

MEMORANDUM

TO: Town of Arietta Comprehensive Plan Advisory Committee

FROM: Laberge Group

DATE: March 4, 2009

RE: **SUMMARY RESULTS FROM STAKEHOLDER INTERVIEWS**

On February 25th, 2009 approximately 20 community stakeholders were interviewed at the Arietta Town Hall in an effort to better understand the challenges and needs from specific organizations and departments in the Town. This report summarizes the results of several hour long discussions, during which topics such as economic development, land use, zoning, housing, and recreation were discussed. The following is the summary of the stakeholder interviews:

Group 1

General Discussion:

- Need more opportunities for the young people (jobs, entertainment).
- Jobs are available during summer for construction, food service, etc.
- Dance halls, bowling alleys, ski hills, Oak Mountain skiing and any type of entertainment for young people has left or closed down.
- People need to work more than one job to survive because wages are so low.
- There is a need for more full-time working residents to add to a workforce that can attract businesses to the area.
- Home businesses should be promoted through the zoning, not discouraged.
- Need more cell service; there is a great opportunity on the hill between Piseco and Spy Lake.
- Town needs to grow and purchase land when residents move or pass away for Town use and public facilities.
- Land is too expensive when resold, which should lead to raised assessments.
- The taxes from the State owned land is necessary for the Town to survive because they own so much land.
- The regulations have led to the necessity for a more formal manner of conducting zoning and code enforcement.
- Existing zoning was developed under a political influence, leading to the spot zoning that was meant to favor specific individuals. The zoning is out of date and needs to be modernized and able to interpret easier by the general public.
- Mobile homes are a necessity because they provide opportunities for young people with lower incomes to purchase housing in Arietta.

- The current APA regulations will force people to leave because of lack of opportunity for business and home occupations. Town and APA both limit development around lakefront properties so much, that it makes the property much smaller and the ability to build much less. One specific problem is the 200 foot lakefront buffer, which doesn't allow enough room for residents to build septic systems they need. The APA should only restrict the State land, and leave the private land to the Town regulations.
- Need ability through zoning to build manufacturing facilities, commercial buildings and new residential dwellings. Current Industrial Zone is so small there are no parcels left to build any new developments.
- The Town line around Spy Lake has moved, however, is an area that could be developed. The border dispute with Lake Pleasant needs to be settled because it can bring in additional taxable income for Arietta.

General Needs:

- Need a cell tower for better cell service.
- Doesn't maintain snowmobile trails and bike paths that is paid by the State. Receive approximately \$60,000 in reimbursement annually to groom trails. This only covers a portion of the total funding to maintain trails.
- A lot of the lodging in the area has been converted to co-ops and condos; including motels (individual rooms have been sold). This is not good for the tourism industry because tourists have no place to stay when they visit.
- The Office for Mental Services has provided a lot of employment for the local economy (50 people) and if anything like that could be built in Arietta, it would help the Town.
- The Town could use a year round indoor swimming pool. The camp in Speculator has an indoor pool, however it is a private pool and not for public use.
- The airport needs to find more government funding through grants programs that allow the Town to better maintain and improve the site.

Highway Department Discussion:

- Limited tax base; Staff of 7-10 people full-time; contract with schools and other to clear snow; subcontractors to County to clear State roads; garbage and recycling programs on Monday and Thursday; burn pile for brush during summer, State wants Town to chip the brush, but takes too much manpower.
- Source of employment for local residents.
- \$150,000 per year on equipment updates; 3 plow trucks, 3 dump trucks, 2 old loaders, grader, Ford 550 plow truck, 3 quarter ton pickup trucks, chipper, storage space, back hoe loader.
- Partners with County to plow and sand roads in winter; share services; all informal however, no contracts are signed; exchange goods and services.
- Currently trying a salt shed that they need, but the APA is denying the application.

Highway Department Needs:

- New rake, plow truck (in process of purchasing one truck), more CHIPS money (only \$30,000 per year currently from State), repave all roads.

