

Town of Stanford Planning Board Meeting

April 27, 2022

7:30 PM held via Zoom Conference Call

PRESENT: Thomas Angell (Chairman), Chris Flynn, Brad Rolston, William Moriarty, Patrick Hancock, Frank Pepe (Town Board Liaison)

Meeting begins at 7:30 PM

BUSINESS:

SPECIAL USE PERMIT: SILANO: Amanda Silano  
2202 Bulls Head Rd, Stanfordville, NY 12581

Ms. Silano presented. Ms. Silano said she would like to open a daycare in her home and no changes to the property would be made. Mr. Angell asked if she would add play equipment to which Ms. Silano explained that she would and would follow code for the equipment including soft landing. Mr. Rolston asked the number of children she would care for, and Ms. Silano said her daycare license would allow up to 8. Ms. Silano further explained that the license allows 6 toddler aged children and 2 school age children that would be part of an after and before school. Mr. Rolston clarified that the licensing and zoning Town code are different, and that a home occupation daycare is up to 6 children for the Town code. Mr. Angell asked what zone the property was in, Mr. Rolston confirmed it to be AR. Mr. Angell explained that if Ms. Silano wanted to keep the daycare to 6 children, they would be able to grant the special use permit moving forward. Ms. Silano said she would keep the daycare limited to 6 children. Mr. Flynn asked what the driveway situation looked like. Ms. Silano said it is a very long driveway, and will fence the play area. Mr. Hancock motioned to classify the application as a special use permit. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Hancock, Mr. Rolston, Mr. Moriarty. Motion carried. Mr. Flynn motioned to schedule a public hearing for May 25, 2022. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Hancock, Mr. Rolston, Mr. Moriarty. Motion carried.

SPECIAL USE PERMIT: NILSSON: Daniel Contelmo Architects  
16 Millis Lane, Stanfordville, NY 12581

Mr. Contelmo presented. Mr. Contelmo said the applicant would like to convert an existing accessory building into an accessory apartment. Mr. Contelmo showed the map with the property. He explained the current building is about 400 square feet, the updated building will be about 600 square feet with a new lofted area because it is a vaulted ceiling. Mr. Rolston asked why it is being called an accessory apartment rather than a guest cottage. Ms. Nilsson explained that she has a 91-year-old father that would not be able to maneuver all the stairs in her home if his health deteriorates, or she may need the space for herself when she is older. Mr. Rolston said the purpose of accessory apartments are for special needs, so the situation makes sense. Mr. Contelmo said the property is .546 acres. Mr. Angell said they will need a variance because they need 1.5 acres to build an accessory apartment. Mr. Contelmo said they attempted to go to the

Zoning Board but they were referred to the Planning Board first. Mr. Angell asked if there has been any engineering done for the septic at this point, to which Mr. Contelmo said no, and that they would hope to tie the system into the existing septic system. Mr. Flynn asked how many bedrooms the current home is, Ms. Nilsson replied 3. Mr. Rolston asked what the parking and driveway situation looked like. Mr. Contelmo said the current parking can handle 3 cars which is fine since it will be just family. Mr. Angell asked if the applicant is considering giving up one of the bedrooms in the current home. Ms. Nilsson said she doesn't use 2 of the bedrooms right now, and that the accessory apartment is for the convenience of her father having privacy. Mr. Flynn said a 4<sup>th</sup> bedroom on the property may affect how the Board of Health sees the use of the leech field. Mr. Angell expressed concern about getting the Board of Health approval unless they decommission a bedroom. Mr. Angell said the Planning Board could classify the application tonight and then refer the applicant to the Zoning Board with a positive recommendation because they will need an area variance. Mr. Rolston motioned to classify the application as a special use permit. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Hancock, Mr. Rolston, Mr. Moriarty. Motion carried. Mr. Flynn motioned to refer the applicant to the Zoning Board with a positive recommendation. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Hancock, Mr. Rolston, Mr. Moriarty. Motion carried.

