

**TOWN OF NORTHAMPTON PLANNING BOARD
SEPTEMBER 10, 2019
7:00 P.M.
TOWN HALL**

MEETING NOTES

PRESENT:

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

**ANTHONY FANCHER, CODE ENFORCEMENT OFFICER
SCOTT D. HENZE, FULTON COUNTY PLANNING DIRECTOR**

I. CALL MEETING TO ORDER:

The meeting was called to order at 7:02 p.m.

II. APPROVE MINUTES OF LAST REGULAR MEETINGS:

MOTION: To approve the minutes to the June 11, 2019 meeting.

MADE BY: Member Conkling

SECONDED: Member Naple

VOTE: 3-0

MOTION: To approve the minutes to the August 13, 2019 meeting.

MADE BY: Member Naple

SECONDED: Member Conkling

VOTE: 3-0

III. LOUIS A. RITZ LOT LINE ADJUSTMENT REQUEST:

Application No. _____

A. Background:

The applicant is proposing a lot line adjustment to property they own having SBL# 59.2-1-12.1 and 59.2-1-17.

All properties are located within the Town's Rural Residential 2 Zoning District.

The majority of properties are located within the Adirondack Park Agency's Low Intensity Use Land Use Area with a small portion of 59.2-1-12.1 being located within the Rural Use Land Use Area.

The applicant has provided the following:

1. Subdivision Waiver Application.
2. portion of a tax map with hand drawn sketch.
3. Location map of Parcel.
4. Copy of a Local Government Notice Form for application to the APA.
5. Copy of a July 29, 2019 Jurisdictional Inquiry J2019-0468 from the APA indicating that there are wetlands on the property and indicated that a wetlands [permit would be required.

The applicant is proposing to do the following:

- Add a portion of lot 59.2-1-12.1 to lot 59.2-1-17.

DISCUSSION: The Planning Board reviewed the application materials provided. It was noted that the majority of the requirements of Article 8(C)(2)(b) were not met, and therefore the Planning Board requested that a letter be sent to Mr. Ritz indicating such. No further action was taken by the Planning Board.

IV. COMPREHENSIVE (MASTER) PLAN UPDATE:

1. 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.

2. Section 272-A of Town Law:

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

3. Content of Town Comprehensive Plan:

- A. 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.

4. Process:

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

5. Table of Contents:

<u>Current Comprehensive Plan</u>	<u>Proposed Comprehensive Plan</u>
a. Vision Statement	Draft Complete
b. General Recommendations	
c. Demographic Analysis (Town Profile)	Draft Complete
d. History	Draft Complete
e. Social Services (Community Facilities)	Draft Complete
f. Environment and Natural Resources	Draft 12/11/18
g. Water/Sewer	Draft 8/14/18
h. Transportation	Draft 8/13/19
i. Recreation	Draft 9/9/19
j. Economic Development	
k. Appendix A Land Use Analysis	
l. Appendix B APA Land Use Analysis	
m. Appendix C Public Opinion Survey Report	

6. Draft Chapters:

- a. Vision Statement - Draft Complete
- b. Demographic Analysis (Now Town Profile) - Draft Complete
- c. History - Draft Complete
- d. Community Facilities & Services - Draft Complete
- e. Environment and Natural Resources - Draft Complete
- f. Water/Sewer
 - a. Review revised Water/Sewer chapter dated September 9, 2019.
 - o Review Village of Northville Comprehensive Plan for Water & Sewer.
 - o Review Fulton County Smartwaters report regarding Town of Northampton Water/Sewer infrastructure.
 - o Review Town/Village Hamlet Economic Development Plan 2014

PLANNING BOARD DISCUSSION: The Planning Board continued to review the Water/Sewer draft.

g. Transportation

- b. Review draft Transportation chapter dated September 9, 2019.
 - o Review Village of Northville Comprehensive Plan for Transportation.
 - o Review Town/Village Hamlet Economic Development Plan 2014

PLANNING BOARD DISCUSSION: The Planning board continued to review the Transportation draft.

h. Recreation

- c. Review existing Recreation Chapter.

PLANNING BOARD DISCUSSION: The Planning Board reviewed the draft Recreation chapter and made several edits and recommendations to the draft to include:

- Adding pickle ball courts
- Adding bocce ball courts
- Adding more XC Skiing, snowmobiling and biking initiatives
- Adding language identifying the potential of Mead Island being developed for more recreational opportunities.

The Planning Board discussed the historic Sacandaga Golf Course and the various ideas and initiatives that previous owners expressed. The Planning Board identified that the current owner has been making numerous improvements to the course and has also identified that there are additional projects and improvements that he would like to make. Scott Henze indicated that he and former CEO Matt Ginter had met with the current owner on a few occasions to discuss his vision. The Planning Board asked Scott Henze to arrange a meeting with Chairman Smith, Supervisor Groff and the current owner of the golf course to gain a clear understanding of what improvements he intends to make and the types of projects and initiatives he envisions. An update of the meeting is to be made during the next Planning Board meeting.

V. CODE ENFORCEMENT REPORT:

CEO Fancher indicated that he has passed the first CEO training class and is currently taking the second. It was identified that the Chairman and Scott Henze would sit down with CEO Fancher to review Planning Board and application processes in the near future.

VI. CHAIRMAN REPORT:

No report

VII. OTHER BUSINESS:

None

VIII. CLOSE OF THE MEETING:

MOTION: To close the meeting at 8:25 p.m.

MADE BY: Member Conkling

SECONDED: Member Naple

VOTE: 3-0