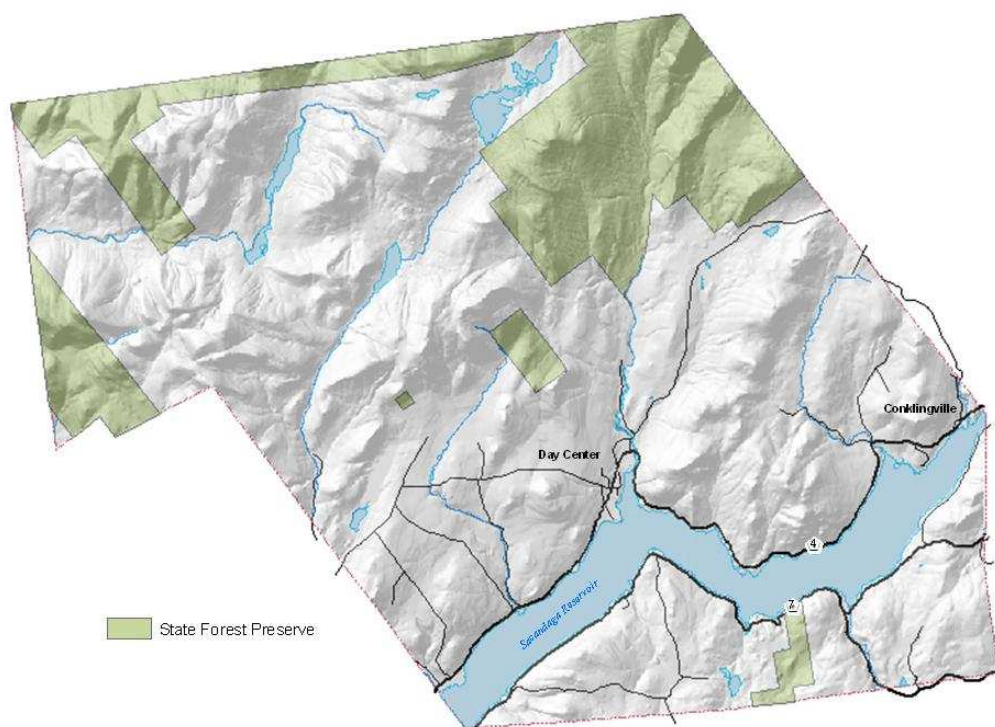


Final Draft, August 16, 2010



TOWN OF DAY

COMPREHENSIVE PLAN



Prepared by the Town of Day Comprehensive Plan Committee in 2010 with the assistance of Dr. Richard Lamb, State University of New York at Plattsburgh.

Adopted by the Town of Day Town Board 9/13/2010

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SUPPORTING DOCUMENTS

Citizen Questionnaire Survey Analysis, October 2009, 37 pp. This document, prepared by the Comprehensive Plan Committee, contains the results of the mailed questionnaire survey sent to town residents in January 2009.

Inventory and Analysis, June 2009, 64 pp. plus maps. This document, prepared by Dr. Lamb from SUNY Plattsburgh, contains a comprehensive inventory of the Town's resources and community facilities, as well as population and land use trends, existing regulations, discussion of planning issues, and numerous maps.

Analysis of APA Land Use Area Classifications, June 2009, 6pp. plus maps This document, prepared by Dr. Lamb from SUNY Plattsburgh, examines possibilities for revising Adirondack Park Agency land use area categories within the Town.

Large Format Maps. A number of large format paper maps showing the town at a scale of 1 inch = 2000 feet were prepared for the comprehensive plan by Dr. Lamb. The maps are available in pdf format, and include general maps of the town as well as environmental characteristics, land uses, regulatory areas, and other subjects.

TOWN OF DAY COMPREHENSIVE PLAN COMMITTEE

Ted Mirczak, Chair of Comprehensive Plan Committee and Vice-Chair of Planning Board

David Cox, Chair of Planning Board

Dave Davidson, member of Zoning Board of Appeals

Larry DeRubbo, Citizen at Large

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Acknowledgements

The Comprehensive Plan Committee gratefully acknowledges the assistance of the following individuals, and the organizations they represented, for having attended one or more meetings of the committee and having provided valuable input.

<u>Name</u>	<u>Affiliation</u>	<u>Date of Meeting</u>
Avigdor, David	Town Attorney	12/16/08
Bogert, Jim	Chair, Edinburg Planning Board	12/15/09
Byron, Peter	President, Great Sacandaga Lake Association	10/20/09
Clark, Mike	Area Administrator, Hudson River – Black River Regulating District	02/17/09
D'Ambrosio, Ralph	Business Owner, Logging	11/17/09
Ferraro, Rocky	Executive Director, Capital District Regional Planning Commission	11/18/08
Grisi, Brian	Adirondack Park Local Planning Assistance Specialist, Adirondack Park Agency	03/17/09
Kemper, Jason	Saratoga County Director of Planning	08/13/08
LaFave, Glen	Executive Director, Hudson River - Black River Regulating District	02/17/09
Lent, Paul	Saratoga County Emergency Services Director	01/20/09
Martin, Frank	Business Owner, Auto/Boat Repair	11/17/09
Martin, Tom	Regional Forester, Region 5 NYS DEC	04/21/09
McEvoy, Mike	Saratoga County Emergency Services – EMS Coordinator	01/20/09
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Metzler, Ken	Town of Day Code Enforcement Officer	10/15/08
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Pravetz, Joe	Business Owner, Rustic Furniture	11/17/09
Reuther, Rich	Corinth EMS Paramedic Director	02/17/09
Roberts, Lauren	Town Historian	11/17/09
Seelow, Wayne	Chief, Edinburg Volunteer Fire Company	11/24/09
Siebert, Harry	Lieutenant, County Sheriff's Office	02/17/09
Smail, David	Co-Chair, Day Property Owners Association	08/18/09
Sullivan, Joe	Co-Chair, Sacandaga Protection Committee	10/20/09
Towers, Patricia	Business Owner, Brooks Bay Store	11/17/09
Trembly, Ed	Saratoga County Emergency Services – Fire Coordinator	01/20/09
York, Scott	Town Highway Superintendent	10/15/08

EXECUTIVE SUMMARY

The foundation of the plan is this Vision Statement:

“The vision of the future of the Town of Day is grounded in the past, and in the present. Simply put, 20 years from now, the Town of Day should look and feel as it does now – rural, rustic, quiet and unspoiled with woods and lakes and mountain views.”

