

***DISCUSSION DRAFT***  
***GOALS AND RECOMMENDATIONS***  
***Town of Day Comprehensive Plan***  
*Town of Day Comprehensive Plan Committee*

The following goals and recommendations are currently on the table for consideration by the Town of Day Comprehensive Plan Committee for inclusion in the town comprehensive plan. They are grouped into three general categories:

1. Recreation
2. Community Development / Community Services
3. Land Use, Zoning, and Resource Preservation

One public information meeting and two public workshops were held during the summer of 2009 to solicit input to this list of goals and recommendations. The Comprehensive Plan committee will meet monthly to further refine the list and prepare a draft Town of Day Comprehensive Plan. Additional public meetings will be held after the completion of the draft plan.

# RECREATION

**Goal: Increase recreational opportunities for both the year around and seasonal population**

Recommendations:

1. Coordinate with the Saratoga County PLAN (Preserving Land and Nature) organization to implement the recommendations of the “Green Infrastructure Plan for Saratoga County” for the Town of Day, and to implement the following recommendations.
2. Pursue the creation of the Hadley Mt. – Day Center hiking trail envisioned in the “Green Infrastructure Plan for Saratoga County. Work with NYS DEC to amend the Wilcox Lake Unit Management Plan to establish such a trail on state lands, and with Saratoga County which owns County Forest land on which a portion of the trail might be located.
3. Make other recommendations to amend the Wilcox Lake Unit Management Plan as deemed appropriate to implement recreation and open space goals of this comprehensive plan.
4. Pursue the creation of a Clute Mountain hiking trail. Work with The Nature Conservancy as well as private landowners to establish public access rights.
5. Create a town park on the site of the current County park adjacent to the State boat launch, that would include a sand beach. Begin by preparing a feasibility study.
6. Prepare a plan to better utilize the Saratoga County property on Sand Creek as an open space recreational resource. Coordinate with the Town of Edinburg, which contains County property that is contiguous to that in the Town of Day.
7. Seek to establish walking trails on larger land parcels as they are subdivided.
8. Seek to establish conservation easements on private properties that would allow public access to hiking trails. Encourage landowners to donate conservation easements. Coordinate with Saratoga PLAN and land trusts such as the Adirondack Land Trust and Nature Conservancy.
9. Seek conservation easements and public trail access to Shippee Ledge.
10. Investigate the possibility of acquiring of public access corridor easements on Lyme Lumber lands and other large landholdings in order to provide public hiking trails..
11. Develop a plan to provide walking trails and bicycling paths on public lands and along public roadways, as well as on private lands upon which public access rights might be acquired.
12. Work to establish “Adopt a Resource” agreements with NYS DEC where volunteers would serve as stewards for recreational facilities, such as non-motorized trails, on state lands. Consider establishing a similar town sponsored program to maintain and/or establish trails on non-state lands.
13. Utilize Section 277 of Town Law of the State of New York governing land subdivision review and approval to establish a recreation trust fund to be used for the purpose of providing public trails and other recreation facilities.
14. Appoint a Town “Recreation and Open Space Committee” to pursue implementation of the above recommendations.

# **Community Development / Community Services**

## **Goal: Provide additional public services desired by town residents**

### Recommendations

1. Coordinate with neighboring towns to establish hazardous waste collection.
2. Coordinate with Saratoga County to insure continuing emergency services coverage within the Town of Day.
3. Promote, by whatever means available, the establishment of cell phone service within the Town of Day.

## **Goal: Provide for Senior Citizen Needs**

### Recommendations:

1. Allow for senior citizen housing, assisted living facilities, and nursing homes in the zoning law.
2. Pursue the creation of a senior citizen housing development in partnership with neighboring towns.
3. Seek to establish other senior citizen programs in addition to “meals on wheels.”

## **Goal: Provide for affordable housing**

### Recommendations:

1. Continue to permit mobile homes in all zoning districts.
2. Allow mobile home parks in some zoning districts..
3. Allow “residential cluster development” in all zoning districts.
4. Revise the lot size requirements in selected areas where “workforce” housing could be constructed on smaller, more affordable, building lots.
5. Work with the Adirondack Community Housing Trust (ACHT) to identify: local homes, potential underutilized buildings that could be managed by the ACHT, and undeveloped lands that could be set aside for new affordable housing construction.

## **Goal: Encourage appropriate commercial development**

### Recommendations:

1. Continue to permit tourism related businesses in all zoning districts.
2. Create a “Mini-Hamlet” (MH) zoning district in the Day Center area (see also Recommendation 1 under the goal of “Strengthen the Community Center”) that would consist of one contiguous area encompassing both the existing NC1 and NC2 commercial zoning districts in addition to other lands.

**Goal: Strengthen the Community Center**

Recommendation:

1. Consider creating a “mini-hamlet” zoning district in the Day Center area where somewhat smaller lots sizes are permitted, as well as a mix of commercial, residential, and public and semi-public uses such as the Town Hall, Museum and cemetery. This “Town Center” (TC) district is envisioned to continue as a focal area for community activities in the Town of Day.

