TOWN OF STANFORD SPECIAL MEETING

COMPREHENSIVE PLAN PUBLIC HEARING

MONDAY, JULY 31st, 2023

The Stanford Town Board held a Special Meeting on Monday, July 31, 2023 at the Cold Spring School, Homan Road, Stanfordville, NY in order to have a Public Hearing on the draft Comprehensive Plan. Supervisor Burton called the meeting to order at 7 PM, and asked Conrad Levenson to lead all in the Pledge of Allegiance.

Roll call: Wendy Burton – present

Margaret Fallon – present

Anne Arent – present

Nathan Lavertue – present

Corey Clanahan – present

Also in attendance was Town Attorney Robert Butts.

MOTION TO ACCEPT AGENDA:

A motion was made by Wendy Burton, seconded by Corey Clanahan to accept the agenda. Motion carried with all voting in favor.

NEW BUSINESS:

1. FINAL ORDER OF THE TOWN BOARD TO ESTABLISH AN AMBULANCE DISTRICT: Supervisor Burton read the following:  
FINAL ORDER OF THE TOWN BOARD OF THE TOWN OF STANFORD

ESTABLISHING AN AMBULANCE DISTRICT

The Town Board of the Town of Stanford, Dutchess County, hereby ORDERS as follows:

It is hereby ORDERED, that as all of the requirements under Article 12-A of the New York State Town Law have been complied with by the Town Board of the Town of Stanford, that an Ambulance District shall be formed as follows:

All Properties within the boundaries of the Town of Stanford, Dutchess County, New York.

It is anticipated that there will be taxes raised from taxpayers owning real property within the boundaries of the Ambulance District, being approximately $800,000 which would impose a tax in the amount of $83.63 for the owner of real property with an assessed value equal to $100,000.

Motion made by Wendy Burton, seconded by Margaret Fallon.

Roll call vote: Wendy Burton, yes; Anne Arent, yes; Margaret Fallon, yes; Nathan Lavertue, yes; Corey Clanahan, yes. Motion carried.

Ms. Burton added that at the August Town Board meeting, John Hughes, Police Chief in Pine Plains and a Stanford resident, would be attending to discuss having an agreement with the Board and the Pine Plains Police to monitor speeding in the Town for 16 hours per week.

2. PUBLIC HEARING FOR THE COMPREHENSIVE PLAN:

A motion was made by Wendy Burton, seconded by Nathan Lavertue to open the Public Hearing on the draft Comprehensive Plan. Motion carried with all voting in favor.

Each Board member addressed the audience:

Supervisor Burton – stated that his plan has been worked on for almost 20 years by a very dedicated group of volunteers to protect out natural beauty among other things. Not everyone

will be pleased but we have tried to include housing for working families, both old and young, protect the water and historical preservation. These are only recommendations, not laws and I look forward to hearing all of the comments and thank you for coming.

Margaret Fallon – also thanked all of the committee members who have worked on this for so long, especially Jan Weido and Gary Lovett. Thanked all who came to the workshops or sent letters/emails, and thanked Ms. Burton for working on this the last four years, and will be personally available for further questions. The document is personal to her as she hopes her sons can come back here and live in Stanford. We’re here to listen to you tonight, and please be specific with page numbers in the plan.

Anne Arent – was thrilled to see so many people here and was a test to the Town to see how many care. The committees over the years and this Town Board have reached the point that we need feedback. All eyes are now on the Board but this has been the hard work of many over a long time, to share our views to keep our rural character and still have future growth.

Nathan Lavertue – stated that he was impressed that so many are here tonight but it shows the importance of the document and is a very important endeavor.

Corey Clanahan – Its beautiful to see all of you here , thank you, and look forward to hearing your thoughts.

The Supervisor then announced that each person would be allowed 5 minutes to speak and no ceding of time would be permitted. Deputy Clerk Doreen Brown would be the official timer.

The following are from notes taken by Councilwoman Anne Arent from those residents that spoke:

