

**TOWN OF STANFORD
DRAFT MASTER PLAN REVIEW COMMITTEE
MEETING MARCH 28, 2016**

PRESENT:

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

ABSENT: Michele Inzeo, Richard Bell

Call to order: 7:13 pm

APPROVAL OF MINUTES-

The Committee reviewed the minutes of March 14, 2016. Corrections were made. Mr. Angell moved and Mr. Lovett seconded to approve the minutes as amended. All in favor: Unanimous. Motion carried.

OLD BUSINESS –

Mr. Burdick noted that he had distributed a selection of other town's master plans to compare the wording of their business portion of the plan. Mr. Layton read the Stanford Town Code definition of "light industry". Mr. Angell noted that the Town has run into problems with definitions, which is one of the reasons why the code needs to be rewritten. Mr. McKeough reviewed the uses currently allowed in the RC zone without a permit. Mr. Layton commented that special permit requirements hinder business investments. Mr. Burdick questioned how the SEQR process would be handled if not by the Planning Board. Mr. Angell suggested the Building Inspector may have to conduct SEQR review.

Mr. McKeough noted that Mr. Sansum had suggested more friendly language be used to encourage business growth. Mr. Angell noted that of the master plans under review, Rhinebeck has quite a bit of regulation but also quite a bit of business. Ms. Mosher commented that the Amenia plan was interesting as well, and read a section of the "Economic Development" section. Mr. Burdick noted that he doesn't feel the other town plans identify specific businesses. Mr. Sansum noted that the other plans do contain different language which seems welcoming to businesses.

The Committee discussed the Village of Millbrook. Mr. Burdick noted that the Village exists because they have water and sewer. Mr. Lovett commented that he feels the Draft Plan includes places for new businesses but could use an update to the wording. Ms. Mosher reviewed portions of the Pawling and Rhinebeck master plans. She noted that

Rhinebeck is very specific. Mr. Layton noted that the Rhinebeck plan recommended adopting a common definition of “rural”. Mr. Burdick noted that the other plans don’t get specific about businesses, but we could tighten up the language of the Draft Plan.

The Committee discussed the Stewart’s in Pine Plains, noting that the residents fought that business coming in, but it is now one of the busiest stores in the chain. Mr. Dewhirst stated that the Committee needs to think about what businesses could serve locals and attract customers from outside of Town. The Committee discussed the need to cater to New York City weekenders, noting that the Red Devon will be closing except for the bakery and coffee portion. Mr. Sansum noted that there are some establishments such as the Bangall Whaling Co, though there were issues, that we want to encourage these types of uses in the hamlet. Mr. Burdick suggested the Town could pursue creating municipal parking. Mr. Layton agreed that municipal parking should be pursued in the hamlets. Mr. Burdick suggested they could recommend that the ball field parking be made into municipal parking.

Mr. Burdick stated that the Committee needs to decide about the zoning boundaries. Mr. Layton suggested expansion of the Route 82 corridor. Mr. Burdick suggested going through each zone one by one. He noted that some had thought the large green agricultural parcel in the hamlet could only be used for agriculture, but Mr. Lovett explained it could also be any of the uses allowed in the underlying zone. Mr. Burdick suggested that issue be clarified in the Draft Plan. Mr. Lovett agreed that they need to clarify that the land use map does not say what is allowed and what is not, that it is a proposed mix of land uses and not a zoning code.

Mr. Lovett asked the Committee if the proposed land use plan contains a desirable distribution of land uses. Mr. Layton stated that he feels agriculture will be a problem in the hamlet and should not be encouraged, but that the existing use should be allowed to continue. Mr. Lovett commented the Hamlet Residential 1 and Hamlet Residential 2 are too dense without central water and sewer. The Committee started at the beginning of the chapter and reviewed the wording paragraph by paragraph. Hamlet boundaries were discussed. The current RC zone boundary was discussed.

Mr. Sansum commented that the hamlet is appealing to a person looking to open a business, and the hamlets should be promoted. The Committee reviewed Rural Commercial/Residential uses, noting they are the same uses as the Stanfordville hamlet but more dense. Mr. Layton noted that most businesses will need larger lots. The Committee discussed the constraint to businesses by removing water and sewer from the plan. Mr. Burdick noted that it is still a question as to whether only central water is a

Town of Stanford
Draft Master Plan Review
March 28, 2016
Page 3 of 3

possibility; he is waiting to hear back from the Health Department. Mr. Angell suggested a community septic field could be installed like the one in Hilsdale. Mr. Lovett noted that County Planning had encouraged us to start small, to make room for a few businesses to locate around a crossroads.

Mr. Lovett asked Mr. Layton how he wants to change the hamlet plan. Mr. Layton stated that he doesn't think the hamlet plan works. Mr. Angell noted that the plan has changed due to removing water and sewer from the plan. Mr. Burdick inquired as to whether the Committee would like to look into the cost of a project like Hilsdale. Mr. Angell asked if County Planning hadn't suggested there were other treatment options.

Mr. Burdick asked the Committee how they feel about making the Town walkable. Mr. Sansum suggested that if parking is available at the ball fields, considering it would be wise. Mr. Burdick asked how the Committee feels about bike lanes, noting he personally is in favor of it and of making the Town walkable.

Mr. Lovett stated that if all empty storefronts will not be able to open up without water and septic, removing that option is dooming the center of Town to be residential. Mr. Sansum suggested including alternative septic options. Mr. McKeough asked if the Health Department would attend a meeting with the Committee. Mr. Burdick agreed to inquire.

NEXT MEETING-

The Committee will meet next on April 11, 2016 at 7 pm at the Town Hall.

ADJOURNMENT-

The Committee adjourned at 9:15 pm. All in favor: Unanimous. Motion carried.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Mark Burdick, Chairman