TOWN OF STANFORD TOWN BOARD  
TOWN BOARD MINUTES

FEBRUARY 13th, 2025

The Town of Stanford Town Board met for their monthly meeting on Thursday, February 13th, 2025, at the Town Hall at 7:00 PM. Supervisor Wendy Burton called the meeting to order with the Pledge of Allegiance led by Town Justice Dennis Buchal.

This meeting was dedicated to our indomitable Town Highway Department who have done an incredible job keeping the roads cleared through all of these recent storms. Justice Buchal also added that they also sanded a driveway for a recent structure fire for the Fire Company last week.

Roll call: Wendy Burton – present

Julia Descoteaux – present

Eric Haims - present

Nathan Lavertue – present

Theodore Secor - present

Also in attendance was Town Attorney Robert Butts.

MOTION TO APPROVE AGENDA: Supervisor Burton made a motion to approve the Agenda with the addition of an approval for a Burdick Park expense, under “Other.” The motion was seconded by Nathan Lavertue, with all present voting in favor. Motion carried.

LIAISON REPORTS:

Councilman Theodore Secor said that the Haunted Fortress committee had gone over an extensive list for repairs and were looking into a municipal improvement grant but this year’s grants are geared to go a senior project, so we wouldn’t qualify. The Climate Smart Task Force was collecting and organizing data to submit to the Hudson Valley Partners for Climate Action and the NYS Association level of that and hoped to get bronze level certification or better. They also discussed in depth their “mission” as well Councilman Secor explaining what the certification levels mean for possible grants opportunities. The ZBA met last night for Rathjen’s Nursery on Charwill Drive public hearing and was held open until March 12th. Two other public hearings will be held in March, one for front yard area variances at Bloodstock Farm and one for a front yard variance at 1709 Bulls Head Road. Two other variance applications needed additional clarification; Supervisor Burton added that the attorneys are trying to come to a settlement with the issues of the Rathjen Nursery.

Councilman Eric Haims covered the three items at the recent Planning Board meeting: a modification of a minor subdivision on Shelley Hill Road amending a previous subdivision that will be the subject of a public hearing on Feb. 26th, then will be sent to the CAC for their review; a minor subdivision on Sisters Hill Road, 66 acres being subdivided into three lots that will then be referred to the Planning Board engineers; and a minor subdivision on Knight Road, a 5-acre subdivision from Gayle Bontecou with a public hearing being held on 2/26.

Councilman Lavertue covered the recent Recreation Commission meeting: a presentation by a sophomore from Spackenkill explaining his Eagle Scout project: installing benches, plantings and a plaque dedicated to this grandfather at the Rec.; discussion on the Rec. pavilion rentals, having a revised form and an increase in fees for residents and non-residents; a discussion that the Taconic Little League will do a major upgrade and maintain the baseball fields if the Town will purchase the clay; discussion on a pollinator garden at the Community Gardens; the summer camp which will have 4 one-week sessions July 7th through August 1st with a maximum of 50 children per session with the registrations opening on Friday, Feb. 14th.

Councilwoman Julia Descoteaux reported that the CAC had accepted Lyn Tondricks’ application to join them with the Town Board’s approval tonight; Margaret Fallon from the CAC will be giving an update tonight on the Natural Resources Inventory; the pollinator maze at the Rec. was handed off to the Recreation Commission; the CAC discussed the ADU Law and trusts the Town Board’s judgement; discussions on the mowing cycle at the Lovett Preserve and a trail marker for the Whitlock Preserve; Chair Curtis DeVito will speak with the Winnikee Trust about the 100 acres on Homan Road; and a brief discussion about the spotlights at the Sept. 11th memorial.

Supervisor Burton stated that the Fire Commissioners had their annual Reorganizational meeting and a regular meeting but had no new business; the Zoning Commission was speaking with a NYSERTA representative about large scale battery storage systems; two dead geese were found at Upton Lake and she is very concerned about the avian flu issue – be careful handling dead birds and contact the DEC. Ms. Burton also explained that the Town Board has been

Town Board Minutes  
2/13/25. Page 2

passing several new laws since the completion of the Comprehensive Plan as the current Zoning Code was very old from 1984 and had many flawed and ambiguous sections; they have hired a consultant to assist in creating new updated ordinances, including the Town Board’s introduction of the “Right to Farm” law in March with a public hearing in April. The Town Board is also working on a “Short Term Rental” law as a registry bill was signed by the Governor that a town can collect sales & occupancy taxes. The Zoning Commission is also working on home businesses. Ms. Burton thanked all for their input on the ADU law that will be voted on tonight, and if needed, this law can be “tweaked” when reviewed in the near future.

Councilwoman Descoteaux added that the Fire Company also spent many hours at 13 Hands Farm helping two horses that were stuck on the ice. Dennis Buchal also said that the towns of Patterson and Pawling also assisted with the rescue as well as Matt’s Autobody and the Rhinebeck vets but unfortunately one horse had to be put down.

Councilman Lavertue gave an update regarding the condition of Route 82: he had met with the DOT Deputy Regional Director last spring along with County Legislator Chris Drago regarding maintenance and repair of the road, and were told that 82 was not in their paving plans. District 8 covers an area from Westchester to Columbia counties with a lot of roads and they have dwindling resources with both staff and budget, and material costs are going up. Mr. Lavertue suggested that we get in a conversation with Albany to get more funding so that we can get repairs in May or June. Leg. Drago will speak with Didi Barrett and Michelle Hinchey to assist. Supervisor Burton spoke of a bill in the Assembly and the Senate where local authorities could set their own speed limits if the road was considered dangerous.

PRIVILEGE OF THE FLOOR:

Naomi McClinton, 6052 Rt. 82 – one of the students attending, asked about the ADU law.

Mike Picinelli, Rt 82 – said that the State plowing one inch of snow is really destroying the roads and the trucks.

Emily Rivas, 14 Woods Drive – also one of the attending students, stated that if materials and manpower are scarce, can people from the Town volunteer? Nathan Lavertue answered that it could be a liability issue with residents.