In New York State, a Town’s Comprehensive Plan is a document that does not have the force of law, but is required as the basis for Town Government decision making and land use policy.

The Town of Day’s 2010 Comprehensive Plan was developed by an eight member committee appointed by the Town Board. The committee drafted the Plan document utilizing information gathered over more than two years of development and discussion.

The Plan document is based on:

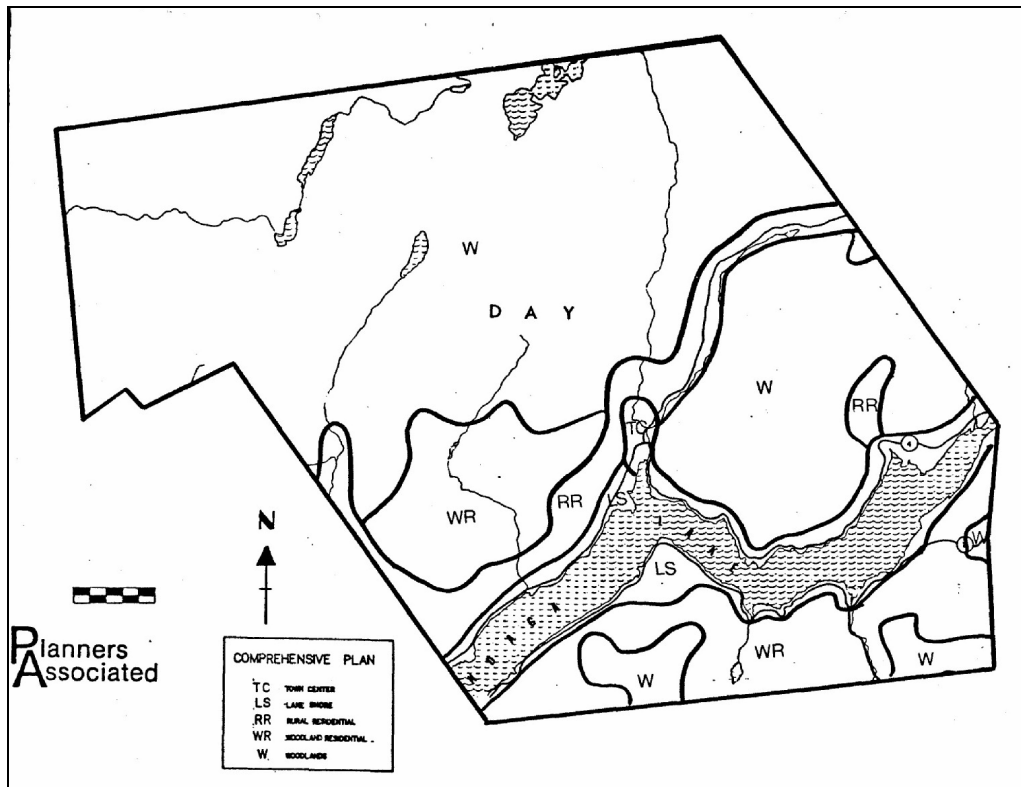
1. Interviews with stakeholders and interested parties representing state and county government, other towns, professional planners working in our area, environmental groups, local business people and local service organizations.
2. A survey mailed to the Town’s 1,583 property owners, with 804 surveys returned and analyzed.
3. Public meetings with groups of residents.

The Plan:

1. Recognizes the inevitability of growth in the Town and recommends that economic growth be managed, and be based on growth in residential housing on the Town’s existing stock of lawful building lots.
2. Recommends no major changes in the Town’s existing land use policy.
3. Asks that the Town’s elected officials become proactively involved in working with the New York State regulatory agencies whose actions affect the Town’s ability to make its vision of the future a reality. These agencies include, but are not limited to the HRBRRD, the APA, and the DEC.
4. Recommends the enhancement of a variety of local recreational and community services to be available to both year round and seasonal residents.

PLANNING HISTORY IN DAY

The first comprehensive plan for the Town of Day was prepared in November 1983 by the firm of Planners Associated of Newtonville, New York. The plan document itself is very short, containing a brief description of the Town's natural resources and a list of very general goals and objectives. The plan document, however, refers to a "Natural Resources and Community Information Report" that contained more detailed natural resource inventory information and mapping, and which was used to prepare the proposed land use plan map shown below. This initial proposed plan corresponds in some respects to the current zoning districts in the Town of Day, but there are significant differences as well.



(The legend on this map reads: TC Town Center, LS Lake Shore, RR Rural Residential, WR Woodland Residential, W Woodlands.)

After the 1983 plan was completed the Town Board adopted a "Site Review Law" that included minimum yard requirements and water supply and sewerage disposal standards, but did not adopt a local zoning law or land subdivision regulation.

In 1988 the Saratoga County Planning Board prepared a brief update to the earlier comprehensive plan, presenting more recent data and listing the following four goals:

1. Preserve the Sacandaga shoreline by prohibiting high density and incompatible uses.
2. Preserve the natural environment by prohibiting inappropriate development of wetlands, excessive slopes and areas underlain by soils unsuitable for development.

3. Ensure the availability of adequate housing and services for present and future residents by promoting affordable housing alternatives, and by encouraging the establishment of land uses designed to meet the service needs of local residents.
4. Improve housing quality by encouraging utilization of public and private resources to rehabilitate substandard and deteriorating housing.

The above goals were to be implemented by adopting appropriate zoning and land subdivision laws, as well as by seeking housing rehabilitation grants.

