

1. Agenda

Documents: [CPC AGENDA 12182014.PDF](#)

2. All Public Comments

Documents: [ALL COMP PLAN PUBLIC COMMENTS RECVD BY NOON12-15-14.PDF](#)

3. Comprehensive Plan Committee Member Comments

Documents: [ALL COMP PLAN CPC MEMBER COMMENTS RECVD BY NOON12-15-14.PDF](#)

4. Summary Of Specific Proposed Plan Amendments

Documents: [POSSIBLE AMENDMENTS FOR 121814 CPC MEETING.PDF](#)

5. Comprehensive Plan Update Comments

Documents: [LIST OF COMP PLAN UPDATE COMMENTS 12-15-14.PDF](#)

PRESERVING  
OUR PAST.

SHAPING  
OUR FUTURE.

# CITY OF SARATOGA SPRINGS COMPREHENSIVE PLAN UPDATE

**Comprehensive Plan Committee (CPC) Meeting #19**  
**December 18, 2014, 7:00 pm**  
**Saratoga Springs City Council Chambers, 474 Broadway**

## Agenda

1. Welcome
2. Public Comment of Agenda Items
3. Discussion and Vote on Potential Amendments to Draft Plan:
  - a. Requested Amendments from the Public
  - b. Requested Amendments from CPC Members
  - c. Requested Amendments from Staff/Consultants
4. Discussion and Vote: Resolution to Recommend and Transmit Draft Plan to the City Council.
5. Public Comments

Note: Draft materials for many of the above discussion items will be available on the City website at [www.saratoga-springs.org](http://www.saratoga-springs.org).

*Note: This agenda is subject to change.*

### UPCOMING OPPORTUNITIES FOR PUBLIC INPUT:

- ✓ Comprehensive Plan Committee (CPC) Meetings
- ✓ Comment Box in Planning Office, City Hall
- ✓ Email comments to [bradley.birge@saratoga-springs.org](mailto:bradley.birge@saratoga-springs.org)

### FOR MORE INFORMATION:

[WWW.SARATOGA-SPRINGS.ORG](http://WWW.SARATOGA-SPRINGS.ORG)

Contact Bradley Birge,  
518.587.3550

[bradley.birge@saratoga-springs.org](mailto:bradley.birge@saratoga-springs.org)

December 9, 2014  
Maureen Curtin, 125 Grand Ave  
On Behalf of Residential Homeowners Throughout Our City

Residential homeowners would like to thank those Committee members who voted throughout this process to protect the residential neighborhoods in Saratoga Springs. More than 15,000 city residents live in these homes.

We thank you for keeping residential neighborhoods residential and not allowing new commercial uses in our neighborhoods.

We thank you for maintaining the current density levels, which in some residential areas of the city already are too dense causing excess traffic, noise and parking problems.

We thank you for continuing to allow multi-family housing only in certain areas of the city.

We thank you for continuing to call all residential neighborhoods, Residential.

We hope all these protections will be approved in the final Comprehensive Plan and when the new zoning laws are written the principles and intent of these protections are safeguarded in these new laws.

We hope that the city's future use of form-based zoning respects our requests and the decisions of the majority of the members of this Comprehensive Plan Committee calling for maintaining the current status of our residential neighborhoods.

During the past year, more than a hundred homeowners signed a petition and dozens spoke out against commercializing our neighborhoods, against adding more density to them and against changing the character of our city and our residential neighborhoods.

We do not want to become Brooklyn in the country. We want to continue to remain a village in our small city.

Thank you.

Search

Kate Maynard

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**FW: Comprehensive Plan Public Hearing**

From: Colin Klepetar

To: Kate Maynard

Kate,  
I sent these comments to Brad, but his automated response is below:

I will be out of the office beginning Friday, December 5, and will return on Monday, December 22. For :  
Lindsey Gonzalez - lindsey.gonzalez@saratoga-springs.org 587-3550 x2533, or  
Kate Maynard - kate.maynard@saratoga-springs.org 587-3550 x2517

Thank you

So I am sending it to you...

Thanks,

Colin

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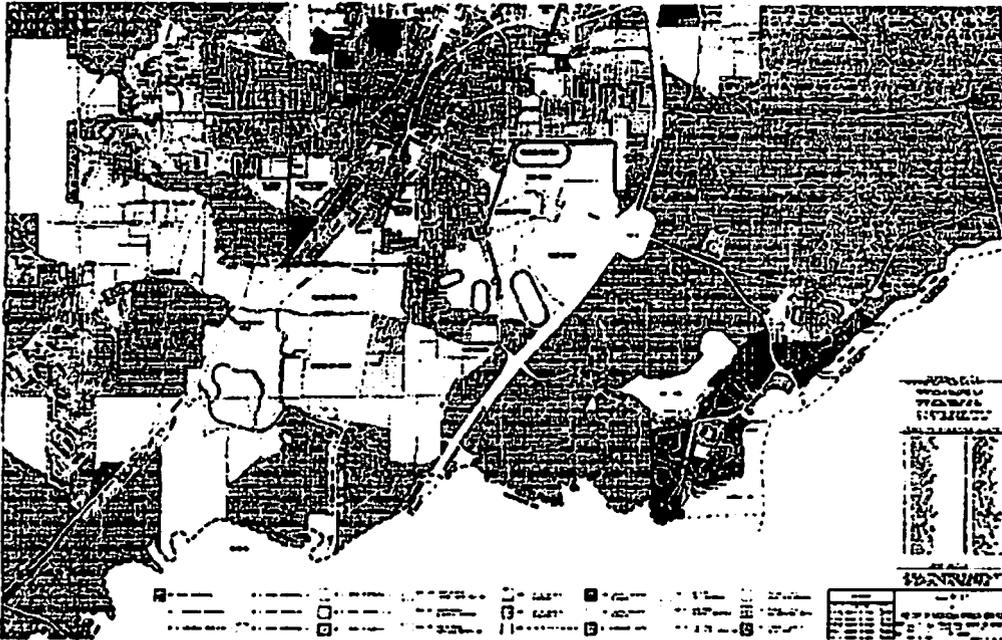
From: colinklepetar@hotmail.com  
To: geoffbornemann@yahoo.com; jhakes@mjels.com; bradley.birge@saratoga-springs.org  
Subject: Comprehensive Plan Public Hearing  
Date: Tue, 9 Dec 2014 07:11:11 -0500

