

Town of Stanford Planning Board

February 26, 2025

7:30 PM at Town Hall

Present: Thomas Angell (Chairman), Bradley Rolston, Chris Flynn, Julia Descoteaux (Town Board liaison in Eric Haims absence)

Absent: Laura Viscusi, William Moriarty

Meeting begins at 7:30 PM

PUBLIC HEARING:

Minor Subdivision: Gayle Bontecou/Karin Roebke: Johnson
154 Knight Road, Stanfordville, NY 12581

Mr. Johnson provided Ms. Knickerbocker with the affidavit of publication and certified mailing receipts for the public hearing. Mr. Johnson began the presentation explaining the subdivision is a 57 acre parcel that spans across Knight Road and the applicant is carving 5 acres off the North side of Knight Road. Mr. Johnson said that at this moment there is no design phase complete, it is solely a subdivision to purchase the land. Mr. Johnson said they have feasibility letters both from an engineer for building a home and from the Highway Superintendent for driveway access. Andrew Garcia, 119 Knight Road, asked where the feasible access for the driveway will be, and Mr. Johnson said there is not a specific spot, but he was told there are no problems with egress and sight distance. Mr. Garcia asked if there are issues with easements or the Town deeming Knight Road, a "scenic road." Mr. Johnson said there is plenty of sight distance and flat area along the whole length. Sandy Dolce, 4 Halas Lane, said her field is across the road and asked where the egress is coming from and Mr. Johnson said off of Knight Road because that is only road frontage they have. Ms. Dolce asked if it would be feasible to see the new house behind her field. Mr. Johnson could not provide an answer to that question at this time. Mr. Garcia asked for clarification on the location of the 5 acre subdivision. Mr. Johnson said it is in the Southeast corner of the North section. Ilene Sameth, 872 South Anson, made a comment about the egress into the property, stating it is a very narrow one lane road, and the road is unpaved and during the winter months it is challenging, and she is concerned about the slope. Mr. Flynn motioned to close the public hearing. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston. Motion carried.

BUSINESS:

Minor Subdivision: Gayle Bontecou/Karin Roebke: Johnson
154 Knight Road, Stanfordville, NY 12581

Mr. Angell asked to review the contours. Mr. Johnson said the East side is the high side and then it flattens out, and then drops down to the pond area, the road slopes down to the West. Mr. Angell asked how steep the property was and Mr. Johnson said the bulk of the property is not

very steep. Mr. Angell asked about the vegetation on the property, and Mr. Johnson said it is mostly brush and thinks at most the trees to be cleared are 12-16 inch girth trunks. Mr. Angell asked if the clients have a proposed house site, and Mr. Johnson said no, not yet, but they want the house tucked away and keep the character of the area, and will likely be pushed into the back, but there is not any design work yet. Mr. Angell asked how much land clearing would need to be done. Mr. Johnson said very minimal number of trees would have to be removed to build the house, and maybe to get the driveway in. Mr. Angell explained the DEC has a new regulation that is still somewhat unclear to the Planning Board. Mr. Johnson said he believes it involves vernal pools, which there are none on this property according to the DEC mapper. Mr. Angell asked if Mr. Johnson needs to get DEC to sign off on that, or if Mr. Johnson can do it as a licensed surveyor. Mr. Johnson said because the regulations are so new and there is a lengthy process, he is not entirely sure, but does not think he has to do that. Mr. Angell asked if there was any way to confirm. Ms. Knickerbocker said that she is attending the webinar on Navigating New Freshwater Wetland Regulations tomorrow. Mr. Rolston read Part II of the SEAF, and answered all questions “no, or little to no impact”. Mr. Rolston read Part III and checked that the “proposed action will not result in any significant adverse environmental impacts.” Mr. Flynn adopt the negative declaration. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston. Motion carried. Mr. Angell proposed to grant approval for the subdivision under two conditions; a note be included on the map indicating it is a non-residential subdivision until it gets Board of Health approval to build a house on it, and the second condition is the clarification that the DEC does not need to sign off on this subdivision. Mr. Flynn motioned to approve the subdivision under the conditions of the map on the note and clarification on the DEC regulation. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston. Motion carried.

Minor Subdivision: Sisters of Charity of St. Vincent: Sean Morgan
Sister Hills Rd, Stanfordville, NY 12581

Mr. Morgan presented. Mr. Morgan said he had spoke with Mr. Bertram, the Planning Board engineer, yesterday about the wetlands, but there is no proposed new construction for this application. Mr. Angell explained that the Planning Board will need a review memo from Mr. Bertram to take action on the application because the Board had questions about the driveway. Ms. Knickerbocker explained that Mr. Bertram was on vacation and was expecting a memo today but never received one. Mr. Morgan said his client has a bit of a time crunch since there are interested buyers. Mr. Angell said because it is not Mr. Morgan’s fault for the delay, they could potentially schedule a Special Meeting. Mr. Morgan said Mr. Bertram had questions about the power poles, and Mr. Morgan found out that they are owned by Central Hudson. Mr. Angell said the driveway for the Farm CSA portion of the property was a concern of the Board’s. Mr. Morgan said they have an application for the Board of Health, but the BOH needs comments from the Planning Board. Mr. Morgan pointed out where the existing wells are, and where the new well would be proposed. Mr. Angell and Mr. Rolston agreed that the paved road may need to be widened due to the high traffic for the CSA. Mr. Morgan’s associate explained that the farm did not use the gravel road before but started to use it as a one way during COVID. Mr.

