

# SPOTLIGHT ON DAY



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## INTRODUCTIONS AND HISTORY

MARY ANN JOHNSON

# THE VISION

*“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.”*





day center Henry Paul  
saw mill

















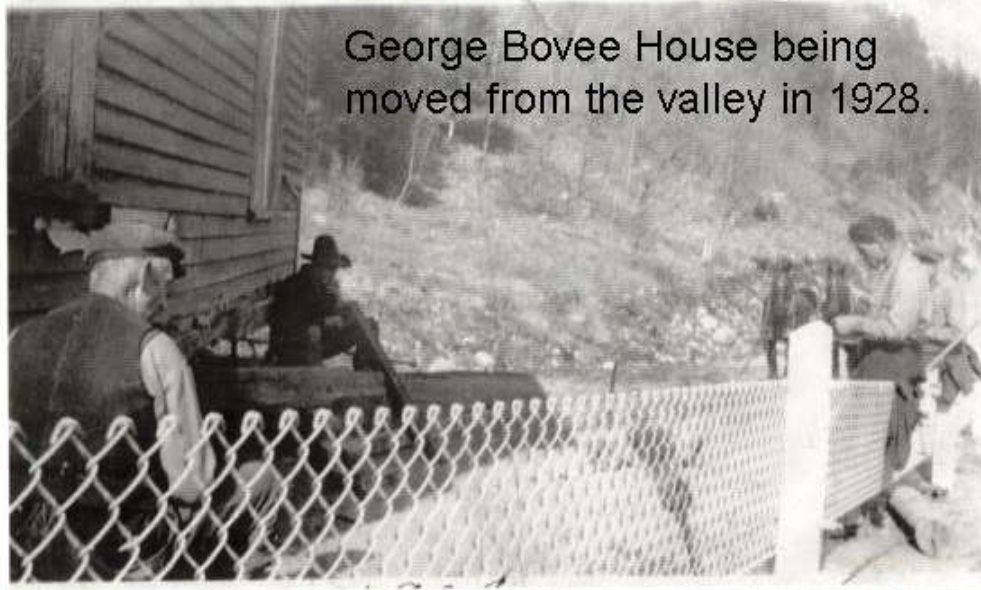




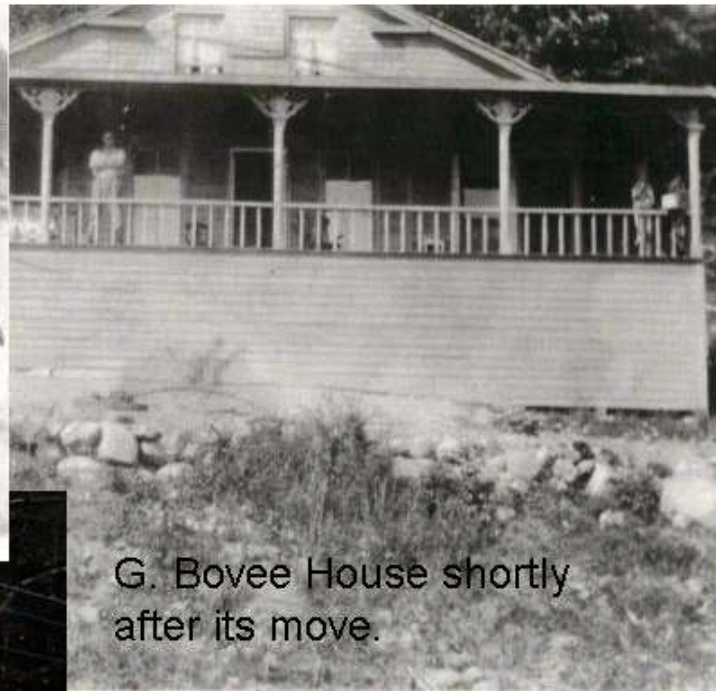








George Bovee House being moved from the valley in 1928.



