

TOWN OF DAY COMPREHENSIVE PLAN WORKSHOP AUGUST 8, 2009

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

Members Absent: Larry DeRubbo
Ken Metzler

Others: Dianne Cox
Charlie Czech
Tom Ulasewicz
Doug Morey
Gail Johnsen

Chairman Mirczak opened the workshop at 10 a.m.

Recreation Plan:

Professor Lamb reviewed the recreation handouts and made a PowerPoint presentation of same.

- In his review of Page 2, Recommendations, the discussion included the loop to lake trail; trail over Hadley Mountain and the necessity of involvement with DEC; amendment of Unit Management Plan which is currently ongoing and will be in the Public Hearing stage shortly; and, Lyme Lumber property and DEC obtaining snowmobile access over it.
- Committee Member Cox reviewed the current progress on obtaining an easement on private lands to access the overlook on Clute Mountain. The current owner is in the process of being contacted via certified mail and the Nature Conservancy is involved regarding a parking area and the hiking trail. Discussion included property tax reduction and removing liability on the part of the property owner if a hiking trail is allowed.
- Discussion ensued regarding creating a town park in the location of the Saratoga County picnic area on North Shore Road and developing a sand beach area to allow swimming; whether lifeguards would be required to be stationed there; the requirement of approaching the State Legislature to accomplish ownership; need for emergency phone at the site; and

completing a feasibility study. Professor Lamb stated a planning grant may be obtained if this is included in the comprehensive plan.

- Discussion of the area on Sand Creek which is partially located in the Town of Edinburg to be developed into a hiking/mountain biking/nature trail with picnic area; this area is a beautiful natural area which would be ideal for passive low level activity; the need to ascertain any deed restrictions in this County deed; absence of County investment in this area; and, to seek advice from Saratoga PLAN.
- Discussion of formation of future subdivisions which may contain old logging roads to be utilized as hiking trails to be included in those deeds prior to sale to individual property owners; Shippee Ledge being cited in Adirondack Mountain Club publication under its previous ownership and that the present owners do not allow hiking; and, the decision not to single out (such as Shippee Ledge) any particular site of interest but to make a general statement of the goal to establish conservation easements (Eliminate Recommendation 9 or combine it with Recommendation 8).
- Discussion of trend toward land trusts; and, viewshed tax which was established in the Town to be researched in the archives.
- Discussion of developing walking trails and biking paths around the scenic area of the lakefront; the need for pull over areas for parking on North and South Shore Roads; designating Charlie Czech to locate and site on the provided map possibilities for such pull over areas; and, possibility of wider shoulders on the roadsides (may be expensive requiring a rebuild to handle heavier vehicles).
- Discussion ensued regarding the area between the “S” curves which is currently State owned with no permit or permits designated for this area and its status as a no swimming, camping or fires area. The area includes a small parking area and there may be the possibility of some type of development by the Town which would provide access on the South Shore to the lakefront. This could include an area for land launch of kayaks or canoes. Professor Lamb stated it should be included in the plan as what the Town would envision for the future.
- Adopt a Resource was discussed regarding volunteers from the large retired population in the Town in agreement with DEC to maintain Town recreational areas. An agreement of non-liability for trails not located on State land may be obtainable which could be an incentive to promote hiking trails on private lands. Grant money for physical signage could also be available.

- Section 277 of Town Law of New York State is available to generate revenues through subdivisions which would require amendments to the Town's current subdivision law. It could be set up as a one time fee per lot and this could be developed by Town Attorney Avigdor.
- A Committee on recreation could be formed after the comprehensive plan is completed to continue to promote these recommendations.

Public Comment:

Charlie Czech suggested a walkway extending from the stone wall on North Shore Road which could be a scenic walkway as this stretch of road is unsafe for both walkers and bicyclists. Mr. Czech will forward a sketch of his proposal to the Committee.

Other comments included: The focus is to add recreational opportunities for Town residents to enhance quality of life but would not restrict visitors from their use. Nature Conservancy would promote tourism and would have funds available to promote recreational endeavors within the Town. Additional kayak access is needed. The playground located on North Shore currently appears to have little use and is there a way to increase its use through replacing the basketball court with a tennis court.

Walking paths on Kathan Road and the possibility of making the road wider if the Town undertakes any construction of road replacement in that area.

Cycling route from Yates Hill Road to Military Road with a destination point being the County Park as a trail head. Include winter activities at the trail head such as snowmobiling and snow shoeing (currently the parking lot is plowed in the winter).

Community Development/Community Services:

- Hazardous waste collections: Currently the Town has discussed consolidating with surrounding towns to dispose of hazardous waste which is the most economically feasible solution at this time. Mr. Czech stated a facility which accepts needles and leaves similar to Lake Luzerne where he deposits his would be a valuable addition. He believed burning permits are encouraged by the Town and creates an untenable situation for neighbors with smoke, etc.
- Discussion ensued regarding composting; disposal of rubber tires; violation of blight law and building codes; no fee currently being charged at the recycling center; and the Town securing a grant for a chipper.
- Supervisor Johnson stated the new emergency towers which will be erected within the next year can accommodate cell service and as soon as

they are completed, the Town will approach the cell phone companies that the space is available.

- Senior Citizen Housing is currently not allowed by zoning law but amendments could be made to convert larger homes for assisted living. It was suggested by Gail Johnsen the Town assemble a list of residents who may require a “well being check” in the event of a local power outage or other situation which would interrupt electrical or phone service. This could be supported by volunteers.
- Affordable Housing: Zoning law could be amended to allow for greater density in particular areas to allow for affordable housing. It was noted that “affordable housing” should be addressed as “workforce housing” due to the negative connotation “affordable” may have for some property owners. It was agreed there was an information gap which this committee should address regarding this type of housing and would be directed toward that group which is employed by the local service industries rather than provide housing for individuals who work out of the Town.
- Mobile Home Parks: This wording also generates mixed feelings from property owners. The term “mobile” may be incorrect and Code Enforcement Officer Metzler will be consulted as to which term “mobile”, “manufactured” or “modular” should be utilized. Mr. Ulasewicz did not believe “mobile” homes should be permitted due to the problem of abandoned mobile homes being unsightly or unsafe. He is aware of two unoccupied mobile homes which are full of garbage and are blight on the community. Mr. Ulasewicz will provide Supervisor Johnson with the locations of each. The consensus of some individuals was mobile homes are generally not maintained and decrease the value of surrounding homes.
- Viewshed: Mr. Czech stated he was concerned about a parcel located on South Shore Road which was clear cut and had a travel trailer on the site as being an eyesore for the community. Chairman Mirczak stated the current Viewshed Protection Act prevents a similar situation from occurring.
- Commercial Development: Current law only allows retail stores in Neighborhood Commercial District which enables the continuation and limited expansion of stores to enable residents to obtain necessities. Under a “Mini-Hamlet” further commercial development would be allowed with site plan review.

Land Use, Zoning and Resource Preservation:

Chairman Mirczak stated to reduce density is a controversial issue. Options to achieve this and maintain the current status of the Town have been achieved by

establishing the Viewshed Protection Act to protect the scenic vista. Other possibilities include allowing only accessory buildings or investigating the possibilities of a “no build out” area.

The workshop adjourned at 12:15 p.m.

Respectfully submitted,

Diane Byrne
Secretary