

Town of Stanford Planning Board

March 26, 2025

Present: Thomas Angell, Bradley Rolston, Chris Flynn, William Moriarty, Laura Viscusi, Eric Haims (Town Board Liaison), Christian Bertram (Engineer)

BUSINESS:

Minor Subdivision: Winnakee Land Trust: John Heidecker  
6322 Route 82, Stanfordville, NY 12581

Mr. Heidecker presented. Mr. Heidecker said Winnakee acquired a parcel that has a residence and they cannot have a residence as part of their stewardship so they will be subdividing the house from the parcel. Mr. Heidecker said the whole parcel is about 154 acres between the two lots. Mr. Heidecker explained there is the house, a barn, a well, a septic system, and an old driveway that will be utilized again, while the current driveway goes into the woods. Mr. Heidecker said the DEC wetlands that have been plotted based on GIS figures and have not been flagged. Mr. Heidecker further explained that the driveway servicing the house would be the old driveway and the current driveway will remain with Winnakee. Mr. Rolston asked about the steepness of the road and Mr. Heidecker said it is not that steep, that he was able to go up even in the winter. Mr. Angell asked about checking with the State to get a permit for the driveway for the house and Mr. Heidecker said they had started the process. Mr. Angell also asked if the well plotted on the sketch and it would be on the parcel with the house, Mr. Heidecker confirmed it would be. Mr. Heidecker said the setbacks are plotted, but the front is non-conforming. Mr. Heidecker said he has contacted DEC about the wetlands and is hoping there will be no jurisdiction because there is no building being done. Mr. Angell asked if no building would be indicated on the map. Mr. Heidecker said he would need to check with his client about putting that note on the map. Mr. Rolston asked if Winnakee would be getting the permit or the new owners, and Mr. Heidecker said Winnakee was looking into the permit. Mr. Angell said they would only be able to approve the subdivision as non-residential so the note would be needed unless the client would like to create a residential lot and provide more information. Mr. Angell said Mr. Heidecker would need the note on the plat, the permit from the State, and a letter from the DEC. Mr. Flynn motioned to classify the application as a minor subdivision. Mr. Moriarty seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston, Mr. Moriarty, Ms. Viscusi. Motion carried.

Rocky Reef Farm LLC: Ernie Martin  
6909 Route 82, Stanfordville, NY 12581

Mr. Martin presented. Mr. Bertram provided a memo with comments for the applicant to address. Mr. Martin explained that about a year ago they received approval for a 4 lot subdivision and they gain access off Aberdeen Lane and it extends into the property. Mr. Martin further explained that construction on that roadway had been almost completed around the fall and they

had made some field adjustments to the roadway to avoid a large tree, protect viewshed, and also keep some smaller trees. Mr. Martin said the right of way has been relocated and they are going to have a 10 foot easement for utilities to surround the road so everything is within the 50 foot right a way. Mr. Martin said there are two areas that are slightly greater than 10% and the private road is supposed to be built to Town Specs, but waivers are available up to 12% according to Mr. Bertram. Mr. Martin said that the Fire Department provided a memo saying they would support the road in its current condition or better, and Mr. Martin added that it held up during the winter and will get the opinion of the highway superintendent as well. Mr. Martin said they had a permit for a culvert from the DEC, but they had to move the culvert 30 feet, so they are meeting with the DEC on April 7 to confirm that the new location will close out the permit. Mr. Angell asked about the new regulations for DEC Wetlands and how it would effect this application. Mr. Bertram said he believed it would be grandfathered-in, but Mr. Martin will get confirmation from the DEC. Mr. Martin also mentioned that portions of the driveway were supposed to be paved in some spots, but would like to look into keeping it gravel. Mr. Angell said he thought the Planning Board had already approved keeping it gravel, and Mr. Bertram explained that as long as the road is being maintained by the owners and not the Town the pavement would not be necessary, but they will need to put a note on the map indicating that if the Town does take ownership of it, it would be the developers responsibility to pave those sections. Mr. Martin said there would have to be some modifications to the easements that were put in place by the legal teams as well. Mr. Martin asked if a public hearing would be required since it is just a modification. The Planning Board agreed that a public hearing would not be needed because the scope of the project is minor. Mr. Bertram said that the applicant will need the DEC permit, paperwork on the SWPPP, a letter from the highway superintendent, and Mr. Angell added they would have to have the legal documents in order. Mr. Angell said if all that is in order and complete, they can move forward with the approval at the next meeting.

Minor Subdivision: Adrian Velasquez: David Rider  
313 Jameson Hill Rd, Clinton Corners, NY 12514

Mr. Velasquez presented. Mr. Velasquez explained that Mr. Rider had re-submitted site plans and that he had a Wetland Biologist delineate the wetlands. Mr. Bertram said they will need that documentation from DEC indicating they do not have jurisdiction over the wetlands. Mr. Bertram said that he will contact Mr. Rider to discuss the driveways. Mr. Angell suggested that Mr. Bertram and Mr. Rider work out the issues together and then come back to the Board when the information has been sorted out. Mr. Bertram questioned Velasquez about the tree clearing and the second house on the property. Mr. Angell confirmed that 2 houses on one lot is allowed by certain Code.

