

**TOWN OF STANFORD
DRAFT MASTER PLAN REVIEW COMMITTEE
MEETING MAY 26, 2015**

PRESENT:

Mark Burdick
Karen Mosher
Gary Lovett
Tom Angell
Richard Bell
Duffy Layton
Kathy Zeyher
Tom Dewhirst
Jeffrey Spiers

ABSENT: James Sansum, Larry McKeough

ALSO PRESENT: Town Supervisor Joseph Norton, Town Councilman Mark D'Agostino, and Town Councilwoman Johanna Shafer. Staff from Dutchess County Planning and Development: John Clarke, Development and Design Coordinator, and Ronald Hicks, Deputy Commissioner for Strategic Planning & Economic Development.

Call to order: 7:07 pm

Committee, Town Board members and Dutchess County Planning staff introductions.

OLD BUSINESS-

1. County Planning Meeting-

Mr. Burdick explained that the general purpose of this meeting is to talk about economic development, noting that the Committee would like to hear recommendations from County Planning. Mr. Hicks asked what type of jobs, stores and businesses the Committee imagines for their town, and what they imagine it looks like. He noted there is planning and zoning funding available through CFA.

Mr. Lovett explained that the Draft Master Plan was written with the intention of preserving the rural character of the Town by maintaining low density development along the outer edges of Town and concentrating development in the center of Town, along with encouraging more home-based businesses. Mr. Burdick added that the machine shop that has been in Town for the past 50 years is now leaving. Mr. Angell commented that one of the problems the Committee is dealing with is that the Town has multiple visions of what the Town should be. He noted that he doesn't feel that anyone wants to see tremendous development, but that some are concerned that the Town is becoming a weekend town and are worried about the changes in business climate.

* *Ms. Shafer arrived.*

Mr. Hicks noted that water and sewer systems are very expensive, but that the Town doesn't necessarily need a full town system. He explained that infrastructure can help protect the Town from sprawl. Mr. Layton explained that people are worried about taxing of water districts and also of making the cost fall fully on the developer. Mr. Hicks noted that small communities can apply for a grant from the County to contribute to the cost.

Mr. Clarke explained that his specialty is main streets. He noted that there are three factors that influence amount of business traffic: a critical mass of residential units, enough drive-by traffic to fuel hit or miss shopping, and unique destinations. He discussed the amenities of towns such as Rhinebeck and Millerton, noting that Stanfordville lacks a cross-roads. He also noted that the lack of centralized water and sewer has led to businesses sprawling out to find the room necessary for septic.

Mr. Clarke presented a map of Stanfordville with steep slopes and floodplains illustrated in color. He noted how the topography creates a circle of approximately 1,000 feet, which lends potential for creating a walkable town center. He outlined five parcels surrounding the future library site that he felt the Committee could focus on. He explained that development and parking should be planned so as to slow traffic down enough that passing cars are tempted to stop and shop. He noted that parking should be shared, rather than each parcel housing their own.

Mr. Clarke presented his own illustration of development of the town center including on street parking on Route 82, adding 30 new parking spaces. He noted that after constricting the street, a crosswalk should be added, along with sidewalks and street trees. He noted that parking lots should be placed behind buildings and that buildings should be placed at the front of the lots. Mr. Layton stated he is worried about trucks on Route 82, noting there is no alternative route for going north on 82. Mr. Hicks noted that the road will still be built to DOT standards.

Mr. Lovett stated that he likes the scale and ideas behind the presentation but wondered if it will make up for a lack of residential development. Mr. Clarke suggested that development be done in phases, and to include residential development within the circle. Mr. Clarke noted information that he brought regarding hamlet sized sewer systems.

Mr. Hicks asked the Committee what type of businesses they would like to see here. Mr. Bell commented that the type of businesses they would like to see is related to creating a destination for residents and non-residents, noting that a survey could easily be done. Mr. Norton discussed the history of the Town. Mr. Layton noted that in the last 10 years, Stanford just recaptured the level of population that it had back when the trains were running in Town.

Mr. Clarke suggested the Committee be very careful what businesses they allow in the town center. He suggested 100 residential units and five commercial buildings. Mr. Bell commented that he likes the small, manageable scale of Mr. Clarke's presentation. Mr. Layton remarked that the road improvements will be costly, asking where the money will come from. Mr. Clarke suggested the Town adopt a plan, apply for CFA and State grants, noting they can start small, but have a plan in place.

Mr. Angell asked if the town could build affordable housing in the context of the proposed development. Mr. Clarke suggested that larger scale development could require a percentage of affordable units, but that rural communities don't generally need to worry about it. He suggested the Town can show that current housing stock already meets affordable housing needs and can look at encouraging accessory apartments.

Mr. Hicks suggested the Town start a business improvement district, and asked why the Town hasn't adopted the Greenway Compact. He noted that he has not seen a negative aspect to joining, noting that the principles that the Greenway promotes are just what he and Mr. Clarke just presented. Ms. Shafer answered that those who voted against joining are afraid that the County will tell the Town what to do. She noted that Stanford did receive one grant from Greenway when the Town was considering joining the Compact.

Mr. Clarke suggested the Town focus on planning for the next 10 years, maximum. He noted that a good plan can be amended. He also suggested keeping the master plan at no more than 40-50 pages. Ms. Mosher commented that what was presented seems like a viable "plan B". Mr. Hicks note that County Planning can arrange for people to come speak to the Committee regarding sewer and water systems, planning and development, as well as technical and legal assistance for specific projects.

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Mr. Burdick asked Mr. Clarke's opinion on Bangall. Mr. Clarke suggested relocating parking behind the Red Devon, explaining there is a need for public space and this would create an opportunity for an outdoor dining area in front of the restaurant.

The Committee thanked Mr. Hicks and Mr. Clarke for their contributions to discussion.

NEXT MEETING-

The Committee will meet next on June 9, 2015 at 7pm at the Town Hall.

ADJOURNMENT-

The Committee adjourned at 9:07 pm.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Mark Burdick, Chairman