

## Town of Stanford Zoning Commission

### Meeting Minutes

March 20, 2025

Present: Thomas Angell, Stephan Gotovich, Don Smith, Chris Flynn, Barbara Warren

Absent: Wendy Burton, Steve Horowitz

Nina Peek presented the Baseline Review Report for Zoning Code Reorganization. This is just Chapter 164 with 14 articles. The report is filed with the Zoning Commission files.

1.0 > Structural Analysis – Basic structure could be consolidated and remove the negative presentation of regulation to reduce confusion with double-negatives.

#### Proposed Articles:

Mr. Angell asked to clarify the suggestion to develop individual district purposes and Ms. Peek explained that the districts are not consistently defined. Ms. Warren asked if there is missing material if Ms. Peek would introduce it. Ms. Peek explained that this first effort is to reorganized. Ms. Peek said as the Zoning Commission makes their effort, she can help incorporate any changes the Town adopts. Ms. Peek said the Right to Farm law could be incorporated into Zoning code for the overlays. Ms. Peek suggested a table for uses & additional standards.

Mr. Angell said there is a lack of clarity of principal use versus secondary use and could use Ms. Peek for that area. Ms. Peek said if there are a lot of accessory uses existing, they will have to be very careful, and Mr. Angell said there are a lot of contractors operating out of residential properties, but that is how the Town has developed over the years. Ms. Peek said adding some standards would help, but they do not want to deter people from making a living. Mr. Smith pointed out that the lack of permitted/not permitted items makes it hard to enforce the code when someone says the code doesn't say that I can't do this kind of accessory use. Ms. Peek pointed out that it is typically the operation is what causes the problem, not necessary the existence of the accessory use.

Ms. Peek suggested Scenic Roads be its own chapter since it is not really a zoning issue, the Commission agreed.

Ms. Peek said the procedural and administration process could be processed into a flowchart or table to be more user friendly.

Ms. Peek suggested placing definitions at the end of the Code.

## 2.0 > 2023 Comprehensive Plan Review

SLR reviewed the Comprehensive Plan to identify recommendations that could be incorporated in the reorganization effort.

Ms. Peek suggested a definition for “farm-stay,” “micro farming,” and to incorporate the Town’s recently adopted Right-to-Farm as a section of the Town Code or into Chapter 164, Zoning Code be reference.

Mr. Angell explained that the new ADU law included an exception for farm housing so the farmers could have more housing. Mr. Angell said there are some regulations for farm housing, but Ms. Peek said the issue, legally, is defining the user not that use. Mr. Angell explained that the Right-to-Farm law is not in the code yet.

Ms. Peek explained that SLR will provide a spreadsheet with the reorganization.

Mr. Angell said that Ms. Peek could take a look at the corridor of Route 82 for commercial and retail uses so the Zoning Commission could work on that item with some suggestions.

Ms. Peek said the DEC permits need to be very clear on the overlay districts in the Towns. Mr. Angell asked Ms. Peek to work on the mining category.

Mr. Angell said temporary outdoor gatherings and permanent event venues will be on the Zoning Commission’s future agendas.

Mr. Angell said he would like Ms. Peek to work on the solar and battery storage facilities, and wind energy for property owners/residential/small business use only. Ms. Peek said an issue may be that there is no ridgeline protection.

Ms. Peek suggested waiting on wetland ordinances because of the new DEC regulations.

Mr. Angell said Ms. Peek could handle the steep slope items in the Comprehensive Plan. Mr. Angell said the Zoning Commission can pick priority items based on how many items fit into their contract with Ms. Peek.

Mr. Angell said the single protected area for potential well-head locations should be an item for Ms. Peek.

Mr. Angell said the expansion of the RC district could fall under Ms. Peek's items along with the status for commercial businesses and parking issues.

### 3.0 Visual Enhancement Opportunities

Ms. Peek said a revised table with less asterisks and create a more easy-to-read format.

Ms. Peek outlined proposed tables for signs, residential cluster developments, other uses with lot standards, approving bodies & procedures, off street parking, lot dimensions, definitions.

### 4.0 Additional Recommendations

Ms. Peek suggested standards for Dark Skies, Electric Vehicle Infrastructure, Low Impact Development, References to Other Codes.

Ms. Peek said if someone wanted to install EV chargers it could be a special use permit.

Ms. Peek said the next step is to start on the annotated outline, which is a big item for the Zoning Commission, and they can break it down a couple sections at a time for the Commission to review.

Ms. Warren motioned to approve the February 19, 2025 minutes as written. Mr. Smith seconded. All in favor, Mr. Angell, Mr. Gotovich, Mr. Smith, Mr. Flynn, Ms. Warren. Motion carried.

Mr. Smith motioned to adjourn the meeting. Ms. Warren seconded. All in favor, Mr. Angell, Mr. Gotovich, Mr. Smith, Mr. Flynn, Ms. Warren. Motion carried. Meeting adjourned at 8:15 PM.

Next meeting April 17, 2025

Meeting recorded by Sara Knickerbocker