

Town of Stanford Planning Board
Meeting Minutes
Recorded by Sara Knickerbocker

January 22, 2025
7:30 PM

Present: Thomas Angell, Bradley Rolston, William Moriarty, Eric Haims (Town Board liaison)
Absent: Chris Flynn

BUSINESS:

Modification to Minor Subdivision (Building Envelope and Limits of Clearing): Joe Monaco
Shelley Hill Road, Stanfordville, NY

Mr. Monaco presented. Mr. Monaco said the original subdivision is from 2007 and there are two changes for the modification. Mr. Monaco said the first is the revision of the building envelope, and second is the tree line. Mr. Monaco had consulted with a surveyor, engineer, reviewed all previous notes from original minutes and CAC comments, and placed a new building envelope based on the driveway concerns, Southern property vernal pool comments, and moved the envelope more North and maintained all the same setbacks and distances from the vernal pools as the original building envelope. Mr. Angell asked what the difference is from this submitted map and the pre-application map, and Mr. Monaco explained that the difference is the expansion to the East and the limits of clearing. Mr. Monaco explained that they took an overlay from Dutchess County Parcel Access for the tree line to show the existing tree line more accurately. Mr. Monaco said the current building envelope is .95 acres and the new proposal will be 1 acre, and the tree line revision is the current tree line on the property based on the Parcel Access. Mr. Monaco said there are a couple of steep hillsides, so the proposed house site is on a flatter area. Mr. Angell asked about the size of the wetlands, and Mr. Monaco said he would guess roughly an acre, and he plans on keeping those areas wild. Mr. Angell asked to check if the wetlands are DEC wetlands, Ms. Knickerbocker said the Parcel Access shows the wetlands as federal NWI on the property. Mr. Rolston motioned to classify the application as a modification to a minor subdivision. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Rolston, Mr. Moriarty. Motion carried. Mr. Angell and Mr. Rolston asked to refer the application to the Conservation Advisory Committee for review before scheduling a public hearing. Mr. Monaco had expressed that the modification had been thoroughly researched, and previous CAC comments were address, so a referral to the CAC now should not be necessary. Mr. Rolston explained that because the CAC was involved in the original subdivision plan and the building envelope is being changed, it would be inappropriate to override a decision that was made by the CAC.

Minor Subdivision: Sisters of Charity of Saint Vincent DePaul: Sean Morgan
177 Sisters Hill Road, Stanfordville, NY

Mr. Morgan presented. Mr. Morgan said the Sisters of Charity are looking to subdivide one lot with a building from another 2 lots, making 3 lots total. Mr. Morgan said the parcel is currently 66.82 acres that has not been subdivided. Mr. Morgan said there is the farm, greenhouses, and a house. Mr. Morgan explained that they want to sell off the lot with the house on it. The breakdown of new parcels would be a 7.98 acre, a 30.28 acre, and a 26.91 acre lot. Mr. Morgan said each lot will have a building on it; there is house, a pump house, and farm buildings. Mr. Angell asked if they had mapped out where the existing wells and septic locations were. Mr. Morgan said the wells are located in the basement of two of the buildings and are looking to install a well on the 7.98 acre lot to keep it separate. Mr. Angell asked about the driveway situation. Mr. Morgan said when they sell the property, they will terminate the other driveway to avoid traffic coming through that property. Mr. Rolston pointed out that the farm has a CSA which would likely need that driveway as it is only one way and sees a lot of traffic. Mr. Angell said the application will need to be referred to the Planning Board engineer to review the driveway and traffic situation. Mr. Moriarty motioned to classify the application as a minor subdivision. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Rolston, Mr. Moriarty. Motion carried.

Minor Subdivision: Gayle Boneteau/Karin Roebke: Brandon Johnson
154 Knight Road, Stanfordsville, NY

Mr. Johnson presented. Mr. Johnson said the applicant is looking to subdivide 5 acres off a 57 acre lot on Knight Road. Mr. Johnson explained that previously they were looking to subdivide a different lot owned by Ms. Boneteau, but they are now advancing with this parcel instead. Mr. Johnson said the property encompasses both sides of Knight Road and they will create a 50 foot right away and the owner is seeking to subdivide off a 5 acre parcel on the North side of the Knight Road and on the corner of North Anson Road. Mr. Johnson said the deed is for a single parcel that crosses over Knight Road, and in the process of subdividing they will create a proper 50 foot road. Mr. Angell asked if the user road would still belong to the owners. Mr. Johnson said because they are creating a new deed it would go to the new owners, but needs to check his road law. Mr. Angell said he believes that the user road continues to belong to the adjoining parcel owners. Mr. Johnson said in some subdivisions where the deed goes to the center of the road, the Towns want to give 25 feet or so off the road, but that is not the same in every town. Mr. Johnson said if the Town does not want to do the 25 feet off the center of the road, they can modify it to create the correct property geometry. Mr. Angell suggested that Mr. Johnson speak with the Highway Superintendent because he has not heard of doing it that way before, with the exception of a major subdivisions where roads are being put in that are dedicated to the Town. Mr. Angell said usually the Town wants to have access to it. Mr. Angell asked what the land is being used for currently, and Mr. Johnson said thorns, scrub brush, and nothing else, but may have been farmland at one time, but it is currently not being farmed. Mr. Angell asked if it is the Ag District and Mr. Johnson said yes, Agricultural District 21. Mr. Moriarty asked if it is for a building lot, and Mr. Johnson said yes, eventually, right now they are trying to make the lot for

purchase, and then do the design phase. Mr. Angell said the Board will need a letter from an engineer saying a septic system could be installed. Mr. Johnson said there are no existing structures on that part of the parcel. Mr. Angell said that the Board will need a letter from the Highway superintendent about road access. Mr. Rolston motioned to classify the application as a minor subdivision. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Rolston, Mr. Moriarty. Motion carried. Mr. Rolston motioned to schedule a public hearing for February 26, 2025. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Rolston, Mr. Moriarty. Motion carried.

OTHER:

Mr. Moriarty motioned to go into executive session for Planning Board position interviews. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Rolston, Mr. Moriarty. Motion carried.

Interview with Laura Viscusi for Planning Board position.

Interview with Andrew Garcia for Planning Board position.

Mr. Moriarty motioned to close the executive session. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Rolston, Mr. Moriarty. Motion carried.

OTHER:

Mr. Moriarty motioned to approve the December 18, 2024 minutes with the amendment from “consolidate” to “subdivide” in BlueSky Farm application. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Moriarty, Mr. Rolston. Motion carried.

Mr. Moriarty motioned to adjourn the meeting. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Moriarty, Mr. Rolston. Motion carried. Meeting adjourned at 8:45 PM.

Laura Viscusi was recommended to the Town Board for approval to fill the position.