Subsequently in 1989 the Town adopted a “Zoning Law,” “Subdivision Law” and “On-Site Sewerage Disposal Ordinance,” which were submitted to the Adirondack Park Agency (APA) along with application for approval of a “local land use program.” The APA approved the Town of Day Local Land Use Program in April 1992. Approval of the program transfers APA statutory authority to the Town for the review of “Class B” projects, which otherwise would be reviewable by the APA. Such projects include most commercial uses in any of the Town zoning districts and dwellings within the Residential/Resource Conservation (RRC) zoning district.

The most recent amendments to the Town’s land use regulations were: Zoning Law in June 2006, Subdivision Law in January 2001, and the On-Site Sewerage Disposal Ordinance in June 1992.

In May 2008 the Town retained Dr. Richard Lamb of SUNY Plattsburgh as a consultant to assist in preparing an updated comprehensive plan and land use regulations. Shortly thereafter a Comprehensive Plan Committee was appointed and held its first meeting.

It has taken slightly over two years to complete the planning process and produce this document.

PURPOSE

This Comprehensive Plan is intended to serve as a guide for the future of the Town of Day. It sets forth policies designed to ensure that growth will occur in an orderly manner that will be in the best interests of the health, safety and general welfare of existing and future residents. The supporting document "Inventory and Analysis" describes the environmental resources of the town, examines current land use patterns, analyzes growth trends, discusses future needs, and suggests planning policies that might be pursued.

A comprehensive plan is an advisory document which does not carry the force of law, but which does serve the important function of providing guidance to decision makers as they seek to plan for future town needs. New York State zoning statutes require that a zoning ordinance or law be based upon a "comprehensive plan." Accordingly, this Plan establishes the rationale for future changes in the Town's existing land use regulations. It is intended that the Town's Zoning Law and Subdivision Law be reviewed based upon the recommendations contained herein.

It is expected that the plan will provide guidance to all of the Town's boards as they make decisions regarding the future of the Town. Remember, that while the Plan does not have the force of law, it is, nevertheless, the basis for the myriad decisions that the Town's boards must make in meeting the needs of its citizens.

This Plan is also intended to serve as the basis for any requests to the Adirondack Park Agency to revise the Town's APA approved local land use program, including any proposed changes in the manner in which it applies the overall intensity guidelines pursuant to Section 807(2)(c). of the APA Act. It is intended to provide the supporting data for any such revisions.

It is advisable that the Comprehensive Plan be updated periodically in order to take into account new growth trends and other changes. A suitable timeframe for an update would be between 5 and 10 years, depending upon the rate at which growth and change occurs.

PLANNING PROCESS

Preparation of the Plan has been a joint responsibility of the Town of Day Comprehensive Plan Committee, composed of town residents, and a professional planning consultant hired to serve as an advisor to and facilitator for the committee.

The professional planning consultant prepared the factual information, maps, and analyses contained in the Inventory and Analysis and Analysis of APA Land Use Classifications sections of the supporting documents section of the plan. Regulatory alternatives contained in these sections are the consultant's suggestions for consideration by the Committee, but do not necessarily reflect the Committee's recommendations.

The Comprehensive Plan Committee prepared and administered the Citizen Questionnaire Survey and developed the Survey Analysis. The Committee met monthly to review relevant information, to develop the Vision, and to establish the Goals and Recommendations in the plan itself. The Committee and the planning professional jointly developed the Land Use Plan section.

Public participation was encouraged and solicited by a number of means. All meetings of the Comprehensive Plan Committee were announced in advance and the public was invited to attend. A survey questionnaire was created, distributed to citizens of the Town, and the results tabulated. A total of 804 surveys were completed and returned, representing a 51% percent return. Results of the survey are fully described in the supporting document titled Citizen Questionnaire Survey Analysis. In addition, public information meetings and workshops to develop goals and recommendations were held to obtain the direct input of the Town's citizens. A session was also conducted with the Town's business owners. Two information sessions were held with the Day Property Owners Association.

The Committee looked to gather information from many other parties with an interest in the Town, as well. To accomplish that, the Committee has had meetings with representatives of State and County agencies, such as the DEC, the APA, Hudson River-Black River Regulating District (HRBRRD), Saratoga County planners, and Capital Region planners. Input was obtained as well from emergency services providers, from Town of Day officials in charge of code enforcement, highways, assessment, legal issues, the Town Historian and others with a stake in the Town's and region's future. All of these interested parties provided valuable information about their interactions with the Town and how they may impact our future. They are listed in the Acknowledgements section of the Plan.

Throughout the course of the process the Town's web site (www.townofday.com) was used to post progress reports and announce upcoming meetings. As each section of the Plan became available in draft form, it too, was posted on the web.

Finally, required agency reviews were conducted and a public hearing held prior to formal adoption of the Comprehensive Plan by the Town Board. Within the resolution for adoption, the Board also established a time period for review of the Plan.

VISION STATEMENT

The overriding concept governing the Town of Day Comprehensive Plan is the Vision Statement formulated by the Comprehensive Plan Committee having taken into account input from the Citizen Questionnaire Survey and public information meetings.

“The vision of the future of the Town of Day is grounded in the past, and in the present. Simply put, 20 years from now, the Town of Day should look and feel as it does now – rural, rustic, quiet and unspoiled with woods and lake and mountain views.”

This vision is strongly supported by responses to the questionnaire survey which clearly indicated that most citizens desire the Town to remain as it is today.

To achieve this vision, growth should be predominantly residential, both year round and seasonal rather than commercial; should occur in a slow incremental manner; and should be managed in a way that minimizes impacts upon the Town’s scenic beauty, rural character and natural environment. Large-scale residential and commercial developments should not be encouraged. Some small business development to serve local residents and tourists is envisioned, particularly in the Day Center area.



Clute Mountain

GOALS AND RECOMMENDATIONS

The Comprehensive Plan Committee used a two-step approach to formulate Goals and Recommendations.

First, review of all public comments and contributions took place in order to create a set of preliminary Goals and Recommendations. Public comments and contributions included the Citizen Questionnaire Survey, comments received at public information meetings, individual emails and other comments, along with the discussions at all of the meetings the committee had with “Interested Parties.” The list of “Interested Parties” is included in the Acknowledgements section of this document, and an analysis of the Citizen Questionnaire Survey is contained in a supporting document. The minutes of all Committee meetings are also available, and contain all the relevant discussion.

