

**TOWN OF STANFORD
DRAFT MASTER PLAN REVIEW COMMITTEE
MEETING MARCH 14, 2016**

PRESENT:

Mark Burdick
Karen Mosher
Larry McKeough
Gary Lovett
Tom Angell
Tom Dewhirst
Richard Bell
James Sansum
Michele Inzeo

ABSENT: Jeffrey Spiers, Duffy Layton

Call to order: 7:20 pm

APPROVAL OF MINUTES-

The Committee reviewed the minutes of February 9, 2016. One correction was made. Mr. Bell moved and Mr. Lovett seconded to approve the minutes as amended. All in favor: Unanimous. Motion carried. The Committee reviewed the minutes of February 22, 2016. The minutes were unanimously approved as written on the motion of Mr. Bell, seconded by Mr. McKeough.

OLD BUSINESS –

Mr. Burdick noted that he had another meeting with the Library and the Town Supervisor regarding moving Knoller Way. The Library's engineer and Morris Associates proposals estimated the cost at \$180,000 - \$200,000. Mr. Burdick noted that the Supervisor had expressed doubt that the Town Board would approve the project at that price. Mr. Burdick suggested the issue could go to referendum. He also noted that he believes the Town Highway Department can do the job for a lot less, and explained that he is in preliminary discussion with Mr. Myers regarding this issue.

Mr. McKeough asked if the Library would pay their share rather than benefit from a Town expense. He offered to sit down with Mr. Williams to clarify the Library's position. Mr. Sansum stated that the idea was to create a crossroads center that will benefit the whole Town.

NEW BUSINESS –

Mr. Burdick stated that at the last meeting it was suggested that the Committee go back to the business discussion. Mr. Angell commented that businesses are allowed throughout the Town both in the current Master Plan and in the Draft Plan. He questioned what the Committee wants that is different than what we already have. Ms. Inzeo questioned how many vacant spaces exist that can be developed. The Committee discussed, noting that the Town can create opportunity, but it cannot create businesses.

The Committee discussed whether to allow more businesses without Planning Board review, noting past parking issues. Mr. Burdick shared his personal experience with Building, ZBA and Planning Board. He noted that for the farmer's market he needed a special permit and parking, but that his farm stand was allowed as of right. He added that his current project is an extension of the farm stand and did not have to go to the Planning Board, but that approvals from Dutchess County Health Department have been under review for over a year.

Mr. Burdick suggested that in zoning some of the ordinances could be amended. Mr. Dewhirst stated that the Town should make it as easy as possible to open a business. Mr. Angell noted that the Town must also try to avoid litigation and work towards consensus. Mr. Lovett stated that obtaining a special permit is not a particularly onerous process and gives the public a chance to comment.

The Committee reviewed the land use map. Mr. Burdick reviewed the rural mixed use land use, questioning whether there is any business not there that the Committee would like to see. Mr. Lovett commented that the Draft Plan suggests that the commercial/residential land use remain the same, and is not suggesting that particular businesses types remain. Mr. Burdick inquired whether the Committee would like to name the types of businesses they would like to see. Mr. Sansum suggested the wording be friendlier toward business, but felt they should not make a list of particular businesses.

Mr. Angell noted that the Codes Committee he was on previously had changed the allowed businesses. Mr. Burdick asked how specific the Committee wants to be. Mr. McKeough questioned whether Stanford Machine could be located in the Town center. Mr. Lovett asked whether he would want to see it in the Town center. Mr. Burdick noted that according to current zoning, it is allowed throughout most portions of the Town by special permit. Mr. Sansum suggested they expand upon the paragraph related to business with more specifics. Mr. Angell commented that if they want light industry in Town they will need water and sewer. He suggested that the Committee could make a list of business types they would like to see prefaced by the phrase "including but not limited to".

Mr. Bell stated that he feels the Draft Plan is very general and believes they will run into great resistance if they attempt to get into zoning. Mr. Burdick noted that a zoning committee will follow after adoption of the plan. Mr. Lovett suggested they encourage service industries to locate in the hamlet commercial/residential areas. Mr. Bell noted that he understood the Planned Development District (PDD) as serving to provide new residents to support the new and existing businesses.

Mr. Burdick whether the Committee has decided not to talk about sewer and water. Mr. Dewhirst stated that he personally feels the Committee should do away with the high density development and should encourage small business. Mr. Lovett commented that without more residential development, businesses are not going to have an easy time surviving. Mr. Bell added that the Town does not currently have enough population to support the businesses in existence.

Mr. Bell inquired what the current zoning is of the PDD area. Mr. Burdick stated it is in the RC zone. Mr. Angell questioned what is wrong with the current zoning. The Committee discussed reasoning for the creation of the PDD, to allow lower density in surrounding land, to allow for senior and workforce housing and to support business. Mr. Angell noted that the Master Plan Committee was charged with creating change in the Town and feels that the PDD is the only mechanism of doing so. Mr. Bell stated that he feels the Committee needs a consultant to address the business issue.

Mr. Angell commented that the growth in Town is currently of the weekender population, and that they do not support local businesses Monday through Friday. Mr. Burdick suggested that if they want the current population pattern to remain the same but want to support businesses, they will need to make the Town a destination. He agreed to look at master plans of similar towns to compare their wording.

Mr. McKeough questioned what the impact would be if they only provide central water in the PDD. Mr. Burdick responded that he doesn't believe the DEC allows that anymore. Mr. Angell noted that we have a high water table. Mr. Lovett added that sewage will end up in the creek. Mr. Bell asked Mr. Angell what would happen if they eliminate the PDD. Mr. Angell stated that would move us closer to exclusionary zoning, noting that some towns have been sued. Mr. Burdick noted that the Committee should make sure they meet the affordable housing criteria. Mr. Bell suggested the Committee have the consultant who wrote the Draft Plan or another consultant advise the Committee before they vote on water and sewer. He questioned how vulnerable the Town will be if development pressure increases in the future. Mr. McKeough stated that he feels the Committee should make their recommendation and leave it up to the Town Board to decide whether to have their attorney look into it.

Ms. Inzeo moved to eliminate water and sewer from the Draft Plan. Ms. Mosher seconded. All in favor: Unanimous. Motion carried. Mr. Burdick suggested the Committee discuss senior housing at the next meeting, noting it can be done with small private sewer systems. Mr. Dewhirst suggested they look into the senior housing project

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in Pine Plains, noting that he has heard they are not doing well. Mr. Burdick clarified that he is not suggesting that senior housing be a Town project. Mr. Bell noted that he would like to review 10 acre zoning and environmental issues.

NEXT MEETING-

The Committee will meet next on March 28, 2016 at 7 pm at the Town Hall.

ADJOURNMENT-

The Committee adjourned at 9:30 pm. All in favor: Unanimous. Motion carried.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Mark Burdick, Chairman

APPROVED