G. Bovee House shortly after its move.



As it stands today



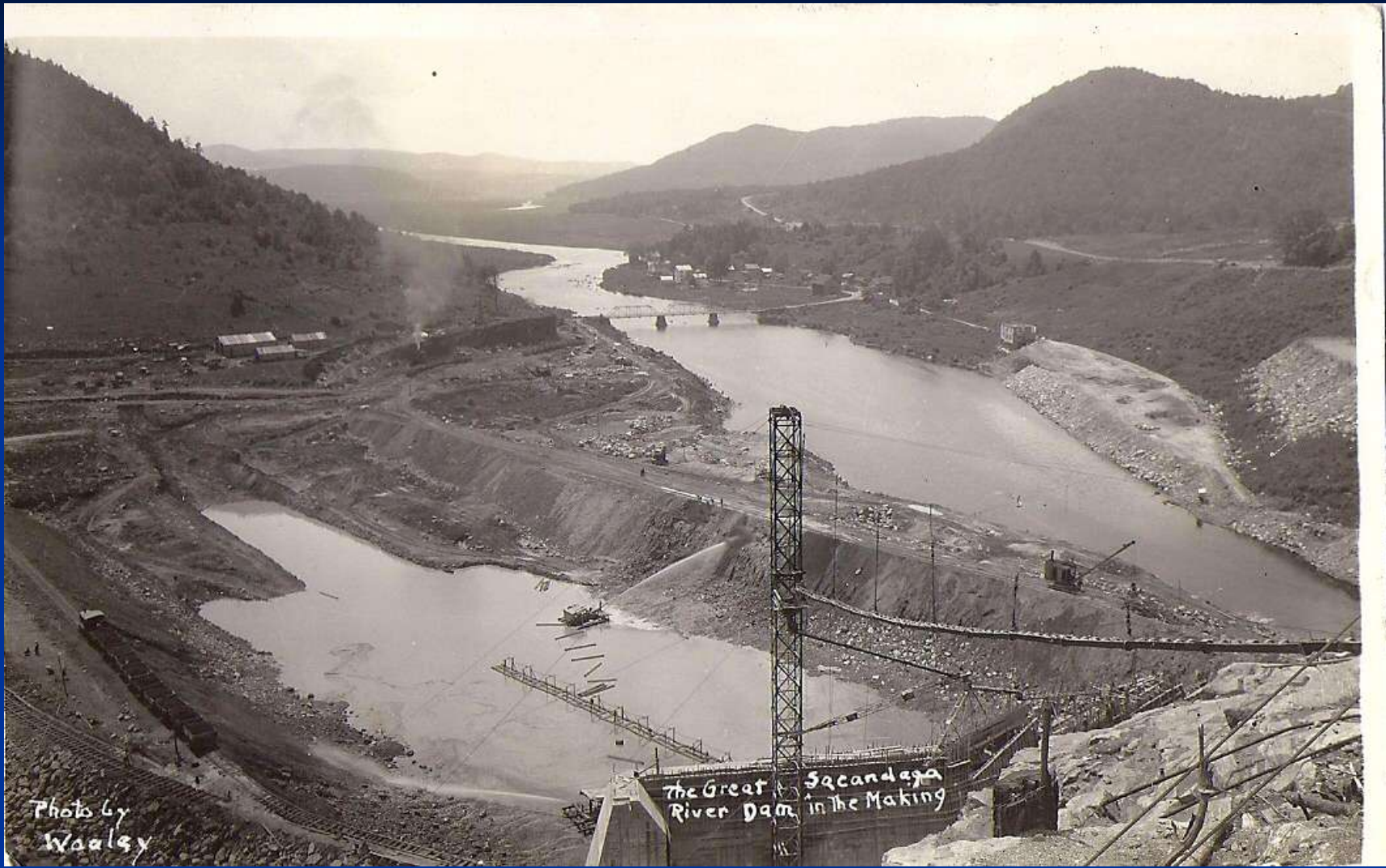


Photo by  
Waalsey

The Great Sacandaga  
River Dam in the Making



The Conklingville Dam  
And  
New Sacandaga Lake  
Photo by Wooley  
Ballston Spa, N.Y.



