

Dutchess County Department of Planning and Development

Fax Info Only	To	Date	#pgs
	Co./Dept.	From	
	Fax #	Phone #	

239 Planning/Zoning Referral - Exemption Communities

Municipality: **Town of Stanford**

Referring Agency: **Municipal Board**

Tax Parcel Number(s):

Project Name: **Comprehensive Plan Update**

Applicant: **Town Board**

Address of Property: **26 Town Hall Rd, 12581**

Please Fill in this section

Exempt Actions:* 239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

Exempt Action submitted for informal review

Actions Requiring 239 Review

- Comprehensive/Master Plans
- Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- Rezoning involving all map changes
- Architectural Review
- Site Plans (all)
- Special Permits for all non-residential uses
- Use Variances for all non-residential uses
- Area Variances for all non-residential uses
- Other (Describe):

Parcels within 500 feet of:

- State Road:
- County Road:
- State Property (with recreation area or public building)
- County Property (with recreation area or public building)
- Municipal Boundary
- Farm operation in an Agricultural District

Date Response Requested: **7/10/2023**

Entered By: **Gurnett, Clayton**

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- Matter of Local Concern
- No Jurisdiction
- No Authority
- Withdrawn
- Incomplete - municipality must resubmit to County
- Exempt from 239 Review
- None

Comments Attached:

- Local Concern with Comments
- Conditional
- Denial
- Incomplete with Comments- municipality must resubmit to County
- Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **6/9/2023**

Date Received: **6/22/2023**

Date Requested: **7/10/2023**

Date Required: **7/21/2023**

Date Transmitted: **7/21/2023**

Notes:

Major Project

Referral #: **ZR23-176**

Also mailed hard copy

Reviewer: 



COUNTY OF DUTCHESS

DEPARTMENT OF PLANNING & DEVELOPMENT

July 21, 2023

To: Town Board, Town of Stanford
Re: **ZR23-176, Comprehensive Plan Update**

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION

The Town seeks to adopt a new Comprehensive Plan to replace the current Master Plan that was written in 1980.

COMMENTS

We appreciate the many thoughtful edits that were made following an informal comment letter that our Department provided in 2021 for the review committees consideration, and would like to further commend the Town for their sustained dedication in seeing this updated Comprehensive Plan come to fruition.

General

We encourage the Town's desire to focus new residential and commercial development within the RC zoning district, with the goal of establishing a vibrant and walkable town center in this area. However, the plan recognizes that the town center envisioned in the plan may be difficult to realize due to potential limitations to development that lack of central water/sewer pose in the RC zone. Because of this, the Board might also want to consider small, secondary development areas to direct additional residential development, such as along Route 82 in the historic hamlets of Attlebury, Stissing, and McIntyre. This would increase housing availability while providing a wider array of housing options that are better suited to meet the needs of both the Town and its residents amidst current and projected demographic shifts that are touched on in the plan.

Census Data

2014-2018 ACS 5-year estimates are used heavily throughout the document. Since the time this draft was originally prepared (2021), 2020 decennial census numbers have been released and 5-year ACS estimates are now available for 2019, 2020, & 2021. The Board should consider updating the plan to include this more recent data as it represents the current conditions. 2020 decennial numbers should be used wherever possible, especially when comparing them to previous decennial count years (2000 & 2010). Given that Comprehensive Plan updates do not happen frequently, there should be a concerted effort placed on having the adopted plan be as up to date as possible.

Specific Comments

- Page 11 – Revisions to the 2012 draft plan include the removal of the recommendation for a Planned Development District, which would have allowed increased housing density and commercial space in Stanfordville. It is unclear why this recommendation is being removed as it conflicts with the plans stated goals of encouraging both residential and commercial growth within the Stanfordville hamlet.
- Page 12 – Paragraph at the top of the page references the tables summarizing specific recommendations that were originally in the 2021 draft, at the beginning of chapters 2-6. These tables were removed from the latest draft in an effort to reorganize and consolidate this information.
- Page 14, Objective 4.4 – The first sentence here is repeated.