These preliminary Goals and Recommendations formed the basis of two public workshops held in the summer of 2009, where they were discussed and modified.

The second step was the creation of the “Final Draft” statement of Goals and Recommendations. The “Final Draft” set of Goals and Recommendations were created by sub – committees of the Comprehensive Plan Committee with comment, discussion and approval by the whole Committee.

The final set of Goals and Recommendations is grouped into five broad categories:

1. Government Action in Issues Affecting the Town
2. Community Development/Community Services
3. Land Use, Zoning, and Resource Preservation
4. Recreation
5. Historic Preservation

The Goals within each category are listed in priority order, and the accompanying Recommendations are also prioritized.

The Goals are broad statements that target the issues uncovered in the information gathering phase. They are intended to support the Vision and make it a reality in the future. The Recommendations are specific to each Goal, and are intended to provide guidance to the Town’s boards and committees as to what should be done when they take action to accomplish that specific Goal.

GOVERNMENT ACTION IN ISSUES AFFECTING THE TOWN

Issues, Public Opinion, and Survey Results

The major issues identified in the Citizen Questionnaire Survey that pertain to the Great Sacandaga Lake included high and low water levels, erosion of the shoreline, damage to the Conklingville Dam, the Hudson-River Black-River Regulating District (HRBRRD) permit rules and its classification of land surrounding the Lake. Some minor issues addressed were pump-out stations for controlling pollution in the lake, boat launching sites, public beach access, docks for fishing and the control and enforcement of boat speeding.

Question 17E, “The Town of Day government should work proactively with the Hudson River-Black River Regulating District to represent citizens in the Town of Day,” received the highest score of 5.38 out of a possible 6.00 of all the questions included in the questionnaire indicating very strong community interest in and agreement with that objective. Town government has the responsibility not only to be active, but moreover to be proactive, in dealing with these issues because the Great Sacandaga Lake is a major contributor to the reputation that our community has as a highly desirable place to visit and to live.

Goals and Recommendations

Goal 1: Work with existing organizations that affect the lake

The first goal is to address major issues by working with those organizations that have influence on what happens with the Lake such as the HRBRRD, DEC, signors of the Federal Energy Regulatory Commission (FERC) agreement, Great Sacandaga Lake Association, Day Property Owners, Sacandaga Protection Committee, our legislators and any others that can contribute to the management of the Lake’s resources and protect the quality of life and the rural character it provides to residents and visitors.

Goal 2: Improve coordination and communication by establishing a Lakeside Advisory Council

The second goal is to address the “minor issues” listed above by working with adjoining towns for the establishment of a Lakeside Advisory Council whose membership would be made up of a representative from each town that borders the Lake. Representatives would act as a liaison with other agencies in pursuing questions, decisions, funding, communications, and emerging issues, and would then disperse this information back to all residents. The intent would be to have a well-informed public to increase awareness.

Recommendations

1. Work to retain the classification of HRBRRD lands along the shore of the Great Sacandaga Lake as non-forest preserve. Take whatever steps necessary to ensure these lands are not classified in a category that would be detrimental to the Town of Day.

2. Work with citizen activist groups such as the Sacandaga Protection Committee (SPC) when these groups are seeking goals and objectives consistent with the Town Vision. Groups like the SPC are able to organize large groups of citizens from the entire lakeside community. By supporting these groups the Town gains increased support for projects of mutual interest and benefit.
3. Work with other town governments to establish a Lakeside Advisory Council to handle the more minor issues facing the permit holders. If this is not feasible, recommend that each town designate a liaison to attend all meetings of the HRBRRD and report back to their respective town board.
4. Attend meetings and provide support to the Great Sacandaga Lake Association (GSLA), Day Property Owners and other Lake support groups in their efforts to cause the HRBRRD to set its water level policy such that high water levels during any season will be reduced to lessen the severity of shoreline erosion.
5. Encourage the HRBRRD to modify its rip-rap stone placement policy to increase the number of properties being given this shoreline erosion repair and protection service and to provide a schedule for public access that reflects the name and sequence number of properties on the schedule.



Great Sacandaga Lake as seen from Day Center

COMMUNITY DEVELOPMENT / COMMUNITY SERVICES

Issues, Public Opinion, and Survey Results

The citizens of the Town of Day were overwhelmingly clear in responding to the survey, and in commenting during public forums, that the Town should remain as it is. To that end the Vision is that the Town should always be: “...rural, rustic, quiet and unspoiled with woods and lake and mountain views”.

Be that as it may, opinions expressed were that the Town should involve itself in the provision of certain basic services, as well as encouraging the kind of activities that promote a sense of community. These must be done in such a way that is compatible with the Vision.

There are a number of public services affecting all citizens that were strongly recommended to be pursued – provision of cellular telephone service being at the top of the list. Other desires concerned the safety and efficiency of the town highway system, provision of citizen access to the lake, the need to somehow develop a “town center”, and a strong feeling that there are advantages to proactively coordinating actions with other towns in dealing with government agencies and establishing mutually beneficial services such as hazardous waste collection.

The issue of emergency services (fire, ambulance, law enforcement) is on the minds of citizens. While there is recognition that for the Town’s particular rural circumstance these services are adequate at present, there is a need for vigilance. Care needs to be taken that there be no deterioration in these services and any opportunities for improvement in an efficient and economical way should be investigated.

The Town currently has little commercial enterprise, and there is currently no desire to encourage commercial growth unless it is primarily related to services for the Town’s citizens and done in a manner that will not compromise the rural and rustic character of the Town.

Going beyond those things that affect everyone, there are specific needs for one particular group -- senior citizens. Demographic projections show that the Towns’ population will age and there will be a need to provide and enhance services for this aging group.

Informal observation points to more and more second homes and “tear-down” type of construction driving property values higher and higher. This has the effect of diminishing the market of affordable housing for younger people that wish to remain and raise families in the Town. This “problem,” however is not perceived to be so detrimental that a full-scale effort need be mounted to rapidly increase affordable housing stock. Essentially, while there is some concern, this is a “back-burner” issue.

