

Summary of Topics from Public Input/References in Plan – Decision-Making Aid

The following chart identifies topic from public comment, identifies where in plan that topic was discussed, and a few notes as appropriate. Topics with no reference means that the plan did not specifically mention the item. **THE EDITED VERSION OF THE DRAFT COMPREHENSIVE PLAN (DECEMBER 2018) SHOWS ALL CHANGES MADE AS A RESULT OF PUBLIC INPUT.**

| Topic | Reference/Location In Draft Plan | Notes About Topic Raised | Committee Decision |
|---|---|--|---|
| Some repetition in text | | Not sure what it refers to | Repetitions were removed |
| Zoning Map Different than current use map (property class map) | See property class map and zoning concept map | | Zoning concept map removed from plan. Property tax map remains showing existing land uses as per local assessor data. Added explanation of grandfathering in Appendix 2 |
| Definition of low income housing | | “low income housing’ not used anywhere in plan. But a definition of affordable housing should be added in. | Added definition of affordable housing and low income housing and emphasized plan addresses affordable housing |
| Why three people who resigned not replaced | Page 3 | | No change made |
| Don’t share CEO with Villages, Have one with expertise in industrial waste | 28 (6), Pg 58 (1)(b) | | Sharing of services is felt to be a beneficial action. |
| Mayor of Village/Villages not communicated with | | | No change made |
| Tri-Park zoning district should ensure that the requirements of the park be incorporated as the requirements for that district so the park doesn’t make new rules | Pg 111, Appendix 2 | | Removed from concept plan in Appendix 2 |
| No bed tax | Pg 25 (ii)(2) | | Removed this recommended action |
| Dangerous intersection in Village due to plants | | | No change made |

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| Do not inspect or regulate Air bnbs (short term rentals). An alternate view was treat them the same as hotels and motels. No fees, but some people said permit fees are OK | Pg 28 (j)(4), 46 (10), 47 (c), 112 Chart, 129 (E) | | See changes made, removed Item E from Appendix |
| Emphasize higher incomes needed to address affordability issues, not new affordable housing | | | No change made |
| Support rehabilitation of existing buildings for affordable housing, not creation of new units/buildings | 44-47 1,2,3,4 and 7 | Rehab is emphasized and it doesn't say build new but it is implied in 5,6,8,9 | No change made |
| Use public land for recreation – bike and hike as well as motorized vehicles | | | Strengthened existing recommendations to address this |
| Consider use of a Critical Environmental Area under SEQR for areas in Town, especially Platte Clove/Elka Park | | Good idea especially if you have no zoning | Added as recommendation |
| Create conservation corridor, especially along Schoharie Creek | | Not here, but we do discuss stream corridors – see next | No change made, Riparian buffers already proposed in plan |
| Strengthen stream and riparian buffers to protect creek | Pg 29(2)(c), 43 (8) (a) (c) | | No change made, riparian buffers already proposed in plan |
| Don't require use of conservation subdivisions (that result in clustered small lot subdivisions) | 39 (2)(b), 50 (m), pag 111 Chart, Appendix 5 | | Changed to encourage use of this technique |
| Ensure zoning recognizes grandfathering of existing businesses | | | Intent to allow grandfathering added to explanation of zoning concepts in Appendix 2 |
| Be very careful about use of the density bonuses in zoning | 28 (m), 39 (2)(b), 41 (n), 45(b) 122 | | Added in statement to ensure careful use of bonuses |
| Define low, medium and high density, small lots, and other terms | | We had these originally but they were taken out | Not to be defined now, will be addressed if there is a zoning commission |

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| | | of the chart so charts were more general | |
| No pedestrians on Mountain Road – have one parking lot with pedestrian walkway | | Issue discussed in multiple locations | Already addressed in draft plan |
| Allow Cortina Valley to be developed as ski resort area and allow Mountain Trails Cross Country Ski Center | | | Concept zoning map removed from plan. Appendix 2 addresses this as a desired land use |
| Have comprehensive zoning that incorporates villages | | | Addressed under sharing of services |
| Get rid of 5 police agencies | | | No change made |
| Establish a recreation authority | Page 54 (1) | We called it a recreational department. Could be same as authority. | Already in plan, but changed to recreational commission |
| Page 72 and 68 conflict with statements | | | No change made |
| Promote establishment of a satellite of the Catskill Interpretive Center in Greene County at Mountaintop Historical Society campus | | | Added as an idea |
| Adding in Appendix 2 and details on zoning concepts not legitimate because you need a zoning commission | | This is not correct. | Attorney response to this question indicated this statement is not correct and adding in Appendix 2 is an appropriate role for the Plan to play |
| Get rid of outdated laws | | Unsure what this referred to | Added in statement to keep all laws up to date |
| Promote and celebrate international culture to make Hunter welcoming to all | | | Added language to reflect this comment |
| Zoning shouldn't make it more difficult – make it so that it accounts for costs of carrying out those regulations and don't duplicate DEC, DEP and others. | | | No change made |