Good morning Geoff, Brad and Jackie,  
First of all, I wanted to take a moment to thank you all for your time, efforts and expertise that you have given/donated you realized the full commitment/real timeline that this project would entail and I know that it went (and continues to do) THANK YOU! Please know the significance of the time and efforts you have placed in your commitment even when it believe that their passion, sometimes not expressed appropriately, comes from a place of ultimate care for the place we : with the utmost respect for you three and the Committee as a whole as I know that you all have the same goals as we, th host friends/family, et cetera. Furthermore, I understand that there are members on the Committee who have a financial do not agree that they should have such an important role/voice in the future planning for our City (it's like insider tradi residents and business owners who signed leases, mortgages and other contracts to live here because of the City in the C in communities that don't have a solid and well-constructed plan for growth or we can live here and we chose here with dense residential area - it's a formula that has been extremely successful here.

So, as I get ready to head to work I just wanted to forward some public comments that were printed in the local media o and I hope you will share/read them with the Committee members. Note: I didn't scour the papers, so I am sure I missec

Thank you again for your time, it is most appreciate,  
Colin Klepetar

<http://www.saratogawire.com/article/?610/PLIDs-greenbelt-heni-pleeksman/>



Red area is the greenbelt



POSTED BY  
An Area Resident

December 2 2014

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*We welcome your submissions on any topic. Please see below for submission guidelines.*

TO: The Editor

FROM: Benj Gleeksman, Saratoga Springs

The proposed PUD expansion into Saratoga's green space is something that concerns me greatly. As a homeowner and taxpayer who has chosen to raise a young family in Saratoga Springs, I cannot support development into Saratoga's Greenbelt - an area that has so clearly helped define Saratoga as a "city in the country". Our rural identity has described our community since its birth and our citizens, myself included, feel tightly bound to the land and open space surrounding our downtown. The fact that we can drive 5 minutes out of downtown and be in the middle of the woods is something truly special, and something that drew me to Saratoga over 20 years ago. How many other vibrant communities in the country can boast this? Clearly, it shows the great role that preservation - not development - has played in making Saratoga such a culturally important and attractive city.

Growing up in central New Jersey, I was surrounded by potato and corn farms and forests. By the time I was a teenager, all of the open space, save for the small percentage that had been preserved, had been overrun by strip malls and housing developments. Within less than a decade I witnessed firsthand how the onset of suburban sprawl ruins landscapes and unravels communities. Indeed it was a case where once the gates were opened, there was absolutely no stopping the flood of developers and opportunists from stepping in and redefining what it

**SHARE** I live in my area.. One of my greatest fears is that once we open the gates here, there will be no way to  
close them again. It is in our best interest to not open them at all.

For more information guidelines for Letters to the Editor may be found [here](#)

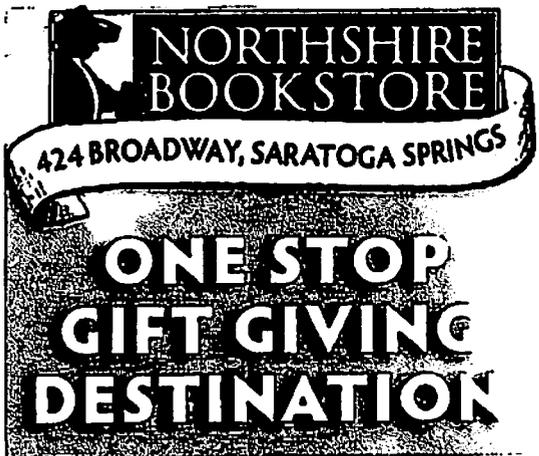
#### RELATED ARTICLES

There are no related articles.

#### DISCUSSION

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You must be logged to comment



#### ON THE WIRE



Thomas Dimopoulos  
posted [The Morning Wire:  
Public Hearing Tonight On  
Guiding Plan For City's  
Long-Term Vision](#) at 02:02 AM



Thomas Dimopoulos  
posted [The Morning Wire:](#)

Saratoga Springs  
Preservation Foundation

December 8, 2014

*A Voice*  
FOR  
PRESERVATION



Comprehensive Plan Committee  
City Hall  
474 Broadway  
Saratoga Springs, NY 12866

RE: Draft Saratoga Springs 2014 Comprehensive Plan

Board of Directors

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James Kentlowell  
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Samantha Bosshart  
Executive Director

Dear Comprehensive Plan Committee:

The Saratoga Springs Preservation Foundation reviewed the Draft Saratoga Springs 2014 Comprehensive Plan with a focus on the recommend action items 3.4-20 through 3.4-35 regarding History and Heritage.

