

Comments Collected at August 17 Public Workshop

The following issues were raised by members of the community at the August 17th Public Workshop relating to the draft changes to the zoning code. Each of these matters will be discussed thoroughly by the committee at their next committee meeting on September 15th, with the help of the consultant, Elan Planning and Design. The committee will review each item and determine the course of action they wish to take with regard to making edits to the Draft Code.

Environmental and Social impacts: (mainly fall into General Regs or Site Plan Review)

- Noise pollution, noise ordinance
- Light Pollution
- Sustainability, paving, heat islands, materials
- Windmills
- Accessibility, ADA, Visitability
- Aging in place
- Lighting standard
- Tree removal standards

Dimensional Requirement Considerations:

- Locations for wood boilers
- Height regulations for accessory structures
- Solar panel building heights
- Outdoor wood furnaces – additional standards needed, ex setbacks & chimney heights
- R-RU - 200 ft min lot size

Opposition to Fourth Lake Map Change:

- Not much commercial in town
- On a state road with high visibility
- Allows businesses that do not to go into the Hamlet
- Businesses that cater to Lake George and Lake Luzerne
- Convenience
- Need to consider year-round residents and this are could provide community businesses

- Fourth Lake Diner, wants to keep it and expand

Specific Use issues, for General Regulations:

- Construction hours, cleanup, and tree removal
- Firing Range
- Temporary and travel trailers
- RVs for seasonal use
- Livestock
- Horses, acreage needed?
- Trash removal, property maintenance, home junk yards
- Mother in law apartments – not converting single family to two family

Use Table and District Considerations:

- Reconsider the whole use table
- Manufactured homes/mobile homes only in Parks
- Accessory dwelling units
- Preserving single family home character of Hyland Drive
- R-RE increase permitted uses
- Forestry practices – not listed on use table
- Explore additional commercial areas eg Gaily Hill Road to Diner
- Sawmill vs commercial sawmill – need better definition
- Brass Bucket Rezoning – check with Bob Shiel

Administration and Enforcement:

- Are condos subject to Site Plan Review?
- Criminal sanctions – standards for application
- Improve property maintenance laws
- Mont Luzerne – is it subject to new or old PDD?