Group 2

General Discussion:

- Website for Irondequoit Inn: www.irondequoitinn.com
- Lodge has 12 rooms ranging from double to triple
- \$95 - \$70 per night, with shared rooms; \$55 per night/\$330 per wk for single shared bath; efficiencies; cabins; (Prices on Website).
- 600 acres of land, formed in the 1880's by 5 private owners for their own pleasure. Opened to public in 1920's.
- Would like to contract with marketing firm to reach out to public and market the Inn to specific groups and organizations for retreats and parties. The Inn was closed for the second time in its history this winter because of lack of business and the cost of heating.
- Cell phone coverage is not good, and the Inn would be willing to locate a cell tower on their grounds if allowable.
- The Inn is interested in locating magazines that could advertise their services. Want to allow tourist to register for room online. Is interested in working with the Town on various issues. Currently working with Town to clear out the beach around the Inn's property. The Inn exchanges the beach for the Town to provide swimming lessons to the general public.
- The Inn is struggling financially currently and barely breaking even.
- Two years ago the Inn conducted a survey on customer feedback from tourists that stayed at the Inn in the last 7 years. The feedback stated that the Inn needs to modernize its facilities (currently has wireless internet and TVs in the rooms).
- Would like to expand the cross country ski trails both on their property and in the surrounding private and public land. The State regulations do not allow maintenance machinery on some of the trails on State land.
- Do not market with other businesses, because they may offer the same services, however, recently have began working with the Speculator Chamber of Commerce to utilize regional resources for marketing and business opportunities.

General Needs:

- Trail enhancements; cell service; street lights; better bicycle and pedestrian access.
- Would open up Inn land to connect to the Northville-Lake Placid Trail. Currently there is a portion of the trail that crossed in front of the Inn on the Road.
- Enhancements to cross country skiing trails, which would lead to commercial and lodging activity associated with skiing (ski shop, motels, etc.)
- Potentially would host an annual community event for the Town, allowing them to use the Inn's grounds for use by the general public.

- Not used often by local residents, mostly tourists from out of Town. No Board members are year round residents; however, 5 people stay in Arietta during the summer.
- Staff: 2 managers year round, during summer there is 1 waitress, 1 cleaning person, 1 janitorial person and 1 part-time cook for breakfast. Would like to hire a general manager that simply oversees the Inn, and doesn't partake in daily tasks. Managers live on site.
- Proposed stream enhancements by the State near the Inn's property should not include plans build a new road and parking area.
- There needs to be better monitoring of invasive species. Tourist should be forced to wash their boats and trailers prior to putting them in Piseco Lake, which would stop the threat of invasive species harming the Lake.

Group 3

Mobile Home Park Discussion

- Discussion on road widths and service widths.
- 5,000 sq ft topic (interpretation of rule – whether each trailer should be 5,000 or whether the average of all trailers should be 5,000); discussion on whether the decks should be included in the total sq footage; what is a structure, and whether it should be included in the total sq footage; compliance of certificate of occupancy – there needs to be a map showing design of park and layout of mobile homes (detailing the 20% open space, etc.);
- establish time table for planning process; roads must be clearly marked and parking should be clearing marked as well;
- sewage and waste water locations (reimbursement of sq footage for off site, centralized locations beneficial to the areas;
- Mobile Home zoning ordinance should be improved upon, definitions should be clearly stated to avoid discrepancy.

General Needs:

- The Planning Board has always been a mediator for the public and the regulations. Wants to specify how the regulations can help the mobile home park owners and make the aesthetics better overall.
- The land around the airport needs to be purchased from the APA to build new developments (industrial uses, residential, anything to generate tax revenues).
- Build a biking/walking/hiking trail around Piseco Lake. Will require purchasing private land (difficult on the north end – may need to bend into public land to avoid private land). East Shore Road could be used for trails, located on southern end. South Shore Road could use for a trail. There needs to be bridge connecting the path with Piseco Point.
- Potential for sewer and water surrounding Piseco Lake, providing the Town with service. Potentially buried under the proposed trail, utilizing State land properly. The pipes might freeze during winter; however, if the service were implemented on the southern end of Piseco Lake, it would serve almost 1/3 of the population.

