



18 DIVISION STREET
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MEETING MINUTES

Town of Lake Luzerne Comprehensive Plan Committee

Date: Monday, January 5, 2009

Time: 7pm

Purpose: Dimensional Table and Conservation Subdivisions

Next Committee Meeting Scheduled for Monday, February 2nd at 7pm, Town Hall

1. The minutes from the December 1st meeting were reviewed, and no comments or changes were made.
2. Elan introduced the revised Dimensional Table, which had been edited based on committee input from the December 1 meeting.
3. A number of additional changes to the Dimensional Table were discussed by the committee. The are as follows:
 - Change Rooming House to Boarding House
 - Add Indoor Recreation
 - Remove Manufactured Homes as a use. Add Mobile Home Parks as a use in RC, R-RU and OS
 - Increase minimum acreage for Hunting Clubs and Firing Ranges to 25 acres
 - Add Club to all R zones (except HR) and OS
 - Remove travel trailers as an approved use from all zones
 - Make Roadside Stands subject to Site Plan Review in R-RE, RT, RC, R-RU, and OS
 - Remove Sawmills/Chipmills from R-RE and increase their minimum lot size in RT from 3 to 5.

Elan will make these changes and bring them to the next meeting.

4. Additional items that came up relating to the use table are as follows:
 - Define Sawmill/Chipmill
 - Expand definition of Club to include sportsmans clubs
 - Re-write definition of Nursery so that it does NOT allow commercial composting
 - Define Indoor Recreation

- Review and update Mobile Home Park PDD language
5. Lisa Nagle did a quick presentation explaining Conservation Subdivisions. A copy of the powerpoint presentation is available for any committee members who may have missed the meeting.
 6. The Draft Conservation Subdivision Article was reviewed by the committee. The committee decided that Conservation Subdivisions should be mandatory for all major subdivisions, with some language giving an out to the developer if there are extenuating circumstances that make a Conservation Subdivision undesirable. The issue of tree height was raised based on Conservation Analysis B14, and it was decided that trees should be measured at 8" average diameter at 4 feet from the ground. There was some debate about what % of the total acreage should be conserved by the developer by conservation easement: 40% or 50%. The general consensus was to have it be 40%, though this can be revisited and changed at any time. The article will be updated to reflect these decisions.
 7. Elan will investigate the option to give a "density bonus" to conservation subdivisions located in the Adirondack Park by not requiring that constrained land be subtracted when determining density.
 8. It was felt that a more specific definition of agriculture and forestry must be made in relation to allowing these activities on the conserved lands of a Conservation Subdivision. The intent is for these practices to be allowed in such a way as to maintain the current condition of the land, meaning no clear-cutting or inappropriate conversion of forestland to farmland.
 9. Elan informed the committee that they have a working session to update the Supplemental Regulations Article on Friday, January 16th at 10am. Code Enforcement Officer Alan Saheim offered to attend this meeting, and all other committee members are welcome to join us if they so desire.
 10. No members of the public were in attendance.
 11. **The next Committee Meeting was scheduled for Monday, February 2nd, 7pm at Town Hall.**