

**TOWN OF STANFORD
DRAFT MASTER PLAN REVIEW COMMITTEE
MEETING JUNE 13, 2016**

PRESENT:

Mark Burdick
Karen Mosher
Larry McKeough
Tom Angell
Michele Inzeo
Tom Dewhirst
Gary Lovett
Jeffrey Spiers

ABSENT: Richard Bell, James Sansum, Duffy Layton

Call to order: 7:19 pm

APPROVAL OF MINUTES: The Committee reviewed the minutes of the May 9, 2016 meeting. Amendments were made. Mr. Lovett moved and Ms. Mosher seconded to approve the minutes as amended. All in favor: Unanimous. Motion carried.

OLD BUSINESS-

1. Water and Sewer-

Mr. Burdick informed the Committee that the deep tests were performed by Ms. Moore with the excavation assistance of Mr. Layton. He noted that they initially thought that the two best sites for a treatment system would be at the bottom of the hill at Town Hall and a site at the Rec Park, but Ms. Moore found that the Town Hall site would not work due to lack of separation from the wells across the street. He explained that the Rec Park site will work, and that Ms. Moore will be providing a report to the Town Board. He added that the Rec site is official parkland, which may present a further obstacle. Mr. Angell inquired as to the capacity of the area that was tested, to which Mr. Burdick explained that capacity had not been discussed.

Mr. Lovett asked if the Committee had decided what to do in terms of encouraging economic development, and if they will recommend the joint septic system. Mr. Dewhirst suggested that they work with what the Town already has. He noted that the Committee had voted no to municipal water and sewer, but is now performing deep tests. He mentioned the Bangall Whaling building as an example of existing opportunity for development. Mr. McKeough noted that Bangall Whaling will not pass Board of Health approval. Mr. Dewhirst stated that Mr. Burdick's new market is a perfect example, adding that the Town doesn't need new structures. Ms. Mosher commented that the Committee is looking to add language to the Draft Plan to identify an area that could be a viable option to provide opportunity in the future. Mr. Lovett agreed that existing buildings should be utilized, but the issue is that many will not be able to pass the Board of Health.

The Committee discussed the lengthy process of obtaining Board of Health approvals.

Mr. Burdick addressed Mr. Dewhirst, explaining that the Committee had voted against central water and sewer, but after discussion the majority of the Committee agreed they should explore alternatives to provide opportunity for business growth. Mr. Angell noted the alternative system fits in with the Dutchess County Planning crossroads plan, which is in effect taking what was proposed in the Draft Plan and shrinking it down. Mr. Burdick noted that the Committee would propose to the Town Board to preserve the test site from being developed into more ball fields.

Mr. Lovett noted that the Committee has agreed to encourage economic development, to support the Dutchess County Planning crossroads plan and to allow for combined septic systems. Ms. Mosher added that they voted to expand the commercial district. The Committee discussed the expansion area, agreeing that the district lines would follow the rear property lines. Mr. McKeough inquired what acreage is proposed. Mr. Angell replied that no number was specified. Mr. Lovett reviewed the Rural Commercial/Residential description in the Draft Plan, confirming that density is not discussed. He noted that the zoning committee will be left to decide on density. Mr. Burdick noted that the Committee had agreed previously to include Jesse Germond's property in the Stanfordville Commercial/Residential district.

Mr. Angell inquired if central sewer and water have been removed from the plan, if it is necessary to keep all the different proposed districts. Mr. Lovett inquired what the Committee wants to do with the PDD area. Mr. Burdick noted that he feels that is the area where opportunity exists for housing development, and the plan can recommend using the location for multifamily and senior housing. The Committee discussed promotion of the Town, noting the high expense of advertising.

Ms. Mosher noted that Mr. Layton's parcel needs to be dealt with, that the light industrial section should be moved closer to the road. Mr. Burdick suggested perhaps the PDD area could be made part of the Rural Commercial/Residential district. The Committee discussed possibly making the PDD area all part of the Stanfordville Commercial/Residential district. Mr. Dewhirst commented that they need to be sure they do not ruin the water supply by becoming too dense. The Committee reviewed the Stanfordville Commercial/Residential district

description, confirming that no mention was made regarding density. The Committee agreed that the PDD be made a part of the Stanfordville Commercial/Residential district.

The Committee discussed the Agricultural parcel. Mr. Lovett noted that the Master Plan Committee's intention was to encourage that the parcel remain agricultural, but that it is always possible for the parcel to be developed in some other way. The Committee agreed to discuss Mr. Layton's parcel and the Agricultural parcel at the next meeting.

2. Noller Way-

Mr. Burdick informed the Committee that the cost of construction numbers are almost done for the Town Highway Department construction of the crossroads at Noller Way. He noted he will present the numbers to the Town Board when they are complete. He noted that the Library will attend the workshop meeting in July along with possible members of the Business Association, and he hopes that some Committee members will attend in support of the project. Mr. McKeough suggested sending letters to all businesses that will be affected by the project. Mr. Burdick explained that he will call for a vote at the next meeting as to whether the Committee further recommends the project in light of the numbers.

NEXT MEETING-

The Committee will meet next on June 27th at 7 pm at the Town Hall.

ADJOURNMENT-

The Committee adjourned at 9:00 pm.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Mark Burdick, Chairman