

**Jefferson Comprehensive Plan Committee Meeting**  
**November 21, 2006**

Present: Dan Singletary, Linda Vroman, Greg Sheehan, Marge Haite, Bill Parker, Diane Fisher

Also Present: Tom Shepstone, Dick Kuhn, Carol Turk, Brian Fleury

The meeting opened at 7:00pm. A handout of the current status of the comprehensive plan was distributed to the committee members.

There was a motion by Greg Sheehan to dispense with the reading of the last meetings minutes.

There was discussion about being half way through Tom Shepstone's contract and the focus of the working committee should be to see that the plan is created before running out of funding. It was also stated that funding will be reimbursed to the Town after the completion of the comprehensive plan.

The question was asked about what New York State requires to be in a comprehensive plan. It was explained that there are no State requirements, but that the plan should identify and oversee the Town's vision for objectives and goals.

It was stated that the draft plan could be finished soon (January or February), and when the draft is submitted to the Department of State, the Town can be reimbursed for the cost of the plan.

The Town's demographic data was reviewed.

- Age – Growth occurring in the middle of the grouping, possibly indicating semi-retired individuals
- Education – Appears to be “in good shape”
- Income – Healthy gain in per capita income, possibly due to in-migration from more wealth areas, possibly due to shift away from farming
- Employment – One third of the Town's population in the educational, health, social services

There was discussion about maps need to be included in the plan. It was indicated that Schoharie County Planning will provide the following maps:

- Slope
- Land Use
- Planimetric
- Suitability

The Future Land Use Map was discussed. It was determined that at this time the concept of zoning does not need to be discussed and that a future land use map does not need to be created.

There was a discussion regarding the concepts of zoning and site plan review. Zoning allows for the review of the “type” of use in designated zones whereas site plan review allows for the review of the placement of the use Town wide. It was also stated that if the Town opted for site plan review alone this law would be better suited to dictate lot size requirements instead of a “home site ordinance”. The board felt that the survey results reflect the desire to pursue a site plan review law instead of zoning.

There was discussion about windmills and the ill effects of allowing the development of windfarms in the community. It was stated if wind turbines are deemed to be public utilities in the eyes of the State, then the best option would be to have a law that regulates wind turbines instead of trying to ban them outright.

Further discussion of site plan pursued. The issue of allowing trailer parks in the Town was raised. It was explained that this issue can be addressed in site plan or a stand alone regulation. It was also explained that the setbacks and lot size outlined in site plan review carry over to the subdivision regulations.

The meeting adjourned at 9 pm.