

**TOWN OF STANFORD
DRAFT MASTER PLAN REVIEW COMMITTEE
MEETING APRIL 11, 2016**

PRESENT:

Mark Burdick
Karen Mosher
Larry McKeough
Gary Lovett
Tom Dewhirst
James Sansum
Duffy Layton
Michele Inzeo

ABSENT: Richard Bell, Jeffrey Spiers, Tom Angell

Call to order: 7:05 pm

APPROVAL OF MINUTES-

The Committee reviewed the minutes of March 28, 2016. Corrections were made. Mr. Layton moved and Mr. Lovett seconded to approve the minutes as amended. All in favor: Unanimous. Motion carried.

OLD BUSINESS –

Mr. Burdick explained that he talked with Bridget Barclay of Dutchess County Water and Wastewater Authority who said that central water without central sewer is still allowed. He noted that Red Hook has only central water, but they are having issues. Mr. McKeough commented that it is good news, that central water could allow for a little more density. Mr. Burdick added that he talked to Ms. Barclay about the Hillsdale project, and she felt the project sponsors would be willing to talk to the Committee about that option. He also noted that he talked to Pete Marlow from Dutchess County Department of Health who told him that projects of 4-5 lots with one common septic have been allowed. Mr. Burdick also inquired whether a 20 unit housing project would be possible and Mr. Marlow had told him that it would need Health Department and DEC approval, which is generally easy to obtain. Mr. Burdick noted that he has an appointment to meet with Mr. Marlow on Wednesday.

Mr. Burdick stated that now that the Committee knows what is possible they can discuss if that is what they want and if so, where they would put it. Mr. Lovett noted that if the Town may want to consider central water at some point, the Committee should identify an area for a wellhead and protect it. Mr. Sansum noted that at the previous meeting the Committee had discussed providing multiple options for different levels of development. Mr. Layton noted that the discussion gives the impression that the PDD is possible on a reduced scale.

Mr. Dewhirst suggested a time limit be set for Committee deliberations. The Committee discussed the general process of review. Mr. Burdick commented that he is not sold on

whether the Committee needs a consultant and asked the Committee if they want to handle the work themselves. Mr. Dewhirst commented that he believes they have enough people to handle it. Ms. Mosher stated that the Committee is making progress and she would like to see them flesh out their thoughts on each section and then decide what their recommendation will be.

Mr. McKeough stated that he and Duffy have discussed expansion of Route 82 district with water and sewer alternatives. Mr. Burdick suggested that if the PDD is taken out, then there may be no need to expand the district all the way to Salt Point Turnpike. Mr. Sansum agreed, adding that business development should stay focused in the hamlets. Mr. Burdick suggested if it is a business that doesn't need foot traffic and can be hidden from view; it might be ok to locate outside of the hamlet. Mr. Sansum stated he thinks there are a lot of options available in the existing Draft Plan. Mr. Lovett asked how they could word it to prevent strip mall expansion. Mr. Burdick asked who is in favor of expansion of the Route 82 district with restrictions. Mr. Lovett stated that they cannot vote if they do not know what those restrictions would be.

Ms. Mosher read a portion of the Pawling master plan as an example of how to guide the zoning that will follow. Mr. Lovett commented that he is concerned with how the businesses are designed in order to keep the definition of the hamlet. Mr. Burdick asked Mr. Layton what type of businesses he would like to see in the expanded district, to which Mr. Layton replied businesses you drive to. Mr. Sansum stated he would not want to see something at Salt Point because he personally thinks that is one of the prettiest areas of Town.

Mr. Layton moved to expand the Route 82 corridor to allow commercial development from Sonny's to Salt Point Turnpike with appropriate wording such as that used by Pawling to control development. Motion was not seconded.

Mr. McKeough read a portion of the Amenia master plan. Mr. Burdick stated that he doesn't mind businesses going in the expansion area but there needs to be distinctions about the type of business. Mr. Lovett stated that he thinks there is enough room for business between Cobble Pond and Sonny's. Mr. Burdick asked if the Committee feels the business district should be enlarged with stipulations. In favor: Mr. Burdick, Mr. McKeough, Mr. Layton, Ms. Mosher, Ms. Inzeo. Opposed: Mr. Dewhirst, Mr. Sansum, Mr. Lovett. Mr. Burdick agreed to research whether a vote passes with a majority of the Committee or the majority of the quorum and will email the result of the vote.

Town of Stanford
Draft Master Plan Review
April 11, 2016
Page 3 of 3

Mr. Lovett asked why the Committee is not discussing the County Planning suggestion for adding business at the planned crossroads. Mr. Burdick asked if the Committee would like him to contact the engineer from the Hillsdale project, to which the Committee agreed they would. Mr. Layton stated that the Committee has money for a consultant and asked if they would want to hire a consultant for just one meeting to educate the Committee on their options. Mr. Burdick responded that the contacts he was given may come to a meeting without pay. He explained that Ms. Barclay had recommended Hillsdale project manager, Erin Moore, a representative from RCAP which provides assistance on water and wastewater projects, and a representative from Orenco which is a small systems purveyor. The Committee agreed it would be interested in meeting with someone from Orenco if Ms. Barclay could attend as well. Mr. Burdick agreed to talk to Ms. Barclay and express their interest in possibly talking to Orenco.

NEXT MEETING-

The Committee will meet next on April 25, 2016 at 7 pm at the Town Hall.

ADJOURNMENT-

The Committee adjourned at 8:46 pm. All in favor: Unanimous. Motion carried.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Mark Burdick, Chairman