

Town of Stanford Planning Board  
December 18, 2024  
7:30 PM at Town Hall

Present: Thomas Angell (chairman), Chris Flynn, Bradley Rolston, Patrick Hancock, Mr. Haims (Town Board Liaison)  
Absent: William Moriarty

#### PUBLIC HEARING:

Minor Subdivision: Blue Sky Farm, LLC: Kirk Horton  
#759929, North Side of Hunns Lake Rd, South of Ohland Rd, Stanfordville, NY  
Mr. Horton provided the affidavit and certified mailings to Ms. Knickerbocker for the public hearing notice. There were no 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.

#### BUSINESS:

Minor Subdivision: Blue Sky Farm, LLC: Kirk Horton  
#759929, North Side of Hunns Lake Rd, South of Ohland Rd, Stanfordville, NY  
Mr. Horton presented. Mr. Horton said the owners have 73.5 acres and want to break off 14 acres that was an existing lot with a house that burned down, but now they want to subdivide the lot. Mr. Horton said he added the Agricultural Disclosure note to the plat. Mr. Hancock read through Part II of the SEQR review and answered all questions as “no, or little impact.” Mr. Horton read Part III of the SEQR review and checked the box determining the project would not result in an adverse environmental impact. Ms. Knickerbocker read the resolution establishing the Planning Board as lead agency and determining the project would not result in any adverse environmental impact. The resolution was put to a vote and was as follows; Mr. Angell, yes, Mr. Flynn, yes, Mr. Rolston, yes, Mr. Hancock, yes, Mr. Moriarty, absent. The resolution was adopted.

Amendment to Building Envelope: Joe Monaco  
Shelley Hill Road, Stanfordville, NY

Mr. Monaco presented. Mr. Angell explained that in between the last meeting and this one, that Ms. Knickerbocker sent records from the original subdivision to Mr. Monaco and the Planning Board to review why the building envelope was placed where it was. Mr. Angell said his take on the reasoning for the original subdivision envelope was drawn mostly from significant environmental concerns. Mr. Angell said the Town of Stanford Conservation Advisory Committee had provided a lengthy letter outlining their concerns and did a site visit, and recommended the envelope. Mr. Angell said in order to move forward with this project the

Planning Board will have to recommend the application back to the Conservation Advisory Committee again once Mr. Monaco submits an application to modify the minor subdivision. Mr. Monaco countered that he went through the documents as well and he found that at the second Planning Board meeting the Planning Board recommended the envelope before the application was sent to the Town Engineer and the Conservation Advisory Committee, and the Planning Board initially proposed the envelope, not the Conservation Advisory Committee. Mr. Rolston said it was his assumption that the Planning Board gave the Conservation Advisory Committee the building envelope recommendation so the Conservation Advisory Committee knew what they were evaluating. Mr. Monaco said the May 30th meeting minutes made it sound like the Planning Board made the envelope suggestion before the Conservation Advisory Committee had done their evaluation. Mr. Monaco said the CAC concerns were with the vernal pools, and the CAC documented the distance between the pools and the original envelope, and the pools are in the rear portion of the parcel, and the proposed new building envelope would be on the East end of the property maintaining that same distance from the vernal pools. Mr. Monaco asked if it would be possible to modify the envelope if he kept the same distances outlined in the original review from the CAC. Mr. Angell said Mr. Monaco would have to submit an application to modify a minor subdivision and then the Planning Board would refer the application to the CAC, and if the CAC says they do not have a problem with the new location then the Planning Board can move forward with the application. Mr. Monaco asked since the engineer work and SEQR had been done would he have to do that again, and Mr. Angell said that Mr. Monaco will have to submit a new application and go through the process.

Minor Subdivision / Flag Lot: Karin Roebke  
Route 82, Stanfordville, NY

Mr. Angell recused himself. Ms. Roebke said her friend, Gayle Bontecou, has offered to sell her a 5 acre piece of land off her property. Ms. Roebke said she sat down with Mr. Gotovich to review the proposed subdivision. Ms. Roebke said it would have its own driveway and has hired a surveyor to draw up the subdivision. Ms. Roebke said she does not want to do Board of Health approval until she owns it. Mr. Flynn explained that State Transportation would be involved as part of the subdivision since the driveway comes out to a State road. Mr. Rolston said a surveyor and engineer would need to put together a sketch plat to submit. Ms. Roebke was concerned about spending money on surveying and engineering a driveway before she owns the lot. Mr. Flynn explained that an engineer is going to be needed to design the plat with the driveway as part of the subdivision. Mr. Rolston explained that she would need the subdivision plat before she can get the deed, but Ms. Roebke is concerned that the owner may back out of the subdivision after she has put money into an engineer. Mr. Hancock asked if they could subdivide the lot and then get an engineer involved later. Mr. Flynn explained that the engineer would do all that at once. Mr. Flynn said they could also do a subdivision without all the driveway information, but he recommended she contact the Highway Department to find out how get the State involved. Ms. Roebke said about flag lot road frontage and Ms. Knickerbocker read the notes under lot regulations in the Code, but it was still unclear how much road frontage would be

needed. Mr. Flynn recommended having a surveyor submit an application for a subdivision. Ms. Roebke said she would need to find out how much road frontage would be needed, but it sounded like 15 feet was the minimum, but Mr. Hancock said she should consider the width to accommodate vehicles that would be coming up and down the driveway to build the home. Mr. Rolston said there has to be a preliminary plat submitted, and then the Planning Board would classify the application. Mr. Hancock said there would be a public hearing following the submission of the application, potentially in February if the application is submitted in January. Ms. Knickerbocker said that Ms. Roebke would have to get an authorization letter from Ms. Bontecou that the surveyor can represent her for an application.

**OTHER:**

Mr. Hancock presented a deed agreement from the Upton Lake subdivisions that outlines that ADUs are not allowed. Mr. Hancock expressed concern that the ADU law that the Town is trying to pass is not considering this land agreement in the Upton Lake District. Mr. Angell explained that the deed restrictions would supersede the ADU law. Mr. Hancock would like to see the law be more explicit in explaining that the ADU law would not apply to the Upton Lake District.

Mr. Rolston motioned to approve the November 20 meeting minutes with the amendment of crossing out the second page duplicate lines on the same topic. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Hancock. Motion carried.

Mr. Angell thanked Mr. Hancock for his four years of service to the Planning Board as he will be stepping down from the position.

Meeting adjourned at 8:25 PM