- The Industrial Zoning District needs to be improved/moved. If the district were moved to the airport, then it would allow for expansion. Currently the district is located adjacent to State land, on a wetland, and is privately owned, so there is no development happening right now.
- Coordinate with plans for expansion of the Northville-Lake Placid Trail. There have been studies to construct the trail extension. Need to acquire plan from Brad.
- The Town should run Point Comfort Campground if the State is willing to lease the property.
- Affordable housing is necessary to create opportunities for lower income residents. Probably not lakefront, although the Town could provide opportunities by acquiring land near Moorehouse.
- Available for additional discussion after March 25th.

Group 4

General Discussion:

- Affordable housing is difficult currently because of the planning regulations.
- Many lakefront properties are applying for new decks. Many people do not want their neighbors to build decks because it will interfere with their viewpoint of Piseco Lake. Decks are important to the properties, and build community.
- Decks are reviewed by ZBA based upon sideline and lakefront setbacks.

General Needs:

- The zoning officer should be given more power to make decisions on projects that are in the “grey” zone and may allow a variance. The ZBA reviews approximately 8 projects per year. Many of the projects could be decided based on the zoning officer’s judgment.
- There should be a checklist created for the zoning officer, so that ZBA decisions are more clear and are less dependent upon judgment calls.
- The Town could use a trail around Piseco Lake. Don’t think that purchasing private land would be easy though.
- The State should not close Point Comfort State Park; rather Point Popular should be closed. Then the Town could purchase the park and open the beach for public use, which is currently missing. It would also allow the youth and the general public to access Piseco Lake.
- The 3 campgrounds are the current boat access points for people who do not own property.
The zoning regulations need to be revised, with clearly stated definitions.

Group 5

Piseco School Discussion:

- Until 2002 or 2003 the Piseco School District was only an elementary school for the Town of Arietta. There was a decline in enrollment, so the Piseco School Elementary School became the Adirondack Elementary Center. This includes a fitness center: aerobics, yoga, and free weights, open to public; Cornell coop extension; community technology room, with internet access to the general public; continuing education program open for the general public of all ages.

- The school has room for an indoor community swimming pool.
- During the summer the school has live bands every two weeks. There are multiple groups and organizations that are accessible to all of the community. The school recently purchased a Wii for fitness classes with the students.
- Single story building built in 1955, 4 classrooms dedicated to elementary classes. There 4 additional rooms used for educational purposes. Gymnasium, cafeteria, new playground, kitchen, and recognized as an American Red Cross Safety Shelter (paid through grant funds). The school receives grant money for most of its program.
- The school does have a master plan that guides the mission statement. Currently plans to repair the roof. There are also plans to turn the school into a wireless hotspot (running by next Monday), open to the whole community.
- The school has 25 students this year in grades k-6. Projected for 28 students next year. 25 students in grades 7-12.
- The school champions consolidation of services, but not school districts. The cost per student is higher than the state standard; however, the school tax rate is lower than most other school districts.
- The Town is an excellent partner and helps with snow plowing, drainage problems; it is a great working partnership.
- Potential for 2 soccer fields, 1 baseball field. Starting a community garden this spring (will recreate the program in Keene Central School – involve the community).
- Approximately 50% of staff lives within the surrounding communities.
- Most children are bused to school door to door. The school has 5 buses: 1 medium sized, 3 small, and 1 Chevy Suburban.
- Pre K through 6th grade is bused.
- Grades 7 through 12th, the students are paid by tax dollars, but the school pays for their education in different school districts. This includes busing from the house to the diff. school districts.
- BOCES school students are bused.

Piseco School Needs:

- 1. Increased services to families with Mental Health Issues – school psychologist.
- 2. School Building Improvements – roof, energy efficient windows, boiler.

