

**TOWN OF STANFORD**  
**DRAFT MASTER PLAN REVIEW COMMITTEE**  
**MAY 27, 2014**

PRESENT:

Mark Burdick  
Duffy Layton  
Karen Mosher  
Jeffrey Spiers  
James Sansum  
Gary Lovett  
Tom Angell  
Larry McKeough  
Tom Dewhirst  
Kathy Zeyher

ABSENT: Richard Bell

ALSO PRESENT: Supervisor Norton

Call to order: 7:06pm

MINUTES OF MAY 13, 2014-

The Committee reviewed the minutes of May 13, 2014. Mr. Angell moved and Mr. Lovett seconded to approve as written. All in favor: Unanimous. Motion carried. (*Ms. Zeyher arrived after approval*)

OLD BUSINESS-

1. Town Board Issues:

Mr. Burdick noted that the Town Board has not come to a vote regarding the additional comments that were forwarded to them. The Committee discussed possible review of additional comments. Mr. Burdick stated that he feels it is a Town Board decision. Mr. Layton agreed and noted that review must end at some point. Mr. Spiers noted that their meetings are open to the public and asked what would be done if they receive comments at their meetings. (*Ms. Zeyher arrived*)

Mr. Burdick agreed to send a follow up letter to the Supervisor.

2. Meeting Schedule:

The Committee discussed member vacation schedules for the summer and determined that August was a difficult month for many to attend. Mr. Burdick moved and Mr. Layton seconded to cancel August meetings. All in favor: Unanimous. Motion carried. (*Mr. Norton arrived*)

3. Town Board Issues:

As Mr. Norton had arrived to observe the meeting, the Committee asked for an update on the liaison and comment review issues previously discussed. Mr.

Norton explained that the Town Board has not decided on whether to review additional comments they receive. He feels the Committee should review the comments they were originally charged with until the Town Board comes to an agreement.

NEW BUSINESS:

1. Correspondence:

Mr. Burdick distributed a letter from Mr. Bell, who was not able to attend the meeting. The Committee reviewed his comments.

2. Continued Review of Comments-

Mr. Burdick reviewed the Committee's voting history with regards to hiring a consultant. The Committee agreed to continue reviewing comments and to determine if they are valid concerns.

The Committee reviewed the following comments classified as Land Use – Housing Density:

- 8) Johanna Shafer
- 13a) Larry McKeough
- 13c) Larry McKeough
- 17b) Stanford Business Association
- 18) Sandra Shimmel
- 25a) Lee Rassnick
- 29b) John Hughes
- 31e) Gary Lovett
- 34b) Stanford Business Association
- 35g) Karen Mosher
- 38d) Dutchess Land Conservancy
- 44) Roseanne Weinstein
- 48) Henry Boehringer
- 62) Dustin Bowers
- 63) Tom Dewhirst

The Committee discussed options for increased density. Mr. Angell noted that, outside of the PDD, there are opportunities for increased density through average density zoning. He explained to the Committee the difference between average density subdivisions and cluster subdivisions. He also noted that the Town used to have two acre zoning in some areas and that by looking at an old map they could determine where those areas were, though he believed they must be located on the best soils.

The Committee discussed affordable housing definitions, and the cost of development of various housing options.

3. Next Meeting Date:

The Committee will meet next on June 10<sup>th</sup> at 7pm.

ADJOURNMENT-

The Committee adjourned at 9:08pm.

Submitted By: \_\_\_\_\_

Michelle Turck, Secretary

Approved By: \_\_\_\_\_

Mark Burdick, Chairman

APPROVED