NEW BUSINESS:

1. PRESENTATION ON THE NATURAL RESOURCE INVENTORY: CAC member Margaret Fallon explained that the “NRI” organized and cataloged all the physical and biological information in the area that will help planners in the future. She added that there would probably be updates in the future. The grant to do this project was obtained by Gary Lovett and many local scientists helped. Ms. Fallon hoped that all residents would take the time to look at their area and compare the findings to their own property. There are two versions to look at: a high-tech version with a link in the Supervisor’s newsletter, or hard copies in the Town Clerk’s office. The CAC is still looking for photos for the final of trees, meadows, birds, vernal ponds, etc. The deadline for submitting is March 31st.

2. ANNUAL APPROVAL OF BOOKS: The Court, the Building Inspector and the Town Clerks present their books to the Town Board annually. Carolyn Harklerode presented Town Justice Dennis Smith’s books and Wendy Burton made a motion to approve them to the best of their knowledge, seconded by Julia Descoteaux. Motion carried. The books of Town Justice Dennis Smith were presented by Court Clerks Patty Koch and were approved to the best of their knowledge on a motion made by Wendy Burton, seconded by Theodore Secor. Motion carried. The books of the Building Inspector and the Town Clerk would be presented later on at the meeting.

3. LOCAL LAW #1 OF 2025 – ACCESSORY DWELLING UNITS: The following SEQRA Determination resolution #2D and 2C, was briefly described by Attorney Butts, showing that no significant impacts were found and that it was consistent with the community’s plans and character. He added that Part 1 had been approved last summer.

**RESOLUTION NO. 2D OF 2025  
RESOLUTION OF SEQR DETERMINATION**

**FOR LOCAL LAW AMENDING CHAPTER 164 OF THE TOWN CODE**

**TO ALLOW ACCESSORY DWELLING UNITS IN ALL ZONING DISTRICTS**

Town Board Minutes  
2/13/25. Page 3

At a meeting of the Town Board of the Town of Stanford (“Town Board”), held at the Town of Stanford Town Hall on the 13th day of February, 2025, at 7:00 p.m., Town Supervisor Wendy Burton called the meeting to order, and she, seconded by Councilperson Eric Haims, moved the following resolution, containing the findings and determination under the New York State Environmental Quality Review Act (“SEQRA”) for the enactment of the local law, to be known as Local Law No. 1 of 2025, entitled “A Local Law Amending Chapter 164 of the Town Code to Allow Accessory Dwelling Units in all Zoning Districts:”

WHEREAS, the Town of Stanford Town Board (“Town Board”) has introduced and is considering the enactment of a Local Law which would allow Accessory Dwelling Units in all Zoning Districts (“the Action”); and

WHEREAS, the Town Board has prepared Part 1 of a Full Environmental Assessment Form (“EAF”), pursuant to the requirements of 6 NYCRR Part 617; and

WHEREAS, the enactment of a Local Law amending the Town Zoning Law, which changes the allowable uses within a zoning district affecting more than twenty-five (25) acres of land, is a Type I action under the New York State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, the proposed Local Law, with Part 1 of the Full EAF, was referred to the Dutchess County Department of Planning and Development for an advisory opinion pursuant to New York General Municipal Law §239-m and the Dutchess County Department of Planning and Development provided its response without comment stating it was a “matter of local concern”; and

WHEREAS, the Town Board duly advertised, held and closed the public hearing on the Local Law during its meeting on January 9, 2025; and

WHEREAS, the proposed Local Law, with Part 1 of the Full EAF, was referred to the Town of Stanford Planning Board for a report and recommendation pursuant to Section 164-56 of the Stanford Town Code, and more than 45 days have elapsed from such referral and no response has been received; and

WHEREAS, the Town Board has thoroughly reviewed and considered the Local Law; and

WHEREAS, the Town Board has conducted its SEQRA review by (1) considering the criteria contained in subdivision (c) of 6 NYCRR §617.7 to identify any relevant areas of environmental concern, (2) thoroughly analyzing the identified relevant areas of environmental concern to determine if the action may have a significant adverse environmental impact, and (3) completing Part 2 of the EAF and adopting Part 3 of the EAF, which included a narrative articulating the reasons supporting the Town Board's SEQRA determination; and

WHEREAS, there are no involved agencies other than the Town Board.

NOW, THEREFORE, BE IT RESOLVED that the Town Board hereby determines that the Action is a Type I action under SEQRA; and

BE IT FURTHER RESOLVED, that the Town Board shall serve as Lead Agency and since there are no other involved agencies it is not necessary to conduct a coordinated review; and

BE IT FURTHER RESOLVED, that for the reasons set forth in Part 3 of the EAF the Action will not result in any significant adverse impacts on the environment and, therefore, that an Environmental Impact Statement need not be prepared and a Negative Declaration therefore be issued; and

BE IT FURTHER RESOLVED, that the Town Supervisor is hereby authorized to execute any such documents and take any such lawful actions as she may deem convenient, necessary or advisable in order to effectuate the foregoing Resolution.

The foregoing resolution was voted upon with all Board members voting as follows:

Wendy Burton, Supervisor Yes

Nathan Lavertue, Councilperson Yes

Julia Descoteaux, Councilperson Yes

Eric Haims, Councilperson Yes

Theodore Secor, Councilperson Yes

Certified this 13th day of February 2025 by the affirmative votes of the Town of Stanford Town Board members. *Ritamary Bell,* *Town Clerk*

Supervisor Burton made a motion, seconded by Theodore Secor, to enact Local Law #1 of 2025:

**Local Law #1 of 2025 – RESOLUTION #2C OF 2025**

**A LOCAL LAW ALLOWING ACCESSORY DWELLING UNITS**

Town Board Minutes  
2/13/25. Page 4

**IN ALL ZONING DISTRICTS**

At a meeting of the Town Board of the Town of Stanford (“Town Board”), held at the Town of Stanford Town Hall on the 13th day of February, 2025, at 7:00 p.m., Town Supervisor Wendy Burton called the meeting to order, and she, seconded by Councilperson Theodore Secor, moved the following resolution, to enact the local law, to be known as Local Law No. 1 of 2025, entitled “A Local Law Amending Chapter 164 of the Town Code to Allow Accessory Dwelling Units in All Zoning Districts,” as follows:

WHEREAS, the following Local Law was introduced as Proposed Local Law No. 3 of 2024, at a meeting of the Town Board held on December 12, 2024; and

WHEREAS, the proposed Local Law, with Part 1 of the Full EAF, was referred to the Dutchess County Department of Planning and Development for an advisory opinion pursuant to New York General Municipal Law §239-m and the Dutchess County Department of Planning and Development provided its response without comment stating it was a “matter of local concern;” and

WHEREAS, a properly noticed public hearing was held before the Town Board during the meeting on January 9, 2025, on this Local Law; and

WHEREAS, the proposed Local Law was referred to the Town of Stanford Planning Board for a report and recommendation pursuant to Section 164-56 of the Stanford Town Code, more than 45 days have elapsed, and no comments have been received from the Planning Board; and

WHEREAS, the enactment of this Local Law is a Type I action pursuant to the New York State Environmental Quality Review Act as it involves changes in the allowable uses within multiple zoning districts in the Town, affecting 25 or more acres of land in such districts; and

WHEREAS, by separate resolution, the Town Board issued a Negative Declaration and determined the action will not have any adverse environmental impact.

NOW THEREFORE, BE IT ENACTED by the Town Board of the Town of Stanford as follows:

Section 1. Legislative Intent. Chapter 164 of the Town of Stanford Town Code contains the Town’s regulations with respect to Zoning. The Town Board has determined that it is in the best interest of the Town to allow one (1) Accessory Dwelling Unit with not more than 1500 square feet in total floor area per lot in all zoning districts and in compliance with certain requirements which are the subject of this local law. The Town Board now wishes to update the Chapters of the Town Code entitled “Zoning” and “Subdivision” accordingly.

Section 2. Supplementary Use Regulations for Accessory Dwelling Units. A new section "§164-19.5 - Accessory dwelling units (ADU)", shall be added to the Zoning Law as follows:

§164-19.5 Accessory Dwelling Units (ADU).

Purpose. It is the intent of this section to authorize the Building Inspector to issue Accessory Dwelling Unit Permits to allow one (1) Accessory Dwelling Unit per lot, having not more than 1500 square feet of total floor area, as an accessory use to a principal single family residence on the lot, only in compliance with this Section 164-19.5. Accessory Dwelling Units may provide the following benefits:

Increase the supply of rental housing in the Town.

Encourage the creation of alternative long-term housing that may meet the needs of persons seeking a smaller dwelling unit and/or affordable housing; and

Encourage a more efficient use of existing housing stock.

Issuance of an Accessory Dwelling Unit Permit is subject to compliance with the standards of this Section 164-19.5. Recognizing the above purposes, it is therefore the intention of the Town Board upon adoption of this section that area variances should not be granted for Accessory Dwelling Units; and, that any proposed Accessory Dwelling in excess of 1500 square feet of total floor area should instead be considered for review as a Duplex or Two-Family Dwelling, Accessory Apartment or Guest Cottage as otherwise provided for in this Chapter 164.

Zoning districts. An Accessory Dwelling Unit, as defined in §164-59, is permitted in all zoning districts in conformance with this section and all other applicable sections of the Zoning Law.

Eligibility; attached or detached Accessory Dwelling Unit.

An Accessory Dwelling Unit may be a new structure or constructed by modification or addition to the single-family dwelling or by conversion of an existing structure or building located on the same lot as the principal single-family dwelling, provided the Accessory Dwelling Unit is less than or equal to 1500 square feet in area.

No Accessory Dwelling Unit shall be allowed in the absence of a separate, principal single-family dwelling, which must be the primary use of the premises. No Accessory Dwelling

Town Board Minutes  
2/13/25. Page 5

Unit may be allowed as accessory to a Duplex, Two-Family or Multi-family Dwelling. A detached Accessory Dwelling Unit shall be subject to the same setback requirements as an accessory structure in the zoning district in which it is located.

Once created, the Accessory Dwelling Unit may not be subdivided from the principal dwelling.

Standards. The following standards shall apply:

DOH approval. The principal dwelling and Accessory Dwelling Unit shall be in full compliance with the standards of the Dutchess County Department of Health. An applicant seeking an Accessory Dwelling Unit permit shall obtain approval of all sanitary sewer or septic systems and water systems from the Dutchess County Department of Health. Lack of an approval from the Dutchess County Department of Health shall constitute a basis for disapproval of an Accessory Dwelling Unit. The Building Inspector may require the Town Engineer to review the application to ensure that the septic and well are able to serve the dwellings adequately.

Well. A water quality test shall be performed by an independent individual or entity, qualified to conduct such tests and submitted to the Building Inspector to determine that the water supply is safe for domestic use and of adequate quantity to supply both the principal and accessory dwellings with potable water. The well test shall include an analysis for potability. In the event that such test determines that the water supply is not safe for domestic use or potable, any procedures necessary to make the supply safe shall be completed and a new, independent test provided prior to the issuance of the Building Permit.

Building Code. Accessory Dwelling Units shall meet all applicable building codes, including the New York State Uniform Fire Prevention and Building Code.

Parking. An applicant seeking an Accessory Dwelling Unit permit must demonstrate that there is area available in which to provide adequate off-street parking for the Accessory Dwelling Unit. A minimum of one (1) additional space per bedroom shall be provided for the Accessory Dwelling Unit, and parking shall be allowed in a location on the lot as required by the Zoning Law.

Number of units. Only one Accessory Dwelling Unit for a total of two Dwelling Units shall be permitted on the residential premises. However, an Accessory Dwelling Unit will be allowed on a parcel where there is permitted Housing for farm employees.

Accessory Dwelling Unit size. The Accessory Dwelling Unit shall be not more than 1500 square feet in total floor area.

Access. Separate direct access to the exterior shall be provided from the Accessory Dwelling Unit. Access between the principal dwelling and the Accessory Dwelling Unit is permissible provided any doors providing such access must be "lockable" from both sides.

Exterior alterations. In the case of a residential structure of historic significance, where that building is listed or eligible for listing on the National or State Historic Registers, no exterior modifications that would alter the historic integrity and appearance of the building are permitted.

Habitable space. The Accessory Dwelling Unit shall not be located in a basement or an attic, except where said space is deemed habitable space as per the New York State Uniform Fire Prevention and Building Code.