As evidenced by the numerous awards the City of Saratoga Springs has received over the years, historic preservation of our historic resources plays a vital role in the success of our community. The Foundation strongly believes that historic preservation is a key component of the Comprehensive Plan. The action items referenced are important and appropriate to guide the community in its ongoing historic preservation efforts.

These sections reflect the Foundation's prior endorsement of the City of Saratoga Springs 2001 City Historic Preservation Plan. The items are also consistent with Foundation's mission statement and Strategic Plan.

Thank you for providing an opportunity to comment.

Sincerely,

Jere Tatich  
President

Samantha Bosshart  
Executive Director

Cc: Kate Maynard, Senior Planner

REC'D DEC 09 2014

**DETAILED LIST OF REQUESTED CHANGES:**

**Page 28:** Change action item 3.2-44 to read as follows: "Promote and encourage renewable/alternate energy sources, such as wind, solar, geothermal or biomass."

**Page 28:** Change action item 3.2-50 to read as follows: "Work with partners, such as the New York State Energy Research and Development Authority (NYSERDA), to promote and encourage energy efficiency and renewable/alternate energy sources for the City, businesses and homeowners."

**Page 28:** Change action item 3.2-51 to read as follows: "Encourage greater energy efficiency and provision for renewable/alternate energy sources in new construction and redevelopment."

**Page 29:** In action item 3.2-60 the phrase "Climate Adaption Plan" should be changed to "Climate Adaptation Plan".

**Page 47:** In action item 3.4-3 delete the current wording and replace with the following: "Continue to prohibit the establishment of Planned Unit Developments (PUDs) in the Conservation Development District of the City."

**Page 59:** Change the land paragraph under the description of the Conservation Development District to read as follows: "The maximum density in the CDD is 0.5 units per acre of unconstrained land following the required conservation analysis which set aside at least 50% of the developable land as open space."

This change makes the density requirement consistent with the statements in the 2001 Comprehensive Plan.

**Page 60:** In the description of the Specialty Mixed Use- Park (SP) land use category change the first sentence to read: "The Specialty Mixed Use - Park designation allows for a mix of low density commercial uses that focus on maintaining the distinctive rural character of the City in the area adjacent to the Spa State Park - a National Landmark Property."

This change makes the new land use intensity consistent with the 2001 Comprehensive Plan designation for a "low density office park commercial".

**Page 61:** In the description of the Specialty Mixed Use - Gateway (SG) land use category change the first sentence and add a second new sentence to read: "The Specialty Mixed Use - Gateway designation allows for a variety of low to moderate density uses that focus on maintaining a

**distinctive entrance to the City. The goal for the commercial gateways is not to foster more intense or dense land use development, but rather to improve the physical appearance and attractiveness of the commercial uses. These uses are primarily commercial in nature and are complementary to the Downtown Core and Complementary Core. This designation is characterized largely by automobile access yet with aesthetically pleasing buildings and landscaping along the street with parking in the rear.”**

**These changes make the land use intensity consistent with the statements in the 2001 Comprehensive Plan.**

**Policy Recommendations**

1. In section 3.4-3, PUDs should be prohibited in the greenbelt consistent with the 12/2/2014 Saratoga Springs City Council resolution.
2. An area of land on Crescent Ave adjacent to Lake Lonely is designated as CDD on the Future Land Use map but is not included in the Country Overlay Area on the Country Overlay Area map. This area should be included in the Country Overlay Area. This comment also applies to land adjacent to the western shore of Loughberry Lake. In general, lands designated as CDD should be included in the Country Overlay.
3. The two maps provided in the DRAFT report are not legible when they are zoomed for closer viewing. This should be corrected in the final report so that the maps included in the report are more usable.
4. In section 2.2, increased energy efficiency should be included along with the existing discussion on development of alternate energy since increased efficiency of our existing energy technologies is a critical part of addressing climate change. This addition would be consistent with the significant action items on improved energy efficiency included in Section 3.2.
5. Section 3.3-15 recommends streamlining the application process for EV charging stations. The report should go beyond this action and encourage the establishment of charging stations in the city including placing them in the city owned parking garages/lots.
6. Section 3.2-53 recommends a reduction in light pollution, but does not mention improving the energy efficiency of city lighting. Improved efficiency should be added to this item.
7. Section 2.3 states "To maintain a City that accommodates all modes of transportation..." I would use a more positive word such as "encourages" in place of "accommodates."
8. The discussion on passenger and freight rail service is limited. These deserve to at least be mentioned in the general discussion of Section 3.3 or preferably be included in vision statement I section 2.3 as follows:

**Maintain a City that accommodates all modes of transportation including vehicles, freight, rail, pedestrians, bicyclists, and people with disabilities.**

**Also, there is no mention of the Saratoga & North Creek Railway in the plan. This is a unique transportation link to the North Country and it should be mentioned in the report.**

