

APPENDIX 2G.  
TOWN COMPREHENSIVE PLAN

families to at least one adult over 55 years of age and no children under ages ranging from 19 to 21 years. A PAC shall be limited to PRD zones and is intended to be allowed at a density of three dwelling units per usable acre. Age restrictions and affordable housing bonus requests must be reviewed and approved by the Town Board.

The basic benefits to the town are the provision of a mix of housing units for middle aged and older residents, condominium living, maintenance of the road system by a local homeowners association, no impact on the school budget (which is the largest of all property taxes), limited traffic generation since there are no school children and many are retirees, volunteers for many community programs and people with spend able income who will benefit the local shop owners.

The plan encourages such uses in the PRD zone where municipal central water and sewer services are available or where they can be extended.

These uses differ from senior housing in that they are designed for a generally younger population and the homes are larger. Senior housing, which is generally at a higher density, is normally geared for older residents (at least 62 years of age) on limited incomes with a predominance of studio and one bedroom units. Developers normally seek Low Income Housing Tax Credits (LIHTC) from the State for such projects. Approval by the State is often geared to proximity to local services such as shops, post offices, churches and community centers. The seniors project recently approved at the Towne Center area opposite the hospital is an ideal location for such a use.

### **5.7.5 Aesthetic Resources**

#### **5.7.5.1 Scenic Vistas and Rigelines**

*Preserve scenic vistas and ridgelines from key road corridors and overlooks in the Town. Roads to be considered include but are not limited to Angola Road, Taylor Road, Otterkill Road, Pea Hill Road and Pleasant Hill Road, Old West Point Road, Mine Hill Road and Merrill Road. This proposal from the 1992 plan was implemented in 1999. The Ridge Preservation Overlay District (RPOD) should be reviewed to redefine ridge lines and steep slope or hillside areas and to limit or increase lot areas..*

#### **5.7.5.2 Design Review**

##### **a. New Development**

*Ensure that proposed new development is located and designed to minimize disturbance of scenic resources.*