As has been noted in the detailed section regarding the survey of the Town’s citizens, the response was an extraordinary 51% return of those surveyed. There was no significant difference in the responses of those who are permanent, seasonal or part-time residents. In addition, there was no significant difference in the opinions expressed by people in the public meetings and

workshops than those expressed in the survey. It is therefore reasonable to say that the survey results are a clear indicator of the desires of the people of the Town of Day.

At the very top of concern for improved services was the desire for cellular telephone service. Eighty-percent (80%) of survey respondents considered this to be “important or very important”. This was further reinforced with over 200 respondents taking the time to make open ended comments in favor of bringing cellular telephone service to the Town.

The issue of internet access, however, was split across the spectrum of “not important” to “very important.” It was however a concern expressed in public forums and letters by small business owners as being important to their business development. Cable TV service (which would be related to internet access since it often occurs over the same cable) was again split across the spectrum of “not important” to “very important.”

When it came to the desire for lake access through public areas or marinas, 34% considered it important, while 36% said it was not. This most likely has some relation to whether or not the respondent held a lake access permit, but the data did not provide for that determination.

There was a strong response, 56% “important”, to having the Town ensure highway safety with roads of adequate width and surface for all types of traffic (bikers, walkers) where feasible.

Sixty-nine percent (69%) evidenced a concern for Fire, Police and EMS services but did not see current levels as a serious problem and did not think additional investment is required unless service levels and response times deteriorate. Concern for service levels was mentioned by 41 people (5%) in the open-ended comments section of the survey.

When it came to commercial development, 50% agreed or strongly agreed that it should be primarily related to services for citizens. Strong agreement (57%) occurred for encouraging economic growth by improving opportunities for recreation, travel and tourism. On the other hand, there was a strong disagreement (56%) to encouraging development of manufacturing or light industry.

When it came to enhancing services for Senior Citizens, nearly half (44%) had no strong opinion one way or the other while nearly half (45%) strongly agreed with the idea.

The opinions on the importance of the Town encouraging the development of affordable housing were evenly distributed across the spectrum; 31% disagreeing, 36% no opinion, and 33% agreeing.

Goals and Recommendations

Goal 1: Provide additional public services desired by town residents

Recommendations

1. Promote, by whatever means available, the establishment of cell phone service.
2. Encourage wherever possible the continued expansion of both internet and cable services.

3. Coordinate with Saratoga County and neighboring EMS and fire departments to ensure adequate and continuing emergency services coverage within the Town.
4. Look for ways to provide the Town's citizens without lake access permits a method of accessing the Great Sacandaga Lake.

Goal 2: Provide a Safe and Efficient Highway System

Recommendations

1. Ensure that all roads and structures are adequately signed and numbered for quick and efficient access by emergency personnel.
2. Add sight distance requirements to the review criteria for site plans and land subdivisions in order to ensure adequate visibility in both directions where new driveways and roads enter onto existing public roads.
3. Encourage wide shoulders for bicycles and pedestrians whenever the opportunity presents itself.
4. Pursue the acquisition of deeded turnarounds at the end of existing dead-end roads to ensure that such turnarounds may continue to be used by the Town in the future. Also amend the Subdivision Law to require deeded turnarounds.

Goal 3: Strengthen Day Center

Recommendations

1. Day Center is envisioned to continue as a focal area for community activities within the Town of Day. This area and the adjacent Neighborhood Commercial district, is where expansion of Town facilities should occur together with establishment of service-oriented businesses.
2. Look into the feasibility of developing a multi-use facility at Day Center to house youth activities, senior meetings, Town gatherings and the like.

Goal 4: Encourage appropriate commercial development focused on provision of services to town residents

Recommendations:

1. Revisit the zoning law to ensure that undesirable uses are not permitted in residential areas, and that appropriate commercial development is permitted in other zones.
2. Continue to permit tourism related businesses in all zoning districts.

Goal 5: Coordinate with neighboring towns, and government agencies

Recommendations:

1. Coordinate with neighboring towns to establish hazardous waste collection and similar services.

2. Coordinate with neighboring towns in pursuing Senior Citizens Needs (Goal 6) recommendations, and Affordable Housing (Goal 7) recommendations.

Goal 6: Provide for Senior Citizen Needs

Recommendations:

1. Seek to establish other senior citizen programs in addition to “meals on wheels” and the current provision of transportation, such as a “cold weather or shut-in” checking system.
2. Pursue the creation of a senior citizen housing development (in partnership with neighboring towns).

Goal 7: Provide for affordable housing

Recommendations:

1. Continue to permit manufactured homes in all zoning districts.
2. 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.

LAND USE, ZONING, AND RESOURCE PRESERVATION

Issues, Public Opinion and Survey Results

At its inception, the Zoning Ordinance ensured a safe and healthy town that could grow and maintain a rural feel and still allow residents who owned small non-compliant parcels the ability to develop and utilize their investments.

The Citizen Questionnaire Survey asked about future growth in the Town of Day. Most respondents like the Town as it is, with little or no change. The things that seem to stand out are the need to keep it residential and quiet, with commercial growth being primarily related to residential services and improving recreation opportunities.

Residents responded to the question: “What do you like or what would you change?” with the strong answer of: “We love it here” or “We would not change a thing.” With Town residents responding in a positive way, it indicates that zoning is working very well, and should continue to be an evolving and improving document to meet future needs.

Goals and Recommendations

Goal: Preserve current land use patterns

Recommendations

1. The Zoning Ordinance should retain existing lot size requirements for single family home building lots. This should be the standard for the Town of Day for years to come.

2. Recommend adopting policies to guide new growth away from the lakeshore area.
3. The Town should consider adopting a noise ordinance.
4. The town boards (Zoning, Planning, and Town) should work on encouraging markets, restaurants and gas stations to open in the Town where it is consistent with zoning.
5. Allow Residential Cluster Development in all residential districts consistent with the Town's proposed Land Use Plan presented later in this document.