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| Promote history museum in Greene County | | | Added in as idea |
| Address waste management – more recycling, composting and progressive waste management | | | Added in as strategy |
| Address abandoned properties, especially along Platte Clove Road. | Pg 23 (h)(, 46(4), 48 goal 2, 49 (g), 51-52 (10) | Reuse and addressing abandoned properties emphasized in existing text | Already addressed in plan |
| Have the mountaintop shuttle system. Did anyone reach out to Greene County Transit for this? Who will pay for it? | Pg 31 (1), 32 (5)(b), 32 (7), 35 (6), 54 (1)€ | Use of shuttle emphasized in existing text | Already addressed in plan. |
| Ensure shuttle system includes Village of Hunter past Ski access road | Same as above | | No change made |
| Promote idea of having an extension site of CGCC for hunter in high school | | | No change made |
| Page 13 lists blighted and vacant buildings two times | | Yes, they are repeated. | Removed repetition |
| Keep government small, no new taxes, no more regulations and bureaucracy. | | | No change made |
| Tell us why affordable housing is needed, what its cost will be and how it will be implemented | | This was drawn from both public comment, info from business focus group and data in Appendix. | Added note to explain difference between low income and affordable housing. Demographics data and information from focus groups and survey were used to identify this as an issue. |
| Fees charged in Town should reflect true costs to town | | | No change made |
| Meet community character and aesthetic goals in Haines Falls | | | See existing language. Already in plan. |
| Respect and protect historic sites including Haines family burial | | | These cemeteries already listed in plan. |
| Change SWOT that shows aging community as a weakness. | Page 13 last line | Suggest keeping this but also adding it to Strength | No change made |

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| Protect Kaaterskill Falls in Haines Falls | | | Strengthened strategy to protect falls in several places in plan. |
| Marketing plan for tourism should not interfere with enjoyment of natural resources and recreation by residents | Page 26(4) | | Added language to address this. |
| No webcams at trailheads | Page 27 (g) | | Removed this idea |
| Form a Conservation Advisory Council | Appendix G, page 38(1), 61(B) 62 (definitions) | | Already in plan |
| Add new language to be a goal to increase attractiveness of Town to new generation of remote professionals | | | Added as a strategy |
| Do not allow high density developments that need new wastewater treatment plants. Density should be what land can support. Stronger emphasis on protecting single home values with no inappropriate high density development. | | Not specifically mentioned and I agree that many high density developments may not fit in with other goals | Density has to be looked at in context of zoning. |
| Promote and support Rip Van Winkle Lake project and expand it to create a town park | | Not mentioned, but add to recreation? | Added to plan |
| Plan should more strongly promote regional connections, regional partnerships, Catskill Park | | | Added in multiple places in plan |
| Don't use photo shopped pictures | | | No change made |
| Don't rely on designated uses and minimum lot size as they result in suburban styles | | Use of average lot size is the way to get away from minimum lot size. As is use of conservation subdivision | Already addressed in plan |
| Use design guidelines or mountainside overlay to prevent building on steep slopes | | | Already addressed in plan which reiterates the Better Site Design methods proposed for Mountaintop by SWCD |

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| Make Clum Hill Road a low density area due to water issues in that area | Map Appendix 2 | | This is a discussion a zoning commission would have |
| Use only North Side of Route 23A for development to keep views | | | This is a discussion a zoning commission would have |
| Promote forestry and don't have rules or programs that impede forestry | Appendix 2 Chart, Definition of open space, in conservation subdivision, page 28 (j), Appendix notes LL9 of 2016 regulates timber harvesting | | Strengthened plans acknowledgement of desire to promote forestry in several places in plan |
| Don't use subjective language like rural or character | | We use public input to define these for Hunter. | No change made |
| Define benefits to wildlife – which and where? | | | No change made |
| Submit draft plan to DEC Lands and Forests for review | | Submittal of draft is not required under Town Law 272-a. | No change made. This is not required for a Comprehensive Plan (NYS Town Law 272-a) |
| Do not form office of economic development and sustainable tourism, no new staff, would be a burden, has staff that can be reassigned now | Page 24(b) | | No change made |
| No recreation fee charged during subdivision | Page 25 (4) | | No change made |
| Let parking lots have as much parking as they need, don't put limits on them | Page 32 (9) | | No change made |
| Don't require use of shared driveways and shared curb cuts on Route 23A | Page 32 (a) and 34 (b) and (d) | | Changed to encourage this |
| Don't offer microloans – where would money come from | | | No change made |
| Abolish villages and make all town | Pagd 24 (i) | | The plan recognizes importance of villages. |

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| Why is zoning even in plan – it is another topic | | Zoning and Comprehensive Plans are inherently connected. Zoning flows from the plan to address some community need. | Removed the zoning concept map, but Appendix 2 discusses other zoning options. Zoning is a tool that implements a plan and is connected. Discussion of zoning as a possible tool is an appropriate role for the Plan |
| What are areas where high density is not desired | 30, (3) | | This is a discussion for a future zoning commission |
| Are there issues with fire and emergency services on mountaintop. What, where, how to be discussed | Page 34 (4) | | No, this was not implied with this strategy |
| Who says focus should be for villages to be economic hubs. Lots of businesses outside | | One major tenet of the plan is to keep Villages as the central places for business and services. | The plan promotes business development in other areas of town but recognizes the Villages are critical and traditional hubs for economic development and higher density |
| Don't use low impact development | 39 a-b | This seems to be a misinterpretation of low impact development. It is a method to reduce stormwater runoff and is developed as per Chapter 5 of the NYS Stormwater Design Guideline. It would not have any adverse impacts as outlined by Ms. Bates. | This was further defined in a text box |

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| Resource analysis for every site plan adds cost. | Page 41 (h) | This authorizes Planning Board to ask for one, not to require it for all. | Change made to clarify this |
| Have a lottery drawing for those who want to be on the new committees and names drawn in public. Limit number of committees Town Board members be on. Refill vacancies within a certain time period and use next name on list | Page 62 | | Change made to promote diversity of people on new committees and a transparent selection process, but not a lottery |
| Who is considered industrial? | | These come from the property tax data and are identified and recorded by local tax assessor using state definitions | No change made |
| Who are major employers mentioning need for seasonal housing | | This came from the economic focus group. See list of participants. | No change made. This included participants in the economic development focus group. See Appendix. |
| What are town owned recreational facilities? | | | Town owns none. Villages own Rip Van Winkle and Dolans Lake |
| TOH should have facebook page and use social media | | | Added this to an existing strategy |