

Town of Stanford Planning Board Meeting

May 25, 2022

7:30 PM held at Town Hall

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

ABSENT: William Moriarty

Meeting begins at 7:31 PM

PUBLIC HEARINGS:

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

Ms. Silano had provided notices and affidavit to Ms. Knickerbocker. Ms. Albini, 2207 Bulls Head Road, had questions regarding Ms. Silano's application. Ms. Albini asked if the daycare will be under the oversight of the New York State Office Children and Family Services. Ms. Silano said yes it will be. Ms. Albini asked the number of children Ms. Silano can have in her daycare; Ms. Silano responded six. Ms. Albini asked the hours of operations to which Ms. Silano responded most likely 7:00 am to 5:30 pm. Ms. Albini asked if Ms. Silano will be hiring employees. Ms. Silano said it will be just herself and her mother working the daycare. Ms. Albini asked the Board if the daycare could be expanded into a larger commercial operation with multiple classrooms. Mr. Angell explained that the special use permit that Ms. Silano is seeking would only allow for six children. Ms. Albini explained that the reason for her questions is that she lives across the road and is concerned about the noise from cars coming in and out the driveway. Ms. Albini was concerned that if the operation expanded the noise from the traffic of twenty or thirty cars coming in and out would be disruptive, but Ms. Silano said the maximum number of children is six. Ms. Silano said the daycare will have to have home inspections and fire safety checks. Ms. Albini asked the age of the children. Ms. Silano said the children could be anywhere from three months to twelve years old. Ms. Albini asked if the adjacent neighbor is here and if they were notified, to which Ms. Silano said she received the return notice that the letter had been received. Ms. Albini asked if the special use permit conveys to the next owner. Mr. Angell said it would not, but the new owner would be able to apply for a special use permit. No other comments from the public. Mr. Flynn motioned to close the public hearing. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Hancock. Motion carried.

BUILDING ENVELOPE AMENDMENT: GAGLIARDI: Mark Graminski  
9490 Rocky Top Way, Stanfordville, NY 12581

Mr. Kearins, 79 Rocky Top Way, explained that he received the notice of the public hearing yesterday and knows of at least two other neighbors that would have liked to come to the public

hearing but did not have enough notice to make work schedule adjustments. Mr. Graminski explained that he uses an electronic service to do the mailings and he received notice that everything was processed on May 19. Mr. Angell said the Board can address any issues regarding missing members of the public. Mr. Kearins asked if it required for someone to acquire a variance before they start clearing trees outside the permitted building envelope. Mr. Angell clarified with Mr. Kearins that the application is for the building envelope, not for clearing of the lot, and does not know if there are restrictions on clearing. Mr. Kearins responded that there are restrictions and the owners within the subdivision are not supposed to remove trees outside the designated building envelope unless they pose a hazard. Mr. Angell asked Mr. Graminski if that is his understanding as well. Mr. Graminski presented the original subdivision with the building envelopes and said any of that language regarding the tree clearing would be in the deed. Mr. Kearins commented that it is included in the deed. Mr. Kearins further stated that Mr. Matero has cleared 400-500 feet outside the envelope and assumes he intends to build a house. Mr. Kearins said he purchased the lot because he saw where the neighboring envelopes were and did not want a neighbor to build right on top of the hill. Mr. Kearins said that Mr. Matero has leveled the whole mountain top, and he seems to be confused about why Mr. Matero was able to do so without a variance. Mr. Angell explained that the Planning Board does not enforce the covenants of the deed, but his comments will be considered regarding the application. Mr. Graminski presented the application to the public. Mr. Graminski said the application is to enlarge the building envelope on Lot 7 based on the original subdivision off a private road. Mr. Graminski said that he did a site visit, and the proposed area is cleared. Mr. Graminski is proposing an amendment to the envelope from the Board, and then they will have to go to the County Department of Health for an amendment to the original septic and water plans from 2004. Mr. Graminski said the absorption field would be in the same location, but the house location, septic tank, driveway, and well location would be amended. Mr. Angell asked Mr. Kearins what his position regarding the application is. Mr. Kearins responded that the owners of that lot should be held to the same rules and regulations that the rest of the owners in that subdivision because they bought the lots knowing where the house site locations would be. Ms. Kearins commented that they have a significant problem with water coming down the hill and fears that the grading may have affected the watershed. Mr. Angell would like to keep the public hearing open since there are missing neighbors. Mr. Flynn motioned to keep the public hearing open. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Hancock, Mr. Rolston. Motion carried.

