

**TOWN OF NORTHAMPTON PLANNING BOARD  
APRIL 18, 2018  
7:00 P.M.  
TOWN HALL**

**MEETING NOTES**

**PRESENT:**

**ROBERT SMITH, CHAIRMAN  
STEVEN NAPLE  
JAMES CONKLING  
JACK GROFF**

**SCOTT D. HENZE, FULTON COUNTY PLANNING DIRECTOR**

**OTHERS:**

**I. CALL MEETING TO ORDER:**

The meeting was called to order at 7:00 p.m.

**II. APPROVE MINUTES OF LAST REGULAR MEETING:**

MOTION: To approve the minutes to the February 16, 2018 meeting.

MADE BY: Member Naple  
SECONDED: Member Conkling  
VOTE: 3 in favor, 0 opposed

### **III. COMPREHENSIVE (MASTER) PLAN UPDATE:**

#### **A. Background:**

During the December 12, 2017 meeting, the Planning Board determined that the Town of Northampton Comprehensive (Master) Plan, that was adopted in 2007, was in need of an update.

During their December 20, 2017 meeting, the Town Board passed Resolution 2017-05 appointing the Planning Board as the Comprehensive Plan Committee to update the Town's Master Plan. \* See Resolution.

#### **A. Section 272-A of Town Law:**

- Section 272-a of Town Law governs how towns prepare Comprehensive Plans.
- Key components include:

#### **B. Content of Town Comprehensive Plan:**

1. Town Comprehensive Plan may include the following topics at the level of detail:
  - (a) General statements of goals, objectives, principles, policies, and standards upon which proposals for the immediate and long-range enhancement, growth and development of the town are based.
  - (b) Consideration of regional needs and the official plans of other government units and agencies within the region.
  - (c) The existing and proposed location and intensity of land uses.
  - (d) Consideration of agricultural uses, historic and cultural resources, coastal and natural resources and sensitive environmental areas.
  - (e) Consideration of population, demographic and socio-economic trends and future projections.
  - (f) The location and types of transportation facilities.
  - (g) Existing and proposed general location of public and private utilities and infrastructure.
  - (h) Existing housing resources and future housing needs, including affordable housing.
  - (i) The present and future general location of educational and cultural facilities, historic sites, health facilities and facilities for emergency services.

- (j) Existing and proposed recreation facilities and parkland.
- (k) The present and potential future general location of commercial and industrial facilities.
- (l) Specific policies and strategies for improving the local economy in coordination with other plan topics.
- (m) Proposed measures, programs, devices and instruments to implement the goals and objectives of the various topics within the comprehensive plan.
- (n) All or part of the plan of another public agency.
- (o) Any and all other items which are consistent with the orderly growth and development of the town.

C. Process:

1. The Town Board may, by resolution, appoint the Planning Board or a Special Board to prepare a Comprehensive Plan or Amendment.
2. Once a Special Committee completes a Comprehensive Plan, the Special Committee must hold its own public hearing.
3. Once a Special Committee completes its work on a Comprehensive Plan, it shall, by resolution recommend the plan to the Town Board.
4. The Town Board may refer a proposed Comprehensive Plan to the Town Planning Board for review and recommendation.
5. Prior to adopting a Comprehensive Plan, the Town Board must:
  - (a) Refer the Plan to the County Planning Board to conduct a 239-m review.
  - (b) Conduct SEQR Review.
  - (c) Conduct its own Public Hearing.

E. Table of Contents:

| <u>Current Comprehensive Plan</u>    | <u>Proposed Comprehensive Plan</u> |
|--------------------------------------|------------------------------------|
| 1. Vision Statement                  |                                    |
| 2. General Recommendations           |                                    |
| 3. Demographic Analysis              | Town Profile                       |
| 4. History                           |                                    |
| 5. Social services                   |                                    |
| 6. Environment and Natural Resources |                                    |
| 7. Water/Sewer                       |                                    |
| 8. Transportation                    |                                    |
| 9. Recreation                        |                                    |
| 10. Economic Development             |                                    |

11. Appendix A Land Use Analysis
12. Appendix B APA Land Use Analysis
13. Appendix C Public Opinion Survey Report

ISSUE: Does the Committee want to keep the same Table of Contents for the updated Comprehensive Plan?