Facilities separate from principal dwelling. The Accessory Dwelling Unit shall have a separate kitchen, bathroom, and living or sleeping facilities from the principal dwelling. The kitchen shall be appropriately sized and consist of at least a sink, built-in cook top or range, and refrigerator. The Accessory Dwelling Unit shall have a fully enclosed separate bathroom consisting of at least a toilet, sink and shower or bath.

Cluster development. An Accessory Dwelling Unit is permitted in a dwelling located in a cluster subdivision but shall not be allowed within a detached accessory structure.

Short-term rental. Nothing herein shall be construed to allow a Short-Term Rental in accordance with these provisions, which use shall be otherwise regulated elsewhere in this Zoning Law.

Other provisions. Except as provided herein, nothing herein shall be deemed to limit provisions of this Zoning Law applicable to Duplex and Two-Family Dwellings, Accessory Apartments or Guest Cottages.

Submission. The following shall be submitted to the building department in order to determine whether the proposed Accessory Dwelling Unit meets the requirements set forth herein:

Town Board Minutes  
2/13/25. Page 6

A floor plan to scale of the principal dwelling and the Accessory Dwelling Unit, and the location of the proposed Accessory Dwelling Unit shown thereon. Dimensions shall be provided of the entire dwelling and Accessory Dwelling Unit to determine compliance with the standards set forth herein.

Supporting documents, showing the location and size of the existing and proposed septic system and well, and the structures on the lot, both as they exist and as they would appear with the Accessory Dwelling Unit(s). Parking locations shall be shown.

Application procedure and decision.

Application. An applicant shall submit a building permit application to the Building Inspector with a checklist attachment and other submissions establishing compliance with all the requirements for an ADU.

Fees. Fees shall be paid and include the standard Building Permit Fee and any other reasonable fee as set forth, from time to time, in the fee schedule established and annually reviewed by the Town Board.

Accessory Dwelling Unit Permits and Certificates of Occupancy. An Accessory Dwelling Unit Permit shall comply with the provisions of §§ 96-8 through 96-23 of the Zoning Law, which require issuance of a Building Permit for construction and a Certificate of Occupancy for occupancy.

NYS Building Code. Nothing in this Section is intended to supersede any of the provisions of the New York State Uniform Fire Prevention and Building Code, as may be amended from time to time. If any of the provisions herein conflict with the New York State Uniform Fire Prevention and Building Code, the New York State Uniform Fire Prevention and Building Code shall control. Habitable living space shall not be approved or occupied except in compliance with all applicable federal, state and local laws, codes, rules and regulations and the Building Department shall have the right to periodically inspect the premises, upon reasonable notice to the owner, to ensure that all applicable laws and codes are being followed.

Section 3. District Schedule of Use Regulations. Under §164-8 – District Schedule of Use Regulations, is hereby amended to add the use "Accessory Dwelling Unit in accordance with §164-19.5." Such use shall have the designation “P†” under the following categories: “CR”, “AR”, “RR”, “RC” and “LR.” Additionally, the following provisions shall be added to the section entitled “Notes” at the end of §164-8 (E):

† Shall be a permitted accessory use to the principal single-family residential use in the specified district.

Section 4. Accessory Apartment within a single-family dwelling. Subparagraph A (1) of §164-22 – Additional standards for certain uses, is hereby amended to read as follows:

(1) Not more than one Accessory Apartment for a total of two Dwelling Units shall be permitted on the residential premises.

Section 5. Guest Cottage. Subparagraph K (2) of §164-22 – Additional standards for certain uses, is hereby amended to read as follows:

(2) Not more than one Guest Cottage for a total of two Dwelling Units shall be permitted on the residential premises.

Section 6. Definitions.

§164-59[54] shall be modified to read as follows: “Dwelling, Accessory – A self-contained dwelling unit, having its own exterior or interior entrance and which is subordinate to the principal residence or dwelling, shares no kitchen, bath, living or sleeping facilities with the principal residence or dwelling and is located on the same lot as the principal residence or dwelling. An Accessory Dwelling Unit or ADU is an accessory dwelling in compliance with the requirements of §164-19.5.

Section 7. Conservation Density Subdivision. The regulations set forth in §140-25 - Conservation density subdivision, Subsection (B) shall be modified to read as follows:

B. Minimum lot area. A conservation density subdivision shall require a minimum lot area of five acres and a minimum average lot area of 25 acres. All lots created within a conservation density subdivision shall be permanently restricted by a conservation easement from further subdivision and shall, by virtue of the expressed language of said easement, be restricted to the development of one principal single-family dwelling unit and permitted accessory buildings and structures per approved lot, including a guest cottage or an Accessory Dwelling Unit, except as may be otherwise authorized on active farm parcels.

Section 8. Site Plan Review and Approval. The regulations set forth in §164-30 – Applicability; general procedure shall be modified to read as follows:

Town Board Minutes  
2/13/25. Page 7

In accordance with Article III, § 164-8, District Schedule of Use Regulations, prior to the issuance of a building permit or certificate of occupancy for a change of use in any district, except for a one-family dwelling and related accessory uses, including Accessory Dwelling Units, permitted home occupations or agricultural and conservation uses permitted by right, the Building Inspector shall require the preparation and approval of a site plan. The Building Inspector shall refer the applicant to the Planning Board for site plan review and approval in accordance with § 274-a of the Town Law and the more specific design standards and review procedures set forth in this article.

Section 9. Numbering for Codification. It is the intention of the Town of Stanford Town Board and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the Town of Stanford; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word “Local Law” shall be changed to “Chapter,” “Section” or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 10. Severability. The invalidity of any word, section, clause, paragraph, sentence, part or provision of this Local Law shall not affect the validity of any other part of this Local Law, which can be given effect without such part or parts.

Section 11. Effective Date. This Local Law shall take effect as of the date of filing with the New York Secretary of State.

