

**TOWN OF DAY COMPREHENSIVE PLAN
COMMITTEE MEETING
JUNE 16, 2009**

Members Present: Ted Mirczak
Mary Ann Johnson, Supervisor
Dave Davidson
Ken Metzler
Larry DeRubbo
Judy Traeger
David Cox
June Dixon
Richard Lamb, Consultant

Members Absent: None

Others: Suzanne Denn, Town Board Member

Minute Review:

Motion by June Dixon, seconded by Committee Member Traeger to approve the minutes of May 19, 2009 meeting. Ayes: Mirczak, Johnson, Davidson, Metzler, DeRubbo, Traeger, Cox, Dixon. Carried: 8-0.

Update on Web Site:

The website has been updated to include a link on the home page for a dedicated page for the Comprehensive Plan. Discussion ensued regarding moving all the meeting minutes to the dedicated Comprehensive Plan page and rearrangement of that page. Agreement by all Committee Members to add to the website the CD provided by Professor Lamb of the most current Inventory and Analysis and APA Land Use Areas Analysis. Norman Hotz, website administrator, will be contacted to determine how much space will be available to add some of the larger documents.

A listing of all committee members including their phone numbers and email addresses will be on the website and also be provided in hard copy at the Town Hall with Chairman Mirczak as the principal contact for the public. The Town Hall general email address will be made available for any email correspondence and the Secretary will check to determine if a dedicated email address for the Comprehensive Plan Committee would be available.

Day Property Owners Association Meeting:

Chairman Mirczak and Professor Lamb will be presenting a run through of their presentation to the Property Owners Association Meeting after this meeting.

Goals and Recommendations:

Committee Members continued their review of the Goals and Recommendations.

Goal: Provide for Senior Citizens Needs

1. Delete the end of sentence "*in all zoning districts.*" Discussion ensued regarding the need for hamlet designation to accommodate senior citizen housing; whether it would be new construction or renovation; priority of planning for senior housing (it was a top 5 issue in the survey responses); necessity of planning for future possible development of senior housing; zoning where senior housing would be able to be located, site plan approval; whether APA review would be necessary; and multiple family dwelling designation as a possibility for senior housing.

2. Change from "...partnership with the Town of Edinburg" to "*...partnership with neighboring towns.*"

3. Change from "*...programs such as...*" to "*programs in addition to ...*" Discussion ensued regarding the existence of a meals on wheels program and the presence of a representative for the Town at the county level to advise of any new programs.

Goal: Protect the value of existing and future housing

1. Include as written.

2. Add at end of statement "*for non-residential use.*" Discussion ensued regarding parking large commercial vehicles near property lines and how zoning law could prevent that; if 30 feet is the appropriate distance for a green space buffer; inclusion of planting trees and shrubs in the buffer area; phasing out grandfathered non-permitted uses; and, commercial uses expiring after one year of non-use.

Goal: Allow for traditional rural activities and lifestyles.

1. Include as written. Discussion ensued regarding absence of zoning controls on housing farm animals and future regulation of the location of farms.

2. Include as written. Discussion ensued regarding home based businesses located within a home with any outward appearance of such business; businesses which start without notice and subsequent additional vehicles being stored on site; separate categories for specific businesses; and, current site plan review to oversee such businesses.

3. Add at the beginning of the statement "*Continue to allow...*" and delete "*but*". Discussion ensued regarding this issue being very volatile, being allowed within the Town and that it should provoke discussion of future of forestry in the town.

Goal: Strengthen the Community Center

1. Include as written. Goal moved up from Page 6 of May 20th edition.

Goal: Encourage appropriate commercial development

1. Include as written.
2. Delete.
3. Change from “*Expand the existing...*” to “*Consider expanding NC 1 and 2...*” Discussion ensued regarding this goal stimulating workshops to review the types of businesses which are allowed within these areas at the present time and whether to add or delete some of them; types of businesses which may not be appropriate for higher density zones such as light or heavy manufacturing, junkyards and dog kennels; possible locations of mini-hamlets; re-zoning of areas for new commercial use; spot zoning which is challengeable in court and frowned upon legally; permitted uses which are commercial in nature and allowed in lakefront residential zone; lot size requirements to discourage commercial development; current neighborhood commercial zones which exist due to pre-existing commercial entities (Carbone’s site, stores, marina, etc.); changing the area required; and definition of town center (focal point of community).

Goal: Increase recreational opportunities for both the year round and seasonal population.

1. Include as written. Professor Lamb reviewed Saratoga PLAN recommendations for a scenic driving route referred to as a “loop to lake” trail or heritage corridor around the perimeter of the lake including Hadley Hill Road. These recommendations could be written into the comprehensive plan, make the community more eligible for funding and could be incorporated into a grant at a later date. This subject would contain enough detail and possibilities for a workshop.

2. Include as written. Discussion ensued on walking trails which would not require easements through private land and locations of trails.

3. Include as written.

4. Include as written. Discussion of ongoing efforts to obtain easements in the Clute Mountain vicinity which include locating the current address of the owner and creation of a group to maintain trails.