# SPOTLIGHT ON DAY



LAND USE LAW  
DEVELOPMENT

KEN METZLER



# TIMELINE

- 1971- Town Board meets to discuss forming Planning Board**
- 1973- Town of Day added as an additional Plaintiff against the forming of the APA**
- 1974- Discussions occur again about forming a Planning Board**
- 1975- Discussions tabled**

# TIMELINE

- 1976- Town passes resolution to abolish APA**
- 1977- First Building Inspector appointed**
- 1980- Town board advertises for Planning Board**
- 1981- Board allocates \$1,875. For the planning board to be used for the next two years.**

# TIMELINE

- 1982- Town adopts the application of the State Fire Prevention and Building Code.**
- 1982- Town Board appropriated \$200 for local share of public assistance in developing a local land use program. Soils Survey. Base mapping.**
- 1983- Town asks APA for amendment to official land use and Development plan map.**



# TIMELINE

- 1984- Planning board presents Site Plan Review law to Town Board for their reviews.**
- 1984- Town receives \$3000 From the State for land use program.**
- 1985- Site Plan Review Law adopted - New Law goes into effect April 11, 1985**
- 1988- Town enters into a memorandum of understanding with APA for appropriation of \$3000 for land use programs.**

# TIMELINE

- 1988- Consultants Hired for drafting Subdivision laws.**
- 1988- Zoning Commission Formed - members appointed**
- 1989- Town receives another \$3500 From the APA for Zoning Commission funding.**
- 1989- Subdivision Regulation adopted.**

# TIMELINE

- 1989- Planning board authorized to approve or disapprove subdivisions.**
- 1989- Zoning Ordinance is approved.**
- 1990- Zoning Officer appointed.**
- 1990- Zoning Board of Appeals Formed**



# TIMELINE

- 1990- Town receives \$3500 from APA for continued Land Use Program**
- 1990- On Site Sewer Disposal Ordinance adopted**
- 1992- Town signs Memorandum of Understanding with the APA Becomes one of the first approved Land Use towns in the park**
- 2003- Town appoints a committee to review Master plan, Zoning Ordinance, and Subdivision law.**

# TIMELINE

- 2005- Town passes Local Land Use Program Amendment**
- 2005- Town passes Logging in the Viewshed protection Area**
- 2005- Town adopts Viewshed Protection Area**
- 2007- Tree cutting Law adopted**

# TIMELINE

- 2008- Consultant hired for Comprehensive Plan and Land Use Regulations update.**
- 2010- Comprehensive Plan adopted**
- 2011- Local Law Review Committee formed**
- 2012- Town Board Adopts Revised Subdivision Law and Zoning Ordinance**



# SPOTLIGHT ON DAY



## VIEWSHED PROTECTION AND TREE CUTTING

DAVID COX

# THE VIEWSHED BACKGROUND

Lakefront viewsheds – Clearcutting



# THE VIEWSHED





# THE VIEWSHED

## BACKGROUND

Gray Hill, Clute Mountain



# THE VIEWSHED

## VIEWSHED OPTIONS

- Revise zones to decrease density on mountain areas
- Create an overlay district