The foregoing resolution was voted upon with all Board members voting as follows:

Wendy Burton, Supervisor Yes

Nathan Lavertue, Councilperson Yes

Julia Descoteaux, Councilperson No

Eric Haims, Councilperson Yes

Theodore Secor, Councilperson Yes

Certified this 13th day of February 2025 by the affirmative votes of the Town of Stanford Town Board members. *Ritamary Bell,* *Town Clerk*

4. RESOLUTION #2E – INTRODUCTION FOR PROPOSED LOCAL LAW #2 OF 2025-AUTHORIZING A PROPERTY TAX EXEMPTION FOR ACCESSORY DWELLING UNITS: The following resolution was offered by Wendy Burton, seconded by Nathan Lavertue:

**TOWN OF STANFORD**

**LOCAL LAW NO. 2 FOR THE YEAR 2025 – RESOLUTION #2E**

**A LOCAL LAW AMENDING CHAPTER 144 OF THE TOWN CODE TO AUTHORIZE A PROPERTY TAX EXEMPTION FOR**

**THE CREATION OF ACCESSORY DWELLING UNITS UNDER SECTION 421-P OF THE NEW YORK STATE REAL PROPERTY TAX LAW**

At a meeting of the Town Board of the Town of Stanford (“Town Board”), held at the Town of Stanford Town Hall on the 13th day of February, 2025, at 7:00 p.m., Town Supervisor Wendy Burton called the meeting to order, and she, seconded by Councilperson Nathan Lavertue, moved the following resolution to introduce the following proposed local law, to be known as Proposed Local Law No. 2 of 2025, entitled “A Local Law Amending Chapter 144 of the Town Code To Authorize A Property Tax Exemption For The Creation Of Accessory Dwelling Units Under Section 421-P of The New York State Real Property Tax Law” as follows:

BE IT ENACTED by the Town Board of the Town of Stanford as follows:

Section 1. Legislative intent: The New York State Legislature recently added a section to the Real Property Tax Law under 421-P to exempt capital improvements to residential new construction involving the creation of one or more additional residential dwelling units on the same parcel as a pre-existing residential unit. Said exemption is limited to two hundred thousand dollars in increased market value of the property attributed to the creation of the accessory dwelling unit. The Town Board has determined that, given the raising housing and rental costs, it is in the best interests of the Town and its residents to encourage the development of affordable housing options through the creation of new accessory dwelling units by exempting their value from any increases in assessed value of the property. Therefore, the Town Board has determined it is in the best interest of the Town to enact a local law providing for such real property tax exemption.

Town Board Minutes  
2/13/25. Page 8

Section 2. Chapter 144 of the Town of Stanford Town Code entitled “Taxation” is hereby amended by adding the following Article V entitled “Exemption for the Creation of Accessory Dwelling Units” as follows:

Article V Exemption for the Creation of Accessory Dwelling Units

§114-16. Authority.

The Town Board of the Town of Stanford adopts this article exercising the option, pursuant to the authority contained in N.Y. Real Property Tax Law § 421-P, that from and after the first day of March 2025, the exemption of capital improvements to residential new construction involving the creation of attached and detached accessory dwelling units as defined in the Town of Stanford Zoning Code Section 164-59 shall be as follows.

§114-17. Exemption Period.

Accessory dwelling units subject to § 421-P shall be exempt for a period of five years to the extent of 100% of the increase in assessed values attributable to the residential unit. In each of the subsequent three years the extent of such exemption shall be decreased by 25%, and in each of the subsequent two years the extent of such exemption shall be decreased by a further 10%.

§114-18. Eligibility Status.

Property owners shall be eligible to apply for the 421-P exemption once they have received a building permit from the Town of Stanford Building Department for the creation of the accessory dwelling unit and have received a certificate of occupancy from the Town of Stanford Building Department for the accessory dwelling unit.

§114-19. Duties of the Assessor.

The Town of Stanford Assessor shall approve, carry out, and revoke 421-P exemption status in accordance with § 421-P of Real Property Tax Law.

§114-20. Qualifying Date.

No such exemption shall be granted unless the creation of the accessory dwelling unit was commenced subsequent to the effective date of this article.

§114-21. Denial of Exemption.

No such exemption shall be granted to an applicant who is in violation of any Town of Stanford Code Section, ordinance, or local law, or owes property taxes, water or sewer fees, or any other fees or past due moneys.

Section 3. This local law shall take effect as of the date of filing with the New York Secretary of State.

Town Supervisor Wendy Burton advised the Town Board that, pursuant to the Municipal Home Rule Law of the State of New York, it was necessary to hold a public hearing upon this proposed local law.

WHEREAS, Supervisor Burton has introduced this proposed local law for the Town of Stanford, to be known as Town of Stanford Proposed Local Law No. 2 of 2025, entitled “A Local Law Amending Chapter 144 of the Town Code To Authorize A Property Tax Exemption For The Creation Of Accessory Dwelling Units Under Section 421-P of The New York State Real Property Tax Law.”

A motion was made by Wendy Burton, seconded by Nathan Lavertue, to hold a Public Hearing in relation to the proposed local law as set forth in the form of notice, hereinafter provided, at which hearing parties in interest and citizens shall have an opportunity to be heard, to be held at the Town Hall on March 13, 2025, at 7 o’clock p.m., and that notice of said meeting shall be published in the official newspaper of general circulation in the Town of Stanford by the Town Clerk, at least five (5) days before such hearing and that such notice shall be in the following form: NOTICE OF PUBLIC HEARING

TAKE NOTICE that the Town Board of the Town of Stanford will hold a public hearing at the Town Hall, 26 Town Hall Road, Stanfordville, New York 12581, on March 13, 2025, at 7 o’clock p.m., Prevailing Time on Proposed Local Law No. 2 of 2025, entitled “A Local Law Amending Chapter 144 of the Town Code To Authorize A Property Tax Exemption For The Creation Of Accessory Dwelling Units Under Section 421-P of The New York State Real Property Tax Law.”

TAKE FURTHER NOTICE, that copies of the aforesaid proposed local law will be available for examination at the Town of Stanford Town Hall, 26 Town Hall Road, Stanfordville, New York, during normal business hours on all business days between the date of this notice and the date of the public hearing.

Town Board Minutes  
2/13/25. Page 9

TAKE FURTHER NOTICE, that all persons interested and citizens shall have an opportunity to be heard on said proposal at the time and place aforesaid.

