

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

PRESENT:

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

ALSO PRESENT: Michele Inzeo

Call to order: 7:14 pm

APPROVAL OF MINUTES-

The Committee reviewed the minutes of January 26, 2016. Mr. Lovett moved and Mr. McKeough seconded to approve the minutes as written. All in favor: Unanimous. Motion carried.

NEW BUSINESS –

Mr. Burdick suggested the Committee begin by addressing comments related to business. He presented the proposed land use maps with additional notes as to what business opportunities are proposed throughout the Draft Plan. He began by describing the Stanfordville Hamlet land use area, noting that the commercial residential land use category runs along Route 82 from the Bank to Bulls Head Road which follows the existing land use. Mr. Lovett commented that the Stanford Hamlet commercial residential category was intended to allow for a continuation of mixed use, but was not meant to encourage specific business types.

Mr. Burdick explained that the planned development district (PDD) includes a hamlet residential 1 category that would allow 5 or more units per acre, and a hamlet residential 2 that would allow 1-4 units per acre. He noted that the PDD encourages a walkable, mixed-use development to include service businesses and commercial uses. He reviewed the Bangall commercial residential land use category which encourages continued mixed use, but noted that there is little room for expansion.

Mr. Layton named various existing businesses that have existed a long time that aren't included and he feels that is wrong. Mr. Burdick commented that many of the businesses mentioned fall within the rural mixed use district.

Town of Stanford
Draft Master Plan Review
February 9, 2016
Page 2 of 4

The “Light Industry” category was discussed, noting the designation of Mr. Layton’s parcel. Mr. Burdick reviewed recommendations from the Draft Plan that soil mining continue, with the suggestion that if the use is discontinued, a residential use should be considered. Mr. Angell noted that it was not the Master Plan Committee’s (MPC) intention to limit the use to soil mining, but was intended to locate areas to allow for light industry. Mr. Lovett suggested that portion of the Draft Plan may need to be reworded.

Mr. Layton inquired as to the definition of “Light Industry”. He noted that the current Town Code also lacks a definition of this category. The Draft Plan references 3 “Industrial” parcels. Mr. Lovett and Mr. Angell agreed that Mr. Layton’s “Light Industry” parcel is the 3rd parcel which does not show up on the town-wide map. The Committee suggested the terms used for each of the three parcels be the same. Mr. Lovett suggested a definitions section be added to the Draft Plan.

Mr. Burdick reviewed the Town-wide map, noting that “Rural Residential 1” (RR1) allows for higher density of 5 acres or less per unit. This district discourages commercial use, allows for small home businesses, agricultural businesses and allows for home occupations. “Rural Residential 2” (RR2) allows for lower density, recommended at 5 acres or more per unit and allows the same business opportunities as the RR1. The “Permanent Conservation” district covers the parcels that are unlikely to change in use, with conservation easements regulating allowable uses. Aside from conservation easement restrictions, this district allows for the same business opportunities as RR1 and 2.

Mr. Burdick noted two “Agricultural” parcels in Stanfordville Hamlet land use, questioning if the intent was to limit those parcels to purely agricultural use. Mr. Angell replied that the intent was to allow for residential or other uses, but was not defined. Mr. Lovett explained that the MPC intended to encourage the agricultural use to continue, rather than to encourage a change in use to commercial residential.

Mr. Burdick asked the Committee to now consider comments regarding business opportunity. Mr. Layton asked where in the proposed land use districts one would be able to build a software company that would employ 40 people. Mr. Lovett asked if they should consider designating an industrial zone, but noted that during the planning process it didn’t seem that people wanted an industrial park. Mr. Angell noted that the Draft Plan allows for industrial use to remain on the machine shop parcel.

Mr. Burdick reviewed the business types allowed in the Town-wide RR1 and RR2. He questioned how many people in Town have small excavation businesses, and if they

would be allowed to continue according to the Draft Plan. Mr. Angell responded that the MPC intended to expand allowable home-based businesses, but the size and scope of the business would determine whether they would be allowed in a residential district. Mr. Burdick noted that he feels the issue should be addressed in the Draft Plan. Mr. Angell questioned how specific the Committee wants the Plan to be, noting that some comments received were that the Draft Plan is too specific. Mr. Lovett commented that he feels the Plan could include a list of businesses that the Committee was in favor of seeing in Town.

Ms. Mosher questioned what business opportunities would be possible at Cold Spring School if at some point it ceases to be used as a school. Mr. McKeough noted that the parcel is surrounded by agriculture. Mr. Layton asked if the parcel could have two designations. Ms. Mosher asked if the parcel could become a recreational business. Mr. Lovett clarified that land use categories are not zoning. He explained that the School parcel will not be within its own zone, and that allowable uses will be determined by whatever zone it is in.

Mr. Layton commented that the commercial district should be expanded, noting that businesses need exposure. He suggested the district be expanded to Salt Point Tpke. Mr. Burdick noted that the area suggested by Mr. Layton is approximately $\frac{3}{4}$ mile. Mr. Lovett noted that during the planning process there was no call for sprawl; that rather people had asked for compact development. Mr. McKeough commented that most parcels in the commercial residential district are filled up, leaving no opportunity for expansion. Mr. Angell commented that there is some opportunity, noting that if a business supports agriculture it is allowed Town-wide. He noted that the larger types of businesses being discussed will want sewer and water.

Mr. Burdick agreed that if the Committee wants to see more density and development, the Town will need sewer and water. He noted that his current project in Stanfordville had a hard time getting the separations needed for Health Department approval of septic and water. Mr. Layton commented that he has seen some other towns that develop outside of the town center that look alright, referencing the Stewart's shop in Pine Plains as one example. Mr. Lovett noted that the rural commercial area allows for those uses. Mr. Layton responded that those lots are too small for that type of development.

Mr. Burdick asked Mr. Bell if he had suggested surveys of the Town related to what businesses are desired. Mr. Bell responded that he had suggested that, but not as a Master Plan process. Mr. Angell noted that Dutchess County Planning had suggested the Town determine what development they want and then make a plan that allows for it.

Mr. Layton noted that he would not make the next meeting. Mr. Burdick stated that he would like all Committee members present when voting and suggested discussion of natural resources at the next meeting. He noted that he will compose a list of business questions for the Committee to vote on based upon their discussion, but feels that the voting should not take place until the Committee finish their discussion on the remaining topics. He asked the Committee to review Chapter 5 prior to the next meeting.

NEXT MEETING-

The Committee will meet next on February 22, 2016 at 7 pm at the Town Hall. The Committee agreed that they will continue to meet every 2nd and 4th Monday of each month.

ADJOURNMENT-

The Committee adjourned at 8:45 pm. All in favor: Unanimous. Motion carried.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Mark Burdick, Chairman

APPROVED