- Page 18 – 2020 census counts showed a population of just under 3,700 (3,682) for the Town of Stanford.
- Page 18 – Right-hand column 5th line, mentions “these data (2018)”. It’s unclear why 2018 is specified here if this is just a general reference to all the data used throughout the plan. If this was referencing the 2014-2018 ACS 5-year estimates, this should be clarified. For a general reference to all data, it should read “~~These~~*The data (2018) referenced within this plan presents... While the data were was not utilized...*”
- Page 22 – Under Two-Family it reads “Two and three family residences”, “and three-family” should be removed here as three-family residences are multi-family residences, as defined by the Town Code.
- Page 27 – First paragraph states that this draft was prepared in 2021 (this should be updated to 2023) and that data up to 2018 is used throughout the document. It then goes on to speak about covid-driven trends and home sales from 2020, inferring that the population may be increasing due to a higher rate of home sales. 2020 decennial census counts have been since been released, showing that Stanford’s population has decreased since the 2010 decennial counts. Caution should be used when drawing inferences from this point in time without providing updated data. (See Census Data comment).
- Page 30 – References population projections provided by the Cornell Program on Applied Demographics, pointing to the appendix. This should specify “Appendix Table 1”. Appendix Table 1 has a column with 2030 projections, but the source of this data not provided here (Page 129).
- Page 31 – Table 2-2 can be updated to include 2020 decennial counts, as it states that 2018 is omitted due to insufficient data.
- Page 31 – Table 2-3 compares 2000 decennial census counts with 2005-2009 ACS 5-year estimates and 2014-2018 ACS 5-year estimates. It’s unclear why 2005-2009 estimates are being used here instead of 2010 decennial counts that are used throughout the rest of the tables when comparing data to previous years.
- Page 32 – First paragraph again mentions covid-related trends but states that 2020 unemployment data is not available. This can be updated as this data is now available.
- Page 34 – It is mentioned here that an informal search showed that several dozen vacation rentals (STRs) are operating in the Town. The County has since partnered with the company Host Compliance who provides us with quarterly counts for short-term rentals operating within the County. Should the Town want to be more specific here, at the time of our review 41 STRs were reported in the Town of Stanford.
- Page 35 – Table 2-6 cites the source as Cornell Cooperative Extension (CCE), while CCE may have performed the analysis, the data itself was sourced from Dutchess County Real Property Tax Services.
- Page 69 – First paragraph, was “town center” meant to be highlighted here? The sentence at the end of this paragraph is missing a period.
- Page 106 – Comprehensive plan recommendations (first bullet), our Department offers a variety of GIS and mapping services and we can provide assistance with the effort of creating a scenic viewshed map, and with any other mapping needs the Town may have.
- Page 108 – First paragraph in the right-hand column should state that owners submit applications for the agricultural district program to the Dutchess County Agricultural and Farmland Protection Board (AFPB), not the Dutchess County Soil and Water Conservation Board (DCSWCD). While the DCSWD may provide significant assistance to the AFBP in reviewing these applications, the AFBP receives these applications.
- Page 110 – It’s unclear if the sentence on this page was meant to be highlighted.
- Page 120-127, Summary of action items & implementation – Consider including a third column in this table to identify where the responsibility of implementing these recommended actions lies. Certain items can be associated with the relevant department/board/committee tasked with following through on these points.
- We notice that this current draft has removed certain items that were previously included in the appendix of the 2021 draft, including the Water Supply Protection Plan and some community feedback that was acquired during the public participation process. It’s unclear why these were removed, as the Water Supply Protection Plan is referenced several times throughout the document and providing the results of the survey that was conducted would help to support the plan by showing that residents are in favor of the goals and visions it lays out for the future of the Town. If these are not going to be included in the appendix, consider providing information to the public as to where they would be able to access this information, be it online or in person.

- The plan recommends allowing accessory dwelling units (ADUs) and considers adopting regulations for STRs. If these terms are to be defined in the zoning code, consider addressing the current definition of “Guest Cottages” as it does not permit the exchange of money or rental fees for the use of these similar accessory structures.
- The EAF provided with this referral was attributed to the 2021 draft plan. The Board may want to update this to reflect the current 2023 draft.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP, Commissioner

By



Clayton Gurnett, Junior Planner