Hambleton, the property farmer, was present at the meeting and said they have plans to widen the road. Mr. Angell suggested that Mr. Morgan coordinate with Mr. Bertram and Ms. Knickerbocker, and the Planning Board will attempt to set up a Special Meeting.

Lot Line Alteration: Matt Salvia

483 Cold Spring Rd, Stanfordville, NY 12581

Mr. Salvia presented. Mr. Salvia said he had the 3.25 acre parcel surveyed and would like to expand that lot to 5.01 acre and take the difference away from his adjacent parcel. Mr. Angell asked about the driveway on the right, and Mr. Salvia said there is a spring house and tractor trailers would come in to get water in the 1970s, and Mr. Angell asked if that would be become of the 5.01 acre property, and Mr. Salvia said yes. Mr. Angell asked if there is a well or septic connected to the spring house, and Mr. Salvia said no. Mr. Angell asked if the old roadway continues into the other parcel. Mr. Salvia said that roadway went in 1964. Mr. Angell asked if Mr. Salvia owns both pieces of land, and Mr. Salvia said yes, and Mr. Angell wanted to clarify that the new line would not cut-off access to either lot, Mr. Salvia confirmed no access would be cut-off. Mr. Rolston motioned to classify the application as minor subdivision lot line alteration. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Rolston, Mr. Flynn motion carried. Mr. Flynn motioned to schedule a public hearing for March 26. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Rolston, Mr. Flynn. Motion carried.

Special Use Permit: Gage: Vincent Leto

Wendover Road, Stanfordville, NY 12581

Mr. Leto presented. Mr. Angell asked how many acres the parcel is and Mr. Leto replied 10 acres. Mr. Angell said that the Town of Stanford adopted an as of right second home law as long as you twice the acreage. Mr. Leto explained that the applicants had purchased a sliver of land from a neighbor to get them to 10 acres. Mr. Leto said the building department sent them to the Planning Board because the guest cottage they are proposing is greater than 1500 square feet. Mr. Angell said the applicant would have to apply for a duplex, and a duplex does not need to be attached, therefore it does not have to come before the Planning Board. Mr. Angell said a guest cottage puts a limit on square footage. This application does not require action from the Planning Board and will go back to the building department.

PRE-APPLICATION CONFERENCE

Minor Subdivision/Consolidation/Lot Line Alteration: Barton Lane: John Tamburrino

Mr. Tamburrino explained that his client owns a 18.5 acre, a 1.2 acre, and a 165 acre lot. Mr. Tamburrino said that Barton Lane has been abandoned. Mr. Tamburrino would like to split the 18.5 acres and make it continuous and merge it with the 1.2 acre lot and a portion of of the lot that runs to Cold Spring Road. Mr. Tamburrino said the 1.2 acre would be expanded to around 8-

9 acres, the 165 acres will drop to roughly 158 acres ending up with 3 lots. Mr. Tamburrino asked how to determine what part of the property are considered front, side, rear. Mr. Angell said whichever is closest to the road. Mr. Tamburrino said the clients would like to have their barn and residential building separate, each has its own well. Mr. Angell said once the Town Board adopts the Right to Farm code the setbacks will be changed, there is a Town Workshop on March 10. Mr. Rolston asked about the roads, Mr. Tamburrino said the road services the client's house and cuts through the property. Mr. Tamburrino said the client is going to keep agricultural access and but will need to get an easement. Mr. Angell said Mr. Tamburrino could wait until the Town Board passes the law regarding the overlay, but he should get in contact with the Town Engineer because of the number of roads and buildings once he files an application.

Minor Subdivision: Adrian Velasquez

313 Jameson Hill Road

Mr. Velasquez has not received a memo from Mr. Bertram, the Town Engineer, at this time, so the Planning Board cannot take any action on the application. If the applicant gets a memo from Mr. Bertram in time, the Board decided they will schedule a special meeting prior to the scheduled meeting in March to address this application.

OTHER:

Mr. Rolston motioned to approve the January 22, 2025 minutes as written. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Rolston, Mr. Flynn. Motion carried.

Mr. Flynn motioned to adjourn the meeting. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Rolston, Mr. Flynn. Motion carried. Meeting adjourned at 8:31 PM.

Meeting minutes recorded by Sara Knickerbocker