RECREATION

Issues, Public Opinion and Survey Results

Intuitively, the role of recreation should loom large in the Town of Day Comprehensive Plan. After all, many residents and visitors who spend time here think of it as "recreational" and few are here because they earn their living in the Town. Yet, upon examining the record provided by the Citizen Questionnaire Survey, and hours of meetings, there is little substantive discussion advocating commitment of resources to develop recreational activities.

The Town's Vision statement reflects this finding. The key concepts are "rural, rustic, quiet and unspoiled ..." There is no mention of recreation. It would appear that while people are generally satisfied with the recreational opportunities that already exist, a subset of residents are interested in improving recreational opportunities ranging from requests for "A Town Beach," to "Boat launches on the South Shore" to "walking paths along road sides." The question becomes one of emphasis - "How much energy, and what kind of resources, should the Town of Day invest in the goal of preserving and developing recreational activities and opportunities?" The logical conclusion, is that the Town of Day should be selective and "opportunistic." Residents and visitors to the Town should be encouraged to develop or enhance recreational opportunities as long as they are consistent with the Town's Vision.

Goals and Recommendations

Goal: Increase recreational opportunities for both the year round and seasonal populations of the Town of Day

Recommendations

1. Appoint a Town "Recreation and Open Space Committee" to pursue implementation of these recommendations.
2. Encourage recreational development that is consistent with the Town Vision Statement. Individuals and groups (for example clubs) who have specific recreational goals and recommendations should be encouraged to pursue them, provided they are consistent with the Comprehensive Plan. Recruiting interested individuals to explore and document recreational opportunities should be encouraged. Equally important, government agencies

with resources located within the Town should be encouraged to develop and enhance those resources.

3. The Saratoga County Park and State Boat Launch are already a major resource in the Town. Rather than look to convert the Park into a Day Town Beach, it is recommended that the Town work with the Town of Edinburg and encourage Saratoga County (including the PLAN organization) to enhance and promote these facilities. The feasibility of developing a sand beach in this area should be examined as part of such an effort.
4. The other major existing land resource is the “unpermitted land” and associated State Land at the “Esses” on the South Shore. We recommend an investigation of this resource in coordination with DEC and APA.
 - (a) Inventory State Land for possible development of hiking/nature walk trails, mountain bike trails, snowmobile trails, etc.
 - (b) Study feasibility of developing beach.
 - (c) Assess potential as site of Boat Ramp on South Shore."
5. The HRBRRD “park” at the Dam although in the Town of Hadley, is on the border with Day. This “park” serves as a picnic ground and fishing spot. It also serves as an unofficial jumping off spot for both residents and visitors, who use it as a base to walk, jog or bike on Kathan Rd. Possibilities for making this an “Official Park” with sanitation facilities, and a “South Shore” boat launch should be investigated.
6. Explore simple things: Request Saratoga County install “Road Share” signs for bike riders like those around Saratoga Lake. In order to facilitate safe walking engage the County Highway department to invest in wider shoulders, where feasible, every time they undertake a County Road project around the lake.
7. Coordinate with the Saratoga County PLAN (Preserving Land and Nature) organization to implement the recommendations of the “Green Infrastructure Plan for Saratoga County” within the Town of Day.
8. Pursue the creation of the Hadley Mt. – Day Center hiking trail envisioned in the “Green Infrastructure Plan for Saratoga County”. Work with 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.
9. Examine the Wilcox Lake Unit Management Plan and propose amendments of the plan to DEC that would increase recreational opportunities within the Town of Day.
10. Pursue the creation of a Clute Mountain hiking trail. Work with The Nature Conservancy and private landowners to establish public access rights.
11. Seek to establish walking trails or other recreational opportunities on larger land parcels as they are subdivided.
12. 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.
13. 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.

Recreation Plan Map on this page

14. Seek conservation easements and public trail access to Shippee Ledge.
15. Investigate the possibility of acquiring public access corridor easements on Lyme Lumber lands and other large landholdings in order to provide public hiking trails.
16. Work to establish “Adopt a Resource” agreements with 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.
17. 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.

HISTORIC PRESERVATION

Issues, Public Opinion and Survey Results

The Town of Day Vision Statement contains an implicit charge to recognize and protect the Town’s historic resources.



Goals and Recommendations

Goal: Preserve, protect, and document the Town’s history and historic sites.

Recommendations

1. Establish a “Town Historic Resource Committee” to recruit local volunteers, seek assistance from colleges and universities, and pursue grant funding to help implement these recommendations.

2. Identify and map historic resources. Include sites on the NY State or National Registers, as well as structures moved prior to 1930 due to the filling of the reservoir, sites of existing hamlets, and mid-century seasonal camps built in the vernacular style after the creation of the Sacandaga Reservoir – now the Great Sacandaga Lake. Consideration should also be given to recognizing and protecting historical artifacts, photographs and documents that capture the Town of Day's history.
3. Use site plan and subdivision review to ensure that new development does not adversely impact the historical integrity or appearance of an existing site or nearby sites having historical value or significance. This may involve seeking input from a historian or a local expert in the Town's history.
4. Promote the preservation of historic sites and structures by instituting a local recognition program that would include signage, a publicly accessible map and listing of historic resources - for example, a large format map placed in the Town Hall, and/or a posting on the Town Website.

LAND USE PLAN

GENERAL CONCEPTS

The land use plan proposed herein corresponds to the existing zoning districts, reflecting a general satisfaction with the current zoning plan.

The Day Center area has long been the traditional center of town consisting of a mix of public, semi-public, and commercial uses. Two small “Neighborhood Commercial” zoning districts currently exist in this area, one across from the Town Hall and the other at the intersection of North Shore Road and Hadley Hill Road. This area contains the Town Offices, cemetery, Town Museum, a park and recreation area, as well as the Town Highway Garage and recycling center. The existing Neighborhood Commercial zoning districts should remain as currently constituted, but may be expanded in the future as the need arises.

The two existing Neighborhood Commercial zoning districts located on the south shore should also remain in their present configuration, but may be expanded in the future as the need arises.