SPECIAL USE PERMIT: ANGELL: Isaac Angell  
6030 Route 82, Stanfordville, NY 12581

Mr. Thomas Angell recused himself from the public hearing. Mr. Burdick, who owns the farm market store across the road, said that he is in favor of the apartments as he believes there is a shortage of apartments in the area. No other comments from the public were made. Mr. Rolston motioned to close the public hearing. Mr. Hancock seconded. All in favor, Mr. Flynn, Mr. Rolston, Mr. Hancock. Motion carried.

#### BUSINESS:

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

Mr. Angell said at the previous meeting he had a question about what type of SEQR review would be needed for this application, and after some research it was found that the Town Code requires an Environment Impact Statement for daycare centers as they are considered Type I actions. Mr. Angell said that even the most complex applications, like the Millbrook School Master Plan, did not require an EIS. Mr. Angell had been in contact with Mr. Butts, and Ms. Knickerbocker had been in touch with Ms. LaVarnway at County Planning to sort things out. Ms. Knickerbocker explained that Ms. LaVarnway had sent her information on the Social Services law 390 that would supersede the local law because the home practice would not be considered a “day-care center” as she will have six or less children under her care. Mr. Angell and Mr. Butts had concluded that a short form would suffice, and the Board agreed. Mr. Hancock read Part 2 of the SEAF, all questions were answered no, or small impact may occur. Mr. Hancock read Part 3 and based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. The question of the adoption of the foregoing resolution was duly put to a vote, and upon roll call, the vote was as follows: Chair Thomas Angell, yes, Mr. Flynn, yes, Mr. Hancock, yes, Mr. Rolston, yes, Mr. Moriarty, absent. Mr. Hancock motioned to approve the special use permit for the in-home daycare up to six children. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Hancock, Mr. Rolston. Motion carried.

LOT LINE ALTERATION: COUGHLIN: Brian Houston  
179 & 215 Bowen Road, Stanfordville, NY 12581

Mr. Houston presented. Mr. Houston explained that the lot is in the AR Zone and owned by Rolling Hills Farm III LLC, which is Taconic Distillery, and land owned by Paul Coughlin. The applicant would like to convey 41.69 acres from Rolling Hills Farm III to the land owned privately by Paul Coughlin. Mr. Houston said the Distillery will drop down to 22 acres. Mr. Houston explained that most of the property is wetlands or wooded areas, and there is no proposal for development. Mr. Angell asked if there are any deed restrictions on the property. Mr. Houston said there are none known. Mr. Angell asked if the setbacks are far enough, to which Mr. Houston responded there is lots of room, the closest is 140 feet. Mr. Houston said the well and septic are close to the building. Mr. Rolston asked if there any setbacks for the farm lanes and Mr. Houston said they are well established farm roads. Mr. Flynn motioned to classify the application as a minor subdivision lot line change. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Hancock, Mr. Rolston. Motion carried. Mr. Flynn motioned to schedule a public hearing on June 29. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Hancock, Mr. Rolston. Motion carried.

#### OTHER:

##### APPROVAL OF APRIL 27, 2022 MINUTES

Mr. Rolston motioned to approve the April 27, 2022 meeting minutes with amendments to adding “was” on page 3, “successful” on page 4, using T. Angell and I. Angell to differentiate between the two Mr. Angells, and minutes to be approved to February 23, 2022 . Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Hancock, Mr. Rolston. Mr. Angell abstained from Isaac Angell portion of minutes. Motion carried.

BUSINESS:

SPECIAL USE PERMIT: ANGELL: Isaac Angell  
6030 Route 82, Stanfordville, NY 12581

Mr. T. Angell recused himself. Mr. Flynn sat as acting chairman. Mr. Pepe commented that the building will be a nice addition to the town. Mr. Rolston asked if the zoning variance approval was able to be recovered. Ms. Knickerbocker explained that herself and Ms. Dalton looked through records were not able to find a physical copy of the approval or minutes. Mr. Rolston would like to have a Zoning Board member that was present confirm that the variance was granted, that can be done before the physical permit is presented to Mr. I. Angell, but the Board can continue with the approval tonight. Mr. Hancock read Part II of the SEAF and all questions were answered no, or small impact would occur. Mr. Hancock read Part 3 and based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. The question of the adoption of the foregoing resolution was duly put to a vote, and upon roll call, the vote was as follows: Chair Thomas Angell, yes, Mr. Flynn, yes, Mr. Hancock, yes, Mr. Rolston, yes, Mr. Moriarty, absent. Mr. Rolston motioned to approve special use permit for the 4 multifamily dwellings. Mr. Hancock seconded. All in favor, Mr. Flynn, Mr. Rolston, Mr. Hancock. Motion carried.

Mr. Rolston motioned to adjourn the meeting. Mr. Hancock seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Hancock, Mr. Rolston. Motion carried. Meeting adjourned at 8:19 PM.

The next meeting will be June 29, 2022.