Group 6

General Discussion:

- The Town has no more land to grow and develop. The only land for sale is land that already has a dwelling on it.
- The I.P. has land for sale that could be used for residential land uses, but the APA will want to purchase the land, and will make the restrictions so tight on the land that if somebody did out bid the APA they would not be able to develop it.

- The airport was busy 10 years ago. People that were seasonal residents used to fly into the airport.
- The State was supposed to designate an Empire Zone around the airport land, but it never happened. The perception in Town is that the APA doesn't concern itself with improving the economy for the local residents.
- The local municipalities have no say over land classification changes. The APA has changed land classifications previously without informing the Towns.
- The Adirondacks should be a place where people can live, not just visit on the weekends.
- There were multiple sawmill businesses that left the area, and it caused lots of locals to lose their jobs.

General Needs:

- The Town should run Point Comfort Campground and lease it from the State.
- There is potential for wood product factories that can use the forests as a resource. The forest is currently in a bad state because it is not allowed the natural process of clearing out dead trees. This affects the species living in the woods, and their habitats.
- There is a need for more trails on State owned land. The snowmobile trails on APA land should be 8 feet wide, but right now they are smaller, and the State will not allow any of the trees to be cleared to widen the paths.
- It is impossible to begin new gravel and sand pits for use by the Towns. The resources are trucked from neighboring counties and towns, such as Wells and Northville, and it is expensive for the Towns, as well as taxing on the equipment.
- There are no employment opportunities for the young families and single people.
- The Town and APA zoning and code reg. have put a lot of small contractors out of work because it is so difficult to do any type of rehabilitation without proof of insurance.
- There should be a rule that the APA can not purchase any private land in a Town that they own at least 50% of the land already. If they do purchase land, then they must compensate the Town with taxes.

Group 7

Fire Department Discussion:

- The Town needs a new Fire House, which pretty much consumes the entire property. Because of a new fire truck purchase, the building will need \$5,000 in improvements just to fit the truck.
- There is a lack of land for expansion, however, the State owns land adjacent to the Fire House and it could maybe give the Town some land for expansion.
- The Town is expanding the ambulatory services building, but that lot doesn't have enough space for another building.
- There were plans in the past to expand the fire house, there are existing engineering drawings, however, the Town did not feel it was cost prohibitive to continue investing in the building.

- Staff: approx. 30 volunteer staff between the Fire Dept and the Ambulance Dept. The staff is only on call, but never staffed. Volunteers must be at least 16 years old. There are difficulties getting newer volunteers that are younger in age. Most of the members are middle aged, and there is a threat of having to consolidate with surrounding fire dept. just to continue service.
- 5 Fire trucks, however the new truck will replace the 2 oldest. Also 1 ambulance.
- Courses for firemen are free and offered by the State. The Fire Dept. budget covers maintenance of existing vehicles, savings for new vehicles, operational costs. Grant money is also received from the State for equipment.

Fire Department Needs:

- 1. New building
- 2. Updated equipment (protection clothing, oxygen tanks)
- 3. Recruiting younger recruits to keep Fire Dept continued.
- Used to have Fireman's Field Days, which was a community event that drew in large, diverse crowds. It was a fun event aimed at promoting the Fire Department and engaging the community in fire related activities. The Town should bring back Fireman's Field Day to draw young residents towards the Fire Department.

Business Discussion:

- Boni Signs produces signs in residential structure in Arietta, however, installs signs and markets the business in the Albany area. Does not have a sign outside his house, and has not found it difficult to traverse through the permitting process in Town.
- Recently relocated the business to Arietta within the last 4 years.
- Has begun to pick up side work doing painting, sheet rocking, and finishing in the surrounding area.
- Has advertised in the County paper, direct mailings, and word of mouth are all methods for marketing in the Town. Also uses the Chamber of Commerce (they are a client), which is strictly based on tourism. The Chamber is not targeted towards business networking.

