

TOWN OF DAY COMPREHENSIVE PLAN COMMITTEE MEETING

JULY 23, 2008 – 10 a.m.

Attendees: Ted Mirczak, Chairman **Absent:** June Dixon
David Cox Professor Richard Lamb
Dave Davidson
Mary Ann Johnson, Supervisor
Judy Traeger
Larry DeRubbo

Chairman Mirczak opened the meeting at 10 a.m. The minutes were accepted with the exception of the misspelling of Larry DeRubbo's name.

Understanding the roles of the Committee members and other participants

1. Consultant's deliverables

Chairman Mirczak stated it was important to understand the roles of each member prior to drafting the questionnaire. He noted Professor Lamb originally wrote the grant proposal which the Town was not awarded. He is acting as a consultant and facilitator to the Town meeting periodically with the Committee and overseeing their actions. A complete description of his duties is listed under Part G – Project Personnel, Planning Services Consultant of the NYS Adirondack Smart Growth Grant Program. Professor Lamb with the assistance of students will also be preparing mapping and graphics.

David Cox stated Professor Lamb had requested information on mobile home parks which was received from APA but he was unable to locate any information. He stated there were discussions in Raybrook earlier this year and minutes may have been taken of that meeting. Supervisor Johnson stated the Town did not go formally before the APA due to density and the necessity of reducing the number of mobile homes. She further stated Code Enforcement Officer Metzler spoke with the applicant. David Cox stated there was a revision considered adding zoning to this area to include higher density. Chairman Mirczak stated he could check his notes and coordinate with Ken Metzler on the matter.

2. Committee Members

Chairman Mirczak stated Professor Lamb will be unable to attend the fourth Monday evening meeting for two months. He stated members of this committee are charged with visionary work and background necessary to develop this plan. An outline from the Practical Planning Guide has been included in members' materials and the process of completing the Comprehensive Plan could take 18-24 months. Chairman

Mirczak will obtain additional materials to assist the Committee in developing the Plan. Towns of Galway and Corinth have completed recent updates and materials may be obtained from them. Mike Valentine of Saratoga County Planning will be contacted for any information he may have on recent updates.

3. Town Employees

Chairman Mirczak stated in issues that involve specific departments (Highway, Building, etc.) town employees will be invited to speak before the Committee and draft questions will be collected.

4. Public Participation at Meetings and Role of Town Residents

Chairman Mirczak stated at the last Committee Meeting, members of the public also attended (David Smail and Richard and Laney Quodomine) and Supervisor Johnson stated a meeting notice needed to be advertised. The Committee agreed input from the public was very helpful in a small town with a variety of interests using community groups as a conduit to interact with the public to gather the broadest base of information. If public attends meetings, they should be allowed to participate in discussions with possible time limits. Chairman Mirczak stated there would be a formal presentation to the public as the process goes along.

Future Meeting Schedules

Chairman Mirczak inquired if Committee Members could attend day time meetings. Supervisor Johnson stated she would have Town Clerk Vaillancourt check with June Dixon. All members in attendance would be able to attend day time meetings and the meetings would run two hours. These meetings would be conducted without Professor Lamb.

Supervisor Johnson stated Professor Lamb would only be able to attend evening meeting at either 6 or 7 p.m. on the fourth Monday of the month. Chairman Mirczak stated the Committee would meet separately each month during the day and on the fourth Monday with Professor Lamb. There would be no fourth Monday night meetings scheduled for July or August. The next meetings would be Wednesday, August 13th at 10 a.m., Wednesday, September 17th at 10 a.m. and Monday, September 22nd at 6 p.m.

Review the Grant – Discuss Objectives for the Plan

1. Preamble to the Questionnaire

Chairman Mirczak stated the grant would be the Committee's road map starting with the Project Summary, etc. The grant was not received but David Cox stated the grant can be applied for again at the end of this year. He also stated that the Waterfront

Revitalization Committee for the State of New York will consider comprehensive plans in their grants in May or June of next year. Supervisor Johnson stated Professor Lamb did the last grant at no charge but she is uncertain if he would be preparing any future grants. She further stated the Town would be creating a budget for this Committee for future grant writing, expenses of the Committee and possible purchase of land for a trail system. Chairman Mirczak stated if the Town had access to a non-profit grant writer, it would be helpful as they would be familiar with the system and how to navigate it. Supervisor Johnson stated Duane Nealon, Town Assessor was a grant writer, wrote a grant for the new recycling truck and has been very interested in the comprehensive plan process.

