**Notes on the Town Board Review of the Comprehensive Plan**

please clarify whether the plan should include the full definition of subdivision in this section or reference the section of zoning text?

TB will contact the owners of the mining properties and ask whether they would like to be included in the overlay.

**March 17, 2022**

**Page9**

We are changing the word MUST to SHOULD in the sentence However, applications for development submitted to the Town's reviewing boards **must** be considered in the context of the policy goals and objectives in the Comprehensive Plan.

True. Please discuss and provide guidance on language.

**Page 14**

Goal 4 **Promote Economic and Social Vitality**

Objective 4.4 Encourage smaller-scale and home-based businesses. Frank suggested including the language "while protecting the character of neighborhoods".

text updated

**Page 22**

**Single -Family Residential**

The paragraph includes language in the last sentence about the location of residential subdivisions and I have a note to define a subdivision.

**Page 23 Commercial**

There is a redundancy in language concerning restaurants and we should remove the second reference to local restaurants.

text updated

**Industrial**

We need to research the second mine on the southern portion of the Town to see if it still holds a permit. If so, it should be included in the Mine Overlay.

**Page 67**

**Future Land Use** [a doozy of a page] Comprehensive Plan Recommendations:

Bullet 1- include the language Focus new **HIGHER DENSITY** growth within the Stanford hamlet...personal note I still don't understand why we aren't including existing sub-divisions such as the Willowbrook or Bear Market areas, unless it has to do with 5 acre zoning which could be amended.

text updated

There is a lot more space for homes in these "neighborhoods"

In the right hand column under the first bullet point, MF suggested adding the language **"The current zoning code does not and should** allow additional flexibility for converting existing on-site structures (barns, out-buildings) for use as accessory apartments (e.g.,an apartment over a garage) and I add "or **within a house to enable more affordable housing opportunities.**

text updated

Bullet point 3 Include greater flexibility in defining Bed and Breakfasts, Lodging and Rooming Houses may need further clarification

text deleted

Text updated. Re: RC District extension, Plan will recommend new mixed use district or creating an overlay.

text clarifies the Applicant will prepare the analyses.

TB will contact the owners of the mining properties and ask whether they would like to be included in the overlay.

Bullet point 6 Prepare an inventory of current rental units I **believe we eliminated and track availability.** We need to find out what the county is actually doing in this arena and how it could possibly remain current.

text updated

**Page 68**

**Stanfordville and Bangall Hamlets**

The second paragraph in the righthand column, NL suggests putting in an explanation of why for the first sentence that says "Consistent with existing' development patterns, future commercial and retail uses should be encouraged to locate within the Stanfordville and Bangall hamlets along the Route 82 and Hunns Lake Road corridor.

please provide the language to add.

**Page 69** [another doozy]

Top paragraph, NL recommends changing the word **including** to **and** in front of bicycle lanes. In addition, at the end of the paragraph NL suggests adding the language **including those that have larger space requirements** to the final section. WB would like to include John Hughes1 parcel on the west side of Route 82 to the proposed expansion of the RC district. Parenthetically, Steven Horowitz has suggested a proposal that would be sent to the Zoning Commission that would further define the acceptable commercial uses for this addition to the RC zone. **GARY** - **can you clarify what the County's point of view was when the plan was submitted for review to the County's Planning Department?**

FP raised doubts about extending the RC district at all so this is a topic that will be returned to for further discussion and a vote.

COMPREHENSIVE PLAN RECOMMENDATIONS

Bullet one Change the word **ACCOMMODATE** to **ENCOURAGE**

Page 70

Column 2 Comprehensive Plan Recommendations

Second to last bullet : Requiring visual impact assessment for ground mounted solar systems. We concluded guidelines need to be added and who would be setting those standards. This is a very tricky bullet in my opinion as far as property owners rights and reasonable expectations for neighbors.

Perhaps we change the language from **require** to **recommend Page 71**

Sand and Gravel Mining Uses

NL asks to repeat t the end of the paragraph that there is one active gravel mine in Stanford, and I add that we may also add that there is one mine that still retains its permit but is currently inactive.

If a property is not included in the soil mining overlay, and they want to mine, they would need to apply to the TB for a zone change.

revised to clarify that the Grange sponsors Community Day.

please provide the language to add.

In the Comprehensive Plan Recommendations NL suggested at the end of the first bullet point that we highlight that the inactive mine will be included in the overlay.

Bullet 2 Consider revising use regulations to require a zone change/amendment for any new

applications for sand and gravel mines. MB question is if we have the overlay district why require a zone change?

**CHAPTER FOUR**

**Page 74**

Second paragraph under Recreation, remove indoor in front of the word soccer

Text updated

**Page 75**

Remove annual Community Day from first sentence on the page.

Paragraph 2 - while listing the capital improvements, add pickleball courts. MF Comprehensive Plan Recommendations

text updated

First bullet, add the language "for all ages" at the end of the bullet. MF

text updated.

**Page 79**

Beginning with the last bullet in the first column of Recommendations, eliminate all bullet points concerning the establishment of the Historic Advisory Commission as it already has been created.

**Page 83**

In the first paragraph, add language that Stanford affords ample opportunities for horse-back riding. I'm not positive this is the right spot for this tourist attraction but we should fit it in somewhere.

**Page 84**

Outreach and Incentives

Second to last bullet : change language to Identify vacant or under-utilized properties in the Bangall and Stanfordville hamlets to research and promote ways to incentivize adaptive revitalization of existing buildings for commercial activities.

text updated.

Although there was much discussion, I do not believe we recommended any other specific changes.