F. Vision Statement:

- Review Current Vision Statement
- Review Village of Northville Vision Statement

DISCUSSION: Scott Henze stated that, during the previous meeting, he had provided Planning Board members with examples of other municipal vision statements to include the Village of Northville. Scott Henze distributed the Vision Statement for the Town of Mayfield. Scott Henze stated that the current Vision Statement within the Town of Northampton's Comprehensive Plan differs from the provided examples in that the current Vision Statement is simply a bulleted list of items. Planning Board members reviewed the Village of Northville and the Town of Mayfield Vision Statements. Scott Henze asked Planning Board members as to what their vision is for the Town of Northampton. Chairman Smith stated that he recommends identifying a 2028 or 10-year vision rather than a longer vision.

Upon further discussion, the Planning Board identified the following ideas/vision to be incorporated into the Vision Statement:

NYS Route 30:

- Add flexibility for development to occur along NYS Route 30.
- APA to expand their hamlet area around the Sacandaga Park.
- Expand water and sewer infrastructure north and south along NYS Route 30 from the Sacandaga Park water and sewer systems.
  - Coordinate efforts between Fulton County's SMART Waters initiative, NYSDEC's Northampton Beach State Campground and the Village of Northville.
- The development of hotel or other tourist accommodations along NYS Route 30 or Sacandaga Park area.
- Expand seasonal businesses and promote those existing seasonal businesses to become year round 4-season businesses to help expand tourism.
- Enhance the Fulton County Snowmobile trail systems in the Town of Northampton.
- Enhance the shared Town and Village Beach and possibly work with the Hudson River Black River Regulating District to connect

the shared Town/Village Beach with the NYSDEC Boat Launch to the north.

Sacandaga Park Golf Course:

- Continue to protect the historic golf course by protecting the areas of play from development.
- Allow for some flexibility in areas that are not designated as playable.
- Encourage and assist the owner of the Golf Course to enhance the recreational activities on the Golf Course grounds.
- Allow the development of rental accommodations on areas of the Golf Course that are not deemed as playable. These accommodations would potentially be year round and would service both those that are playing golf, as well as those who are seeking accommodations for other activities within the Town.
- Assist the owner of the Golf Course in such ways that the business will be a viable one.

The Red Barn (Airport Property):

- The eastern section of the property could be developed as a Recreational Vehicle (RV) Park. This RV Park would have a linear access to the shoreline of the Great Sacandaga Lake.
- The remainder of the property could be utilized as festival grounds that would include outdoor recreational activities an ampi-theater and would be utilized for festivals, fairs, etc.

Importance of the Great Sacandaga Lake:

- The Great Sacandaga Lake is the primary generator of tourism and economic activity within the Town of Northampton. Access along the Great Sacandaga Lake within the Town of Northampton should be enhanced for public use.

Village of Northville:

- The Village of Northville will continue to be the hub of economic activity within the Town of Northampton.
- Commercial activity located within the Town of Northampton shall only enhance that the activity located within the Village of Northville.

Sacandaga Park:

- The Sacandaga Park will continue to be a hub of seasonal residential accommodations. The history of the Sacandaga Park will be promoted.

Fishhouse:

- The Fishhouse area will continue to be a primary residential area with an enhancement of the historic makeup of Fishhouse.

Town Marketing:

- The Town and Village will coordinate marketing efforts to include supporting the Village and Town tourism director of concept.

G. Town Profile:

- Review draft Town Profile.

DISCUSSION: Scott Henze reviewed the draft Town Profile with Planning Board members. Member Groff questioned what the population trend is of the State of New York, as well as the Adirondack Park, in comparison to the population trend analysis for the Town of Northampton. Scott Henze indicated that the overall Adirondack Park population has been decreasing as has the Town of Northampton's. Scott Henze stated that he would include within the Town of Northampton population trends the State of New York as a whole and the Adirondack Park as a whole.

Member Conkling questioned whether or not there could be a chart or graph that identifies what the cost per pupil is over a particular time period within the Northville Central School District. Member Conkling identified that that Census information is available through the Adirondack Park Regional Assessment Report (2014). Scott Henze asked Planning Board member to review the Town Profile and provide feedback to him via e-mail in preparation for the next meeting. Scott Henze stated that, at the end of the Town Profile, there is a summary of observations that he made for each Census topic.

**IV. CLOSE OF THE MEETING:**

MOTION: To close the meeting at 8:39 p.m.

MADE BY: Member Conkling

SECONDED: Member Groff

VOTE: 4 in favor, 0 opposed