1. Jack Evans—high density residential growth: p. 11 infrastructure does not support high-density growth within the town. County stated the same. We cannot have significant growth in either Bangall or Stanfordville because of lack of infrastructure. We should continue to grow outside of those hamlets instead.
2. Bill Harklerode—Affordable housing for families. Stringent planning board process and minimum lot size make this difficult, and the cost of infrastructure make it difficult for people to afford—particularly young families. Allow smaller lots along town roads. Streamline the approval process. Reduce stipulations.
3. Kathy Zeyher—Letter from Steve Gotovich. Open space need not be considered. Ag and Conservation exemptions get passed on to taxes for other residents. We do not need further CEAs in our town.
4. Letters—Michael Rena—do not expand CEA on his property
5. Adrienne Zetterberg—Commercial/Retail and home-based businesses. Who determines what is conducive or appropriate? There are not enough parcels to accommodate these home-based businesses. We need to add them to other areas. Clarify who will decide what is appropriate and conducive.
6. Rob Staskel—Economic Development. Small businesses cannot afford the planning process or construction. Zoning Code Chapter 138 requires sidewalks. Chapter 164 Zoning—all parking needs to be screened—this is out of touch with reality. Zone Code needs to be reviewed to see what can easily be permitted by the Zoning Enforcement Officer.
7. Duffy Layton—p. 121 Commercial/Land Use Extension. John Hughes parcel should be included in the RC use zone. Expand it on both sides of 82, not just the east side
8. Robert Hahn—Taxes have doubled in the last 20 years. The expense and quality of life need to be taken into account.
9. Stacey Adams—The future use section and natural resource sections. We should consider offering development rights from property owners. We have so many regulations, people can’t afford to move/build here. Regulations result in cost. These regulations are not needed or wanted.
10. Neal Johnson—we need to compare the new plan to the current one. Property values are going to all over the place if we adopt this new plan, according to Steve Gotovich. We should not adopt it.
11. Conrad Levinson—Good to have Constructive Comments
12. Roberta Kemp—Are we closing the door on getting young people here to raise their families?
13. Jim Griffin—Look at the 5 acre zoning law. We should considering lowering the acreage limit to help create affordable housing
14. John Kemmerer—p. 110 Farmland/Scenic Viewsheds. The planning board will continue to review applications of non-ag uses in rich soil areas. We need to allow for people to give land to their children and people to build where they want. Giving the planning board final say needs to end. Farmers should have the right to do what they want with their land.
15. Steven Horowitz—Affordable housing. Comp plan should endorse this, and offer a variety of approaches to this problem. Efforts don’t always work. We need to be creative. “As of right” zoning. Meets pre-determined standards, not easy to do, but helpful. RC Zone. We need to recognize there are non-commercial uses on the west side of 82. What kinds of approaches and uses are appropriate. We need mitigating factors in order to create fair RC zone on that side.
16. Ben Rathjen—People moved here because they want to live in a community where you have the rights to it. Comp plan adds restrictions to property owners.
17. Gary Christensen—High-density housing. What does that mean? There is no definition. We need to have a definition for this so people understand what it is.
18. Johana Shafer—This plan is not a political football. Stop the fear-mongering. We working on this together. We need to honor all the input that people have given. We need to make it work.
19. Michael Shafer—commented in general about the comp plan
20. William Strang—Comp plan—there was no warning about this meeting. We should have sent out a mailer to better communicate. Lower the zoning acreage to make affordable housing.
21. Mark Burdick—Planning board issue. The policy needs to be stopped immediately and put in the comp plan. The planning board should not be able to dictate what farmers do with their land. We should pay for people’s development rights.
22. Chris Flynn—We need to streamline the planning board process. 5 members instead of 7 has helped—particularly agricultural. We need to create smaller parcels.
23. Anna Price—This is not a local problem. It’s a national problem. We need to stay in proportion to the rest of the country with our development. Progress will happen whether we want it to or not.
24. Joe Kiernan—lower the 5 acre lot size
25. Nate Kimball—We do need to make updates to the plan. There needs to be a framework of expressed values for the town so that we can have a blueprint for growth. Multi-generational living is becoming important. We need to be able to have accessory dwellings (in plan). Climate Smart Task Force—impact of climate change on our community. Include consideration of how to deal with extreme weather.
26. Susan Mansell—Everyone has to live here together and work together peacefully. We need to appreciate what we have.
27. Richard Kaufmann—Plan is an attempt to manage change. It’s coming whether we want it to or not. This plan will guide us for the future. If we don’t manage it, someone will manage it for us.
28. Jules Wing Vazquez—rec does not have a skate park yet. The products of agriculture should be added to the benefits on p. 89. Community Character—walkable spaces are needed.
29. Emma Dries—speaking on behalf of CAC. They support the adoption of the comp plan. And we need to continue to support our conservation areas. Ensures we have clean air and drinking water.
30. Anne Bernstein—Supporting the conservation info in the plan
31. Beth Jennings—Airbnbs need supervision and need to be regulated.
32. Alexandra Penachi—Plan is over-reaching and too vague. No specific comments to the plan. Affordable housing could turn into second homes rather than helping new families move in.
33. Tom Schpetner—Change is constant. Emphasize our history while looking to the future. Our state reps are not around to help us. Federal grants for broadband. We need to look at our infrastructure (cellular/wifi).
34. Letters into the minutes:
    1. Douglas Kirchner—Compromise will be needed. He fears that we have not defined areas that are suitable for high-density housing. This will be detrimental long-term. Strengthen the zoning code regarding housing units and accessory dwellings.
    2. Brad Ralston—Appreciation for the comprehensive plan process

After listening to all of the comments, along with several letters submitted, a motion to close the Public Hearing at 9:23 PM was made by Margaret Fallon, seconded by Nathan Lavertue. Motion carried.

Respectfully submitted,

Ritamary Bell, Town Clerk