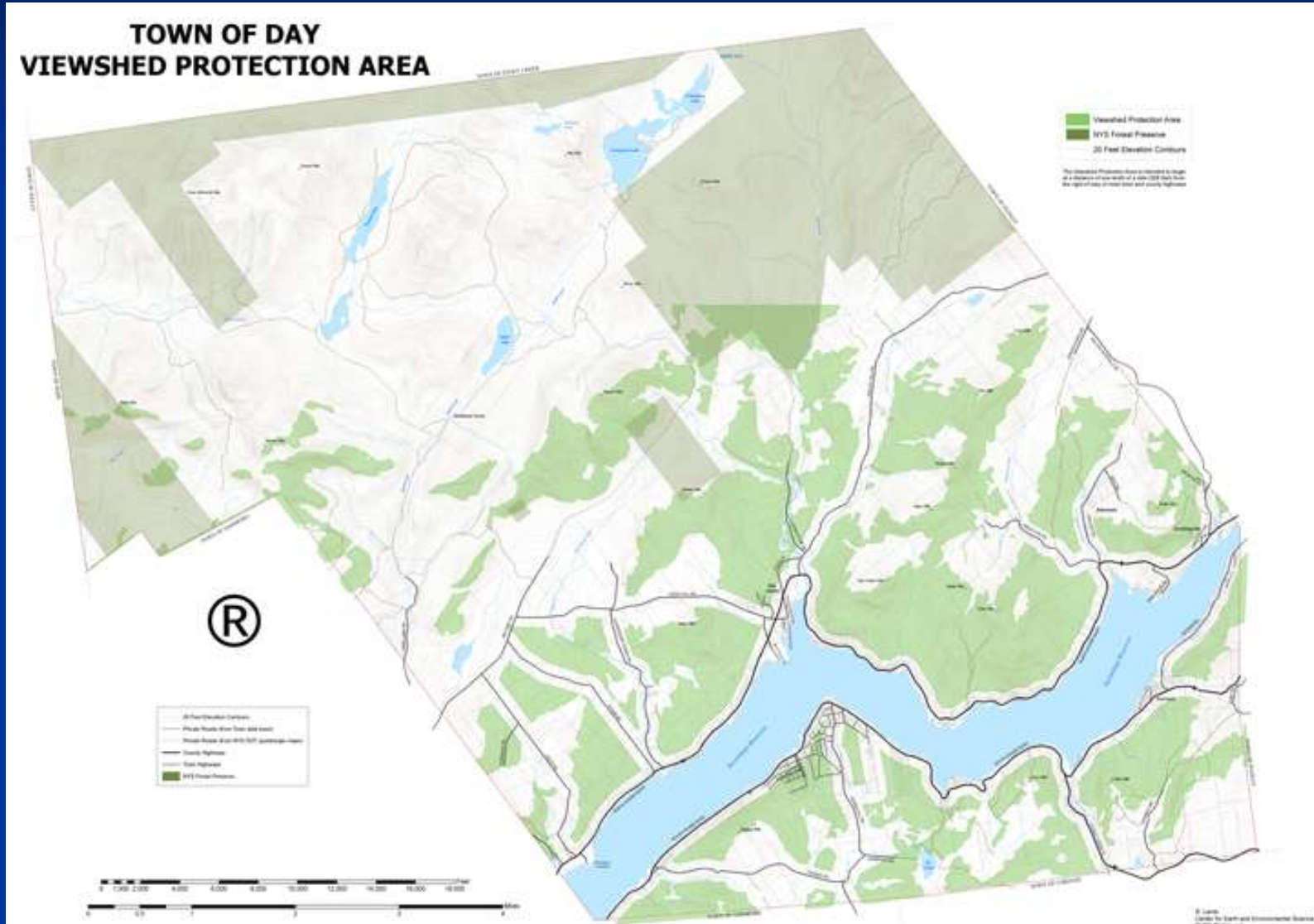
# THE VIEWSHED

## PREPARING OVERLAY ZONING LAW

- Lake George Commission Draft Law
- Other Overlay Zone Laws- Saratoga County Planning supplied us with several existing overlay laws
- APA Staff supplied us with much helpful advice and assistance
- Logging was contentious at first- met with several logging companies to work out a new law restricting clearcutting

# THE VIEWSHED

## TOWN OF DAY VIEWSHED PROTECTION AREA





# THE VIEWSHED

AFTER VIEWSHED LAW ENACTMENT



# THE VIEWSHED

## AFTER VIEWSHED LAW ENACTMENT

- Bradley Review
- APA proposed Clearcut regulation revision- exempt areas with existing viewshed protection zones or overlay districts

# SPOTLIGHT ON DAY



## COMPREHENSIVE PLAN AND LOCAL LAW REVIEW COMMITTEE

TED MIRCZAK

# A LITTLE HISTORY

1983 --ONE OF THE FIRST TOWNS IN THE  
PARK TO HAVE A COMPREHENSIVE  
PLAN

The general goal then was “...to preserve and protect the existing character of the Town, while acknowledging the fact that growth will occur.”



