

Town of Stanford Planning Board

Meeting Minutes

July 29, 2026

7:30 PM at Stanford Town Hall

PRESENT: Thomas Angell, John Kemmerer, Will Moriarty, Rick Antonoff, Eric Haims (Town Board liaison)

PRE-APPLICATION CONFERENCE:

Multiple Dwellings: 88 Hunns Lake Rd (Bullis Hall): Tiffany Macedonia

Ms. Macedonia presented. Ms. Macedonia expressed interest in finding ways to use the existing Bullis Hall building for better personal use. Ms. Macedonia explained that someone had run their car into her building and recently had thoughts of selling the building, but she has not had any buyers interested and opening a business is challenging for new owners. Mr. Angell asked her the current use of the building. Ms. Macedonia said it is used as office space for closed captioning, and very little of the building space is being used. Ms. Macedonia said her current thought is to move into the building on the second and third floors for personal use and put 2 apartments on the first floor to rent. Ms. Macedonia said the previous use of the bed and breakfast would have had more bedrooms and bathrooms than she would renovate the space for now. Ms. Macedonia said the 2nd and 3rd floors can be accessed separately from the back of the building, the first floor would have its own access off Hunns Lake Road. Mr. Moriarty asked how many bathrooms were in the previous bed and breakfast, Ms. Macedonia said there were 6 suites with bathrooms, and it has the health department approval for that many bathrooms. Mr. Angell explained that multiple dwellings are only permitted with double acreage, and this lot only has 0.49 acres. Mr. Angell explained that Ms. Macedonia could do an Accessory Dwelling Unit in the lower level and just get building department approval because they are permitted as of right, but still need to meet ADU law with the square footage of 1500.

OTHER:

Mr. Moriarty motioned to approve the June 24, 2026 Meeting Minutes. Mr. Kemmerer seconded. All in favor, Mr. Angell, Mr. Kemmerer, Mr. Moriarty, Mr. Antonoff.

Meeting adjourned at 7:55 PM

September 22, 2026 will be the next meeting