

**TOWN OF STANFORD  
DRAFT MASTER PLAN REVIEW COMMITTEE  
JUNE 24, 2014**

PRESENT:

Mark Burdick  
Karen Mosher  
James Sansum  
Tom Angell  
Larry McKeough  
Tom Dewhirst  
Duffy Layton  
Kathy Zeyher  
Gary Lovett  
Richard Bell

ABSENT: Jeffrey Spiers

Call to order: 7:07pm

MINUTES OF JUNE 10, 2014-

The Committee reviewed the minutes of June 10, 2014. Mr. Angell moved and Mr. McKeough seconded to approve as written. (*Richard Bell arrived*) Discussion: Mr. Burdick asked that all Committee members review the summary comments section to be sure they agree with the minutes. All in favor: Unanimous. Motion carried.

OLD BUSINESS-

1. Town Board Issues:

Mr. Burdick noted there has been no movement by the Town Board regarding the role of Town Board Liaison or the review of additional comments.

NEW BUSINESS:

1. Hard Rock Mine Auction-

Mr. Layton noted that the Hard Rock parcel is approximately 80-90% of the proposed Town Center increased density area and the parcel is currently up for auction. He presented a post card that advertises the property as a mine, noting there is no mention of the potential for development of the property. Ms. Mosher noted that the auctioneer's website description of the property very briefly mentions the option of development. Mr. Layton added that the advertisement states that the owners have not mined the property in two years, and questions whether mining is still a grandfathered use on the property.

The Committee discussed the issue, noting that the DEC permit is active until March 2015. They noted that the owners had offered the property for sale to the Town Board, but were unaware of any discussion of the issue by the Town Board.

Mr. Burdick inquired if the Committee would like to make a recommendation to the Town Board regarding the mine. Committee discussion ensued. Mr. Layton moved to write a letter to the Town Board concerning the property to make sure they are aware of the auction of the Hard Rock mine. Mr. Lovett seconded.

Discussion: Mr. Lovett suggested noting that the current Draft Master Plan has focused increased density in that parcel central to the development of a Town center. Mr. Angell noted that the Town Board is already aware of the property for sale and that it's not within the purview of the Committee to make a recommendation. Mr. Layton stated that he didn't want the Committee to take a stance on the issue. Mr. Bell commented that he doesn't want to pressure the Town Board to make a decision in regards to the property before the Committee has a consensus on the issue of the Town center. Ms. Zeyher suggested that a letter be written without mention of the Draft Master Plan.

All in favor of Mr. Layton's motion: Mr. Layton, Mr. McKeough, Ms. Zeyher, Mr. Lovett, Mr. Sansum. Opposed: Mr. Burdick, Ms. Mosher, Mr. Dewhirst, Mr. Angell, Mr. Bell. Motion didn't carry.

2. Summary Comments: Housing Density:

Mr. Burdick noted that at the last meeting Committee members summarized their thoughts on housing density and asked if members who were absent would like to offer their thoughts.

Mr. Layton- offered to summarize his thoughts and asked about the Chazen study was that was mentioned in the June 10, 2014 minutes. Mr. Angell explained that Chazen had done a study which shows minimum acreage needed for septic feasibility throughout the Town. Ms. Turck agreed to try to locate a copy of the study for review by the Committee. Mr. Layton stated that he agrees that the Town needs a plan B for increased housing options outside of the proposed Town center. He questioned whether there are appropriate soils somewhere in Town where lower income housing could be built (7-8 unit) without central sewer and water. He stated that if soils permit, he would like to see some satellite high density areas throughout Town. The Committee reviewed a map of existing multifamily housing. Mr. Layton noted that current high acreage requirements drive the housing out of affordable range.

Mr. Lovett- Stated he is not as pessimistic as others regarding the possibility of the Town Center but also agrees with a plan B. He suggested encouraging smaller acreage lots clustered throughout Town, but centered, possibly around the hamlets.

Ms. Zeyher- Stated that she agrees that one area of high density is not feasible and would like to see higher density (not requiring central sewer and water) throughout Town, located near State and County roads. She noted that she doesn't think the Committee will see the Town center developed within their lifetimes, but to leave it in the Draft Master Plan is fine. She suggested that in the interim they allow for clinics and gas stations in some areas, as well as allowing for the option of more than one unit on a parcel.

Discussion: Mr. Layton noted that the maps in the Draft Master Plan are not correct. Mr. Angell noted that it seems everyone agrees on allowing higher density throughout Town, and suggested they map it. Mr. Burdick suggested the Committee find out the amount of low income housing they need to plan for. He noted two studies by Dutchess County Planning regarding the issue. Ms. Turck agreed to forward the studies to Committee members for review. Mr. Sansum suggested the Committee ask an attorney to weigh in on the matter. Mr. Lovett noted that the Master Plan Committee did not come up with specific numbers, but felt that the Town Center would provide for the low income housing needed.

Mr. Bell commented that a plan B could be achieved through incentives within the existing Draft Master Plan. He commented that if too many areas are allowed for increased density throughout the Town it would compromise the rural character of the Town. Ms. Zeyher disagreed, noting developments from the 1960s in Town that utilized 1-2 acre lots didn't affect rural character. Mr. Bell stated that he is worried there is a tipping point. Mr. Sansum stated that he thought the Committee would locate higher density close to areas that have a history of such development. He noted that it is the Town's lawyer's job to weigh in on whether the Plan meets legal requirements. Mr. Angell noted that the Draft Master Plan will be reviewed by Dutchess County Planning and they will review for those issues.

Mr Burdick summarized next steps; find the number of affordable housing units needed, ask the Town Board to get an attorney opinion on whether the plan meets legal requirements, locate a copy of the Chazen study. The Committee discussed the impact of full build-out on population. Mr. Burdick noted that the current Draft Master Plan is based on keeping current zoning build-out. He asked if the Committee would like to discuss population. Mr. Lovett questioned how one could ever decide what population should be. Mr. Angell noted that he would be interested in having someone very knowledgeable in the local real estate market to come talk to the Committee.Draft

3.Next Meeting Date:

The Committee will meet next on July 8<sup>h</sup> at 7pm.

ADJOURNMENT-

Ms. Zeyher moved and Ms. Mosher seconded to adjourn at 9:08pm. All in favor:  
Unanimous. Motion carried.

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

Michelle Turck, Secretary

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

Mark Burdick, Chairman

APPROVED