SITE PLAN APPLICATION: GAGLIARDI : Seth Stickle  
FM No. 9490 Rocky Top Way, Stanfordville, NY 12581

Mr. Stickle presented. Mr. Stickle said the parcel is 21.07 acres and the site plan revision is to a previously approved building envelope. Mr. Stickle explained that Lot 7 was part of a major subdivision approved in 2004 and is located in Rural Residential zone. Mr. Stickle said the original subdivision was done by Mark Graminski, and there are common driveways leading off Salt Point Turnpike, this lot is served by common driveway number 3 and also serves lot 9. Mr. Stickle further explained that part of the original subdivision each lot was given a development envelope. Mr. Stickle said that his client had come before the Board previously and was asked to prepare plans to formally address the envelope change. Mr. Stickle said that all the septic was approved and roads had been constructed. Mr. Stickle showed on the map the location of the septic pad and the common driveways. Mr. Stickle explained that the client would like an extension of the previously approved building envelope. Mr. Stickle stated that the sanitary disposal area will remain the same, but the septic tank and well will be moved. Mr. Stickle explained that they will approach the health department for approval of the amendment once the Planning Board gives its recommendation for the project. Mr. Angell asked how the topography differs between the two sites. Mr. Stickle said the new site would be about 20 feet higher, but is similar topography including a knoll and slope. Mr. Angell asked the condition of the lot, to which Mr. Stickle responded it is wooded and the client began clearing, but only for the house site. Mr. Angell asked if the new house site will be visible and how the visibility differs from the previous house site. Mr. Stickle explained they are extending up the ridgeline a little bit, but he does not believe the house would be visible because an adjacent lot is not developed and the grade drops about 100 feet. Mr. Angell asked if the change had been discussed with neighbors. Mr. Gagliardi, the owner, chimed in to explain that the original building envelope is almost in the neighbor's backyard so that is why he wanted to change the location of the envelope slightly. Mr. Gagliardi noted that the neighbor was pleased that the location of the building envelope could be changed and does not believe other neighbors would be that impacted. Mr. Angell asked which other lots have been developed around Mr. Gagliardi. Mr. Gagliardi said that the lot behind him cannot be developed, that the lot at the bottom of the subdivision is already

developed. Mr. Gagliardi continued to point out home locations on the map and said that he had discussed plans with several of the neighbors. Mr. Gagliardi further explained that the area is very wooded and hard to see through. Mr. Flynn asked where Mr. Dillinger's house is, Mr. Gagliardi pointed out it is towards the very front of the subdivision. Mr. Angell asked how much of the property would be cleared. Mr. Gagliardi said he was trying to make a similar building envelope to the others in the subdivision and has no plans to clear more than the building envelope. Mr. Angell pointed out that the extension of the building envelope would allow for a guest cottage and asked if Mr. Gagliardi would be willing to extinguish the current envelope to replace it with the new envelope. Mr. Gagliardi said he would be willing to do that. Mr. Angell said a note would need to be placed on the map to indicate the extinguishing of the current envelope. Mr. Angell brought up that the application would be considered an amendment to a major subdivision and would be need to be addressed with the Planning Board engineer, Mr. Weitz. Mr. Moriarty motioned to classify the application as an amendment to a major subdivision. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Hancock, Mr. Rolston, Mr. Moriarty. Motion carried. Mr. Flynn motioned to schedule a public hearing on May 25, 2022. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Hancock, Mr. Rolston, Mr. Moriarty. Motion carried.

#### PRE-APPLICATION CONFERENCES:

MINOR SUBDIVISION: DESOTO: Dennis DeSoto and Lynn Reed  
729-732 Cold Spring Road, Stanfordville, NY 12581

Mr. DeSoto presented. Mr. DeSoto said their property is located right off Cold Spring Road and have a residence and run a horse farm which are accessed by a common driveway. Mr. DeSoto asked the possibility of subdividing the property so that 729 Cold Spring Road, with the residence, could be sold, and the horse farm could remain with them because it has living accommodations. Frank Pepe arrived at 8:03 PM. Mr. Angell asked if the deed has two property descriptions and Mr. DeSoto was not sure. Mr. DeSoto said the property is 130 acres all together and would like to subdivide the property to give 10-15 acres to the residence to sell and leave the rest with the horse farm and live there. Mr. DeSoto asked if the lack of road frontage and the pond on the property would impact the ability to subdivide the lot. Mr. Hancock identified that a flag lot would be created and would need road frontage. Mr. Angell pointed out that an engineer would be needed to draw up plans for road frontage. Mr. Hancock asked how much road frontage there was, and Mr. DeSoto said there is about 20 feet. Mr. Angell explained that a variance may be needed, and that an engineer would have to help address those issues. The Board discussed the hyphenated address listing and what that could be mean for the property description. Mr. Angell said once the road frontage is worked out with an engineer, there should not be an issue with acquiring a subdivision.