# THE VISION

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# COMPREHENSIVE PLAN - 2010

Over 2 years of careful research and discussion.

- 24 Regular committee meetings
- 3 Public information presentations
- Comprehensive mail survey
- 2 Community workshops
- 2 Business owner meetings
- Input by letters, emails and phone calls
- Continuous information updates on the web

# THE SURVEY

An unprecedented return 804 respondents – 51% !!  
with the following conclusions:

- Essentially – **CHANGE NOTHING**
- Fire, Police, EMT generally satisfactory
- Concern for services like convenience stores, shops, gas
- Interest in expanding recreation
- Consensus not to pursue economic development
- Passionate about cell service & HRBRRD

# A FEW KEY POINTS

## THE PLAN:

- Recognizes the inevitability of growth and recommends ways to manage it
- Suggests no major changes to our Land Use Policies
- Calls for the Town's elected officials to become proactively involved in working with State regulatory agencies whose actions affect our vision of the future



# LLRC

The Town Board appointed a Local Law Review Committee (LLRC) to:

- Review the recommendations that surfaced throughout the work of creating the Plan.
- Review all existing land use laws and other regulation to be certain they conform to the Plan.
- Make recommendations to the Town Board for changes and/or additions to those laws.

# LLRC

The two major land use documents reviewed were:

- Zoning Law
- Subdivision Law

These were reviewed for inconsistencies and conformance to the intent of the Plan.

Close coordination with the APA staff – “Thank you !”

# LLRC

- Final results are completely consistent with the Comprehensive Plan
- Adopted by the Town on 10/11/12
- No “major” changes to either document

# LLRC

## ZONING CHANGES

- Permitted uses expanded:
  - Senior Housing
  - Wind power facilities
  - Adult entertainment
  - Home gardens
  - Timber harvesting
  
- Added shoreline setback (75') in NC zone
  
- Extended variance expiration to 12 months



# LLRC

## SUBDIVISION CHANGES

- Explicit definitions and descriptions reflecting the values in the Comprehensive Plan
- Provided flexibility to the Planning Board by providing for clustered housing in a Conservation Subdivision
- All new lots created by subdivision, sale or gift must be approved by the Planning Board

# SPOTLIGHT ON DAY



CHALLENGES  
DAVE DAVIDSON

# CHALLENGES



# CHALLENGES

## THE CHALLENGE WE DON'T FACE

### Competing visions of Day

- Permanent residents (25%)
- People who own property, and say they use it “seasonally.”(43%)
- People owning property who say they reside somewhere else, but use the property all year long. (30%)



# CHALLENGES

## THINGS WE AGREE ARE VERY IMPORTANT

- Don't change anything!
  - We like it the way it is.
    - Economic growth is not a strong priority.
- Work proactively with the HRBRRD, and other groups (APA) whose actions affect us.
- Get cell phone service!

# CHALLENGES



# CHALLENGES

## POPULATION & INFRASTRUCTURE

- Resident population of 850.
- Peak Population of 4500? More?
- “Year around weekend” population of 2000?

# CHALLENGES

## GEOGRAPHY

- Split by a lake.
- Sparsely populated, but densely concentrated.
  - Lake side living
  - Undersized lots.



# CHALLENGES

## TOWN GOVERNANCE RESOURCES

- Obligations to Town of Day, and to Saratoga County.
- Limitations on ability to work “proactively” with APA, HRBRRD, and DEC.
  - Liaison with HRBRRD
- Difficulty in assessing impacts of APA and DEC actions.
  - Clear cut rules and viewshed ?

# CHALLENGES

## STATUS OF THE LANDS AROUND THE GREAT SACANDAGA LAKE

The elephant in the room.

- Who are the stakeholders ?
- Who decides?
  - Role of HRBRRD?, APA? DEC? Governor?

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DAY TODAY

MARY ANN JOHNSON

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# THANK YOU