In keeping with the overall Vision, commercial development should be compatible with the scenic, rural, forested, “Adirondack” character of the area. In its review of site plans the Planning Board should take into account building design, landscaping, vegetative screening and other such factors that affect visual impacts.

Also, the list of land uses that are permitted in each zoning district should be reviewed and additional regulations should be developed to apply to them as deemed necessary. It is the intent of the Comprehensive Plan Committee that the list of specific land uses permitted in each district be reviewed to ensure consistency with the Town Vision Statement, i.e. that in the future the Town “should look and feel as it does now – rural, rustic, quiet and unspoiled with woods and lake and mountain views.”

Specific zoning regulations should be developed to deal with regulatory issues that are currently not addressed. One change recommended by the Comprehensive Plan Committee is to add a “Conservation Subdivision” provision that would include protection of valuable open spaces as land is subdivided into building lots.

No change in the Town of Day Viewshed Protection Regulations as currently constituted in the zoning law is recommended. Viewshed protection is an important element of this proposed land use plan.

NEIGHBORHOOD COMMERCIAL (NC) DISTRICTS

Locations: Day Center and Conklingville on the north shore, and near the intersection of County Routes 7 and 10 on the south shore.

Character Description. Neighborhood Commercial districts are located on sites suitable for small stores and other commercial uses that serve Town residents and tourists, such as near highway intersections and/or in the Day Center area.

Vision. Neighborhood Commercial districts are intended to house small stores or service businesses that serve the local population, and are consistent with the Town Vision Statement.

Allowable Uses. Residential and commercial uses that are in keeping with the Town Vision`.

Minimum Lot Size. 60,000 square feet in Day Center and Conklingville; 3.2 acres in the south shore area.

LAKESHORE RESIDENTIAL (LR) DISTRICTS

Location. Much of the Great Sacandaga Lake shoreline. This district generally corresponds to the Moderate Intensity Use land use area of the Adirondack Park Land Use and Development Plan Map, with the exceptions of the Neighborhood Commercial districts in Day Center and Conklingville. Although the Town LR zone extends 528 feet from the roadway, on the north shore, the corresponding APA Moderate Intensity Use land use area extends 1,320 feet from the roadway.

Character Description. Scenic lakeshore areas characterized by relatively high density year round or seasonal housing, interspersed with occasional seasonal and/or tourism related businesses. Steep slopes and a winding roadway pose limitations for development within many portions of these districts.

Vision. The purpose of these districts are to provide for residential use of the Great Sacandaga Lake shorefront while protecting water quality and use of the Lake. They are intended to be primarily residential in character, but to allow for the establishment of businesses seeking a lakeshore location, such as restaurants and marinas, provided that they are designed to be compatible with the scenic environment and neighboring residential properties and do not create significant traffic hazards. Development should be consistent with the Town Vision Statement.

Allowable Uses. Single family residential dwellings, some tourist or lake related businesses as well as small businesses serving the local population.

Minimum Lot Size: 60,000 square feet.

RESIDENTIAL MODERATE DENSITY (RMD) DISTRICT

Location. South of the Great Sacandaga Lake in the Lakeview area, including Horse Hill Road and portions of County Route 10. This district coincides with the Low Intensity Use land use area of the Adirondack Park Land Use and Development Plan Map.

Character Description. The “Lakeview” portion of this district is characterized by numerous small undersized residential lots that were established before land use regulations were in effect. Some such lots contain residences, however many remain vacant. Upland areas away from the shoreline contain some residential development on moderate to large lots, as well as significant areas of open space. Physical characteristics of the land are generally satisfactory for development, with only relatively small areas posing significant restraints.

Vision. These districts are envisioned as rural residential neighborhoods with moderate size lots. It is intended that future development protect the rural residential character and natural

environment, but allow for compatible businesses. Consolidation of vacant undersized lots should continue to be encouraged so as to be in conformity with the minimum lot size required in this district. Development should be consistent with the Town Vision Statement.

Allowable Uses. Most forms of residential development. Cluster development in the form of “conservation subdivisions” with a minimum lot size of 60,000 square feet per dwelling and corresponding preserved open space. Home based service or manufacturing businesses, tourist accommodations, resorts, forestry, agriculture and other uses that are compatible with the Town Vision Statement.

Minimum Lot Size: 3.2 acres, except for lots within a “conservation subdivision.”

RESIDENTIAL LOW DENSITY (RLD) DISTRICTS

Locations. Upland areas surrounding the Great Sacandaga Lake. Residential Low Density districts coincide with the Rural Use land use areas as shown on the Adirondack Park Land Use and Development Plan Map, with the exception of those areas between 528 feet and 1320 feet from the North and South Shore Roads that lie within APA Moderate Intensity Use area.

Character Description. These districts contain primarily residential development on moderate to larger size lots with much wooded open space, except for the Kathan Road area where smaller lots predominate. Much land within these districts is characterized by significant limitations for development due to steep slopes and/or poor soils. Much of the area is within the viewshed of the Great Sacandaga Lake.

Vision. These areas are envisioned as rural residential neighborhoods that retain their forested low density character. It is intended that these districts protect the rural residential character and the natural environment while allowing for compatible business uses. Construction on steep slopes should be discouraged. New development should be consistent with the Town Vision Statement.

Allowable Uses. Most forms of residential development. Cluster development in the form of a “conservation subdivisions” with a minimum lot size of 60,000 square feet per dwelling and corresponding preserved open space. Home based service or manufacturing businesses, tourist accommodations, resorts, forestry, agriculture and other uses that are compatible with the Town Vision Statement.

Minimum Lot Size: 8.5 acres, except for lots within a “conservation subdivision.”

RESIDENTIAL/RESOURCE CONSERVATION DISTRICT (RRC)

Location. Northerly portions of town with limited access to public highways. This district is classified as Resource Management on the Adirondack Park Land Use and Development Plan Map.

Character Description. Large tracts of forested lands used for commercial timbering, recreation or seasonal residence. Much of the land within this district is characterized by significant limitations for development due to steep slopes and/or poor soils.

