

TOWN OF STAFFORD Public Hearing MINUTES FOR January 22, 2007

- **Public Hearing to Consider draft Town of Stafford Comprehensive Plan**

PRESENT:

R. Clement -Supervisor
D. Vicary -Councilman
M Mouery -Councilman
R. Pacer -Councilman
R. Panek -Councilman

OTHERS PRESENT:

Walter Kershenski -Town Clerk
Kevin Earl, ESQ - Town Attorney
Approximately 20 members of the local community

Public Hearing to Consider draft Town of Stafford Comprehensive Plan

Supervisor Clement called the Public Hearing to order at 7:35 PM followed by the pledge of allegiance to the flag.

Supervisor Clement then read the officially posted 'Notice of Public Hearing by the Town board of the Town of Stafford, New York to consider draft Town of Stafford Comprehensive Plan' as follows:

LEGAL NOTICE OF PUBLIC HEARING
TOWN OF STAFFORD

Please take notice that the Town of Stafford will hold a public hearing on January 22nd, 2007 at 7:30 PM at the Stafford Town Hall, 8903 Route 237, Stafford, NY to consider the draft Town of Stafford Comprehensive Plan.

Copies of the draft Town of Stafford comprehensive Plan are available for public review at the Stafford Town Hall, and will be available through January 22nd, 2007. All interested parties and citizens shall have an opportunity to be heard by the Town Board at the public hearing to be held aforesaid or comments can be mailed to the Town Board at P.O. Box 52, Stafford, New York 14143, until January 18, 2007.

By order of the Town Board.
Dec. 12, 2006
Walter Kershenski,
Town Clerk, Town of Stafford

Supervisor Clement then addressed the people in attendance and open up the meeting to public comments per the Public Sign in Form. He asked that comments be kept brief and relative to the topic described in the public notice.

The most prominent concerns were as follows:

- * Grammatical and spelling errors were noted and asked to be corrected.
- * General discussion of how members of the Comprehensive Plan Committee were appointed.
- * General discussion and explanation of what the Comprehensive Plan is. Not meant to be the laws that govern the Town, but rather a statement of a community's goals and a conceptual road map for how to achieve these goals. It is not the Town Law. The comprehensive plan will be translated and implemented into the Town Zoning Laws.

- * Concerns were addressed relative to provisions for preservation of Historical Districts in the Town of Stafford. Page 43 of the comprehensive Plan.
- * Recommendations from Ag & Markets for zoning changes regarding industrial Wind Energy turbines.
- * Modifications to Page 3 and Page 44 of the comprehensive plan as follows:

Removal of NOTE paragraph from Page 3 as Follows:

Page 3 before change: Town of Stafford Comprehensive Plan~ basis for the preparation of any future plans or studies that may examine or address issues raised in the Plan. It is the intent of this document that it will help guide decision making in the Town of Stafford into the future in a manner that helps maintain those features that the community values so highly, while mitigating any impacts of future change.

NOTE: It is important to note that planning efforts for this document, which took a period of over a year, occurred prior to the issue of wind energy becoming a major issue in the Town. As a result, the issue was not explicitly incorporated into the planning process. To expedite the adoption and use of this document, the Town is conducting a separate effort to examine the issues associated with windmills in the Town, which will be adopted as an amendment to the Comprehensive Plan when completed.

WENDEL DUCHSCHERER August 2006
Page 3

Page 3 after change: Town of Stafford Comprehensive Plan~ basis for the preparation of any future plans or studies that may examine or address issues raised in the Plan. It is the intent of this document that it will help guide decision making in the Town of Stafford into the future in a manner that helps maintain those features that the community values so highly, while mitigating any impacts of future change.

WENDEL DUCHSCHERER August 2006
Page 3

Before and after modification to page 44 as follows:

Page 44 before change: Town of Stafford Comprehensive Plan

. It is not necessary to institute strict architectural standards, but it is recommended that the Town provide stronger guidance regarding the styles that are preferred in the hamlet area. Preferred styles include architectural detailing, avoid blank walls, and encourage high quality design.

. The Town should encourage pedestrian ties at the four corners to connect the many community assets in this vicinity. These include the two parks, Town Hall, the Post Office, the Fire Hall, the retail uses which generate traffic.

