

**TOWN OF STANFORD  
DRAFT MASTER PLAN REVIEW COMMITTEE  
JUNE 10, 2014**

PRESENT:

Mark Burdick  
Karen Mosher  
Jeffrey Spiers  
James Sansum  
Tom Angell  
Larry McKeough  
Tom Dewhirst  
Richard Bell

ABSENT: Duffy Layton, Kathy Zeyher, Gary Lovett

Call to order: 7:06pm

MINUTES OF MAY 27, 2014-

The Committee reviewed the minutes of May 27, 2014. Mr. McKeough moved and Mr. Sansum seconded to approve as written. All in favor: Mr. Burdick, Ms. Mosher, Mr. McKeough, Mr. Bell, Mr. Dewhirst, Mr. Sansum. Motion carried.

*(Mr. Angell arrived)*

OLD BUSINESS-

1. Town Board Issues:

Mr. Burdick noted there has been no movement by the Town Board regarding the role of Town Board Liaison or the review of additional comments.

NEW BUSINESS:

1. Continued Review of Housing Density Comments-

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

63) Tom Dewhirst- Mr. Dewhirst was present to explain that he feels the Town has done well fiscally and we should maintain what we have. He feels that high density housing as proposed for the town center is not meant for this Town. He would prefer to see continued development in lower density subdivisions throughout Town.

Discussion: Mr. Bell commented that the high density zone will balance the surrounding lower density housing and will not necessarily cause additional growth. He noted that the Master Plan will not have an influence on creating

growth, the intention is to manage growth if it does happen. Mr. Burdick agreed, stating that the plan aims to keep population growth at the same level that it would be with our current zoning. The only decision the Committee has to make is where to allow for that growth to happen.

*(Mr. Spiers arrived)*

Mr. Angell referred to the draft Update Supplement to the 1980 Town Master Plan, in which a 2005 study predicted a build-out of approximately 2,100 units under the current zoning. He also noted that a build-out without the (then proposed) Town Center resulted in approximately 2,000 units, and a build-out analysis with a Town Center District at 6 units per acre resulted in approximately 2,500 units. The Committee discussed the current housing market and what types of housing they would like to see in Town.

Mr. McKeough suggested the Town offer tax breaks for young families, and Mr. Dewhirst suggested the same for seniors. Mr. Angell noted that they have no control over taxes. Mr. Bell commented that only schools will attract young families, and we can't undercut the school tax base. Mr. Sansum suggested including wording that we encourage attracting young families.

Mr. Angell suggested the Committee look at the Chazen study which shows how many units can be supported by septic. He noted that the Town must provide for housing for all income levels. The Committee discussed whether there was a certain percentage of units that must be affordable, noting that Dutchess County Planning has information on the subject. Mr. Burdick noted that condo development is possible under current zoning in the RC zone. Mr. Angell commented that the proposed update is more flexible than the current Master Plan and Zoning Code. Mr. Burdick disagreed, stating there are other restrictions proposed.

73) Larry McKeough- Mr. McKeough was present to explain that he wasn't happy with the old (existing) Master Plan. He noted that he doesn't have a problem with the proposed town center, but feels the plan should include interim alternatives for development.

74) Dustin Bowers- Suggested 2 acre lots throughout Town.

75) Karen Mosher- Ms. Mosher was present to explain that she is not a fan of 10 acre zoning.

Discussion: The Committee noted that the 10 acre zoning was proposed as a way to balance the proposed higher density areas while maintaining the same build-out. Ms. Mosher noted she would rather not balance the higher density.

82) Henry Boehringer- Suggested 2.5 acre zoning with a sunset provision.

Discussion: Mr. Angell suggested allowing multiple residences on one lot, according to septic approval.

90) Toby Lenihan- Opposes 10 acre zoning.

2. Summary Comments: Housing Density-

Committee members each gave a brief summary of their feelings regarding review of the housing density comments as follows:

Larry McKeough- I don't have a problem with the town center, but I don't believe it will be developed anytime soon and feel we need a plan B to provide an interim alternative to allow for growth in the Town. I think we may need to make some changes to the land use maps regarding errors and omissions in the coloring of parcels.

Karen Mosher- I echo Larry's sentiment. Personally would not want 10 acre zoning. I have no problem with the town center plan, and suggest the Town consider purchasing the Big Rock property. I also agree that we need a plan B.

Jeffrey Spiers- Not sure what I think. I don't feel large parcels are a bad thing, necessarily. Overall the number of people who submitted comments was small, seems like not a lot of people care. I don't know with all the planning in the world if we can plan the future.

Mark Burdick- Based on the comments; most people want less than 5 acre lots, and about the same number of comments are opposed as are in favor of high density housing. Personally, I don't want the town center and would prefer 2-3 acre zoning throughout Town.

James Sansum- If we make notes we should follow the lines of what the Town already has. Something less grand, more doable, with a greater chance of actually guiding how the Town develops. Focus on Route 82 with pockets of areas for greater density in multiple areas would be more in character of the Town. The proposed town center is a risk, failed projects lead to blight. I also like the idea of 10 acre zoning.

Richard Bell- The plan was developed to prevent rather than create something. I don't think the town center will ever happen, but the plan legally protects the Town. I haven't made up my mind yet whether that's the right plan. The majority of commenters exhibit an overriding desire to protect rural character. The Town will eventually be developed. I agree that we need a plan B. We should suggest encouraging other development.

Discussion: Mr. McKeough agreed that the plan is based on prevention and asked how to communicate that to the public. Mr. Bell responded that it's impossible; they would have needed to sit through each of these meetings to understand.

Thomas Angell- I like what Karen Mosher said earlier, that we need a plan that reflects the people. I like the character of the Town, and would like to make it available to the next generation. I would like to encourage agriculture. We can look at Wappingers or Hyde Park- I don't want that type of development.

Thomas Dewhirst- I'm of the same concern. I've lived here long enough to appreciate sitting outside watching the deer. I worked a farm for 30 years and am getting into it again. I've seen a lot of changes. A little change is good, a lot isn't. We're not going to need 600 houses. We can be self-sufficient.

3. Next Meeting Date:

The Committee will meet next on June 24<sup>th</sup> at 7pm.

ADJOURNMENT-

Mr. Spiers moved and Ms. Mosher seconded to adjourn at 9:42pm. All in favor: Unanimous. Motion carried.

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

Michelle Turck, Secretary

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

Mark Burdick, Chairman