Vision. This district is envisioned to remain much as it currently is, characterized by large tracts of open space used for managed forest, recreation, and resource protection, with some sparse,

scattered development near existing town highways. Development should be consistent with the town vision statement.

Allowable Uses. Single family dwellings or hunting/fishing camps on large lots. Cluster development in the form of a “conservation subdivision” with a minimum lot size of 60,000 square feet per dwelling and preserved open space. Forestry, agriculture and other uses compatible with the vision statement for the town.

Minimum Lot Size: 42 acres, except within a “conservation subdivision.”

VIEWSHED PROTECTION (VP) OVERLAY AREA

Location: Lands within view of perimeter roads around the Great Sacandaga Lake but excluding areas near existing highways, as delineated on the Town of Day Viewshed Protection Area map.

Character Description. Forested open space often on steeper slopes, with very sparse residential development.

Vision. It is intended that any new development within this area have minimal visual impact, and retain the forested character that currently exists (year 2010).

Allowable Uses. Governed by the underlying land use area.

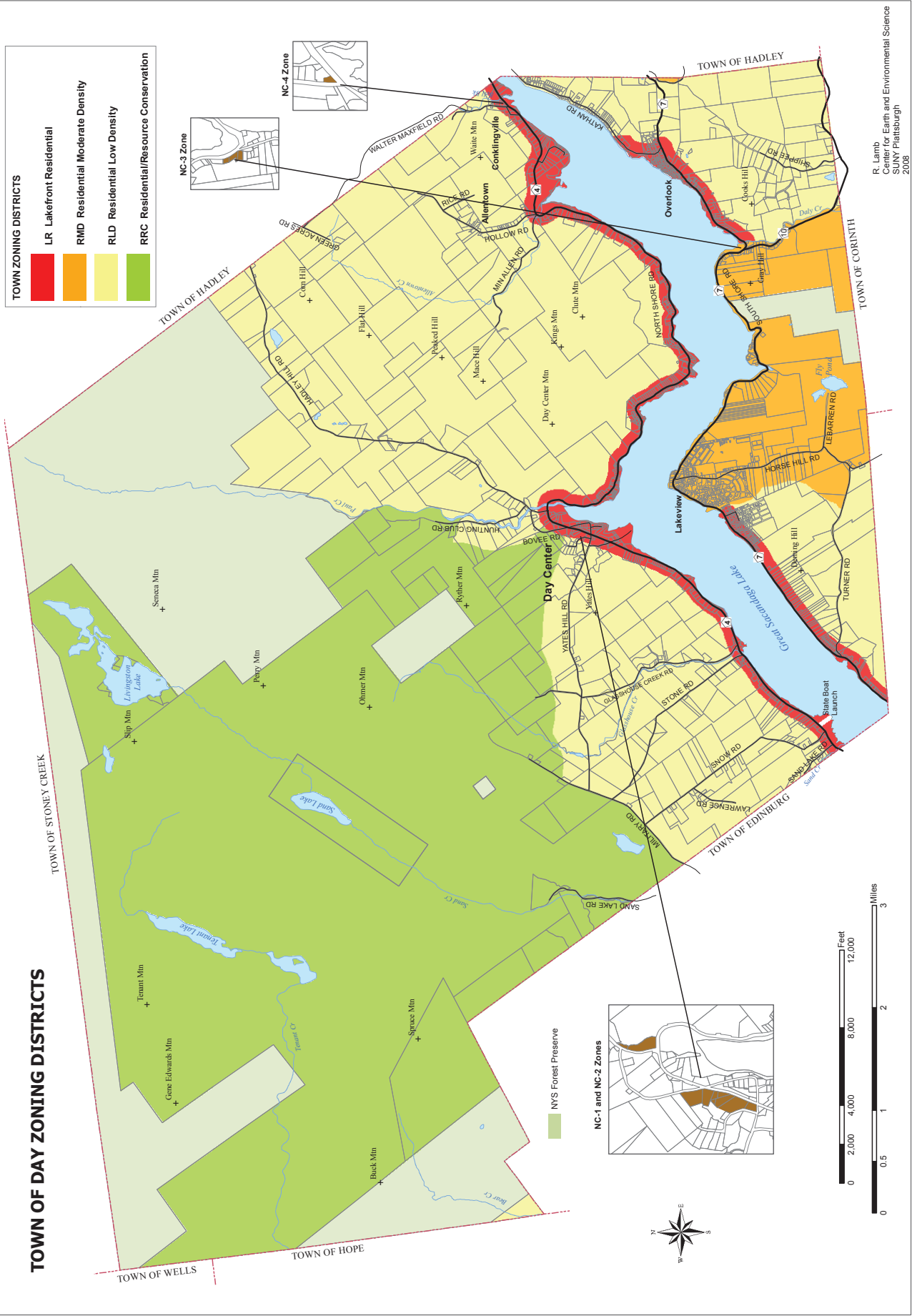
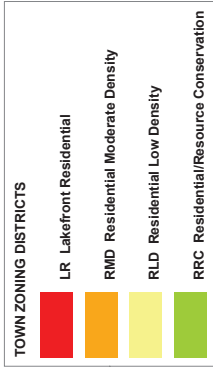
Minimum Lot Size: Governed by the underlying land use area.

PLANNED UNIT DEVELOPMENT DISTRICTS (PUD)

It is the intent of Planned Unit Development Districts to enable larger land developments, which may consist of diverse land uses, to be planned as a whole (as a unit) in order to enable flexibility in design. While no such Planned Unit Development District has yet to be proposed or approved for the Town of Day, the Town Zoning Law provides for their establishment. PUDs are proposed for a specific land area, with a site plan approval for the entire development. There are four types of Planned Development Districts: residential, business and commercial, industrial, and recreation.

It is intended that the Planned Unit Development provisions of the Town of Day Zoning Law be re-examined to ensure consistency with the Town Vision Statement.

TOWN OF DAY ZONING DISTRICTS



... OF STONEY CREEK



R. Lamb
Center for Earth and Environmental Science
SUNY Plattsburgh
2008