. Other hamlet areas should be maintained as denser areas, but primarily residential in nature.

. While the Town has no direct control over speed limits on Route 5, the Town should make it an official policy that they support the lowering of the speed limit in the identified hamlet area, particularly at the western end of the hamlet. There is significant pedestrian activity between the four corners and Emery Park, particularly in the summer when the summer youth recreation program is held in the park, and the higher speed limit in front of the park is a hazard.

. For the rural areas of Town, where feasible, important views and natural features should be preserved. The Town should consider conducting a natural resources inventory to identify and catalog important natural resources. The maps from the Comprehensive Plan can be used as the basis for this effort, with the major features supplemented with more specific, local resources. The zoning and subdivision

regulations can be rewritten to require that these features are shown on all site plans, and preserve where feasible.

. There will be increasing interest in renewable energy sources, including water and solar in addition to wind. It is important to ensure that any such facilities do not present negative impacts to the character and use of the land where they may be situated. Careful assessment of potential impacts from any power generating facility, with full public input, should be undertaken prior to its development.

Support and protect agricultural lands

It is clear that agricultural uses are extremely important to Stafford. As noted above, it is the predominate land use; it is an important element of the local economy; and residents clearly value its contribution to the character of the area. The Town is also blessed with large areas of prime farmland soils, which are an irreplaceable natural resource. This

WENDEL DUCHSCHERER August 2006

Page 44

Page 44 after change: Town of Stafford Comprehensive Plan~

. It is recommended that the Town provide stronger guidance regarding the styles that are preferred in the hamlet area. Preferred styles include architectural detailing, avoid blank walls, and encourage high quality design.

. The Town should encourage pedestrian ties at the four corners to connect the many community assets in this vicinity. These include the two parks, Town Hall, the Post Office, the Fire Hall, the retail uses which generate traffic.

. Other hamlet areas should be maintained as denser areas, but primarily residential in nature.

. While the Town has no direct control over speed limits on Route 5, the Town should make it an official policy that they support the lowering of the speed limit in the identified hamlet area, particularly at the western end of the hamlet. There is significant pedestrian activity between the four corners and Emery Park, particularly in the summer when the summer youth recreation program is held in the park, and the higher speed limit in front of the park is a hazard.

. For the rural areas of Town, where feasible, important views and natural features should be preserved. The Town should consider conducting a natural resources inventory to identify and catalog important natural resources. The maps from the Comprehensive Plan can be used as the basis for this effort, with the major features supplemented with more specific, local resources. The zoning and subdivision regulations can be rewritten to require that these features are shown on all site plans, and preserve where feasible.

. There will be increasing interest in renewable energy sources, including water and solar in addition to wind. It is important to ensure that any such facilities do not present negative impacts to the character and use of the land where they may be situated, and the entire town Careful assessment of potential impacts from any power generating facility, with full public input, should be undertaken prior to its development. An assessment by a citizens committee collecting unbiased, relevant information found commercial wind turbine not suitable for the Town of Stafford. The summary report and research of this committee serves as an addendum to this comprehensive plan on this complex subject. Zoning should be updated to reflect this conclusion.

Support and protect agricultural lands

It is clear that agricultural uses are extremely important to Stafford. As noted above, it is the predominate land use; it is an important element of the local economy; and residents clearly value its contribution to the character of the area. The Town is also blessed with large areas of prime farmland soils, which are an irreplaceable natural resource. This

WENDEL DUCHSCHERER August 2006

Page 44

Upon conclusion of the question and answer session, it was generally agreed by all present that the proposed modifications as noted above would be implemented and a final draft copy would be requested from Architects & Engineers, Wendel Duchscherer. This draft copy would then be presented at the next Board meeting on February 12, 2007 for review and final adoption.

No more questions or comments were made and Councilman Vicary made a **Motion**, seconded by Councilman Panek to adjourn the Public Hearing at 9:20 PM. **Motion** was carried. Supervisor Clement thanked all for attending and the Public Hearing meeting was thus adjourned.

Dated January 22, 2007

Walter Kershenski, Town Clerk

Approved at the Feb. 12, 2007 Board Meeting