

**TOWN OF STANFORD
DRAFT MASTER PLAN REVIEW COMMITTEE
MEETING MAY 9, 2016**

PRESENT:

Mark Burdick
Karen Mosher
Larry McKeough
Tom Angell
Michele Inzeo
Duffy Layton
Tom Dewhirst
Richard Bell

ABSENT: Gary Lovett, James Sansum, Jeffrey Spiers

ALSO PRESENT: Jonathan Churins, from Dutchess County Water and Waste Water Authority, and Erin Moore, from Clark Engineering & Surveying

Call to order: 7:00 pm

OLD BUSINESS-

1. Water and Sewer-

Ms. Moore and Mr. Churins were present for discussion of central sewer and water alternatives. Ms. Moore explained that she designed the Hillsdale project, and noted that Red Hook is currently looking to drum up support for a wastewater system to serve only the interior village businesses. Mr. Angell inquired if that proposal had been voted down. Mr. Churins explained that the district has been redrawn and will go to another vote. Ms. Moore added the Kinderhook has voted for a small collection system just for their business section as well.

Formal introductions were made. Mr. Burdick explained that the Committee had voted to eliminate central sewage and water, but as a means to support business growth, would like to see what alternatives exist. Ms. Moore suggested that on-site sewage systems that are monitored may be a viable option. Mr. Churins added that the Town can form a group to monitor, but that the homeowner would own the system and be responsible. The Committee clarified that they are not experiencing failing systems, but are looking to expand capacity. Mr. Angell noted that there is very little distance from surface to groundwater table. Mr. Burdick noted that there have been few problems which are localized.

Mr. Burdick inquired how small of a system the County Water and Wastewater Authority would consider taking over. Mr. Churins commented that a better question is what the smallest affordable system is. Ms. Moore noted that traditional leach fields are the most affordable, dependent upon site conditions. She described a system that could utilize existing septic tanks with a pump system. Mr. Burdick noted that the Committee had discussed senior housing,

inquiring if that would be possible with a leach field. Mr. Churins explained that there would be more detention time with the use of existing septic. Ms. Moore added that it would also keep the element of personal responsibility. Mr. McKeough inquired if on site monitoring gives any room for expansion, to which the response was that it does not.

Mr. Burdick inquired how many are served by the Hillsdale project. Ms. Moore noted that 35 parcels of mixed residential and commercial users are served. She noted that Hillsdale took on the project because their existing systems were failing at the surface. She added that the Kinderhook business community was suffering because they were unable to support any high water use businesses such as restaurants. She recommended that Stanford conduct a sewer needs analysis to help identify which parcels are the best location for locating the new system.

Mr. Angell asked what the range of cost is between maintaining a private system and the cost of a centralized system. Mr. Churins explained that replacement of leach fields can be in the \$10,000 range, with capital costs shared using various methodologies, with connection costs being assessed only when a person decides to connect to the system. Mr. Dewhirst stated that he knows people that are forced to pay that are not in the sewer district. Ms. Moore explained that Kinderhook voted to charge the whole Village, as they saw the common charge as a way to support growth of business in the Village.

The Committee discussed the cost of the Hillsdale project, which includes a fee of \$45 per month per house that includes the cleaning of tanks and the upfront replacement. Ms. Moore stated that she is unsure whether a needs analysis can focus on just a hamlet, rather than a full municipal boundary. Mr. Churins stated that he feels it can be done. Ms. Moore stated that she will look into it to see if there would be funding available. She noted that a Community Development Block Grant (CDBG) may be a possibility. Mr. Bell noted that the Town's median income is too high to qualify for a CDBG. Mr. Dewhirst commented that it seems like taking grant money will include having strings attached. Mr. Burdick noted that the Library received a CDBG to put in their porch.

Mr. Bell noted that the focus is on economic enhancement of the hamlet and not interested in a study of the entire Town. Mr. Churins asked that the Committee give a clear indication of what density they would like. Mr. Bell stated that he believes there to be a Town-wide sentiment to see some expansion of business. Mr. Angell suggested focusing on the crossroads area. Mr. Bell suggested

focusing on the middle area of Route 82. Mr. Layton suggested focusing on the entire Route 82 corridor.

Mr. Burdick inquired as to the feasibility of a 2-lot shared septic. Mr. Churins stated that there is no affordable way to do so, as that would require creation of a transportation corporation which would add fees. He noted that subsurface discharge would be the most affordable and require the minimal amount of maintenance. He suggested a phased approach to the study. Ms. Moore stated that the hamlet area is well defined and is where the study should focus. She noted that the main goal is to find available parcels.

Mr. McKeough noted that the Committee may not perform the study, but they need to know how to present in the Master Plan the steps to move forward. Mr. Layton asked for a proposal from Ms. Moore to perform the deep tests and offered to donate his excavating time. Ms. Moore responded that she would be happy to prepare a proposal for the work to include a letter report, and expects the cost to be in the \$1,500 range. Mr. Layton moved and Mr. Angell seconded to have Mr. Burdick approach the Town Board for permission to engage the services of Ms. Moore for the sewer needs analysis. All in favor: Unanimous. Motion carried.

NEXT MEETING-

The Committee will meet next on June 13th and June 27th at 7 pm at the Town Hall.

ADJOURNMENT-

The Committee adjourned at 9:07 pm.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Mark Burdick, Chairman