TOWN OF STANFORD TOWN BOARD  
WORKSHOP ON COMPREHENSIVE PLAN  
MONDAY, SEPTEMBER 5TH, 2023

The Town Board convened again on Tuesday, September 5th, 2023 for their fourth workshop on the Comprehensive Plan.

The Board members present were Wendy Burton, Margaret Fallon, Corey Clanahan and Nathan Lavertue. Anne Arent was unable to attend. Also present was Assessor Steve Gotovich.

* Pg. 90 – Margaret was hesitant to remove the Hudsonia mentions. Wendy Burton thought that leaving that info. In but wanted to leave out expanding the Ryder Pond, but remove the Shaw pond. For #1 and #2, put in word “consider; and “explore” for #3. Margaret will continue to look into this section.
* Pg. 91 – identified from report but not existing CEAs on pg. 87.
* Pg. 97 – Steve thought the Town Board should adopt the plan; add “Consider local wetlands ordinances to reflect the Federal wetlands policy” and end the line there for the last bullet.
* Pg. 100 – Steve discussed the last bullet about flood plains; Margaret and Nathan wanted to keep that but add “for Town properties.”
* Pg. 101- “Require steep slopes analysis for access for emergency vehicles;” Wendy-get rid of last dash? Nathan said to keep but maybe get a permit for a roadway slope? Steve stated that the Planning Board uses a Town engineer, so get rid of last dash. Wendy-on view sheds on the left side, last bullet – strike. Nathan – obtain a GIS map on existing topography from DC Planning & Development.
* Pgs. 102 & 103 after pg. 100.
* Pg. 104 – Ridgeline protection – Wendy-not for individual homes but a subdivision could change the rural character. Houses that are already here do not wreck the viewshed, shouldn’t tell people what to do with their property. Bullet #3 – “to locate the building of subdivisions below the ridgeline.” Get rid of bullet #5. Maybe strike #3, or split into two parts – consider mapping significant town ridge lines with DCPD for protected areas with guidelines and stabndards – incorporate into the zoning. Steve suggested removing the word “existing” in the tree line to prevent structures’ roof lines beyond the tree line (planting trees.) Wendy didn’t want to control where people put their homes; after discussion Steve added “for all” and add PDRs for the affected.

Also, pg. 104, investigate the creation of a PDR program to crate funds for compensation for landowners for any development restriction on their property.

* Pg. 105 - take out Scenic Road law and remove bullets #2 and #3
* Pg. 106 – right side bullet #2 – it’s just another task – strike. Last paragraph on the left side before the bullets, hard to do, over reaching. Corey was hesitant to take it out. Steve said tat the last paragraph should be the actions of the zoning commission. \* End at “scenic value of the land, and strike the last two lines. Corey was not in favor, likes the last paragraph. Wendy-put in PDR language – add bullet. Nathan – key parts: oversight-in Town Code to help preserve scenic beauty of the land.
* Pg. 109 – 2nd paragraph, right side – strike “many,” add “that growing foods that feed our community” and keep the equestrian mention. Bold, big print – agriculture on the left side, and “regulation” instead of strategies.
* Pg. 110 – get rid of all the highlighted parts, 2 sentences. Keep the 3rd bullet.
* Pg. 115 – put the last paragraph on the right side, remove “hamlets of Stanfordville and Bangall.
* Pg. 116 –1st bullet, “explore forming committee…”, 2nd bullet, add “voluntary;” Broadband header – strike up to “access”, leave out pandemic mentions. Combine last two bullets #5 and #6.
* Pg. 117 – Wendy said this will probably only happen at the State level. Bullet #3 – strike this one. Bullet #2 “continue to collaborate with the County, State & Federal efforts to improve broadband service. (Also on page 127)
* Nathan added, near future amendments – emergency services for cellular and broadband.

Next meeting, tentatively Monday, Sept. 18th at 7 PM.