

## Planning Notes

**Location:** Sharon Fire Hall

**Date:** November 19, 2007

**Time:** 6:30pm-8:00pm

**Purpose:** Comprehensive Plan

**Present:** Ray Parsons, Bernadetta Vrooman, Debora Cross (arrive at 7:00pm), Gene Cechnicki, Brian Fleury and Lillian Bruno

**Absent:** Lori Nolfo, Bob Spohn and Pam Tichy

**Public:** Ann

### **Notes:**

**Discussion regarding the survey:** The committee looked at a copy of the almost final draft survey. There was discussion that the Southern Tier Grant monies will be running out by December therefore; the survey needs to be distributed by the end of December. The survey with cover letter will be able to fit on 4 double sided legal size sheets of paper.

**Discussion regarding the survey changes:** There were several changes made to the survey after October's meeting and some new questions were added for review.

#### **Changes to the Survey:**

- **The Map:** The map will be printed in color. It is requested that each section be a different color so it is easier to read.
- **Reformed District:** This district was renamed, as requested at October's meeting
- **Question 12:** The word *My* will be changed to *The*
- **Question 13:** This question was added, as is
- **Question 14:** The word toddler was added
- **Question 15:** There was discussion whether to change from mileage to travel time to work. The committee decided to leave as mileage.
- **Question 25:** This question was added, as is
- **Question 26:** This question was reworded. Commercial was changed to any turbine larger than 150 feet because the committee is mostly concerned with the industrial size turbines

- **Question 28:** This question was added. There are other energy sources available on the market and this space allows the residents to decide individually which ones are important to them
- **Question 29:** This question was changed to reword **Town to School District** and to leave elementary school as is.
- **Questions 30:** There were several added issues (quality of life, wastewater rather than septic, added zoning and historic preservation. The committee agreed to these changes.
- **Question 30 and 31:** This question changed **Ambulatory** to **EMS/ Ambulance Services and add Cell coverage to the list**
- **Questions 36, 37 and 38:** These questions are new. These questions are to target the potential development in the village and see how it plays out in the Town of Sharon. These questions were run past the County's Economic Developer to ensure that they would not harm any developmental proceedings that are taking place.
- **Question 39:** There was a change to **land/acreage** to **land/acreage requirement**. There was also discussion to change the word **mitigate** to **reduce**.
- **Question 40:** This question was removed because it was a "loaded" question

***All other questions not mentioned will remain the same***

**Discussion regarding Spa Development questions:** The Spa Development questions are crucial to the survey because they enable the committee to examine if the Town is utilizing their current zoning to its best ability or do zoning changes need to occur to facilitate possible concurrent development that may occur in the Town from the Spa Development. There was also concern that there is pressure from downstate residents who want to construct "mini-mansions" in Sharon, that this should also be discussed.

**Discussion regarding Variances:** The committee examined the variance request that the Committee requested to review. There was a high demand for area variances for setbacks from centerline roads. This maybe something the committee should examine as a goals/objectives in the future comprehensive plan. The committee would also like to examine building permit data in the near future. The Schoharie County Planning and Development Agency will gather this data for a future meeting.

**Discussion regarding the survey mailing:** The Schoharie County Planning and Development Agency has acquired the Voter Registration and Tax parcel Labels. This Agency will cross out duplicates and then send labels and a final survey to be printed, distributed and tallied by Southern Tier. The committee decided ***the survey will be mailed out as close to January 1, 2008 as possible and will have a return date of January 25, 2008.*** Gene will distribute a copy of the survey to Bob and Pam. Bernadetta will provide a copy to Lori, for their review.

**Discussion regarding the grant monies:** The committee expressed concern that once the grant monies run out will our Agency still be able to complete the comprehensive plan? Our agency is paid for by County taxes (our job) and we are going to work with the Town of Sharon until the comprehensive plan is complete.

**Discussion regarding additional costs to complete comprehensive plan:** There was discussion if the Town will have enough monies to continue with the comprehensive plan. Since Southern Tier is funding the survey costs as part of the grant, the largest costs the Town will have is advertisements for meetings and legal ads. This shall not exceed \$100.00. Our office will be able to develop, write and print at least ten (10) copies of the final comprehensive plan for free of charge. All parts of the comprehensive planning process, including the draft and final comprehensive plan will be on the Town of Sharon website

**Discussion regarding the comprehensive planning process:** The committee will make recommendations to the Town Board based on information that will be in the comprehensive plan. The Town board can create committees in order to complete these goals and objectives. There was discussion to make these goals/objectives not overly complex. If there is one good message and one goal is accomplished that is a great sign. There are small steps in planning and there are no giant steps (it takes small steps to lead to a great vision)

**Discussion regarding 1974 Comprehensive Plan:** The committee was asked to review this document as a piece of Sharon history and utilize as a reference was compiling the present comprehensive plan. This will give insight where present Town of Sharon zoning derived from.

**Discussion regarding items needed to be completed by the Schoharie Planning and Development Agency:**

- Place an article in the Times Journal about the survey
- Advertise in the Times Journal that the survey will be distributed
- Attach a "catchy phrase" to the front of the survey, so intended readers just don't throw the survey away.
- Possibly advertise the survey in the Sharon CSD: Thursday Bulletin
- Advertise on County, Town of Sharon, website
- Gather building permits for the Town of Sharon
- Have a completed cover letter for next meeting to be reviewed by the committee

Next meeting is on December 10, 2007 at 6:30pm- 8:30pm

The meeting was adjourned at 8: 00pm