

# Stanford Comprehensive Plan Track Changes from 2022/2023


Please maintain the comments and changes in numeric order for ease of editing.


Page numbers refer to the document number and not the PDF (file: Stanford Comp Plan Book 2023.pdf) page number.

**WHERE THIS IS A DISCREPANCY BETWEEN THE COMMENTS IN THE PDF AND THIS DOCUMENT, PLEASE CONTACT THE STANFORD TOWN BOARD FOR CLARITY.**

Cover: change date to reflect current draft of the document, e.g., April (or May) of 2023.

Every page: Change footer to “Stanford Comprehensive Plan 2023”

Page 3 – add In Memory of Gary Lovett (1953-2022) with the following uage: *Gary led the Comprehensive Plan Committee through its final steps, dedicating countless hours to the community of Stanford. Gary’s love of nature and his respect for the town’s history and rural character are deeply embedded in this vision for the future.* Please use an appropriately cropped photo of [Lovett3.jpg](#)

Page 8 – amend the last sentence of the second paragraph to “Many people also envision a Town that helps young families buy their first house, keeps seniors in their homes, encourages sensible development while protecting the historic, rural nature of the town.”



Page 9, 2<sup>nd</sup> column, 2<sup>nd</sup> paragraph, 7<sup>th</sup> line: change “must be” to “should be.”

Page 14, Objective 4.4: Change to “Encourage smaller-scale and home-based businesses that are compatible with the character of the neighborhood.”

Page 22, 1<sup>st</sup> column, “Single-Family Residential”, 3<sup>rd</sup> line: Change to “...modern subdivisions. (A subdivision is a parcel that has been split into multiple parcels.)”

Page 29 – amend the first paragraph by striking the sentence which begins, “Within the past decade...”.

Page 32, Figure 2-5: 4<sup>th</sup> line “assistance” is misspelled.

Page 67, 1<sup>st</sup> recommendation “Focus new high-density residential growth...”

Page 67, 2<sup>nd</sup> column, 1<sup>st</sup> bullet should read:

Amend the current zoning code to allow additional flexibility for converting existing on-site structures (barns, out-buildings) for use as accessory apartments (e.g., an apartment over a garage), or for modifications within a house, to allow more affordable housing opportunities.


Page 67, 2<sup>nd</sup> column, 3<sup>rd</sup> bullet: Change “include” to “extend.”

Page 67, 2<sup>nd</sup> column, 6<sup>th</sup> bullet: remove.

Page 67, add a bullet with the following language: *Explore incentives to encourage long term rentals for community members.*

Page 67 – amend the recommendations to include a bulleted item stating, “Encourage flexibility and creativity in creating smaller homes for first-time buyers and families”.

Page 67 – amend the recommendations to include a bulleted item stating, “Monitor changes at the county and state level concerning short-term rentals and assess community impact”.

Page 68, 2nd column, last paragraph, proposed language: *Consistent with existing development patterns, future commercial and retail uses should be encouraged to locate within the Stanfordville and Bangall hamlets along the Route 82 and Hunns Lake Road corridor. Continue to encourage the concentration of commercial and retail uses within a specific area to create and maintain a **town center**. Two goals of focusing these efforts are to reduce commercial sprawl and preserve the rural character of the town.*2. 

Page 69, first paragraph: “...Town Center, infill development, additional pedestrian-friendly amenities, bicycle lanes, shared driveways and parking areas, landscaping and lighting can be incorporated incrementally, concurrent with land development applications.”

Page 69, first paragraph, last sentence: “... would allow more opportunities for businesses, including those that have larger space requirements.”

Page 69, 1<sup>st</sup> bullet: Change “Accommodate” to “Encourage.”

Page 69 - “Town Improvements” Add: “The town should pursue any of these improvements through grant applications.”

Page 69 - “Agriculture” Add: “on existing farms; as well as other forms of tourism, e.g., camping and rail trails.”

Page 70, Recommendations, last bullet of second recommendation. Add guidelines on who should do the visual impact assessment.

Page 71, First bullet of recommendations for mining: Repeat information that there is one active and one inactive mine in Stanford. Include inactive mine in overlay?

Page 74, first column, last paragraph: omit “indoor.”

Page 75, first paragraph: Reword to indicate that the Grange organizes the annual Community Day.

Page 75, 2nd paragraph: Replace the paragraph with the following:

*The Town of Stanford Recreation Commission maintains a 5-year blueprint prioritizing recreation projects and planning for capital costs. As projects are completed, plans for new investments are evaluated to determine future priorities. The Commission is responsible for identifying potential improvements to include in fundraising efforts. Recent enhancements funded by the Commission include pickleball courts and the resurfacing of the Town tennis courts. Future initiatives include two soccer goals, new swimming docks, a baseball scoreboard, toddler playground equipment, and adult cross training equipment. In addition, the Commission has identified the need for a 1/2-mile paved walking path, which also may be targeted in a potential fundraising effort.*

Page 75, 2<sup>nd</sup> paragraph: include *adult cross training equipment*.

Page 75, Recommendations: "...promote social vitality and health for all ages."

Page 79, Recommendations, first paragraph: delete "and other interested parties."

Page 79, Recommendations: Delete entire sixth bullet and all sub-bullets.

Page 83, first paragraph: Add sentence about visitors who come for horseback riding.

Page 83, add language after the sentence about cyclists *the region has to offer*.

Page 84, 3rd bullet: "...hamlets, and research and promote ways to incentivize..."

Page 84, Regulatory, first sub-bullet: "...by right...." "And keeping in the character of the neighborhood."

Page 84, 2<sup>nd</sup> column, 2<sup>nd</sup> bullet: amend to *businesses and attractions which take advantage of our natural beauty*.

Page 84, 2<sup>nd</sup> column, last bullet under Regulatory – delete.

Page 92, Recommendations, second bullet: "...potential wellhead protection area (see Chapter 6, page 117)."

Page 92, Recommendations, add bullet: "Investigation will be conducted on the topic of logging and timber harvesting with specific interest in the impact on residential neighborhoods and the local environment."

Page 92 – amend a typographical error in the spelling of Homan.

Page 103 – amend percentages to not have overlapping values and clarification on why a slope more than 25% was deemed unsafe.

Page 106 – amend the first bullet to read the following: "Consider establishing a definition of 'ridgeline' and protection standards and guidelines, including potential and plausible exemptions, and incorporating them in the Town's Zoning Code;"

Page 108 – amend the second bullet in the second column of recommendations to include the word "consider" before the word "require" changing it to "requiring".

Page 117 – amend the second column of recommendations to insert the word “voluntary” before the phrase “well monitoring system”.

Page 118 – amend the second bullet in the second column of recommendations to add the word “continue” at the beginning of the sentence.

Page 112, Recommendations, 4<sup>th</sup> bullet, 1<sup>st</sup> sub-bullet: Give examples of the list of allowed businesses.

Page 112, second column, first paragraph, 6<sup>th</sup> line: change “are put to work” to “can work.”

Page 117, second column, 4<sup>th</sup> bullet: “... any proposed activity that represents a potential contamination source, such as herbicides and pesticides, and prohibiting....”

Chapter 7: Make sure summary of recommendations is updated to reflect changes in recommendations from the previous chapters.

**Other corrections—not discussed by the Town Board:**

Figure 2-5: 4<sup>th</sup> line “assistance” mis-spelled

Chapter 7, page 123, “renewable energy land uses”: Omit 2<sup>nd</sup> bullet. It has been replaced by 4<sup>th</sup> bullet.

Appendix:

First seven pages of the Appendix are repeated twice.

Why does Appendix start on page 4?