explained that Ms. Peek would be involved in the policy, but then Ms. Polidoro would do the review.

Mr. Horowitz asked if it is possible to have a Zoning Code draft that would be strictly organizational. Ms. Peek explained that using the baseline draft from the first phase had changes and that could be considered substantive, but going all the way back to the start would be similar to doing the same work all over again, so it would be best to work with what they did in Phase 1. Mr. Angell asked Ms. Polidoro what issues she sees within the Code, and she said the ambiguity within the definitions are a main concern and can cause disputes. Ms. Peek explained that the timeline for 7 months of meetings was based on what topics she thinks need to be discussed each month. Mr. Angell said one of the main issues is getting to the adoption phase before we run out of money in the budget. Ms. Peek said they would bill monthly. The Zoning Commission agreed that having both legal review and policy draft working together is beneficial, so they are not

relying so much on Mr. Angell and Mr. Horowitz, and even Mr. Butts for legal review. Mr. Cunningham asked about the support from the rest of EDR, and Ms. Peek explained there are two other members that would be involved as well.

Mr. Angell asked hypothetically where the Town of Stanford should land in terms of regulations, and how strict do they want to make their new Code. Ms. Polidoro said they should consider the rural character, the amount of staffing needed to enforce Code, the public's need for regulations. Ms. Peek said based on public feedback she has seen in the past; it seems like the Town is not interested in tight regulations. Ms. Peek said special use permits are a good tool to help regulate certain cases. Ms. Polidoro explained that Home Occupation regulations offer a way to create control as well.

Mr. Cunningham asked about available grant money. Ms. Peek said the deadline for CFA grant is tomorrow so that would not be possible, but there may be grants available through the Greenway Compact.

Mr. Angell said he would like to see the Town Board on the same page about making sure that the public is aware that they can participate in the Zoning Commission meetings, so they can address issues in real-time. Ms. Polidoro suggested that members of the Zoning Commission could go out to the public to get feedback and then bring it back to the Commission meetings. The Zoning Commission discussed that a problem that has happened in the past is that no one from the public shows up until the final project is being presented, and they are angry that it is not what they want, but they were not involved when they were given the opportunity. The Commission agreed that public engagement needs to be a priority to help the product be complete when it gets to the adoption phase.

The Zoning Commission discussed the possibility of sending postcards to each resident to let them know about upcoming meetings to get them involved.

Review of proposals of Zoning Code consultation from Nina Peek, Bonnie Franson & from Will Agresta

Ms. Burton motioned to recommend Nina Peek to the Town Board for hire to continue with Phase 2 for the Zoning Code. Mr. Horowitz seconded. All in favor, Mr. Angell, Mr. Haims, Mr. Cunningham, Ms. Burton. Motion carried.

The Zoning Commission discussed adding broadening the Rural Center district zone into the scope of Ms. Peek's contract as well as keeping a tight eye on the spending and timeline within the contract.

Additional Seat on Zoning Commission

Mr. Horowitz motioned to recommend the Town Board appoint Brooke Brown to the Zoning Commission. Ms. Burton seconded. All in favor, Mr. Angell, Mr. Haims, Mr. Cunningham, Ms. Burton. Motion carried.

Introduction of Water Quality Committee

Mr. Cunningham said they are fully formed and they are starting education on drinking water and groundwater; they would like to participate in meetings with the Zoning Commission and Planning Board when relevant.

Other

Ms. Burton approved the June 18, 2026 meeting minutes with amendments made by Mr. Cunningham. Mr. Horowitz seconded. All in favor, Mr. Angell, Mr. Haims, Mr. Cunningham, Ms. Burton. Motion carried.

The next meeting will be September 17, 2026 7:30 PM

Meeting adjourned at 9:25 PM