- 9. On page 49, section 3.4-19; the prohibition on storage of boats, trailers, and RVs is too specific for a master plan. This should be moved to the city zoning ordinance.**
- 10. The plan discusses the need for pedestrian and cycling access to the city numerous times for recreation, but it does not make a direct link to health. The city infrastructure should facilitate healthy lifestyles by enabling healthy transportation options such as walking and cycling. This goes beyond developing recreation trails and integrates healthy transportation into the day-to-day activity of city residents and visitors. This has benefit beyond health and recreation to help fight climate change, reduce traffic congestion, and address parking issues in the city's core. The discussion in Section 3.2 should be expanded to include the inherent health benefits of encouraging walking and cycling as a form of transportation.**
- 11. There are many recommendations in the report. They would have more impact if there were fewer and they were more focused. The total number could be reduced by the following:**
  - Eliminate duplicate recommendations where possible. There are a number of areas where similar items are recommended two different times. For example, alternative fuel vehicles and fuel-efficient vehicles are recommended in sections 3.2-45 and 3.3-14. These two sections should be combined. Other examples of duplications - 3.3-10 and 3.3-28 both address citywide transportation planning; 3.1-35 and 3.1-36 both address emerging gambling competition; 3.4-8 and 3.4-17 both address the use of outdoor spaces; 3.2-15 and 3.4-44 both call for the coordination of school facility use.**
  - Consolidate similar recommendations under a sub-heading to emphasize the major focus of the recommendations. For example, there are a number of similar recommendations in energy (Sections 3.2-44 through 3.2-54). These fall into two major categories, energy efficiency and alternative energies. The recommendations would be clearer if they were organized into the major categories. This could be accomplished with the use of sub-headings and a descriptive sentence.**
  - Some of the recommendations are so generic there is little value added in this report. For example, 3.4-37 calls for promoting volunteerism and 3.4-62 calls for enforcing public safety and welfare matters. Both are laudable goals, but they add little to this report.**

12. On page 53, section 3.4-57, paragraph b, permits the expansion of dwellings into garages, carriages, and accessory buildings. This increased residential density should not be allowed in the comprehensive plan.
13. In Section 3.1-35, the euphemism “gaming” should be replaced with the more accurate term “gambling”.

### **Formatting Recommendations**

- The report should use consistent headings. For example, in the figure on page 7 there is a block titled “Environment Health and Resiliency”. Everywhere else in the report states “Environmental Health and Resiliency”.
- The report should be consistent in punctuation of the numbered list. For example, some items under Section 2.1 end with periods and other similar items have no punctuation. These should be done consistently throughout the report.
- The use of sidebars for additional discussion in the detailed sections of the report is distracting and takes away from the recommendations being made. For example, the description of the Spring Run Trail on page 26 does not add to the discussion. If the information is truly required, it should be added to the main body of the report.
- Item 3.2-55 looks like it is under the wrong heading since it does not address Resiliency. It should be moved under the prior heading ENERGY.

### **Typographical Errors**

The report needs a thorough proof read. Some examples of problems that I noticed are given below.

- On page 21, in the paragraph under the heading TRENDS, the sentence “The city has made anti-sprawl policies have become more explicit...” is not grammatically correct. It should be rewritten.
- On page 23, in the middle of the page, the sentence that begins with “Those organizations include...” should be “These organizations include...”.
- On page 24, in the paragraph under the heading CHALLENGES AND OPPORTUNITIES, “...areas outside our core...” should be “...areas outside our city’s core...”.
- On page 24, in the same paragraph, the words “...to live in” should be deleted from the end of next to last sentence.
- On page 28, section 3.2-45, the word “efficiency” should be replaced with “efficient”.

- On page 29, section 3.2-62; the word “and” should be deleted from the phrase “...sensitive products and from local suppliers...” or the sentence should be rewritten.
- On page 43, the last line of the paragraph that begins with “A Working Plan...” does not make sense as written. It needs to be rewritten.
- On page 43, the last paragraph that begins with “The guidelines are intended...” should be combined with the prior paragraph.
- On page 49, section 3.4-20; the word “effort” should be “efforts”.
- On page 50, section 3.4-34; the word “by” should be deleted.
- On page 51, section 3.4-40; the words “...and participating...” do not make sense as written. This section should be rewritten.
- On page 53, section 3.4-56 the phrase “temporary property tax relief from building setback” does not make sense. It should be rewritten.

### **Fact Checking**

The plan includes information in a side bar that perpetuates the myth that Don McLean wrote the song 'America Pie' in a local business, the Tin and Lint. Don McLean has refuted this myth in published reports. This information should be deleted.

REC'D DEC 10 2014

**My name is Ellen Kiehl and I live at 231 Caroline Street. I am speaking for the Saratoga Springs Democratic Committee, which I serve as First Vice Chair.**

**We want to thank the Committee and its professional staff for the work you have done on behalf of the City. As you know, we have tried to be at all your meetings—so we can appreciate the size of your job and how well you have carried it out. We are lucky to have a group of citizens so qualified and willing to take on this responsibility.**

**We also want to thank you for the many elements of the Nov. 21 draft that respond to recommendations we made early in your process. Here are just a few items that correspond to points in the position paper we provided you in September 2013:**

**\* Compared to the present Plan, your draft includes far more consistent and frequent reference to conserving the natural environment, water and other natural resources. In fact, you make “Environmental Health and Resiliency” one of the Plan’s four main policy areas.**

**\* The concept of sustainability is expanded, to recognize the value of open space and natural resources for more than just their aesthetics and recreation potential.**

**\* You have integrated into the Comprehensive Plan itself key principles from other documents adopted by the City that set policy in areas such Open Space, Complete Streets, Climate, Historic Preservation and the Urban Forest.**

**\* The draft includes more consistent recognition of the value of Saratoga Springs’ cultural and educational institutions and resources, and provides for their greater coordination and integration into the life and work of the City.**

**\* You continue the focus for intensive development downtown, while enhancing the downtown experience through creative place-making and plans for parking, easy access and less traffic.**