Dave Davidson stated he would be compiling spreadsheets when survey information was received. He further stated in conversations with Professor Lamb, his background is not land use and this Committee may have to provide some framework for him. Chairman Mirczak stated he agreed that the Committee's job is to structure this information gathering in a way that provides the information we need to meet our objectives. Dave Davidson stated it is two dimensional: What are the issues this Committee wishes to address and while an issue may not be very important to the public but is to the Committee. Chairman Mirczak agreed stating obtaining as much information as possible while not necessarily having a democracy vote.

David Cox stated new maps should be prepared on a larger format with overlays. The current zoning map is very crude and it is difficult to differentiate between a street, boundary line and a stream. Chairman Mirczak stated Professor Lamb did discuss in Part II Section of the grant proposed amendments to land use area but did not specifically discuss mapping. Confirmation of whether mapping is included should be obtained from Professor Lamb. Chairman Mirczak stated demographics would also be useful for the Committee's information such as build out, current housing values, etc. Dave Davidson stated if this Town did not anticipate any growth over the next 20 years what we have now would be adequate. Supervisor Johnson stated we are experiencing growth. Dave Davidson stated we would need to study what the growth would look like and how many people moving into the town are over 65 as opposed to under the age of 40 requiring different services.

Chairman Mirczak stated the questionnaire is the key and if it is 3-5 pages long the likelihood of residents completing is unlikely. The Committee agreed it needed to be short. Dave Cox suggested it be a broad type of questions with a few follow-up questions with some of the public agreeing to complete a longer survey to include focus groups. It was suggested that some prototypes be assembled for the next meeting. There should be four to five subjects that this Committee feel are important with a paragraph stating "We anticipate growth in the Town of Day. The growth we see is from retirees, average age of those moving in, affects of the AMD plant, etc. Do you agree/disagree with the kind of growth you would like to see" and leave room for comment. It should be limited to

two pages with reasonable response time leaving room for future surveys to focus on a particular hot button issue. It was agreed they would need to preamble subjects and then come up with categories. Dave Davidson stated he would be willing to come up with some preliminary questionnaires but may need assistance with layout work which he will circulate for comments.

2. Questions by category

Adult Entertainment: Issue has come up previously in the event an individual inquires about locating such an establishment within the Town. Currently there is nothing in the Zoning Ordinance regarding this type of business which could be located anywhere commercial development is allowed and could be directed to a specific location but could not be disallowed. The Committee agreed to keep it on the list for future discussion and information gathering.

Affordable Housing: It was agreed there is no affordable housing within the Town with few year round rentals available which are affordable. Most property owners will build or build to sell. Larry DeRubbo stated there is a group of property owners who are building with the intent to retire in the next 10 to 20 years. Residents who have resided in the Town all of their lives are most impacted by lack of affordable housing. Residents who currently live on Min Allen, Hollow and Walter Maxfield Roads would like to stay in that area and their children would like to build there but there are no building lots available. Larry DeRubbo stated the trend he has seen is younger people from outside of the area building homes with the intention of retiring here.

Inventory of Building Out based on current zoning: Zoning Law requiring large lot sizes off the lake and high prices prevent building of affordable homes. Dave Davidson stated the demolition of homes and rebuilding does not change the density. David Cox stated the AMD plant will affect demand. It was agreed that Jason Kemper of Saratoga County Planning should be invited to a future meeting to discuss the affects of the AMD plant. Questions which were posed were: does the Town have the land available to be developed, would the lack of cable television and internet services be a detriment and the increase of private road which some may wish to dedicate to the Town. More information would need to be gathered. Ken Metzler may have information on where people building. Capital District Planning may have more information on trends.

Mobile Homes: This would be more relative to people who do not live within the Town or families who wish to stay year round in the Town and affordable housing.

Wind Towers on Personal Property, Infrastructure Cable Service and Internet: Chairman Mirczak stated to blanket the entire area with wireless internet and cable would require the municipality and APA involvement. Cable and internet service is

available to areas with greater density and cellular phone service is very spotty throughout the Town. Is there an obligation by the Town to provide these services when other options are available such as Direct TV? It was agreed it should remain on the list.

Chairman Mirczak stated there may be three different lists – one which would go out to the public, one which the Committee Members could obtain information on their own and a list of things to consider which may not necessarily be part of the information gathering.

Public Safety – EMS/Fire, Inter-Municipal Projects and cooperation

The Committee will invite those individuals to speak at a future meeting. There are two agencies from Edinburg and Corinth which service different areas of the Town.