Business Needs:

- Need more affordable housing for young people.
- Need multi-use trail around the lake: hiking, biking, and snowmobiling – attempt to tie into the Northville Lake Placid Trail

Group 8

Airport Discussion:

- The airport is driven by the FAA 5 and 20 year plans.
- Need more aviation business; there is currently a lack of flights. Some of the locals from surrounding Towns own airplanes, and store their planes at the airports hangars (used as a source of income for the Town).

- Need to solidify a full-time paid position for an “Chief Attendant” to act as airport manager, who will oversee the plan and market the facilities.
- The community views the airport as a liability and expensive, not as an asset.
- There are plans to knock down one of the airport buildings (Sea Plane Photo Gallery).
- The goal of the airport is to have people fly into the airport for a day or weekend trip, and enjoy the outdoors or visit friends. This will require lodging, places to eat, and need help navigating around Town.
- Sometimes local lodges will pickup the tourists at the airport, however, it is difficult for the people to stay in Arietta, and they usually go to Speculator or Lake Pleasant. The tourist leaving Town to spend money hurts the local economy.
- The airport offers a lot to the community that is not aviation related: blueberry patch, cross country ski trail (6 mile loop), playground, snowmobile trail, annual events (breakfast for Speculator Lions Club), Sea Plane Photo Gallery.

Airport Needs:

- Acquire land adjacent to airport to act as a buffer for instrument approach landings. This approach is a safety feature for less experienced pilots.
- Need vehicular service to pick up people who are flying into and out of the airport. It will make it more convenient and increase business.
- Continue operation of Sea Plane Photo Gallery

Piseco Volunteer Ambulance Corps:

- Ambulance Corps has updated equipment, new ambulance. Currently building a new facility.
- 5 drivers, and 5 EMS workers, however, is seasonal.
- The budget is part of the Fire Dept., and they present their annual budget to them. The Ambulance has not tried to apply for any grants yet because they have not needed it.

Piseco Volunteer Ambulance Corps:

- Need more members (EMS and drivers).

Piseco Fish & Game Club Discussion:

- Fish and Game Club is a social organization designated toward protecting fishers and hunters, as well as the environment.
- Moving towards becoming more of a Piseco Lake Association, because of more members joining that are environmentally friendly.
- The Club meets 3 times a year (last Saturday of January, July, and August), and charges \$5 per year for a membership.
- The Club has approximately 150 people; however, meetings usually consist of approximately 30 people.

- Responsible for the dam and all associated maintenance. Many residents think that the dam doesn't do anything for the Lake, and some think that it is controversial. The dam is located at the bay by Route 10.
- The problem with the Club monitoring the dam is that they are not insured and could end up in legal trouble eventually.

Piseco Fish & Game Club Needs:

- The Club should oversee Piseco Lake and the recreational activities. The Club monitors the man made dam, which controls the water level of the Lake.
- There needs to be better coordination between the State, County and Town for oversight and management of the Piseco Lake dam.
- Recommendation on better water level protection and management of Piseco Lake.

Community Band Discussion:

- The community band plays on 4th of July Parade in Speculator and other various places.

Community Band Needs:

- More cultural and arts related grants for the Town.
- More venues for music, art, and culture.

Group 9

General Discussion:

- The Town needs more town owned property to expand.
- A lot of the original site lots have been split and subdivided.
- Septic systems must be updated if an owner wants rehabilitate or construct additions to their dwellings.
- The Town definitely needs another cell tower.
- Pleasantryriders Snowmobile Club throws most of the social gatherings; however, they are at the local bars which isn't inviting to the youth.
- The clear zone for the airport has been approved; however, the Town needs to be awarded the grant for construction.
- The Town needs to widen the snowmobile paths, which would allow for easier grooming.
- The Town picks up garbage and recycling, which is covered by taxes, they both get trucked to Watertown for dumping.

General Needs:

- Zoning regulations need to be addressed, with clear definitions. Also the setbacks on properties end up making the size of the property much smaller than it originally was.
- There is a need for another employment center.
- Home businesses should be supported through zoning regulations and code enforcement.

