

**TOWN OF STANFORD  
DRAFT MASTER PLAN REVIEW COMMITTEE  
SPECIAL MEETING MARCH 18, 2015**

**PRESENT:**

Mark Burdick  
Tom Angell  
Duffy Layton  
Richard Bell

**ABSENT:** Kathy Zeyher, Tom Dewhirst, Larry McKeough, Gary Lovett, Jeffrey Spiers, James Sansum, Karen Mosher

**ALSO PRESENT:** Dutchess County Planning and Development staff: Eoin Wrafter, Commissioner, and Jennifer Coccozza, Assistant Commissioner.

Call to order: 1:08 pm

Introductions of Committee members and Dutchess County staff.

**DISCUSSION-**

Mr. Burdick explained that the previous Master Plan Committee (MPC) had created a Draft Master Plan that was presented to the public and the Town Board in 2013. Many comments were received as a result of the public hearing. In response, the Town Board created the Draft Master Plan Review Committee (DMPRC) to review the comments received and to recommend whether changes should be made to the Draft Master Plan. The DMPRC classified all comments on the Draft Master Plan and forwarded a list of areas of concern to the Town Board for which they requested the use of a planning consultant before making further recommendations regarding changes to the plan.

Mr. Burdick explained that, though the Town Board's initial response was vague, he has clarified that they are requesting that the DMPRC prepare an RFP for consultant services. Ms. Coccozza asked if the RFP is to cover the comprehensive plan and zoning, to which Mr. Burdick clarified it will cover the comprehensive plan only. Mr. Wrafter asked if the previous consultant finished their contract, to which Mr. Angell replied that they had and that the consulting firm is no longer in business.

Mr. Wrafter inquired whether the Committee will be requesting proposals for certain changes. Mr. Burdick explained that the Committee had not yet concluded which changes should be made. Mr. Wrafter noted that this issue will have a large impact on cost, scope and time. He suggested that if the Committee could synthesize comments and come up with revision proposals, it will be a much easier scope. Mr. Layton commented that there are probably five sections where the Committee could come up with proposals.

Mr. Bell commented that there is a problem with how much time has lapsed since the Draft Plan's inception. At that time the Town was worried about development pressures, but a fundamental shift has occurred and now the Town is worrying about economic

viability. He noted that it makes it difficult to either agree with the original plan or rethink the plan.

Mr. Wrafter noted that they will need to consider community involvement. Mr. Angell noted that this is the third attempt at updating the Master Plan. The first attempt, he noted, focused on housing, while the second attempt focused more on environment. This third attempt is now in response to the reaction that the second attempt was too protective. He noted that the MPC had originally scheduled additional public hearings on the Draft Master Plan prior to handing over to the Town Board, but that due to changes in the contract, they had run out of money.

Mr. Angell noted that a large portion of the Town is currently under conservation and the population is worried about their children having the opportunities they need to remain in the Town as they grow older. He also noted that there are a lot of large second homes in Town, with that population wishing for the Town to remain as rural as it is. He noted there are a lot of competing interests.

Mr. Bell stated that in his opinion, the Town is leaning toward a default decision of not changing the Master Plan, and that he doesn't believe the Committee will succeed in a focused presentation. He noted that many comments don't really apply and rather reflect a misunderstanding of the difference between zoning and master plan. Mr. Wrafter commented that they will need to incorporate the public at some point. The Committee has received a large amount of comments and must decide whether to address them.

Mr. Burdick stated that he feels the biggest issue is the planned development area. Mr. Layton added that a related issue is that high density development will not be affordable. Mr. Angell noted that Anne Saylor had spoken to the MPC about methods for attracting development, such as giving density bonuses, and that Dutchess County Sewer and Water had helped pay for an engineering study, but that the report was never finished. He noted that some people don't want to continue with 5 ac zoning and want to see alternatives. Mr. Angell explained that the comments from the initial public meeting influenced the creation of the Draft Master Plan, with a focus on preserving rural character. He noted that, subsequent to the presentation of the Draft Master Plan, the comments received at the public hearing reflect a different set of interest groups.

Mr. Wrafter asked to go over some of the comments, noting that there is a question of dispersing housing density opportunities. Mr. Angell noted that there is 1.5 ac zoning in the Town Center zone currently, and wonders if there would be support for septic on anything smaller than that. He noted that the current growth trend is wealthy New Yorkers on very large estates.

Mr. Wrafter asked that the Committee assume that economics improves in 10 years and suppose that a developer wants to put a 10 unit development in, do they expect the public would be opposed? Mr. Angell responded, for the most part, no. Mr. Burdick stated that believes that density is not the problem, but how it is presented is a problem. He stated he feels the Town can do without sewer and water. Mr. Layton added that another problem with the plan as stated is that 80% of the proposed development area is located on one privately owned parcel. Mr. Wrafter noted that DC Planning has been talking to communities to help them define what economic development means to their community, to define what they want to see and to plan for it.

Mr. Wrafter asked for details on the planning board/ site plan review comments. Mr. Angell explained that many comments received were negative with regard to the Planning Board. He explained that the Town had a moratorium on development for about 10 years which added time and frustration to the review process. He also noted that residents are upset by some of the large residences that have been built, but that the Planning Board currently has no jurisdiction over review of construction of single family residences on approved lots. Mr. Wrafter suggested that the discussion of planning board review be removed from the master plan so as to keep it a separate process/procedure.

Mr. Wrafter asked how the Committee interacts with the Town Board. Mr. Burdick replied that their letter was their first communication. Mr. Angell noted that the Town Board has been involved very minimally, noting that the Committee had asked for a liaison but was never given one. Mr. Wrafter suggested that the Committee narrow down what they want to do and envision how to involve the public before turning their recommendations over to the Town Board.

Mr. Wrafter asked if the Committee felt that the comments received with regard to the Town Center are indicative of the whole Town. Mr. Bell replied that people don't feel the Town Center is a viable option. Mr. Angell added that people want additional alternatives to provide housing options outside the Town Center. Mr. Wrafter noted that John Clarke had wanted to attend this meeting, and that he is working with the County and the City of Poughkeepsie on an RFP. He agreed to provide the Committee a copy of the RFP when it is finished.

Mr. Burdick suggested additional Committee meetings are needed as well as a public hearing. He stated the Committee needs to come to more of a consensus on what the community wants. Mr. Wrafter offered for County Planning to be involved along the way for review and suggestions, but that they cannot write the plan for the Committee. Mr. Angell commented that it may help to have John Clarke or Ron Hicks come to a meeting. Mr. Wrafter asked that the Committee let them know when and how they would like County Planning to be involved. The Committee discussed and decided to schedule the

next meeting as a full Committee on either March 24 or April 14 to discuss. Ms. Turck agreed to poll the Committee on availability and alert the Committee as to which date they will be meeting.

ADJOURNMENT-

The Committee adjourned at 2:40 pm.

Submitted By: \_\_\_\_\_

Michelle Turck, Secretary

Approved By: \_\_\_\_\_

Mark Burdick, Chairman

APPROVED