**Goal: Coordinate with neighboring towns, and government agencies**

1. Coordinate with neighboring towns, and agencies such as the Hudson River/ Black River Regulating District (HRBRRD), the Adirondack Park Agency (APA), the New York State Department of Environmental Conservation (DEC), Saratoga PLAN land trust, and the Saratoga County Planning Office, to deal with issues that affect the Town of Day.

**Goal: Provide a Safe and Efficient Highway System**

Recommendations

1. The Town Board should adopt road standards to be complied with when approving roads to become Town highways. Such standards should be consistent with those in the Subdivision Law.
2. Pursue the acquisition of deeded turnarounds at the end of existing dead-end roads to insure that such turnarounds may continue to be used by the Town in the future. Also amend the Subdivision Law to require deeded turnarounds.
3. Add sight distance requirements to the review criteria for site plans and land subdivisions in order to insure adequate visibility in both directions where new driveways and roads enter onto existing public roads.

## **Land Use, Zoning, and Resource Preservation**

**Goal: Preserve the scenic rural character that is the town's principal resource.**

### Recommendations:

1. Continue current land use regulations that are intended to preserve scenic values and rural character including viewshed regulations, tree cutting regulations, sign control, rubbish and trash regulations, and others.
2. Take aesthetics into consideration in all local site plan reviews for new development and in subdivision reviews.
3. Add more thorough review criteria for zoning site plan review, and for subdivision review and approval, to insure that new development preserves scenic views, is not unsightly, and otherwise is in keeping with this goal.
4. Require that a landscaping plan be approved by the Planning Board for non-residential development as part of the site plan review process.
5. Require vegetative buffers around cluster housing or planned unit developments, if any, so that it is less visible from public roadways.
6. Replace the existing planned unit development provisions of the town zoning law with a regulation for "residential cluster development" or "conservation subdivision" that encourages the establishment of land subdivisions with protected open space and vegetative buffers to reduce visibility from public highways.
7. Review the list of allowable uses in each zoning district to insure compatibility with this goal.
8. Designate some sections of either County or Town highways as scenic travel corridors, and create a zoning district where special regulations would apply such as increased road setback, vegetative screening, architectural design review, and a selective list of permitted land uses.
9. Reduce the allowable development density in visually sensitive areas, such as in portions of the viewshed protection area.

**Goal: Preserve important open space resources**

### Recommendations:

1. Identify and map important open spaces in town, to include wildlife habitats, scenic views, scenic ridgelines, land with recreational value, commercial forests, and any other open spaces of special significance.
2. Use the town's zoning and subdivision review processes to insure that important open spaces are preserved on proposed development sites.
3. Consider the creation of "cluster" subdivision or "conservation subdivision" plans that designate areas for permanent open space.

4. Encourage open space preservation by informing property owners of options for donating conservation easements to local or regional land trusts.

**Goal: Protect air and water quality.**

Recommendations:

1. Require a 50 feet buffer area along all streams and brooks where no building or vegetative cutting would be permitted.
2. Decrease allowable development densities on steeper slopes near the Great Sacandaga Lake in order to reduce stormwater runoff impacts.
3. Include preservation of air and water quality as explicit review considerations for site plan reviews and land subdivision reviews by the Planning Board.
4. Allow alternative septic systems designed to function on smaller lots and/or steeper slopes.

**Goal: Preserve historic resources**

Recommendations

1. Identify and map historic resources.
2. Use site plan and subdivision review to insure that new development on or near a site of historical value or significance does not adversely impact its historical integrity or appearance.
3. Support efforts to provide recognition of locally significant historic sites or buildings, such as providing historic signage.

**Goal: Protect the value of existing and future housing**

Recommendations

1. Prohibit land uses that would detract from the value of residential properties in zoning districts intended primarily for residential use. Revise lists of permitted land uses accordingly.
2. Require a 30 feet green space buffer between non-residential development and any neighboring residential lot, as well as requiring site plan review and approval by the Planning Board. The green space buffer could not be used for a building, paved surface, parking of vehicles, or storage of materials, but must be maintained as open space.

**Goal: Allow for traditional rural activities and lifestyles**

Recommendations:

1. Allow agricultural uses and the keeping of horses and other farm animals in all rural zoning districts, but with regulations.
2. Allow the establishment of home based small businesses with appropriate regulations.

3. Continue to allow forestry and the harvesting of firewood, and continue to enforce the viewshed protection area regulations.

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

Recommendations:

1. Review and consider revising local zoning with respect to several issues, including but not limited to:
  - Adult entertainment
  - Specific site plan review standards
  - Uses permitted in each zoning district
  - Buffering requirements for businesses in residential zones
  - Definitions
  - Planned Unit Developments, Cluster Development
2. Consider adding specific zoning standards for:
  - Wind turbines for home use
  - Keeping of farm animals
  - Campgrounds, RV parks
  - Bed and Breakfast establishments
  - Home based businesses (other than "home occupations" as defined in the zoning law)
  - Seasonal roadside stands
  - Yard, porch or garage sales.
  - Mobile homes
  - Mobile home parks
3. Review and consider modifying the town Subdivision Law with respect to:
  - Adding standards to require a buildable area on each lot
  - Adding standards for erosion control
  - Adding standards for shared driveways
  - Revising standards for town roads and private roads
  - Reinstating recreation fees and use them for establishing town recreation facilities
  - Adding a "reserve strip" requirement to insure access to interior lands