

TOWN OF STANFORD
DRAFT MASTER PLAN REVIEW COMMITTEE
APRIL 22, 2014

PRESENT:

Mark Burdick
Karen Mosher
Gary Lovett
Tom Angell
Kathy Zeyher
Larry McKeough
Richard Bell

ABSENT: Tom Dewhirst, Jeffrey Spiers, James Sansum, Duffy Layton

Call to order: 7:08pm

MINUTES OF APRIL 8, 2014-

The Committee reviewed the minutes of April 8, 2014. Ms. Zeyher moved and Mr. McKeough seconded to approve as written. All in favor: Unanimous. Motion carried.
(Mr. Bell arrived after approval)

OLD BUSINESS-

1. **Town Board Liaison and Additional Comments:**

Mr. Burdick reported that he has not received any response from the Town Board regarding the Committee's request for the Town Board to clarify the role of Town Board Liaison. The Town Board has also not responded regarding review of additional comments received by the Committee.

(Mr. Bell arrived)

2. **Comment Review:**

Discussion: Committee resumed discussion of how to proceed with review of comments. Mr. Burdick stated that he appreciated Mr. Bell's comment at the last meeting, that the Committee should consider what direction they feel the Town should move. Mr. Bell distributed a list of his take on the overarching issues and opinions contained within the comments and hearing videos they have categorized. Mr. Bell stated that he felt the Committee could use a consultant.

Mr. Burdick disagreed to the use of a consultant, and referred to the March 11, 2014 minutes regarding the review process and hiring of a consultant. Mr. Angell agreed with Mr. Bell that the Committee should review the goals as stated in the draft Master Plan to see if they match the goals as stated in the comments. Mr. Bell noted that the goals have tension, with an example being preserving rural character vs. property rights.

The Committee discussed wetlands regulation. Mr. Angell remarked that the Planning Board is required to do an environmental review under SEQRA and Board members have a great deal of discretion. He is not comfortable with that level of discretion and would prefer guidance from the elected officials of the Town (Town Board) in the form of a wetlands law. Mr. Bell commented that increased regulation may therefore reduce the time and expense of Planning Board review.

The Committee expressed that incentives were utilized far less than regulation in achieving the goals of the Master Plan. They also found many negative comments were related to the existing Master Plan (current conditions), rather than the proposed update.

Review: Land Use - Rural Mixed Use Area (RMU)

The Committee reviewed four comments classified under the RMU category. The Committee recognized that the four comments were related to inclusion or exclusion of two specific parcels in the RMU on the proposed land use map. They discussed whether to consider changes on a parcel by parcel basis, whether to change the map, eliminate the map or change the use categories.

Mr. Angell inquired if the Committee would like to see a more broad definition of the rural center, to allow all uses throughout the hamlets. Mr. McKeough commented that the land use plan is too specific. He suggested two zones be created, one for the town center/ planned development district, and one for the mixed use on Route 82 corridor. The Committee agreed to continue discussion at the next meeting.

3. Next Meeting Date:

The Committee will meet next on May 13th at 7pm. They plan to also meet on May 27th, June 10th and 24th, July 8th and 22nd and August 12th and 26th.

ADJOURNMENT-

Mr. Angell moved and Mr. Bell seconded to adjourn at 9:20pm.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Mark Burdick, Chairman