

TOWN OF NORTH HARMONY
PLANNING BOARD
Tuesday May 27th , 2008 7:00

PLANNING BOARD: WALTER GEIST, RICHARD JOHNSON, JULIE LESCYNski, PATRICK RICE

OTHERS PRESENT: Don McCord, Sally Carlson, Brad Lawson, Art Thomas, Bonnie Johnson, Mary Anne Johnston, Wade Morse, Lynn Smith, Louise Ortman, Severne Caster, Nick Dean

Tonight's meeting was started with some updates. Mr. Lawson informed the board of some changes to do with mobile homes. New York State has taken a step toward manufactured homes being more a single family dwelling. They have two stories on them with seven twelve pitch roofs; the manufactured home is the mobile home. The homes all meet HUD regulations.

The purpose of the meeting today is to discuss Dudley Breeds' plans for the immediate Stow area. Don McCord presented a new plan prepared by Mr. Breeds that the board had not yet seen. Mr. McCord presented the sketch for the Tri-James gravel pit. He says there could be a gas station out towards the front with two entrances, and a traffic calming device. This is a small island with shrubbery meant to slow people down. There would be a space for commercial buildings with a courtyard and outside parking. In this area there could also be a hotel/motel area tied in with a water feature. There is also potential for a restaurant.

Mr. Rice explains to the attending public how the board has acquired the sketches. He also explained that the board wanted feedback before the planning process is completed. Altogether there are four different options which were also shown to the public and explained.

Mr. McCord explained the ideas thus far are all only concepts to give an idea of what could happen in the area and stresses the fact that the board wants to keep a small community feeling.

Mr. McCord explains that in one of the options there were possibilities of a Farmers Market and expanding some commercial space. This is all contingent on using privately owned property. This concept also shows an expansion of Tom's Point trail and additional residential homes.

Mr. Rice asked if there were any questions, opinions or suggestions. Mrs. Carlson asks what size lot is shown in the sketches. Mr. McCord says the dimensions are spaced due to the water situation. The primary concern is that the sewer would affect wells, so if there was public water or sewer the lot sizes could be smaller. Mr. Lawson asks what it would take with the state to enhance the trails. Mr. McCord says there would have to be discussions with the DEC.

Mr. Thomas asks what kind of time line is involved. Mr. McCord said enhancements to the Hamlet could happen relatively soon such as a Farmers Market. Other things might take quite some time.

Another question asked was what about the people with private property? Are they going to be bought out and "forced" to leave their homes? Mr. Rice said that these people were all invited to the meeting, not many came, but that is why these meetings are held. To obtain people's ideas and input and to make sure any changes made are changes people want. Mr. Lawson tells the people that in our zoning for commercial districts there is a multitude of things that happen currently under zoning by right without special permits following general development conditions. So the board is trying to get a plan in place that a developer would follow these guidelines.

At this point Mr. McCord explains the sketch idea for the Hadley Bay area. A question asked regarding this area was how the town would go about making a walkway to go under

Watkins Bridge. Mr. Rice answers that the town would have to get permission from the private property owner and also from the state. A question concerning taxation was asked as well. Mr. Rice said the general idea was not to increase taxes but to control the amount of growth for Stow. It is a small town; there can't be a lot of development.

Mr. McCord explains the sketch created for the property owned by the town located by the fire hall. This area would serve mainly for a commercial area. There would also be an opportunity for town houses. It was suggested that 394 would separate the town in this particular situation.

Mrs. Caster would like to know what could be done with the land that she owns by Casters Well Drilling. They own a portion of land by the Ball Creek. It was suggested that it would be beneficial to put in a small park or some picnic tables for all of the walkers in the area.

The public and the board agree that the ferry must be preserved always. It is explained by Mr. McCord that all plans will involve keeping the ferry as a center point of our small community. All of the sketches are only conceptual.

Mr. McCord said the Stow area has a prime interchange. Some of these ideas are really good for vehicle oriented people. Mr. Rice has invited the public to view the sketches and to ask questions and to talk to others in the community about what they would like to see in our town. ANY input is welcome.

Again, there will be no R6 agenda for the next town meeting. The meeting on June 10th will also have to deal with the presented sketches. The public is welcome.

Bonnie Coulter
Planning Board Clerk