

Location: Sharon Town Hall

Date: May 12, 2008

Time: 6:30 PM – 8:40 PM

Purpose: Comprehensive Plan Committee

Present: Bernadetta Vroman, Gene Cechnicki, Ray Parsons, Debora Cross, Brian Fleury, Ann Adams, and Lillian Bruno

Absent: Lori Nolfo, Bob Spohn, and Pam Tichy

Notes:

Discussion regarding the “Draft Comprehensive Plan”: The Committee examined the “April Draft Plan”. It was stated that it is now time to develop the goals and actions this can be done by utilizing various tools. For example, you can utilize zoning for land use/development. It was stated that the items listed on page 3 of the document will take research to make this document complete and effective. There was a display of the Town of Richmondville’s Comprehensive Plan goals and objectives and the Committee was able to observe what this section will look like in Sharon’s Comprehensive Plan. It was discussed that most residents are satisfied in the Town of Sharon and this plan will just “tidy-up” items that the public and the Committee has decided to be important.

Discussion regarding Cluster Subdivisions: There was discussion that cluster subdivisions are a topic that needs to be examined by this Committee. There needs to be research to find a location where these would be most valuable. It was suggested to determine appropriate locations by finding areas that need to be protected in Sharon, like agricultural soils, view sheds, floodplains, wetlands, etc. and utilize these sites as the open space in a cluster subdivision. There was discussion that there are incentives to developers that initiate cluster subdivisions. Density requirements may be lessened (allowed in current zoning 10 lots, cluster development could have 20 lots). There was discussion regarding who maintains the open space in a cluster subdivision? It was determined that this is information that needs to be examined. It was also suggested that the Planning and Development Agency could initiate contact with the Schoharie County Land Trust to have them discuss the advantages and disadvantages of conservation easements.

Discussion regarding access roads on Route 20: There was a discussion that possibly initiating an access road for businesses along Route 20 (like McFadden’s). This could eliminate the parking situations along Route 20 and allow for safer access to businesses along this section of roadway. It could be suggested that if more businesses come to this stretch of highway the Town will be prepared if there was an access road already in place. There was concern of who would build and/or maintain this road.

Discussion regarding moratoriums: If businesses develop in Sharon, the Planning Board can initiate a moratorium and have time to review the Comprehensive Plan, once adopted. The Town can refer to the plan and examine where these developments should be placed according to the plan. It was discussed that moratoriums can be an effective tool to utilize by boards.

Discussion regarding Performance Standards: It was discussed that performance standards may be an effective tool to utilize when evaluating home businesses. It was explained that performance standards examine the performance of a parcel and how it impacts surrounding areas versus the use of the parcel.

Discussion regarding Mobile Homes: It was noted that Mobile Home Parks is a land use that was discouraged from survey results. It was suggested that some of this could be the perception of mobile homes. The Committee agreed that they would prefer a mobile home park rather than a mobile home every 4 acres, which current zoning could allow. There was discussion that mobile homes should only be allowed in mobile homes parks and this goes against affordable housing. There was discussion regarding that farmers are exempt from certain mobile home regulations. It was also discussed that mobile homes could be limited from single-wide to double wide only, allow mobile homes of a certain age, include regulations for mobile home parks, update the zoning definitions to include manufactured homes/modular homes and include specifics on additions to mobile homes. The Planning and Development Agency will provide information to the Committee on this issue.

Discussion regarding Wind Turbines: It was noted that a company, *Rail Electric*, has meet with the Sharon Town Board regarding the wind issue. Survey results suggested that the Town of Sharon is in support of wind; however they are also in support of regulations on turbines. It was suggested that the Committee will examine this issue further. It was noted that the Schoharie County Planning and Development Agency has several binders of information regarding wind that can be utilized as research. It was also discussed that the Town of Sharon already has a survey of residents and their view of wind, which is an essential key if wind is to become an issue in the Town.

Discussion regarding Commercial/Industrial Uses: It was discussed that the Committee would like to find locations in the Town that would be suited for Commercial Industrial Uses like the Wal-Mart Distribution Center. It was discussed by the Committee to determine what residents consider commercial/industrial. It was discussed that the Committee would like to inform the Board if a commercial company like Wal-Mart decides to invest in Sharon and then leave, it would require the developer to return the parcel to its original state. It was discussed that they prefer the open space, but would be open to commercial development because it is "good" for Sharon with employment opportunities.

Discussion regarding Grant Money from Southern Tier: It was discussed that the Town Board and the Comprehensive Plan Committee has concerns with the monies that

Southern Tier received for this process. The Committee thought that Southern Tier received \$36,000 dollars and wonders where the monies were spent and if there was extra money for printing of the final Comprehensive Plan. It was suggested to get in contact with the individual that wrote the grant and locate where monies were suppose to be spent. It was also noted that the Committee still did not receive the written surveys from Southern Tier.

Discussion regarding Comprehensive Plan and the Town Board: It was noted that the Comprehensive Plan needs to be adopted by the Town Board and the Town Board can be skeptical of changes to current regulations. It was noted to discuss the process with them to understand where these ideas developed. It was noted that Brian Fleury, will attend a Town Board meeting within the next month to explain to the Board the status of the plan thus far.

Discussion regarding additions to Community Goals and Strategies Section (p.3):

Lack of Technology: add Cell Phone Service

While we emphasize and utilize: add Wind Energy Facilities

Meeting was adjourned at 8:40 PM and the next meeting is scheduled for June 9, 2008.

