

**TOWN OF DAY COMPREHENSIVE PLAN
PUBLIC INFORMATIONAL MEETING
JULY 11, 2009**

Members Present: Ted Mirczak
Dave Davidson
Larry DeRubbo
Judy Traeger
David Cox
June Dixon
Richard Lamb, Consultant

Members Absent: Mary Ann Johnson,
Supervisor
Ken Metzler

Others: Don & Nora King
Jack Vaillancourt
Tom Ulasewicz
Jim Johnston
Pat Burns
Carla Kolbe (Sacandaga Express)
Hank Lang
Gail Johnsen
Jan Kovalski

Chairman Mirczak gave a general presentation of the comprehensive plan revision and reviewed the survey results, proposed goals and recommendations, and upcoming workshops. Many materials are currently on the website for public review with the proposed "Goals and Recommendations" to be posted this week.

Professor Lamb reviewed the survey results question by question.

Chairman Mirczak opened up the meeting to questions or comments from the public which consisted of the following:

1. An unidentified attendee stated currently the Town of Day has an APA approved land ordinance, is the Comprehensive Committee contemplating eliminating that plan.

Professor Lamb stated the Committee has not discussed eliminating the approved plan. Chairman Mirczak stated the approved plan follows APA regulations. He further stated if within workshops the subject of changing specific parts of the approved plan came up, the Committee will recommend those changes to the Town Board.

2. Jim Johnston stated there is an area of disagreement regarding the EMS/fire protection questions. It was the opinion of Mr. Johnston that it underestimates the response by how the questions were worded particularly the 82% response which addressed the important concerns of the public regarding emergency services which would have been higher without the inclusion of a tax increase. Mr. Johnston believed

this was a misstatement and there would be no increased tax burden in the Town. In light of the fact that the population of the Town is aging and an increase in aging full time residents further point to the need for these services to be provided within the Town. Mr. Johnston stated the Town Board formed a committee to investigate the possibility of forming a rescue squad/fire department and then disbanded it. It was believed that this is an issue for elected officials and not of the comprehensive plan committee.

Committee Member Davidson stated that if Mr. Johnston knew of a way to provide these services to the Town at no cost, he should submit the documentation to the Town Board or to the Comprehensive Plan Committee. He stated the Comprehensive Plan Committee spent two meetings discussing this issue. The Committee met with numerous EMS officials and could not locate any programs that did not require local funding. Committee Member Davidson stressed the importance of Mr. Johnston to document his findings and present them to the Committee and Town Board.

Mr. Johnston stated documentation would be provided.

3. Mr. Kovaleski inquired if are there plans to change the land restrictions on dwellings?

Professor Lamb stated there have been discussions within the Committee to consider various options of open space preservation with possible zoning classification changes to achieve this.

Mr. Kovaleski stated there was a proposal in the past to increase the density from the 8.5 acre requirement to 3.2 acres in the area of his residence and the neighbors banded together to petition the Town to prevent this change. The proposal was dropped. Mr. Kovaleski stated he purchased property in this area specifically because the parcel was large and he did not wish to have close neighbors.

Chairman Mirczak stated the overwhelming response to the survey was not to change the Town. He further stated the Comprehensive Plan cannot make changes but only recommend them and is not considering any recommendations at this time. The draft Goals and Recommendations are available to the public for comment and/or changes.

Professor Lamb stated the Committee wants to hear from the public and all comments are taken into consideration.

4. If zoning is changed, will it affect the tax rate?

Chairman Mirczak stated it would be speculation to assume the tax rate would change. Any changes which would be proposed would be discussed at Public Hearings prior to adoption of the plan.

Committee Member Cox stated one recommendation which the Committee is considering is a mini-hamlet located in the area of the Town Hall.

Professor Lamb stated there are no changes being considered in upland areas.

Professor Lamb reviewed the growth and populations trends since the 1880's including number of structures, housing projections, maximum build out scenarios and existing patterns of growth.

5. An unidentified attendee inquired if the Committee has taken into consideration development on slopes located on the maps which were displayed at this informational meeting?

Professor Lamb stated steep slopes were not considered but wetlands were.

Mr. Kovaleski stated the map of Stone Road was incorrect as the number of homes shown was greater than what exists.

Professor Lamb stated the maps were made from aerial photographs and not entirely accurate since it is difficult to distinguish outbuildings from dwellings on aerial photographs.

Professor Lamb stated the Goals and Recommendations were the heart of the plan and workshops would be formed to concentrate on specific areas of interest or concern to be held on August 8th and August 25th. These Goals and Recommendations are totally in draft form to generate discussion on those issues.

Chairman Mirczak distributed a sign up sheet for volunteers for the workshops and the Committee will contact those interested.

6. Pat Burns stated regarding affordable housing, where will the workforce work and is there a need for affordable housing?

Mrs. Kovaleski stated it may be advantageous to keep the balance between younger and older neighbors in a cooperative effort to assist one another.

7. Mrs. Burns stated if 25% of the survey responders are year round residents, what is the unemployment rate?

Mrs. Burns stated she would be opposed to a mini-hamlet and believed there is adequate housing in the neighboring towns of Northville and Hadley for those in the workforce.

8. An unidentified attendee inquired what the zoning density in the vicinity of the Town Hall was. He also stated a hamlet has no density limitation.

Professor Lamb stated the zoning acreage requirement is currently 60,000 square feet (Lakefront Residential). He stated there is a possibility for a higher zoning density in the vicinity of the Town Hall or another designated area of the Town with trade offs in another area.

9. An unidentified attendee stated he was able to hike a trail located behind Majestic Mountain Marina which was owned by a paper company and since its sale, he is unable to do that any longer. He stated it is now posted and the owner lives out of the area so he unable to seek permission realizing the posting may have resulted from others who did not have respect the property and leave it as they found it.

Committee Member Cox stated this would be the Clute Mountain area and easements are being sought. Professor Lamb stated there are programs for volunteers for trail maintenance. He also stated that once the comprehensive plan is completed, there will be a need for volunteers for "Recreation and Open Spaces Committee" and "Adopt a Resource".

Chairman Mirczak stated the next step would be the workshops to gather additional information followed by plan adoption by the end of summer of 2010.

Another unidentified attendee stated he also hiked the same trail and believed that property owners are hesitant to allow hikers because of lawsuits. Chairman Mirczak stated the Committee has received information from Department of Environmental Conservation which would indemnify property owners from lawsuits and open up areas for recreation.

10. Nora King inquired if there were any Town owned public access beaches? Mrs. King stated she has lived in the area her entire life and could not access a beach without a fee.

Chairman Mirczak stated there were not. Professor Lamb stated the Town in conjunction with the County could bring in sand to the County Park which would require a feasibility study.

Committee Member Cox stated there is an area on South Shore Road which is accessible to the public.

11. An unidentified attendee inquired if the new APA regulations regarding shoreline construction within the high water mark would affect the Town of Day?

The new regulations are now in effect in the Town of Day.

The meeting adjourned at 11:30 a.m.

Respectfully submitted,

Diane Byrne
Secretary