Home Businesses:

There are number of home businesses which seem to fit reasonably well which our zoning permits. David Cox stated there are certain types of home businesses allowed in Lakefront Residential District. Supervisor Johnson stated there has been an issue the Town Board has been dealing with for some time from a resident who is opposed to a boat business which does not exist. The Committee agreed to retain it on the list.

Green Space:

The Committee agreed it needed to be considered or it will disappear.

Outdoor Wood Burners:

Currently DEC controlled, may be ruled out.

Historical Markers:

The County has undertaken this project and the Town should receive markers soon.

Commercial Use in Lakefront Area:

There are a number of pre-existing businesses while some businesses are allowed with Site Plan Review. Does the Committee want to drive economic growth? What commercial economic growth does the Town want to promote? Judy Traeger stated the Town cannot support the businesses that exist now such as grocery stores. David Cox reviewed the list of commercial businesses allowed in Lakefront Residential with Site Plan Review. These included restaurants, marinas, dockominium, commercial docks, taverns, professional offices, and bed and breakfasts. David Cox stated individuals

continue to come to the Town Board Meeting regarding the boat business but it would be a permitted use with Site Plan Review. Supervisor Johnson stated their comment was to change our zoning to not allow this business. David Cox stated that is a valid issue for this committee. This item will be retained on the list.

Relationship with Hudson River Black River Regulating District and Lake Levels

Chairman Mirczak stated the lake is our singular greatest asset and our relationship with the Regulating District is very important. Dave Davidson stated it may be so self evident that we may not want to place it on the questionnaire. The Regulating District is a very independent agency with little contact with the towns. Supervisor Johnson will check with Jean Raymond regarding the APA being more involved with the Regulating District.

Growth Effects of the AMD Plant

Jason Kemper of Saratoga County Planning will be contacted to attend our next meeting regarding the effects of the AMD Plant on local growth. Dave Davidson stated he has noticed many small businesses locating in the Saratoga area which may be anticipating an increase in demand if AMD relocates.

Possible Public Access via Boat Launches and Parks

Saratoga County owns the park located in the Town with DEC controlling the boat launch. Would it be in the interest of the Town to create more public access with back lots becoming more desirable? Currently there is a long waiting list for ten foot access to the lake and how many of those would the Town want to see created? The rule for being eligible to apply has been changed which would increase those eligible and may have an effect on some property owners.

Noise

Chairman Mirczak stated one of the greatest assets of the Great Sacandaga Lake is that it is quiet. Supervisor Johnson stated a noise ordinance is very difficult to enforce and difficult to measure noise levels with proper equipment. She further stated the problem was also with loud boats and this year that does not seem to be a problem. There are also problems with neighbor vs. neighbor.

Width of Roads for Bicycles

Chairman Mirczak stated this would be included under infrastructure. He also stated there is an increase in bicycle use along the roads in the Town and a bike lane or

Paved wider shoulders could be very useful. It was agreed that Highway Supervisor York would address this matter with the Board.

Senior Housing

Supervisor Johnson stated there had been discussions in Edinburg regarding Senior Housing but wells and septics would be unable to handle the use and no town water system existing within the Town. The matter was not pursued any farther. Chairman Cox stated the Committee needs to ascertain if there is a demand for this type of housing and what the projection will be twenty years from now. There is area available at the old Highway Garage and on Sand Creek Road. Should the Town be a landholder? This matter will remain on the list.

Locally significant Historical Structures or Places

David Cox, during completion of the last environmental impact study, found there were no historical buildings but that does not mean they are not historical. The Committee discussed a number of local buildings which should appear on a register including the Museum, Boos Monument, Dr. Bell's house, Day Country Store. It was agreed information should be gathered on this subject.

Other Topics

The Committee agreed the viewshed, considered our second biggest resource, and how it impacted the logging industry should be included in the list. David Cox and Dave Davidson hiked Clute Mountain to the overlook which is not on public land. The purchase of public land for a trail system may be considered in the future. The grant addressed trails along with the Green Infrastructure Plan, copies of which will be forwarded to all Board Members. Chairman Mirczak stated there is increased activity on the Hadley Hill trails with the daily log including 50-60 people on weekends. It was agreed that Committee Members would continue their input of possible questions for the questionnaire. Dave Davidson will make a rough prototype of the list of questions for review by all Committee Members. Committee Members should forward any input to Dave Davidson's email address.

The meeting was adjourned at 11:30 a.m. with the next meeting scheduled for Wednesday, August 13th at 10 a.m.

Respectfully submitted,

Diane Byrne
Secretary

