

Town of Stanford
Oral Comments from the Public Meeting
Held by the Comprehensive Plan Review Committee
May 3, 2021

Committee Members Present via Video/Conference Call

Gary Lovett, Committee Chair
Tom Angell
Conrad Levenson
Karen Mosher
James Sansum
Jeff Spiers
Richard Bell
Rosemarie Miner, Secretary

Others Present

Wendy Burton, Town of Stanford Supervisor, Committee Liaison
Nina Peek, VP AKRF, Inc. Committee Consultant
Madeleine Helmer, Deputy Project Manager, Planning AKRF, Inc
Danielle Salisbury, Cornell Cooperative Extension of Dutchess County

Public Comment

The public meeting opened at 7:00 pm via Zoom Webinar. There were 57 total participants including the 12 panelists. The actual number of people listening would be higher because several of the “attendees” sign-ons included multiple individuals. The number varied as people were joining and leaving throughout the meeting.

Danielle described the process for oral comments and reviewed Zoom etiquette and operation. Gary explained what a Comprehensive Plan does, covered a brief history of the Comprehensive Plan effort in Stanford, and described the process that will be used to submit the Plan to the Town Board.

Speaker 1: Nate Kimball enthusiastically supports the development of the Comprehensive Plan. Their family would specifically like to see relaxed restrictions on the footprint of residential ground mount solar installations, pedestrian scale lighting, additional uses for accessory dwellings, participation in National Flood Insurance program and the encouragement of home-based businesses.

Speaker 2: Steven Horowitz is opposed to the expansion of the Rural Center Zone to the intersection of Route 82 and Millis Lane. He worries that this would produce suburban sprawl and would like to see commercial development concentrated in the center of Town with more pedestrian infrastructure. Secondly, he is concerned about utility scale solar arrays and would like to see the plan outline some limits to the scale of such projects.

Speaker 3: Debra Kaye owns a flower farm by the name of Bear Creek Farm. She is very concerned about the extension of the Rural Center Zone because of the potential impact on her farm. She would like to see the businesses concentrated in the current commercial center with more pedestrian infrastructure to foster community.

Speaker 4: Robert Kahn is concerned about the future of Stanfordville and the exodus of businesses from the Town. He proposes some softening of regulations that may support small businesses, and suggests doing “whatever we could possibly do to encourage businesses and help them thrive”.

Speaker 5: Johanna Shafer extends her support of the Plan and gratitude for the effort. She supports the passing of the current plan so that the Town can move on to the next actionable steps.

Speaker 6: Michael Shafer echoes his support of the previous speaker’s suggestions for a defined town center.

Speaker 7: Ted Fox congratulated the Committee on their hard work and the clarity of the plan. He points out that the Town is positioned to take advantage of the traffic on Route 82. He likes the trajectory of the town with new businesses, a new library, and solid core businesses. He sees the Plan as being in alignment with the current trajectory of the Town.

Speaker 8: Neil Freeman had two questions for the CPRC.

1. What is meant by attaching zoning to the Comprehensive Plan? Is that the recommendation to extend the Rural Center Zone?

Gary explained that a Zoning Committee would be a subsequent action taken by the Town to review recommendations and update language.

2. What are the expected costs associated with the recommendations put forth in the plan? How will that affect town residents?

Most of the recommendations would not incur much cost but the budgeting would be a part of the Town’s future budgeting processes. Richard clarified that the plan provides a framework and not a blueprint that the Town Board would use to inform decisions and actions.

Speaker 9: Peter Kraus spoke to publicly iterate his written comments submitted by email. He thinks the Plan is lacking recommendations to enhance the center of Town. We should consider an objective of creating “social vibrancy” in Town by concentrating commercial activity in Town center, and minimize commercial activity in other areas of Town.

Speaker 10: Brad Rolston asked about the impact on homeowners of the recommended establishment of protected viewsheds and historic structure recommendations. Tom Angell clarified that the protected viewsheds are not a new recommendation and there would be no regulation, only suggested compliance. There is less clarity around the historical structures, but that would be the purpose of the Historical Advisory Commission. The HAC would make clear recommendations to the Town Board.

Speaker 11: Wendy Burton read Katie Fallon’s email stating support from the Stanford Grange for a Stanford Farmer’s Market and their willingness to collaborate. The Stanford Grange offers their property free of charge for a farmer’s market. Wendy also asked a clarifying question about the proposed zoning

committee: Would the committee responsible be the current ZBA or a new committee? The Committee responded that the Plan recommends the formation of a new temporary committee.

Speaker 12: Stacey Adams asked two questions.

1. How many attendees are at this public meeting?

Gary stated that there were 49 participants. (The final attendee report showed that there were 57 total participants including the 12 panelists.)

2. Where would the parking recommended in the plan be located?

Gary clarified that the parking solutions would be to share and reconfigure existing parking resources among businesses and there is no proposed new development.

Richard Bell suggests that attendees review the Economic Development chapter which does call for a condensed town center with pedestrian upgrades and looser parking requirements for businesses.

Next Committee meeting will be held on:

May 11, 2021

The public is invited to listen to these meetings by signing on through the following

Zoom link: <https://zoom.us/j/99284835503>

Meeting minutes submitted by:

Rosemarie Miner

CPRC Secretary