The foregoing resolution was voted upon with all Board members voting as follows:

Wendy Burton, Supervisor Yes Nathan Lavertue, Councilperson Yes Julia Descoteaux, Councilperson Yes Eric Haims, Councilperson Yes

Theodore Secor, Councilperson Yes

Certified this 13th day of February 2025 by the affirmative votes of the Town of Stanford Town Board members. *Ritamary Bell,* *Town Clerk*

5. RESOLUTION #2F – INTRODUCTION FOR PROPOSED LOCAL LAW #3 OF 2025-AMENDING CHAPTER 144 OF THE TOWN CODE TO EXTEND THE EXISTING PROPERTY TAX EXEMPTION FOR VOLUNTEER FIREFIGHTERS AND VOLUNTEER AMBULANCE WORKERS TO THOSE SERVING NEIGHBORING COMMUNITIES UNDER SECTION 466-L OF THE NEW YORK STATE REAL PROPERTY TAX LAW: The introduction of this proposed Local Law, #3 of 2025 was approved on a motion made by Nathan Lavertue, seconded by Wendy Burton as follows:

**RESOLUTION #2F**

**TOWN OF STANFORD**

**LOCAL LAW NO. 3 FOR THE YEAR 2025 – RESOLUTION #2F**

**A LOCAL LAW AMENDING CHAPTER 144 OF THE TOWN CODE TO EXTEND THE EXISTING PROPERTY TAX EXEMPTION FOR**

**VOLUNTEER FIREFIGHTERS AND VOLUNTEER AMBULANCE WORKERS TO THOSE SERVING NEIGHBORING COMMUNITIES UNDER SECTION 466-L OF THE NEW YORK STATE REAL PROPERTY TAX LAW**

At a meeting of the Town Board of the Town of Stanford (“Town Board”), held at the Town of Stanford Town Hall on the 13th day of February, 2025, at 7:00 p.m., Town Supervisor Wendy Burton called the meeting to order, and Councilman Nathan Lavertue, seconded by Supervisor Wendy Burton, moved the following resolution to introduce the following proposed local law, to be known as Proposed Local Law No. 3 of 2025, entitled “A Local Law Amending Chapter 144 of the Town Code To Extend The Existing Property Tax Exemption For Volunteer Firefighters And Volunteer Ambulance Workers To Those Serving Neighboring Communities Under Section 466-L of The New York State Real Property Tax Law” as follows:

BE IT ENACTED by the Town Board of the Town of Stanford as follows:

Section 1. Legislative intent: The New York State Legislature recently amended the Real Property Tax Law to allow any governing body of a city, village, town, county, or school district that has provided a real property tax exemption to volunteer firefighters and volunteer ambulance workers serving the municipality in which they reside to extend said exemptions to volunteer firefighters and volunteer ambulance workers who provide such volunteer services to a neighboring city, village, town, county, or school district to the municipality in which they reside by adopting a local law or resolution to that effect. The Town Board has determined that volunteer firefighters and ambulance workers provide essential services to the Town residents and residents of neighboring communities and providing such a real property tax exemption will help with recruiting new members and retaining existing members of the volunteer fire and ambulance services. Therefore, the Town Board has determined it is in the best interest of the Town to enact a local law providing for such real property tax exemption.

Section 2. Chapter 144 of the Town of Stanford Town Code entitled “Taxation” is hereby amended by repealing the existing Section 144-6(A)(5) that Chapter entitled “Exemption Granted” and replacing it with a new Section 144-6(A)(5) with the following language.

(5) The Town of Stanford or a neighboring city, village, town, county, or school district is served by such incorporated volunteer fire company or fire department or incorporated volunteer ambulance service*, where a neighboring city, village, town, county, or school district shall be considered neighboring for the purposes of this section if said city, village, town, county, or school district shares a border or overlaps with the Town of Stanford;*

Section 3. This local law shall take effect as of the date of filing with the New York Secretary of State.

Town Supervisor Wendy Burton advised the Town Board that, pursuant to the Municipal Home Rule Law of the State of New York, it was necessary to hold a public hearing upon this proposed local law.

WHEREAS, Supervisor Burton has introduced this proposed local law for the Town of Stanford, to be known as Town of Stanford Proposed Local Law No. 3 of 2025, entitled “A

Town Board Minutes  
2/13/25. Page 10

Local Law Amending Chapter 144 of the Town Code To Extend The Existing Property Tax Exemption For Volunteer Firefighters And Volunteer Ambulance Workers To Those Serving Neighboring Communities Under Section 466-L Of The New York State Real Property Tax Law.” seconded by

A motion was made by Julia Descoteaux, seconded by Wendy Burton to hold a public hearing be held in relation to the proposed local law as set forth in the form of notice, hereinafter provided, at which hearing parties in interest and citizens shall have an opportunity to be heard, to be held at the Town Hall on March 13, 2025, at 7 o’clock p.m., and that notice of said meeting shall be published in the official newspaper of general circulation in the Town of Stanford by the Town Clerk, at least five (5) days before such hearing and that such notice shall be in the following form:

NOTICE OF PUBLIC HEARING

TAKE NOTICE that the Town Board of the Town of Stanford will hold a public hearing at the Town Hall, 26 Town Hall Road, Stanfordville, New York 12581, on March 13, 2025, at 7 o’clock p.m., Prevailing Time on Proposed Local Law No. 3 of 2025, entitled “A Local Law Amending Chapter 144 of the Town Code To Extend The Existing Property Tax Exemption For Volunteer Firefighters And Volunteer Ambulance Workers To Those Serving Neighboring Communities Under Section 466-L of The New York State Real Property Tax Law.”

TAKE FURTHER NOTICE, that copies of the aforesaid proposed local law will be available for examination at the Town of Stanford Town Hall, 26 Town Hall Road, Stanfordville, New York, during normal business hours on all business days between the date of this notice and the date of the public hearing.

TAKE FURTHER NOTICE, that all persons interested and citizens shall have an opportunity to be heard on said proposal at the time and place aforesaid.

