TOWN OF STANFORD TOWN BOARD  
WORKSHOP ON COMPREHENSIVE PLAN  
MONDAY, SEPTEMBER 19TH, 2023

The Town Board convened again on Tuesday, September 16th, 2023 for their fifth 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.

Review of much of what was already changed, etc.

* Pg. 90 – on bullet, last one out, add “’update’ and continue to use all available…”; make this last one first; take out Ryder Pond.
* Pg. 14 – Wendy: put in as a bullet, 4.4 - change “1 to 5 years…” to 1 to 3 years for commercial activity.
* Pg. 38 – under Regulatory” 1st dash-home based businesses…” trades people.”
* Pg. 104 – get rid of stupid drawings.
* Pg. 109 – strike “regulations” and change to “strategies.”
* Pg. 110 – strike 2nd bullet and 2nd dash (State law & County’s in place); in several places, Wendy will follow the County letter.
* Pg. 60 – 4th bullet, “Extend the current Rural Center (RC) Zone in the following manners: east and west along NY Route 82 from Grist Mill Lane to Cold Spring Road, north and south of NY Route 19 from NY Route 82 to Grist Mill Lane, east and west along Millis Lane from Hunns Lake Road to NY Route 82, north and south along Hunns Lake Road for 0.6 miles from the intersection of NY Route 82, and the eastern portion of Duell Road from Bangall Amenia Road to the existing western edge of the RC Zone, allowing for more opportunities for businesses, including those that have larger space requirements.” Steve agreed extending the RC zone eat and west, also affords smaller lots for housing.
* Pg. 18 – Steve wanted the exact percentage of agricultural land put in as 23%.
* Pg. 38 – 1st sentence – put in 23%
* Pg. 120 –make a 3rd column for long term? – maybe, they’ll see. 1st bullet – take “high density” out. County language: “…along Rt. 82 as well as any other existing road frontage property (make it a short term goal).
* Pg. 76 – 1st bullet: strike “high density”
* Pg. 120 – revise “require” to “encourage”; 3rd bullet – short term goal, not medium. Bullet 4 & 5 – OK, important.
* Pg. 121 – remove 6th & 7th bullet; 8th bullet – short term, not medium; 9th bullet – create, nit short, move to medium goals; 10th bullet – make it short term; 11th bullet – add verbiage from page 67, moved to pg. 121
* Also pg. 121 – commercial retail land uses – take out word “rail” from trails on non-farm lands. 3rd bullet – add “to proposed new area.” Wendy, check notes in your book. And bring forward from pg. 69. 3rd bullet – under Energy, Replace community with “commercial.”
* Pg. 122- 1st bullet, 1st sentence “that at least includes…” and get rid of first bullet.
* Pg. 71- get rid of first bullet in beige but keep 2nd one.
* Pg 122 – Historical Resources – get rid of the 4th one, 1st should be moved to medium goal
* Pg. 123 – Regulatory – 1st bullet, Capital “E” on Establish, add 6th bullet – and encourage non agricultural based tourism.
* Pg. 83 – pre-existing “businesses” of trades people
* Pg. 124 CEAs – “Consider ...” and add as in County letter using GIS map at end of section; “Update” and continue to use GIS from pg. 101
* Pg. 90 – “Explore” protecting…
* Pg. 97 – Wetlands – add bullet – “consider” local wetland ordinances that would reflect changes to wetlands policy
* Pg. 100 – Floodplains - “for town properties’.
* Pg. 101 - Steep slopes – “for access for emergency vehicles”
* Scenic Viewsheds – create PDR program from pg. 104, and PDR language – short term – new dash/bullet
* Scenic Roads – 1st one, short term, the rest are to be medium term
* Pg. 106 – scenic viewshed map – medium term, 2nd to last medium term.
* Right to Farm – already here, leave it, nice “fluff” but move to medium term.; no 2nd bullet; 3rd move to medium term and 4th bullet, took out local section; 3rd dash/bullet – out.
* Voluntary groundwaters monitors – 2nd one, “explore forming…” move to medium term goal.
* Pg. 127 – Add’ “Potential” well head locations’ and take out “from previous reports. (from pg. 115)
* Broadband – continue to collaborate with County and State efforts to improve communication services in the Town – keep as a short term goal (pg. 117) – get rid of dash/bullet 1 and 3. Add “Improve cell service”
* Re-name pg. 116 and 117 – Margaret will write a preamble for communication issues.
* 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 standards – 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.