SPECIAL USE PERMIT: Steve Bruman and Thomas Ambler  
6270 Route 82, Stanfordville, NY 12581

Mr. Bruman presented. Mr. Bruman explained that he and his partner are interested in the building and know of others that may be interested as well. Mr. Bruman said he would like to know what the process would be for turning the previously Uncle Sonny's building into a low key retail operation. Mr. Bruman explained that he had turned Bangall Works into a successful operation and cares about the area that they live in and wants to see what could be done to get

this building functioning. Mr. Angell asked what kind of retail were they considering. Mr. Bruman said a local business may be interested in purchasing the building through his real estate agency, but does not have all the details, and may be interested in purchasing the building himself. Mr. Angell said because the building is zoned residential and was a restaurant, the easiest thing would be to keep the building as a restaurant. Mr. Angell further explained that in order to have retail in the building Mr. Bruman would have to get a use variance from the Zoning Board of Appeals. Mr. Angell said the current draft of the comprehensive plan for the Town includes a change of zoning to allow commercial operation up to the property area. Mr. Bruman asked what the process of the Zoning Board looks like, to which Mr. Angell and Ms. Knickerbocker responded that it would be similar to the Planning Board in terms of meetings, public hearings, and application materials. Mr. Hancock asked if there was potential to put multiple businesses in the space. Mr. Bruman said he thought there could be room for two or three and that he could potentially turn the space around.

#### BUSINESS:

SPECIAL USE PERMIT: Isaac Angell

Bentley Field House: 6030 Route 82, Stanfordville, NY 12581

Mr. Tom Angell recused himself and Mr. Flynn sat as acting Chairman. Mr. Isaac Angell presented. Mr. I. Angell said he has been renovating the Bentley Field House in the center of Town. Mr. I. Angell said they currently operate out of the first level of the building. The space is being used by Halton Construction and the Bentley Veterinarian clinic. Mr. I. Angell said he would like to use the four previous office spaces on the second floor and use them for residential spaces. Mr. I. Angell said they have already gone through the Board of Health and have received approvals to allow for the septic and a public water source. Mr. Rolston asked if there had been a zoning variance granted for this application. Mr. I. Angell explained that he had to go through the Planning Board to get a Special Use Permit for the Vet clinic, and also went through the Zoning Board of Appeals in 2019 to get an area and setback variance. Mr. Hancock asked if small animals would be added to the practice. Mr. I. Angell said that could be an option down the road. Mr. Rolston asked the size if the apartments are 600 square feet or under, Mr. I. Angell confirmed that to be true. Mr. I. Angell also said that he has 36 parking spaces. Mr. Rolston asked if the applicant would be screening parking from adjacent properties. Mr. I. Angell explained that the property is appropriately screened. Mr. I. Angell said he would not be opposed to planting more trees. Mr. Flynn clarified that as long as there were not any restrictions in the original approval, he does not believe there should be any issues. Mr. Flynn added if the Board of Health has given approval, then things should be good too. Mr. I. Angell said there are no deed restrictions. Mr. Rolston asked if there was an approval from the ZBA. Mr. I. Angell explained that he was never given an official resolution from Mollie McMurray at the time. Ms. Knickerbocker said she will work with the Zoning Board of Appeals to locate the approval letter. Mr. Rolston motioned to classify the application as a special use permit. Mr. Hancock seconded. All in favor, Mr. Flynn, Mr. Rolston, Mr. Hancock, Mr. Rolston, Mr. Moriarty. Mr. Angell recused. Motion carried.

Mr. Hancock motioned to schedule a public hearing. Mr. Rolston seconded. All in favor, Mr. Flynn, Mr. Rolston, Mr. Hancock, Mr. Rolston, Mr. Moriarty. Mr. Angell recused. Motion carried.

#### OTHER:

Mr. Moriarty motioned to approve the February 23, 2022 meeting minutes as written. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty, Mr. Rolston. Mr. Hancock, abstained. Motion carried.

Mr. Hancock motioned to adjourn the meeting. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Moriarty, Mr. Rolston, Mr. Hancock. Motion carried. Meeting adjourned at 8:28 PM.