

TOWN OF STANFORD TOWN BOARD
SPECIAL MEETING / PUBLIC HEARING
MONDAY, MARCH 11, 2013

The Stanford Town Board convened for a Special Meeting on Monday, March 11, 2013 in order to hold a Public Hearing on the draft Master Plan. Supervisor Virginia Stern called the meeting to order at 7:30 PM.

Roll Call: Virginia Stern – present
Johanna Shafer – present
Joseph Norton – present
Thomas Dewhirst – present
Mark D’Agostino – present

A motion was made by Virginia Stern, seconded by Johanna Shafer, to close the Special Meeting and enter into the Public Hearing. Motion carried with a roll call vote as follows: Virginia Stern – yes; Johanna Shafer – yes; Joseph Norton – yes; Thomas Dewhirst – yes; Mark D’Agostino – yes.

Supervisor Stern spoke of the guidelines for this hearing and requested that those wishing to speak would write their names on a sign-in sheet.

Jesse Germond, 6099 Route 82 – spoke of a proposed change in zoning in the draft Master Plan of his residential / commercial property on Route 82 and wanted it to remain the same.

Larry McKeough, 6047 Route 82 – stated that he found the draft Master Plan to be more restrictive and listed projects that could have brought some moderate growth to the Town under the more friendly current Master Plan. Urged the Town Board not to approve this plan.

Dustin Bowers, President of the Stanford Business Association – stated that the Association did not support this plan, urges the Town Board not to accept it, to modify it to be a more pro-active plan, to set 4-year term limits for Planning Board members and to streamline the Planning Board process. He added that there were no provisions in the draft plan for small business opportunities and for young families to build homes on smaller lots.

Karen Mosher, Attlebury Hill Road – stated that the draft Master Plan was too detailed with many proposed restrictions, leaving the Town as “dying” and compared it to a senior, gated community. She added that any resulting zoning changes should be by a committee of a cross-section of town residents.

Mark Zeyher, Route 82 – stated that the draft plan did not have a “broad brush” flavor but rather was more like an ordinance, and added that the Planning Board had stopped many projects that would have been good for the Town. He continued with various examples, adding that there were more businesses when he was growing up here.

Ted Bonte, Quarterhorse Way - stated that his 5-acre parcel that has a Verizon cell tower on it, took \$15,000 and 11 months to get approval. Other towns have much fewer restrictions and urged the Board not to vote on this plan.

David Albenda, Halas Way – requested that regulations be adopted in the Master Plan to address off-road vehicles and their problems with noise, dust, exhaust and interference with the peace and quiet.

Duffy Layton – as a 3rd generation property owner, asked what was wrong with the current master Plan as it had worked fine for 33 years and that only maintenance of the plan might be needed. Spoke in detail of the proposed business district as well as water and sewer treatment facilities, and added that so much land in the Town was already protected. Young families and blue collar workers were also needed, and spoke of his own agricultural business. Felt that the draft plan should be rejected and just maintain the older Master Plan.

Mark Burdick – stated that this draft Master Plan was more than just a general overview as it had many specifics. More businesses were needed and the population was not increasing as had been planned. The Planning Board needs new directives to encourage growth. Also spoke of the many acres of land and wetlands that are already protected, and of the draft Master Plan's adopted Hudsonia maps, ridgeline, scenic view and agricultural soil protection plans, as well as those of central water and sewer. In general, too many restrictions for building permits in the plan and zoning changes in a residential / rural / commercial area. Added that many town projects had been completed just fine without Planning Board review.

Neal Johnsen, 2215 Bulls Head Road – stated that the Supervisor had been pushing this plan for a long time but would have a negative value on property values and was a bad plan and should not be encouraged. Added that he appreciated the work of the Planning Board but four of their members owned 3 acres or less, and said that he did not want to have a sewage treatment plant next to his own property.

Henry Boehringer, Thompson Lane – spoke of the draft's plan that did not foster keeping young people in town and the importance of keeping families together. Felt that it disregarded people's property rights and had too much control.

Mel Eiger, Attlebury Hill Road – thanked the Master Plan Committee for their work, was glad to see a good turnout for this hearing but answered Mr. Johnsen's comments by stating that there were a total of five Town Board members, not just the Supervisor.

Mike Shafer, Decker Road – care for small businesses should be emphasized and restrictions can impact the quality of life; other matters should be addressed such as ATV matters.

Margaret Plaza, Route 82 – small business owner by John Hughes; wants to stay here and continue their business.

Duffy Layton – mentioned that no one ever contacted him from the Master Plan Committee.

Ted Bonte – just found out that wetlands and the Hudsonia forest were part of his property and could make the land totally useless.

Karen Sergio, Homan Road – was concerned with the CEA's and how they could affect property values. Was against the draft plan - too much control.

Bob Palombo, owner of property in the village center and the Bangall Whaling Company – also a homeowner here for 25 years. It took 62 months and \$200,000 to get approvals from the Planning Board, whose members were the majority on the master Plan Committee. Too much governmental interference, too many restrictions and guidelines for everything. Doesn't need to have a Master Plan and Planning Board regulate everything. Abolish the Planning Board, then set up a new structure.

Toby Lenihan, Route 82 – moved from Staten Island to here to raise kids. Should not discourage building; too much government interference. Environment should be protected, and should include noise issues.

Jay Russell, 731 Willowbrook Road – added on to his home 10 years ago; would not consider doing that now. As a former Little League coach, there are not enough kids to field as many teams as he had.

With no other comments, Supervisor Stern made a motion to close the Public Hearing for now, seconded by Joseph Norton. Motion carried with a roll call vote as

follows: Virginia Stern – yes; Johanna Shafer – yes; Joseph Norton – yes; Thomas Dewhirst – yes; Mark D’Agostino – yes.

The Board members briefly discussed their feelings on this meeting and their plans to have other informational meetings and public hearings in the future. A motion to adjourn this Special Meeting at 9:10 PM was made by Virginia Stern, seconded by Joseph Norton. Motion carried with a roll call vote as follows: Virginia Stern – yes; Johanna Shafer – yes; Joseph Norton – yes; Thomas Dewhirst – yes; Mark D’Agostino – yes.

After a brief recess, the Board continued with their Workshop Meeting, where Mr. Stewart Turner from the Turner Miller Group gave the Board a draft Full Environmental Assessment Form for the draft Master Plan. Other matters were discussed that would be voted on at the Town Board meeting on Thursday, 3/14/13.

The Board ended their Workshop Meeting at 10:05 PM.

Respectfully submitted,

Ritamary Bell
Town Clerk