**However, before you finalize your draft we do have these suggestions:**

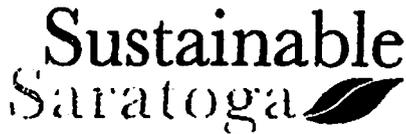
**\* We concur with the City Council’s Dec. 2<sup>nd</sup> vote regarding Planned Unit Developments in the Conservation Development District. The PUD issue did not emerge until well after we submitted our position paper and our Chair, Charles Brown, addressed you, saying that “Preserving the vision of ‘Our City in the Country’ [is a] major goal of this plan, [but] it will be the details of this Plan that define what that actually means.” The PUD controversy illustrates how, within the lengthy Plan, one detail has emerged that is crucial to maintaining the character of the City’s Greenbelt.**

In our position paper, we asked "that the Plan continue to include firm protections against the plundering of . . . open space or attenuating its robust, 'contiguous' nature into merely a 'trail system.'" This recommendation applies directly to the question of letting PUDs in the Conservation Development District. The truly "conservative" or "conservation" approach is to continue the City's current ban on these types of development projects, and we ask you to do so.

\* We also recommended in the position paper that any future development in the Conservation Development District remain residential in nature. In the Nov. 21 draft, the term "residential" is dropped from the "City in the Country" definition,--so that it would not be solely "low-density RESIDENTIAL development" that the Plan sees as compatible with the preservation of the Greenbelt. Possibly this deletion was made in conjunction with the change that would allow PUDs, because PUDs would open Greenbelt development to mixed uses. So, in addition to continuing to ban PUDs, we also ask the Committee to restore the term "residential" there, at the end of the first paragraph of the draft Plan's Vision Statement.

On a related issue, we approve the inclusion of new language articulating the City's "Legitimate Public Interest in Protecting the Greenbelt." Not only do we agree with the justification set forth here, we believe it is an important public statement of well-grounded policy on the part of the City. Such a statement can provide clear and consistent guidance for specific development proposals and decisions, and can establish a long-term legal framework for continued conservation in this area. By removing the draft's allowance for PUDs and keeping this language stating the City's public interest, perhaps your Committee can help put to rest the concerns and uncertainties that this latest round of controversy over PUDs has inflamed.

Thank you for the chance to speak to you tonight and we thank you for your service to the City.



*Advocate.  
Educate.  
Act.*

**Sustainable Saratoga**  
PO Box 454  
Saratoga Springs, NY 12866

info@sustainablesaratoga.org  
www.sustainablesaratoga.org

REC'D DEC 09 2014

## **COMMENTS FOR COMP PLAN PUBLIC HEARING – 12/9/14**

**My name is Harry Moran. I am Chair of Sustainable Saratoga.**

**Three years ago Sustainable Saratoga campaigned for the update of the Comprehensive Plan. Since then we have closely monitored the progress and encouraged our followers to actively participate in the process.**

**With input from our supporters we also prepared our “vision statement” and a set of 135 recommended policies that we thought should be included in the new Comprehensive Plan. We presented our document to the Comp Plan Committee in early 2013 and you have incorporated many of our key recommendations.**

**In general, we are pleased with the content of the draft 2014 Comprehensive Plan. Here are some of the key reasons:**

- **The new plan incorporates and builds on many of the key features of the 2001 Comp Plan. These include such features as the “City in the Country” theme, the focus on long-term sustainability, the importance of strong economic growth in the core of the city, vibrant neighborhoods and the need for diversity and affordability.**
- **The new plan introduces action items for new issues relating to resiliency, energy conservation, recycling, protection of water and other natural resources. These were not in the forefront back in 2001.**
- **The new plan identifies the roles of the public and private sectors in implementing the vision for our future, and recognizes the educational aspects of many important issues.**
- **The new plan is comprehensive. It contains over 250 action items under a multitude of headings. But of equal importance, there is recognition given to the interrelationships of these diverse objectives.**

**Saratoga Springs needed an updated comprehensive plan and we believe you have produced a relevant one. Your new plan is both visionary and challenging. It builds upon the past and prepares us for the future. We thank you.**

**However, there is one small little action item in the draft plan relating to PUDs in the Conservation Development District that concerns us. You might have heard something about it! At your next meeting we are hoping that you will remove that “small tiny little” action item and replace it with the earlier version.**

**In addition, we have reviewed the draft plan in great detail. We do have some recommended wording changes and additional items that we would like you to seriously consider. I will not list**

**them here tonight, but we have already submitted them electronically to the Office of Planning and Economic Development.**

**I want to add an additional reflection. Throughout this process, Sustainable Saratoga has been proud to focus on the issues and not on personal differences. While this process has obviously sometimes been contentious, we understand that this stems from the passion we all share for this special place we live. We may not all agree on every item but we should remember that we need to come together as a community to finalize this plan, send it to the Council and then help see that it's implemented in a timely and effective manner.**

**Once again we thank you for your many long hours of passionate and thoughtful commitment to the future of this community.**

REC'D DEC 12 2014

December 12, 2014

**Comprehensive Plan Committee:**

**I would like to draw attention to the present zoning of property on the southwest corner of Union and Crescent Ave. which is designated as SG- Specialty Gateway which allows for commercial use. Since the last comprehensive plan, the surrounding area has grown into a residential area –Regatta View, Interlaken, and homes down Crescent Ave and Union-with the only commercial use down the hill and confined to the lake front. The former Moon's Lakehouse which is relatively new construction did not succeed and is now privately owned and used. Also on the zoning map, there is a narrow extension of purple( the color of the SG zoning) which extends down Crescent Ave. Why?**