- Develop checklist for zoning officer, so that code compliance is more black and white, not grey and left to decision.
- Safer process for the damming of the Lake.
- Would like to develop more nature trails and recreation areas for the children.

Group 10

General Discussion:

- The whole mobile home zoning code is out of date, rules are not mandated, C.O.'s are clustered, most mobile homes not in compliance with code
- Environmentally hazardous (sewage can't handle the amount of people on busy weekends).
- Unsafe (ambulance can't get down road because cars are blocking right of way).
- GPS approach system added to the airport.

General Needs:

- Convert Point Comfort campground into a Town Park.
- There are no employment opportunities for high school and college educated young people.
- Many properties should be revisited in the updating process.
- Needs to better definition of the assessors definition of structure vs. deck vs. porch.
- The planning process should include more complete applications.
- There should be 1 garbage truck, and only 2 employees to operate the services between the surrounding Towns and Arietta.

Group 11

General Discussion:

- Better public access to the lake. Town Beach, Town Park or Marina, place for other residents to put in a boat if they don't have an access. Point Comfort great location if this could be a Town Beach.
- Ridgeline development. Very specific rules are needed. May be appropriate. Mostly okay if done in a place that is not visible from the lake. We need development.
- Major projects need a site plan requirement. A way to look into the future and not get stuck. To eliminate surprises. Struggling with the trailer parks, need to know what they have to help them go forward and benefit the whole community.
- Lake Pleasant & Sacandaga has a lake association. None in Arietta. Piseco Fish & Game Club would need to be more formalized as a lake association to be more formalized to take advantage of benefits and other association information. Lake Pleasant lake association very active – donates money towards beautification projects, docks, painting seniors homes. Lake monitoring
- Working with the APA & State very difficult.
- Bike path good.

- Unique town. Nice mix of people. Families have been there for years and slowly built it up. In favor of the grandfathering rules.
- Curious about the APA 200' how it will impact Arietta.
- Stability of the community is a great strength. Women's auxiliary is wonderful, but not necessary the jobs to keep people local to be able to participate and aging of people are losing the benefits. Aging a problem.
- Good services in the Town. Taxes low. Garbage service good. Very satisfied.
- Recreation. Lovely space at Panther Mt. Tea Lake.
- Town good about trying to hire kids for the summer.
- One company in Indian Lake that does computer work. But not hiring. Her son will never get a job here as an electrical engineer.

General Needs:

- Love the airport. Very important part of the community. Could be a good place for housing if property available. Good planning. Grant based keeps this a benefit.
- Youth. Need jobs. School is great. Don't want consolidation. Should keep their primary school. A gap between the little kids and the adolescence. Dances don't draw kids. Look into cooperating w/ neighbors to put on youth events. Movie nights w/ community partners. County has a youth prevention and education program. Not used well. Trail Blazers – does outdoor activities. Share recreational equipment, store at the airport.
- Advocate land swaps with the State.
- Pt Comfort would be a wonderful community space. Would take a lot of advocacy to make happen.
- X-skiing should be promoted and improved. (Foxy Brown x-skiing trail at airport.)
- Trailer parks – septic system need to figure out rules about common septic/centralized sewers good and should be encouraged.
- Protect the lands that we have. Keep the historical structures, and character. Keep them accessible to the public. Love the historical museum and the community hall. Willing as a tax payer to keep.
- Affordable housing – always a need. But the circumstances in Arietta are not a high priority. Low cost housing not really in favor for. But in favor for assisted living for the elderly that can't keep their houses and most of their houses are not on the lake.

Group 12

General Discussion:

- The Town has a very short building season, only 5 months, because of long winters. These 5 months are shortened when contractors and builders finally get approval from all of the regulations and planning processes.
- The APA Jurisdictional Inquiry Form is required by the Town of Arietta for every building permit on an empty parcel. This process takes a long time, and could be identified now, so in the future it is not necessary to involve the APA.