5. Change from “at the site of the state boat...” to “at the site of the County Park adjacent to the state boat...” Discussion ensued regarding if rule changes are implemented, this recommendation would not be allowed; if reclassification is changed to an intensive use, would it be beneficial to the Town; Brian Grisi of APA stating it would

not be classified Forest Preserve; and, establishing a recreational complex with a feasibility study.

6. This recommendation will remain separate from 5 and will be included as written. Supervisor Johnson stated the property located on Sand Creek Road was created by the Recreational Bond Act, is County owned and can only be sold back to the State. The Town can obtain a right to manage and create recreational trails but it could not include any buildings. The area extends into the Town of Edinburg and also includes steep cliffs. It was agreed it would be a good discussion point. The County refers to these areas as “hubs” and it would be appropriate material to include in a grant. Discussion ensued on ownership of the park; increased use if there was a sandy beach; which areas are County lands in that vicinity; exact locations not being necessary in a feasibility study; and, locations of Wilcox Lake Unit Management lands.

7. Include as written. Discussion ensued on the creation of walking trails within large subdivisions at the time of initial division and the likelihood of those trails if not established at that time of initial subdivision; motivating landowners of planned unit developments to dedicate trails; and, definition of “larger” to be determined within the workshop.

8. Change from “donate conservation easements.” To “donate conservation easements with trail access rights.”

9. Include as written. Discussion ensued on the location of the scenic overlook; it’s location on private property; the possibility of locating a trail in the area; and, to not specifically identify trail locations but indicate with arrows on maps.

10. Include as written. Discussion ensued on snowmobile access corridors which are not identified by DEC; DEC is not currently working any other public access with Lyme Lumber; trails identified by snowmobile clubs on maps are inaccurate; and, to ascertain whether DEC is working on any types of trail systems within the Town.

11. Change from “as well as on private lands...” to “as well as on private lands and roadways...”

12. Move statement to the end of this goal.

13. Include as written and become Statement 12. Discussion ensued regarding state land accessible to the public.

14. Include as written (previous statement numbered 12). Inclusion of this statement will generate future funding. Discussion ensued regarding hand launching of canoes but the Committee decided not to include it.

Goal: Provide a Safe and Efficient Highway System.

1. Include as written. Discussion ensued on adopting standards for town highways in the form of a Town Board resolution eliminating “case by case” decisions on roads. Supervisor Johnson will check with Town Attorney Avigdor. Professor Lamb is recommending two sets of standards one for town highways or through roads and another lesser standard for short roads and cul-de-sacs. Discussion ensued on discouraging gravel surfaces; rural and local road specifications which are the same and included in the local ordinance; review of current standards (County standard width of 20 feet vs. Town of Day standard width of 24 feet); discouraging two standards; whether back lots would be considered and what standards for roads would be applied to those roads; survey results discouraging development; and, private roads such as Overlook Beach Club and Kathan Camps which are grandfathered in the Town regarding garbage pick-up, etc.

2 and 3. Delete.

4. Include as written. Discussion ensued regarding current zoning requirements of turnarounds and whether landowners can stop Town use of turnarounds which have not been deeded to the Town.

5. Delete. It was agreed there were no issues currently with parking generated by garage sales.

6. Include as written. Discussion ensued regarding sight distance requirement which is now included in zoning law and in County Highway requirements and new commercial uses on existing parcels with existing driveways.

Goal: Provide additional public services desired by town residents.

1, 2 and 3. Include as written.

Goal: Coordinate with neighboring towns and government agencies.

1. Include as written.

Goal: Provide for adequate water supply and sewage disposal.

Goal – delete along with Items 1 and 2. Discussion ensued regarding adequate water supply and sewage which is currently covered under code enforcement and was decided not to include it as part of the comprehensive plan.

Goal: Preserve historic resources.

1, 2 and 3. Include as written. Schedule to meet with Town Historian.

Goal: Update and revise the Town’s land use regulations.

1. Change opening statement from “Revise local...” to “Review and consider revising local...” Discussion ensued regarding section on Planned Unit Developments being outdated and should be replaced; commercial development and desire to attract the same; and, continue to investigate cluster developing possibilities.
2. Change opening statement from “Add specific...” to “Consider adding specific...”

Discussion of upcoming presentations:

June 20th is the Taxpayer’s Association Meeting and they will be advised of the Informational Meeting and release of the Goals and Recommendations document without review of specifics. A list of Committee Members will be available with addresses and email addresses for the public.

June 23rd meeting for workshop and informational meeting preparation is cancelled.

July 11th is the Public Informational Meeting and will be an information presentation meeting very similar to the Taxpayer’s Association Meeting discussing what the Committee has accomplished to date, highlights of the survey, a review of the draft Goals and Recommendations inviting comments or questions and sign up for workshops continuing to encourage any and all community involvement. Professor Lamb will provide any handouts for the Informational Meeting.

July 21st is the next Committee meeting discussing workshops after which will commence 6-8 months of drafting the actual plan. There will also be a “skull session” to determine the vision statement.

There was a discussion of the website and postings located there.

Respectfully submitted,

Diane Byrne
Secretary