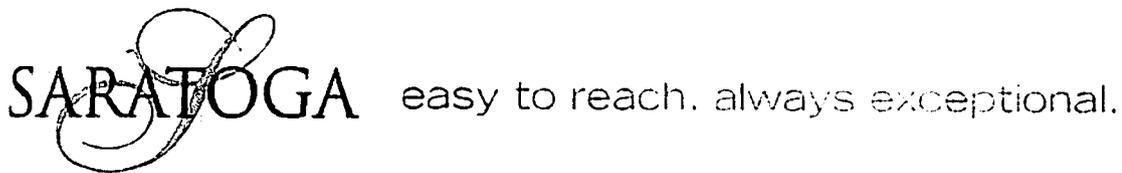
**I would suggest that this area be returned to the city in the country spirit and zoning designation. This is no longer a gateway to Saratoga but a residential area. There is no need to use this for any commercial endeavor.**

**Merrily Miller**

**674 Crescent Ave.  
Saratoga Springs**

**The land surrounding Exit 14 of the Northway should never be disturb. It's said, "Saratoga Springs is the city in the country". This beautiful area is the reason. When one exits the Northway their surrounded by a natural forest. As you come further into our city this natural archway encompasses the oldest race course in America. An expenence one will encounter no where else.**

**M. Thomas Porter  
236 Caroline St.**



REC'D DEC 11 2014

December 10, 2014

Mr. Geoff Bornemann, Chair  
Mr. Jamin Totino, Vice Chair  
Saratoga Springs Comprehensive Plan Committee

City Hall  
Planning Dept. – Attn. Mr. Bradley Birge  
474 Broadway  
Saratoga Springs, NY 12866

Dear Chairman Bornemann and Vice Chairman Totino,

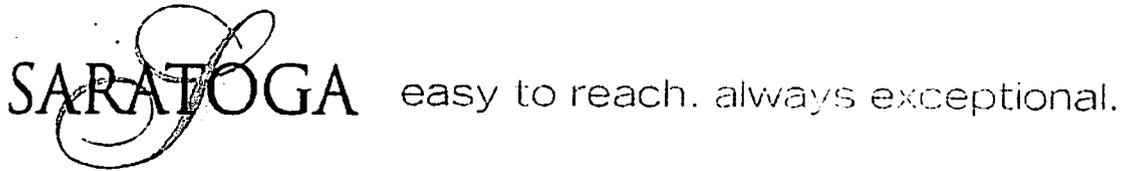
On behalf of the Saratoga Convention & Tourism Bureau and our Board of Directors, I am writing to voice our support of the current language within the draft of the updated Saratoga Springs Comprehensive Plan which allows limited use of Planned Unit Developments (PUD's) in the Greenbelt or the Conservation Development District (CDD).

Obviously, one of the main issues facing the committee is whether to add the limited use of Planned Unit Developments (PUD's) in the plan as a tool for dealing with future development opportunities. As the draft states now, the committee voted in favor of having this valuable tool in the plan and at the City's disposal moving forward. Projects like the YMCA, the Wesley Community, Saratoga Hospital expansion and Longfellow's Hotel & Conference Center were made possible with the responsible use of PUD's.

The principal mission of the Saratoga Convention & Tourism Bureau is to market and position Saratoga Springs and Saratoga County as a year round, global destination for groups. As part of our mission, we look at tourism product development as a means to attract more groups, more visitors and more economic activity. PUD's enable developers to have projects considered in areas of the city where zoning changes would need to take place in order for them to be viable. An example would be the proposed expansion of Saratoga National Golf Course into a luxury golf resort & spa, something Saratoga Springs (and our region) is lacking.

I recently ran a "Lost Business Report" which looked at leads we received between Jan 2013 and Dec 2014 from groups looking for a resort destination (which Saratoga Springs is) for their conference or meeting. In that time period, instead of choosing Saratoga, these 20 or so group opportunities, representing close to 13,000 room nights and almost \$7 million in economic impact chose neighboring destinations like Bolton Landing (Sagamore Resort), Manchester VT (Equinox), Cooperstown (Otesaga Resort) and others because Saratoga Springs does not have a 4 or 5 Star resort facility. These leads represent only a fraction of what the business opportunity would be if the Saratoga National Golf Course expansion would go forward. This would potentially generate hundreds of thousands of dollars annually in sales and occupancy tax, create jobs and generate incremental business for our downtown merchants and business

Saratoga Convention & Tourism Bureau



owners. The problem is, this project cannot even be considered by our City Council and land use boards without a Planned Unit Development.

The comprehensive plan change the committee voted in favor of calls for prohibiting greenbelt PUD's "unless a proposed development demonstrates it safeguards the greenbelt through protection of natural resources, protection of the unique community character, (and) sustaining the economic benefits related to the unique character and mitigating for a changing climate."

As has been noted by many people during this process, allowing limited Planned Unit Development use provides the city with a valuable tool it can rely on if and when the right, creative project comes along; a plan that satisfies the wants and needs of the community but is also good for our future and economic viability. The process is safeguarded by requiring each project be reviewed and approved by the various land-use boards and City Council.

Increased competition is at our door step with a new convention center, with attached parking being built in Albany and new competition around the state and Northeast. We need to continue to diversify our product offering, which now includes sports tournaments, weddings, corporate/incentive groups, motorcoach groups in addition to our meeting and conference business. The upscale, luxury market is one that would like to come to Saratoga but we need the product to serve them.

