

**TOWN OF STANFORD
DRAFT MASTER PLAN REVIEW COMMITTEE
MEETING APRIL 28, 2015**

PRESENT:

Mark Burdick
Karen Mosher
Larry McKeough
Gary Lovett
Tom Angell
Richard Bell
James Sansum

ABSENT: Kathy Zeyher, Tom Dewhirst, Jeffrey Spiers, Duffy Layton

Call to order: 7:11 pm

APPROVAL OF MINUTES-

Mr. Angell moved and Mr. McKeough seconded to approve the minutes of April 14, 2015 as amended. All in favor: Mr. Burdick, Ms. Mosher, Mr. McKeough, Mr. Lovett, Mr. Angell, Mr. Bell. Motion carried.

OLD BUSINESS-

1. **County Planning Meeting-**

Mr. Burdick explained that Dutchess County Planning would like to send Ron Hicks, Eoin Wrafter, John Clarke and Jennifer Coccozza to come all together to meet with the Committee, but they may not be able to all attend the same date. He noted that Ms. Coccozza is interested in what topics the Committee would like to discuss in addition to economic growth. Mr. Lovett responded that if there is time, he feels they should discuss any topic from the Committee letter to the Town Board.

Mr. Burdick additionally reported that Mr. Dewhirst is feeling better and believes he will be back in attendance sometime in May.

NEW BUSINESS-

1. **Letter from Mr. McKeough-**

Mr. Burdick referred to the letter Mr. McKeough sent to the Committee with a list of businesses that have left Stanford. Mr. McKeough explained he made the list after the last meeting from his memory of businesses that have failed to stay in Town. He acknowledged there are many reasons why businesses fail, but feels the underlying problem is that the Town needs to attract more young families. He explained that he spoke to Mr. Norton on the issue and got assessment and tax reduction data from the Assessor. He questioned why the Town doesn't use tax breaks to encourage young families to locate in Town rather than allowing the majority of tax breaks to go to the gentlemen farmers.

Mr. Lovett commented that population has been either flat or slightly growing, asking how that affects business. Mr. McKeough replied that the population is aging with more older people buying available real estate. Mr. Angell remarked that there are studies showing there is a peak spending age, noting that somewhere around 51 years or older populations spend less than younger populations.

**Mr. Sansum arrived.*

Mr. Lovett explained that he looked at registered voters in Dutchess County and saw that the number is flat. The Committee agreed that the population is aging. Mr. Bell commented that he believes that Town is not attractive to families as the landscape is such that one must drive everywhere. He noted that he thought the Draft Plan tried to address that by creating the Town Center.

The Committee discussed the need to improve the school system to attract families. Mr. Lovett remarked that he sees school and business issues as separate, noting that if the goal is to increase customers for local businesses, the Town will need to either significantly increase population or encourage shopping local. Mr. Burdick discussed business clientele at the farm stand, noting it is 90% weekenders that shop there. Mr. Sansum remarked that he knows some weekenders that didn't even know the farm stand existed, noting there is some degree of tunnel vision when driving from the city to the weekend house.

Mr. Bell stated that if the Town were a business they would hire a consultant to conduct a use and needs assessment. He suggested the Town should invest in these studies for all businesses in Town. Ms. Mosher commented that the Town should also look at how arts can attract people, noting that DIA put Beacon on the map. Mr. Angell noted there is a significant portion of the Town that is happy with just how things are, that the Town offers country quiet living.

The Committee discussed what led to Millerton turning the town around. Mr. Burdick commented that the Mayor played a big part. Mr. Bell added that good restaurants are a huge draw. Mr. Sansum added that sidewalks in a core area are very important. Ms. Mosher commented that Stanford has never been anything but an agricultural community. Mr. Lovett added that the Town is now a weekend community. Mr. Angell suggested that the Town build on its strengths of agriculture and weekenders. The Committee discussed local cottage arts.

Mr. Burdick stated that he is unsure if Dutchess County planners will be at the next meeting, but suggested narrowing down the focus of the Committee issue by issue in the meantime.

2. Housing Density-

Mr. Angell commented that he feels very few people would want to see increased growth located around them. Mr. Lovett added that most people when polled stated they would like to see the density located in the center of Town, noting that it seems the proposed Town Center won't work due to the purchase of the mine. Mr. Bell stated that he questions the premise that growth is good. He questioned whether the Town can keep density of business without additional housing density. Mr. Lovett responded that he feels the Town needs to allow for growth. Mr. Angell remarked that since the Town established 1.5 acre zoning in the RC zone, they have not had any development. He noted the Committee thought it was most realistic to add housing options such as accessory apartments.

Mr. Sansum suggested the Committee look at getting rid of the housing density zone. Mr. Angell commented that the Town could keep its current density, but they had received comments asking to provide lower income housing for people that work in the Town and for aging seniors. He asked if the Committee still has those concerns and how they will meet those goals. Mr. Bell asked if those goals could be met by loosening restrictions on renting out rooms and apartments in one's house. Mr. Lovett commented that that type of arrangement does not work for everyone.

Mr. Sansum commented that he feels there is room within the 1.5 acre zoning to provide housing. Mr. Lovett disagreed, adding that he's not sure that seniors would want 1.5 acres. Mr. Angell asked what housing types the Committee would like to see. Mr. McKeough responded that he imagines two story condos, like those in Millbrook. Mr. Angell suggested they could allow for a trailer park. He noted it sounds like the Committee does not want the PDD. Mr. Burdick added that multi-family dwellings are allowed in the RC zone.

The Committee agreed to continue the discussion at the next meeting.

NEXT MEETING-

The Committee will meet next on May 12th at 7pm at the Town Hall.

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ADJOURNMENT-

The Committee adjourned at 9:13 pm.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Mark Burdick, Chairman