Special Use Permit & Site Plan: Millbrook School: Ken Casamento  
131 Millbrook School Road, Millbrook, NY 12545

Mr. Casamento presented. Mr. Casamento said the faculty housing is complete, and part of the 2020 approved Master Plan is to create a new dormitory and rework the entrance to the campus.

Mr. Casamento said the Levitt road will still access the two dorms and entrance will be re-routed for a better vantage point and be gated with card access and that the fire department can access. Mr. Casamento said the campus would like to first try to move as much of the old residence as possible, if the finances allow it, otherwise they will just remove it and build a new one in the new location. Mr. Casamento said SHPO had no historical concerns with the building. Mr. Casamento said the new dormitory will house the 40 or so students that are currently living in temporary modular dorms with two attached faculty houses since COVID. Mr. Casamento explained that the modular dorms were part of the septic and water system and those modular buildings will be removed. Mr. Casamento said the site area is about 3.2 acres and has wetlands that have been flagged, but they are far enough away to meet the 100 foot buffer needed. Mr. Angell asked about the trees in that area and Mr. Casamento said there are some mature trees that will stay, other dead and dying trees will be removed. Mr. Angell asked about the elevations and Mr. Casamento said the elevations are consistent with the existing dorms and said it fits the design of some of the other buildings on campus. Mr. Casamento said it would be a stick build, not modular. Mr. Casamento said they are creating a Stormwater Treatment Pond and will have the full SWPPP for Mr. Bertram. Mr. Casamento said the campus is re-doing the loop for the water tower feed. Mr. Angell asked if they talked to the Town about the driveway, and Mr. Casamento said they have started conversations, but nothing concrete yet, they have discussed possible sightlines, and the culvert. Mr. Casamento said they hope to complete the construction by the end of the summer. Mr. Bertram said he will send a task authorization form to the Town to start talks with Mr. Casamento on this project.

#### OTHER:

##### Short Term Rental draft law discussion

Mr. Haims presented. Mr. Haims explained that the Town does not have a short term rental policy in place, they do not want to be overregulating, but would like to have something in place to track and contact short rental owners. Mr. Haims further explained that they would like to be sure that there policies in place to provide fire protection, carbon monoxide detection, egress, fire extinguishers, septic, parking, trash removal, and noise regulations. Mr. Haims said the Town currently has 35 units with 50 listings. Mr. Haims explained that the Town would like to limit the number of short term rentals to 55 to avoid short term rental taking hold of the existing housing stock, 55 is 10% more than they currently have listed. Mr. Rolston asked where the existing short term rental numbers come from and Mr. Haims said the County has information they get from a 3<sup>rd</sup> party, but they do not know where the rentals are located, just that they exist, but the County will not release the locations until the Town has a short term rental policy in place. Mr. Moriarty asked if the short term rentals would be limited in each zone to avoid high density in certain areas, and Mr. Haims said the cap would be townwide. Mr. Haims said the Town Board looked at surrounding Town's laws to come up with a draft. Mr. Rolston asked what is driving the cap on the number of rentals and if there is a difference between "who" is doing the short term rental in regard to a corporation or investor versus individual or resident. Mr. Haims said the objective is to avoid 3<sup>rd</sup> parties coming in and if they are only using the property for short term rentals,

they would like to keep it to a resident renting out their home. Mr. Angell said there could be legal issues with that because you can regulate the use, but not the owner. Mr. Haims said they would like the owner around to be able to respond. Mr. Flynn said there is no noise ordinance in Stanford, so it is going to be hard to enforce a noise violation. Mr. Haims said a solution could be limiting the number of guests. Mr. Rolston brought up that if the permit needs to be applied for every two years, what happens after two years and if the person does not even use it will someone who does need it lose out, and Mr. Angell chimed in that a waiting list could cause issues if they cap the number of permits. Mr. Haims said there is a time crunch because NYS has their own registry that they may make Towns adopt. Mr. Rolston said he thought having permits would be a good idea, but capping them would not be necessary, and Mr. Haims said the need for permits would help pay for a enforcement officer stipend. Mr. Rolston asked why ADUs could not be considered short term rentals as part of this draft, and Mr. Haims said they will have to talk to Mr. Butts because he interpreted it differently, and Mr. Angell said he saw it differently as well. Ms. Knickerbocker will send a memo to Town Board to include the Planning Board's suggestions for the Short Term Rental law. These suggestions include excluding the cap, ADUs not being restricted, renewals should be as needed as they are complying, and that the permit holder should not have to respond within an hour, but rather in a reasonable amount of time. The Planning Board did agree with the fire and safety regulations.

Mr. Moriarty motioned to approve the February 26, 2025 meeting minutes as written. Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Rolston, Mr. Flynn, Mr. Moriarty, Ms. Viscusi. Motion carried.

The meeting was adjourned at 8:48 PM.