For the long term health of Saratoga Springs, as the anchor of our robust meetings, convention and group business and generator of millions of dollars in economic activity for our community, it is imperative that we retain the flexibility PUD's offer us for future growth. I encourage the Saratoga Springs Comprehensive Plan Committee to move this plan forward to the City Council.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Garofano", written over a horizontal line.

Todd Garofano  
President

Cc: Hon. Joanne Yepsen – Mayor, Saratoga Springs  
Ms. Michele Madigan – Commissioner of Finance, Saratoga Springs  
Mr. John Franck – Commissioner of Accounts, Saratoga Springs  
Mr. Anthony Scirocco – Commissioner of Public Works, Saratoga Springs  
Mr. Christian Mathiesen – Commissioner of Public Safety, Saratoga Springs

Saratoga Convention & Tourism Bureau

**Zimbra****[lindsey.gonzalez@saratoga-springs.org](mailto:lindsey.gonzalez@saratoga-springs.org)**

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**Fwd: Comprehensive Plan**

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**From :** Kate Maynard <[kate.maynard@saratoga-springs.org](mailto:kate.maynard@saratoga-springs.org)> Mon, Dec 15, 2014 11:08 AM

**Subject :** Fwd: Comprehensive Plan

**To :** Lindsey Gonzalez  
<[lindsey.gonzalez@saratoga-springs.org](mailto:lindsey.gonzalez@saratoga-springs.org)>

**Cc :** Susan Barden <[susan.barden@saratoga-springs.org](mailto:susan.barden@saratoga-springs.org)>

Public comment to compile..

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**From:** "Vincent Pelliccia" <[vincarol@capital.net](mailto:vincarol@capital.net)>  
**To:** "Kate Maynard" <[Kate.Maynard@saratoga-springs.org](mailto:Kate.Maynard@saratoga-springs.org)>  
**Sent:** Monday, December 15, 2014 10:23:45 AM  
**Subject:** Comprehensive Plan

Dear Committee,

Please withdraw the recommendation on page 53 of the draft, 3.4-57 to address procedural items related to housing citywide section b. to permit conversion, building and permanent residential use of building code compliant accessory buildings such as carriage houses and garages.

The good intention of increasing housing is laudable but the damage to quality of life and infrastructure of existing, especially older historic districts on the national register, is incalculable and irreversible.

It is difficult enough to score planned urban development but at least we have an estimate of the costs involved. This is unplanned urban development and we will not discover the costs or damage until too late. I see no information

about how many units are to be created. I see no environmental impact statements. No scoring has been done outlining how much water, gas, electric and other utilities will be needed and if the ancient city infrastructure can manage it or what upgrades are needed. No scoring has been completed of additional police, firefighters, teachers, public works, public health, etc. that need to be added. No estimate of how much tax will need to be increased to meet this increased need. No estimates of additional parking needs and how to accommodate it.

The city currently has a problem with lax enforcement of zoning and this will only make it worse. Already people are illegally renovating and daring the code enforcement department to catch them. This will encourage more Wack-a-Mole zoning enforcement. The families who will be moving into these apartments are the most vulnerable citizens and unable to complain about sub-standard and dangerous conditions. Lastly, if we do beef up enforcement this will place additional tax burdens on everyone.

In the past, we had unrestricted development of accessory buildings and many of these structures have been grandfathered in. The damage done caused the city to make sensible zoning changes to preserve the character of the city and quality of life. Those who forget the mistakes of the past are destined to repeat them. The committee should investigate why this zoning change was made in the first place and explore what has changed. Nothing has really changed, unplanned and unrestricted development is a recipe for disaster.

Many of these accessory buildings are located in the center of city blocks, at the ends of narrow driveways and are not accessible to fire trucks. I have seen firsthand the dangers of converting garages in inaccessible places. I lived on Church Street when Arty Morehouse died in a converted

garage fire. The firefighters were unable to get trucks and water to the building in a timely manner and the storage of incendiary chemicals in the downstairs garage created a bomb. I lived on Woodlawn Avenue and the carriage house behind me was almost illegally converted. Because of a water main break, literally, feet of horse urine and muck that contaminated the site was found, and they discovered that toxic fumes continually percolated up through the building. I currently live on Church Street and just behind me was a garage/carriage house that burned down killing a firefighter. This lot would be eligible to be rebuilt with change. The fire marshal told me he would never bring a truck back there again. Please we need to do something about affordable housing but let us be careful that the surgery was a success but the patient died.

The committee has been great about asking for public input but terrible about hearing or listening. As in any charter, there are things I would like to change and things that are dear to me. This committee from the beginning made agendas and in the face of public opposition has been unwavering. The committee could have chose to be inclusive, educating the public about the changes it wished to make but has chose to be divisive, pitting one group against another to advance unpopular and dubious advantages to supporters like the loss of the green belt. The committee has decided to pick winners and losers and has turned a tin ear to any opposition.

For me the process looks like a bunch of kids in a candy store, more focused on wants than needs and damn the stomachache. I do not like the way changes seem hidden. At meetings, drafts were not provided to the public and discussions were hard to follow. Changes should have been clear and made in red to show what we planned to keep and what changes were proposed. Changes should have been

made simple to understand and provided to the public. It seemed the process was designed not to educate but to obfuscate.