Wendy Burton, Supervisor Yes Nathan Lavertue, Councilperson Yes

Julia Descoteaux, Councilperson Yes Eric Haims, Councilperson Yes

Theodore Secor, Councilperson Yes

Certified this 13th day of February 2025 by the affirmative votes of the Town of Stanford Town Board members. *Ritamary Bell,* *Town Clerk*

6. APPOINT RAY STORMS AS TOWN HALL CUSTODIAN: A motion was made by Wendy Burton, seconded by Theodore Secor, to appoint Ray Storms as the Town Hall Custodian, retroactive to February 4th, 2025. Motion carried with all in favor.

7. APPOINT LAURA VISCUSI TO THE PLANNING BOARD: A motion was made by Wendy Burton, seconded by Julia Descoteaux, to appoint Laura Viscusi to the vacant Planning Board seat until Dec. 2029. Motion carried with all in favor.

8. APPOINT LYNN TONDRICK TO THE CONSERVATION ADVISORY COMMISSION: A motion to appoint Lynn Tondrick to the CAC through Dec. 2026. Motion carried with all voting in favor.

9. APPOINT TED EGLIT FOR THE ANNUAL AUDIT: A motion was made by Wendy Burton, seconded by Nathan Lavertue to have Ted Eglit do the annual audits for the Clerk, the Town Clerk and the Tax Collector. Motion carried with all in favor.

10. APPOINT THE HISTORIC PRESERVATION COMMISSION: Wendy Burton made a motion to re-appoint the Historic Preservation Commission for another year, mistakenly forgotten in January. The motion was seconded by Julia Descoteaux. Members appointed were Kathleen Spiers, James Redmond, Charles Shaw and Geneva Simms. Motion carried with all in favor.

11. RESOLUTION #2A – GENERAL AND HIGHWAY FUNDAS BUDGET MODIFICATION FOR 2024:

Motion made by Wendy Burton, seconded by Julia Descoteaux, as follows:

**Budget modification Resolution #2A 2025**

**GENERAL AND HIGHWAY FUNDS FOR 2024**

Town Board Minutes  
2/13/25. Page 11

**Whereas** the Town of Stanford has expenditures for the adopted 2024 General Fund budget lines and the Highway Fund budget lines that will exceed the amount of fund available in these certain budget lines, and

**Whereas**, the General Fund and the Highway funds have funds available in other lines and need to transfer such funds to provide for expenditures,

**Now therefore be it resolved** that the Town of Stanford Town Board hereby amends and transfers from and to budget lines listed below for FY 2024:

**ACCOUNT DESCRIPTION INCREASE DECREASE**

00-01-1010-10 TB Salaries +$ 441.90

TB Broadcasting -$441.90

00-01-1110.10 Justice Salaries + $6,126.56

00-01-1110.11 Court Help - $5,104.50

00-01-1110.40 Justice CE - $1,022.06

00-01-1220-40 Sup. C.E. + $1504.15

00-01-1420-40 Attorney CE -$ 1504.15

00-01-1340-10 Budget Sal. + $160.16

00-01-1340-40 Budget CE -$ 160.16

00-01-1355-10 Assessor Sal +$1844.61

00-01-1355-42 Assessor Legal -$1844.61

00-01-1355-40 Assessor CE +$1575.35

00-01-1355.42 Assessor Legal -$1575.35

00-01-1410-10 Town Clerk Sal +$3640.78

00-01-1420-40 Attorney CE -$ 3640.78

00-01-1620-20 Bld Equi +$5726.60

00-01-1620-10 Bld Salary - $4039.18

00-01-1420-40 Attorney CE -$1687.42

00-01-1620-40 Bld CE +$2462.57

00-01-1420-40 Attorney CE -$2462.57

00-02-3010-10 Bldg Insp Sal +$1999.92

00-02-3010-40 Bldg Insp CE -$1912.17

00-01-1420-40 Attorney CE -$ 87.75

00-02-3010-49 Bldg Insp Stamps +$15.88

00-01-1420-40 Attorney CE -$ 15.88

00-02-3510-10 Dog Cont Sal +255.36

00-02-3510-40 Dog Cont CE -$ 255.36

00-03-4020-10 Registrar Sal + $ 25.29

00-05-6510-40 Vet Serv -$ 25.29

00-04-5010-10 Sup Hwy Sal +$1545.10

00-05-6010-40 Soc S CE -$1545.10

00-04-5132-40 Garage +$729.48

00-05-6510-40 Vet Serv -$729.48

00-04-5010-12 Sec Sal +$1040.57

00-01-1420-40 Attorney CE -$1040.57

00-04-5010-11 Dept Sup Sal +$ 69.06

00-04-5010-40 Sup Hwy CE -$ 69.06

00-04-5010-13 Custodian +$ 105.92

00-04-5010-40 Sup Hwy CE -$105.92

00-04-5182-40 Street Light CE +$271.86

00-04-5010-40 Sup Hwy CE -$271.86

00-06-7110-40 Whitlock CE +1780.00

00-01-1420-40 Attorney CE -$1780.00

00-06-7140-10 Playgr Sal +$66.92

00-06-7180-10 Pond Sal -$66.92

00-06-7140-20 Playgr Eq +$1073.16

00-06-7180-10 Pond Sal -$1073.16

00-06-7140-40 Playgr CE +$ 478.20

00-06-7180 10 Pond Salary -$478.20

Town Board Minutes  
2/13/25. Page 12

01-08-9010-80 NYSR +$2203.32

01-089030-80 SS -$2203.32

01-04-5130-40 Clothing +$105.30

01-04-5130-10 Mach Sal -$105.30

01-04-5130-42 Parts +$616.31

00-04-5130-10 Mach Sal -$616.31

00-04-5130-45 Outside Repairs +$1759.36

01-04-5130-10 Mach Sal -$1759.36

**TOTALS +$37,623.69 -$37,623.69**

Roll call vote as follows:

Wendy Burton, Supervisor Yes Nathan Lavertue, Councilperson Yes

Julia Descoteaux, Councilperson Yes Eric Haims, Councilperson Yes

Theodore Secor, Councilperson Yes

Budget Resolution #2A adopted and certified this 13th day of February 2025 by the affirmative votes of the Town of Stanford Town Board members. *Ritamary Bell,* *Town Clerk*

12. BUDGET RESOLUTION #2B – WHITLOCK PRESERVE TRANSFER: The following resolution was offered by Wendy Burton, seconded by Eric Haims, as follows:

Budget modification Resolution #2b 2025

**Whereas** the Town of Stanford has a New York Class Reserve Account dedicated solely to the maintenance of Whitlock Preserve (00-01-001-00070), and

**Whereas**, the General Fund was used to pay an invoice for work done cleaning trails at Whitlock Preserve by Beechtree Landscaping in the amount of $1780,

**Now therefore be it resolved** that the Town of Stanford Town Board authorizes the Town Supervisor to transfer $1780.00 from the Whitlock Preserve Account to the Millbrook General Fund Account #3900018

Roll call vote as follows:

Wendy Burton, Supervisor Yes Nathan Lavertue, Councilperson Yes

Julia Descoteaux, Councilperson Yes Eric Haims, Councilperson Yes

Theodore Secor, Councilperson Yes

Budget Resolution #2B adopted and certified this 13th day of February 2025 by the affirmative votes of the Town of Stanford Town Board members. *Ritamary Bell,* *Town Clerk*

13. RESOLUTION #2G – RESIDENT SUPPORT AND PROTECTION RESOLUTION: Councilwoman Descoteaux gave a brief description of this resolution that she was sponsoring to protect the large and active LGBTQIA+. Motion made by Julia Descoteaux, seconded by Nathan Lavertue, as follows:

**RESIDENT SUPPORT AND PROTECTION RESOLUTION OF LGBTQIA+ COMMUNITY MEMBERS #2G of 2025   
WHEREAS** the Town of Stanford is home to a diverse community that includes many community members who identify as Lesbian, Gay, Bisexual, Transgender, Queer, Intersex, Asexual (and/or as other genders and/or sexual identities as well as allies; henceforth referred to as “LGBTQIA+ community members”), who contribute to the progress, culture and success of our country, state, region and town; and

**WHEREAS** LGBTQIA+ community members continue to be a target of violence, harassment, and discrimination, with hate crimes against these communities increasing every year for the past several years across the United States; and **WHEREAS,** legislation that seeks to reduce the rights of these community members has been introduced across the United States at record levels in the last several years, prompting the Human Rights Campaign to declare a State of Emergency; and **WHEREAS,** extremist groups that seek to reduce the rights of LGBTQIA+ community members and limit or ban inclusive teaching about their rights, their lives and their culture are active in the United States; and **WHEREAS,** the Town of Stanford is clear in its opposition to any discrimination against members of these communities and that the right of any individual to practice their own religion does not extend to the denial of the constitutional rights of the LGBTQIA+ community, its members, or others; and

Town Board Minutes

2/13/25, page 13

**WHEREAS,** the Town of Stanford is clear in its support for equality for LGBTQIA+ community members, commitment to ending violence, bullying, and discrimination against LGBTQIA+ community members, and ensuring that they are treated with dignity and respect in their communities, their workplaces, and their schools; and **THEREFORE, BE IT RESOLVED,** that the Town of Stanford affirms the full civil and human rights of our LGBTQIA+ community members; and **BE IT FURTHER RESOLVED**, that we will work to ensure that discriminatory or exclusionary terms and phrases regarding gender identity and/or sexual orientation are corrected both in speech during our meetings and in written form in our documentation. **BE IT FURTHER RESOLVED**, that we condemn all violence and hatred against LGBTQIA+ people, spaces, businesses, events, and/or art; and **BE IT FURTHER RESOLVED**, that we stand in opposition to any and all legislation that diminishes the safety, health, civil rights, and/or bodily autonomy of LGBTQIA+ people; and  
**BE IT FURTHER RESOLVED**, the Town of Stanford supports the passage of this resolution which seeks to provide support and protections for all rural residents and rural workers in the LGBTQIA+ community.   
Roll call vote as follows:

Wendy Burton, Supervisor Yes Nathan Lavertue, Councilperson Yes

Julia Descoteaux, Councilperson Yes Eric Haims, Councilperson Yes

Theodore Secor, Councilperson Yes

Resolution #2G adopted and certified this 13th day of February 2025 by the affirmative votes of the Town of Stanford Town Board members. *Ritamary Bell,* *Town Clerk*

14. APPROVAL OF MINUTES: The Minutes of the January 9th, 2025 meeting were approved as written on a motion made by Wendy Burton, seconded by Teddy Secor. Motion carried.

15. APPROVAL OF ABSTRACTS: Abstract #2A for February 2025 (post year-2024) was approved on a motion made by Wendy Burton, seconded by Julia Descoteaux, as follows:

General Fund: check #s 8215-8244 in the amount of $ 28,144.13  
 Highway Fund: checks #4702-4706 in the amount of $ 2,665.50  
 Bangall Lights: check #3081 in the amount of $ 7,008.24

Grand Total: $ 31,817.87

Abstract #2B for February 2025 (current year) was approved on the motion of Wendy Burton, seconded by Julia Descoteaux as follows:  
 General Fund: checks #8219-8287 in the amount of $ 143,976.70   
 Highway Fund: checks #4701-4724 in the amount of $ 99,927.59  
 Ambulance Fund: check #8269 in the amount of $62,500.00

Escrow Account: check #1058 in the amount of $ 126.25

Grand Total: $ 306,530.54

Both motions carried with all voting in favor.

OTHER: A motion was made by Wendy Burton, seconded by Nathan Lavertue, to approve the expenditure of $2,800 by Hall Surveying for Burdick Park. Motion carried with all in favor.

PRIVILEGE OF THE FLOOR: No one addressed the Board.

2. CONTINUED: APPROVAL OF THE BOOKS OF THE TOWN CLERK AND THE BUILDING INSPECTOR: The Town Clerk presented her books to the Town Board members and Nathan Lavertue, seconded by Julia Descoteaux, made a motion to approve them to the best of their knowledge. Motion carried. The Building Inspector was unavailable but the Town Clerk gave the Board his book for their approval. A motion was made by Nathan Lavertue, seconded by Theodore Secor, to approve his book to the best of their knowledge. Motion carried.

With no other business, a motion to adjourn the meeting at 8:46 PM was made by Nathan Lavertue, seconded by Julia Descoteaux. Motion carried.

Respectfully submitted,  
 Ritamary Bell  
 Town Clerk