

**TOWN OF STANFORD  
DRAFT MASTER PLAN REVIEW COMMITTEE  
MEETING FEBRUARY 22, 2016**

PRESENT:

Mark Burdick  
Karen Mosher  
Larry McKeough  
Gary Lovett  
Tom Angell  
James Sansum  
Richard Bell  
Michele Inzeo  
Duffy Layton (by teleconference)

ABSENT: Jeffrey Spiers, Tom Dewhirst

Call to order: 7:23 pm

OLD BUSINESS-

1. Business-

Mr. McKeough inquired if the Committee was familiar with current zoning. He distributed a handout highlighting what businesses are allowed as of right and those allowed by special permit. He noted that he feels the current zoning is very limiting, and agrees with Mr. Layton's idea proposed at the previous meeting to extend the proposed business district along the Route 82 corridor. Mr. Layton replied that he feels the Committee has three choices: 1) to leave the land use plan as is, 2) to add water and sewer, or 3) to expand the buildable business area along Route 82.

Mr. Lovett inquired why the Committee feels there is no room for business. Mr. Sansum commented that along Route 82 there are residential lots, such as behind McCarthy's Pharmacy, that could be converted into business lots. He added that he feels it is preferable to avoid what has been seen to happen in other towns where businesses and houses sprawl without a town center. Mr. Bell added that the Town doesn't have full occupancy of parcels that exist, and that sprawling is not in line with the current Master Plan or the Draft Master Plan. He added that there are also no bidders for additional business.

Mr. Angell remarked that he doesn't believe the Planning Board has ever turned anyone down for a proposed business. Mr. Burdick commented that there are a lot of businesses allowed by permit, and asked if Mr. McKeough was specifically concerned with light industry, asking what if the Committee gets rid of the PDD and allows an industrial use in its place. Mr. McKeough replied, among other uses, that might make more sense. Mr. Burdick stated that if the Committee decides it would like to allow for more business opportunity, they will have to decide how detailed to get in the Draft Plan. He suggested they could recommend

that the Town prepare “shovel-ready” parcels where SEQR has been completed ahead of time.

NEW BUSINESS -

1. Natural Resources-

Mr. Burdick reviewed the proposal in the Draft Plan that proposes the Town Board establish a Type I action list which would necessitate completion of a full EAF under SEQR. He distributed short and long EAFs to the Committee and reviewed the existing State Type I list. He noted that the Draft Plan proposes to make the list of actions more restrictive. Mr. Burdick explained that his thought is that doing so is unnecessary as the Planning Board may at any time require an applicant to utilize the long form.

Mr. Lovett explained that the Planning Board will then be blamed for being too restrictive. Mr. Angell added that establishing an expanded Type I list will help streamline the process so that developers will know ahead of time what will be expected of them. Mr. Burdick stated that as a result of public hearings, he heard different feelings voiced on the subject.

Mr. Bell asked what was so onerous about the long form. Mr. Angell explained that there must be a more thorough review process for a business to go through for certain businesses, citing a dry cleaning business for instance. Mr. Angell stated that, as a Planning Board member, he would like to have less discretion as to when to employ such a process. Mr. Bell commented that the State list is to guide the zoning board, but that the State regulations don't take into account the particulars of our Town.

Mr. Angell suggested focusing the discussion on what the Town does want to see. Mining issues were discussed. Mr. Layton noted that the Town cannot restrict mining by zoning and noted that expansion is necessary at some point for mining operations to stay in business. Mr. Angell discussed relevant court action and suggested if the Town builds their code around what we want, we will avoid similar issues in the future.

Mr. Bell noted that the Committee had a Dutchess County Planning professional that suggested a plan to attract business. Mr. Angell noted that he doesn't feel the Committee has a consensus as to what they want to see. Mr. McKeough noted that some of the towns that he has seen that are more proactive have larger populations. Mr. Sansum suggested that zoning could be used as a welcoming

\_\_\_\_\_ matt to attract certain businesses. The Committee discussed the RPG/Palombo project and the reasons for delay in approvals, including applicant revisions and engineering difficulties due to proximity to the Town aquifer.

Mr. Bell noted that the Committee had discussed a “plan B” for the Draft Plan to provide guidance for zoning, but that zoning will be more detailed. Mr. Angell noted the impetus behind revising the Master Plan was the Town opposition to development of Roseland Ranch. Mr. Lovett commented that he feels the Committee is able to make a list of businesses they would be in favor of seeing in Town. Mr. Layton suggested reviewing the zoning code and deciding what they would like to see allowed.

Mr. McKeough asked why the businesses by special permit should not be allowed by right. Mr. Bell replied that not all office buildings are equal. Mr. Angell noted issues with parking at Bullis Hall which were solved during the special permit process, and noted that there has been a strong reaction to the new distillery with residents wondering why they are not subject to review.

Mr. Samsun suggested the Committee dig in and propose changes to the PDD, as the discussion keeps coming back to business. Mr. Burdick commented that without sewer and water, expansion of business will be limited. Ms. Inzeo commented that everything we want will cost money and there is no money. Mr. Samsun suggested the Committee discuss small incremental developments, sidewalks, for example. Mr. Lovett suggested the next meeting the Committee consider County Planning suggestions and noted that he doesn’t feel the Committee should get involved in the zoning. Mr. Bell agreed that the Master Plan should be the progenitor of zoning.

NEXT MEETING-

The Committee will meet next on March 14th at 7 pm at the Town Hall.

ADJOURNMENT-

The Committee adjourned at 9:04 pm.

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

Michelle Turck, Secretary

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Draft Master Plan Review  
February 22, 2016  
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Approved By: \_\_\_\_\_

Mark Burdick, Chairman