

# **TOWN OF DAY COMPREHENSIVE PLAN COMMITTEE MEETING FEBRUARY 16, 2010**

**Members Present:** Ted Mirczak  
Mary Ann Johnson, Supervisor  
Ken Metzler, Code Enforcement Officer  
Dave Davidson  
David Cox  
June Dixon  
Richard Lamb, Consultant

**Members Absent:** Larry DeRubbo  
Judy Traeger

**Motion** by Chairman Mirczak, seconded by Committee Member Cox to approve the minutes of the January 19, 2010 meeting with the following correction on Page 4, Residential Moderate Density (RMD) District, Allowable Uses, the last line change from "...required acreage becoming forever wild" to "...required acreage becoming permanent open space." Ayes: Mirczak, Johnson, Metzler, Davidson, Traeger, Cox, Dixon.  
Carried: 7-0.

## **Review Revised Draft for Section C – "Land Use Plans":**

Chairman Mirczak reviewed the Land Use Plan with the following changes:

- Neighborhood Commercial (NC) Districts, Vision: Discussion ensued if a Community Center Building should be included and it was determined it would not. The existing Town Hall has drawn blueprints for expansion which would include a public area. This section will remain as it is.
- Lakeshore Residential (LR) Districts, Location: Last sentence regarding Moderate Intensity Use Area and APA map not including change from 528 feet to 1320 feet. Committee Member Metzler stated the Town wished to have the APA map changed because it is used as the Town zoning map and it would be beneficial for both maps to be consistent. There was a clarification regarding how far Moderate Intensity Use area extends and it was determined to be 528 feet on the South Shore and 1320 feet on the North Shore. A review of the minutes from March 2009 when Mr. Grisi was a guest revealed that the Town of Day would need to formally request a map change. Discussion ensued regarding survey results addressing the desire for no changes in the Town; if there is a map change and the credits for tradeoffs would disappear. The Committee determined to keep the last sentence under Location in place; have an informal conversation with APA representative Brian Grisi at the Lake Placid Conference and make a final determination at the April meeting.
- Residential Moderate Density (RMD) District, Allowable Uses: Discussion ensued regarding cluster development; the total acreage

required for each individual lot and requirement to leave a certain number of acres undeveloped; Professor Lamb suggested this part of the requirement be left flexible due to not knowing if this vacant acreage would be part of an estate or a homeowners association; etc.

- Planned Unit Development Districts (PUD), first paragraph, last sentence change from “There are five types...” to “There are four types...”

### **Review Available Sub-Committee Write-Ups:**

#### *Recreation:*

Committee Member Davidson stated there was no general consensus to change or improve recreation in the area outside of several general comments and it did not appear to be a priority to citizens of the Town. A case could be made for improving recreation if the increase in revenues to local businesses would be directly affected by adding recreation for tourists. Discussion ensued regarding adding hiking trails and walking trails along the roads for local citizens’ use; this category should occupy a small place in the plan due to its low priority; review snowmobiling and its draw to the community (Town Board Member Gray as a possible resource); etc. Committee Member Davidson will submit a revised version at next month’s meeting.

#### *Community Development/Community Services Goals:*

Chairman Mirczak inquired if there was considerable interest in a town center. Board Member Davidson stated there was a fair amount of comments but it could not be considered as significant. Discussion ensued regarding the connotations of the expression of “town center”; types of uses which would draw property owners to this type of center to promote business without draining resources (in the case of a laundromat and/or car wash, the drain would be on water supply and the need for additional removal of wastewater); business revenues may remain marginal without an increase in population which would be contrary to survey results; etc.

#### Revisions:

Issues: Paragraph five which begins “84% felt the Town...” will be removed.

#### *Specific Goals and Recommendations:*

#### Revisions:

- Goal 2: Provide a Safe and Efficient Highway system, Recommendations, #1 and #3 will be removed and #4 will be rewritten.
- Goal 3: Strengthen the Community Center: Replace heading with “Strengthen Day Center”; and, rewrite #1. #2 will remain.
- Goal 4: Encourage appropriate commercial development focused on provision of services to town residents: #3 will be removed.

- Goal 5: Coordinate with neighboring towns and government agencies: #1, remove “Proactively”; #2 add at end of sentence “and similar services”; and, #3 remove “3” and “5”.
- Goal 6: Provide for Senior Citizen Needs: #1 Remove (nursing homes currently are allowed in RLD); #2 remove; and, #3 will remain.
- Goal 7: Provide for affordable housing: #1 change “mobile” to “manufactured” homes; and, remove #2 (will not be allowed by APA). Discussion ensued regarding concern over septic systems in a densely populated area and the existence of non-conforming, pre-existing lots within the Town.

There will be a preamble to be called “Summary” at the beginning of Goals with a paragraph summary or narrative reflecting importance of particular goals with reference to the Executive Summary.

*Government Action in Great Sacandaga Lake Issues:*

Revisions:

- Change Title from “Government Action in Great Sacandaga Lake Issues” to “Government Action in Issues Affecting Town.”
- Goals and Recommendations, line 3 or 4: add APA and Saratoga County to list of organizations.
- Same category, line 6 change “the lake’s resources...” to “the Town’s natural resources...”
- Under Our Recommendations Are: Change order of statements by placing #2 at the end as #4.
- Under Our Recommendations Are: #1, line 1, remove word “financial”.
- Our Recommendations Are: #3, last sentence change from “...as private forest land” to “...in a way that is detrimental to the Town.”
- Under Our Recommendations Are: Statement #4: Remove “If this is not feasible...”
- Include as a recommendation what the Committee would like the reclassified lands be classified as.

**Forever Wild:**

The term “forever wild” which means something specific and would not be a designation this Committee would wish a tract of land be classified as. It appeared on page 4 of last month’s minutes. Under “Residential Moderate Density District”, “Allowable Uses”, last line should be changed from “...acreage becoming forever wild” to “...acreage becoming permanent open space.”

**Revised Historic Resources:**

After the presentation by Town Historian Roberts, there was a consensus within the Committee that there are several sites in the Town which should be preserved and made a goal under a separate subcommittee. Committee Member Davidson will draw up these goals for next month's meeting. Town Historian Roberts will be contacted for her opinion on order of priority.

**Boundaries of NC District:**

Discussion ensued if this district should be expanded to combine these districts on the North Shore by adding the land which falls between the two district; and, lengthy discussion resolved there would not be a need for additional commercial space and it will be dropped from the language.

**March Agenda Items:**

1. Preliminary Introduction to be composed by Chairman Mirczak.
2. Committee Member Metzler's report.
3. Historic Resources
4. Meeting with Town Board at an informational meeting

The meeting adjourned at 11:50 a.m.

Respectfully submitted,

Diane Byrne  
Secretary