- The Town needs to readjust/rezone many of the existing lots that are not developed, and it will allow greater flexibility in the future.
- Lake Pleasant is one community that does not have as many development restrictions as Arietta.
- Town of Arietta enforces Department of Health approvals on all septic systems. Other Towns only require this approval on slopes greater than 30%.
- There are issues with the definition of decks and patios. Decks are considered structures, thus qualify as living space and count as the total square footage of a house or mobile home.
- Mobile homes should be allowed because the people who own the mobile homes spend more money than some of the vacationers in larger houses. Some of the existing mobile home parks are having difficulty staying current with the code enforcement of the Town, but this should not be used as an opportunity to direct negative comments about all mobile home parks in Town.
- There is currently a proposal to have all mobile home parks get Certificate of Occupancy every 10 years.

General Needs:

- Streamline the Town's development process.
- The Town's setback regulations should only be 50 feet from the Lake, not 100 feet.
- Upland/ridgeland development should not be restricted.
- Develop a timeline/checklist for developers, so that all parties are aware of the process.
- The Town needs more medium and long-range planning instead of re-active planning, which does not allow for streamlined processes.
- There need to be more guidelines and informational packets on the necessary steps and processes involved in developing a property, which would allow land owners to better plan and time their projects with the short building season.
- Need a ratio measured in sq. ft. that can be for the total area of the deck versus the total area of the allowable building lot allowed on lots.
- The Town of Arietta should identify ahead of time which properties need an APA Jurisdictional Inquiry Form, so that time is not lost with projects that unnecessarily went through the process.

Group 13

General Discussion:

- When buildings are zoned commercial, they should be rezoned to residential when the building turns into a residence.
- Septic system issues can cost the owners lots of money.
- Wetland development is very important issues to the APA, thus reflected by their regulations of 200 ft. wetland buffers.
- There isn't any affordable housing in Arietta because the lot prices are high because of demand, thus pushing the sale price of the house higher.

- Subdivisions – no provision for roads, fee of \$25 per application, no recreation fees, septic systems are not in NYS Building Code, no shrubbery required, and no bond collected.
- Mobile Home Parks – Evergreen (very nice condition), Bonnie Bre (22 sites to be served by central sewer of 60 sites), Bakers (18th century development), Maurry's (homes built as far back as 1940's, 2 acre lots, 10-12 sites), Half Moon Beach (20-30 sites, not up to code, road too narrow, too dense, sanitation failure).
- Mobile Home taxes are going to increase in 2009 because of a reassessment.
- Lower Arietta has the land to build tourist accommodations in the future.
- The Town requires the septic systems to be engineered and approved by Department of Health.
- The Zoning Board of Appeals has only denied variances 2 or 3 times in the last 12 years.
- Chapter 17.010 of the Town's zoning code includes zoning districts 8-13 (added in 1990).
- Chapter 17.020 of the Town's zoning code includes zoning districts 26, 84, and 94. District 26 needs to be addressed for dead trees on lot. District 88 has an open field across from the Mobile Home Park. District 94 has dedicated open around Spy Lake.
- Chapter 17.030 of the Town's zoning code requires flood maps to enforce regulations.

General Needs:

- The Town needs more prescriptive definitions for building codes, similar to the New York State Building Code, which identifies and defines processes very well.
- Chapter 5 of the Town's zoning code – shoreline setbacks should be redefined to cause less confusion.
- Chapter 7 of the Town's zoning code should be removed.
- Chapter 8 of the Town's zoning code – properties should be surveyed more often to match deeds so there are less problems when owners subdivide and develop properties.
- Zone 87 desires more units than allowable under code (wants townhouses in the near future). Also there is no room on the property to put the necessary water and sewer requirements.
- Chapter 9 of Town's zoning code – subdivision regulations should be combined.
- The Town Center District should be reviewed and revised.
- Chapter 11.050 of Town's zoning code should be rewritten.
- Chapter 16.030 of the Town's zoning code needs to enforce a stronger penalty for non compliance. Stop Work Orders and Schedule of Fines should be revised.
- The Town's scenic highways (69, 70, and 10) should include regulations for screening and setbacks.