I know you really do not want to hear this and I am sure I will be ignored again. I hope that the city council will be more receptive. I have lived in the city over 35 years and this is the first time I have become this involved in city hearings. My experience has been horrible. I have been yelled at, laughed at, dismissed, ignored and heckled. Committee members have rolled their eyes, stared into their laps and given me the stone face. I have never felt welcomed and respected, I believe because I was on the wrong side of the committees agenda.

I love the direction the city has been heading and I am concerned that this plan has no coherent vision of the future of Saratoga Springs and is only a shortsighted wish list by all special interests. I hope the city council rejects this plan and let us try again in five years.

Vincent Pelliccia  
87 Court Street  
Saratoga Springs, NY 12866  
5185874679

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Kate Maynard, AICP  
Principal Planner  
City of Saratoga Springs  
474 Broadway, Saratoga Springs, NY 12866  
518.587.3550x2517

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**Zimbra****[lindsey.gonzalez@saratoga-springs.org](mailto:lindsey.gonzalez@saratoga-springs.org)**

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**Fwd: KEEP SARATOGA GREEN**

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**From :** Kate Maynard <[kate.maynard@saratoga-springs.org](mailto:kate.maynard@saratoga-springs.org)> Mon, Dec 15, 2014 11:26 AM

**Subject :** Fwd: KEEP SARATOGA GREEN

**To :** Lindsey Gonzalez  
<[lindsey.gonzalez@saratoga-springs.org](mailto:lindsey.gonzalez@saratoga-springs.org)>

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**From:** "Diana Barnes" <[dbarnes@skidmore.edu](mailto:dbarnes@skidmore.edu)>  
**To:** "Kate Maynard" <[kate.maynard@saratoga-springs.org](mailto:kate.maynard@saratoga-springs.org)>  
**Cc:** [geoffoornemann@yahoo.com](mailto:geoffoornemann@yahoo.com)  
**Sent:** Monday, December 15, 2014 11:14:09 AM  
**Subject:** KEEP SARATOGA GREEN

Dear Ms. Maynard:

I am writing to express how I feel about the pending development in Saratoga Springs, specifically at the Saratoga National golf course, just down 9P from where I live.

I am against Saratoga National Golf Course expanding their commercial uses. I don't want commercial development in the greenbelt and I hope this Committee isn't going to provide loopholes for developers.

The Exit 14 / Saratoga Lake areas should remain rural. The commercial establishments that already exist are enough, we don't need to or want more.

Thank you,

Diana M. Barnes, PhD  
495 Union Avenue  
Saratoga Springs, New York

--

Kate Maynard, AICP  
Principal Planner  
City of Saratoga Springs  
474 Broadway, Saratoga Springs, NY 12866  
518.587.3550x2517

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**PRPROPOSED AMENDMENTS FOR 12/18/14 MEETING  
PREPARED BY GEOFF BORNEMANN**

**Amendment #1:** Correct list of members.

On the Acknowledgement page I believe the list members should be corrected to read as follows:

**“Comprehensive Plan Committee**

Geoff Bornemann, Chair (1/14-present)

Clifford Van Wagner, Chair (5/13- 1/14)

Jamin Totino, Vice Chair

Sonny Bonacio

Theresa Capozzola

Devin Dalpos

Tom Denny

Casey Holzworth

James Letts

Oksana Ludd (Zoning Board of Appeals)

Steven Rowland (Design Review Commission)

Todd Skimkus

Mark Torpey (Planning Board)

Charles Wait

Janice White (resigned 4/14)

This document was prepared with assistance from MJ Engineering & Land Surveying PC and the staff of the City’s Office Planning and Community Development.”

Cliff Van Wagner was the first chair. He also never submitted a letter of resignation. Janice White served a full year before resigning. The contributions of both these people should be recognized. In addition the work of the consultants and City staff should be recognized.

**Amendment #2:** Add an executive summary:

**EXECUTIVE SUMMARY  
COMPREHENSIVE PLAN**

This Comprehensive Plan is a unified set of policies that will guide the future development of the City of Saratoga Springs. The Plan consists of nearly 250 recommended actions and a Future Land Use map that indicates the desired location, uses and intensity of development.

This Plan sets forth the following vision for the community:

*Saratoga Springs is the "City-in-the-Country." This concept reflects a city with an intensively developed urban core and an economically vibrant central business district, with well-defined urban edges and an outlying area of rural character, comprised of agriculture, open lands, natural and diverse environmental resources, and low density development.*

*The overriding philosophy that will guide future development of our "City in the Country" will be sustainability. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs. Sustainable development makes investments that yield long-term benefits for our community. Sustainable development enhances economic opportunity and community well-being while protecting the human and natural resources, upon which the future of our economy and our community depend.*

*Recognized for its commitment to history, health and horses, the City is a small, livable community with a strong sense of pride, family and volunteerism. The City's vibrant, walkable core, stable neighborhoods and high level of mobility support regional economic growth and ensure its position as a world class destination for entertainment, education and cultural activities.*

This Plan updates the community's 2001 Comprehensive Plan. The process for updating the prior Plan had the following objectives:

- Community/economic sustainability
- Preservation/enhancement of historic qualities
- Strengthening of individual and collective "City" and "Country" components
- Strategic positioning for future opportunities
- Public-Private cost sharing

This new Plan has the key following objectives that have been a core part of our community for more than a decade.

- Promote a broader mixture of uses in selected areas to encourage social, business, and residential interaction and diversity.
- Implement land use and design policies to enhance our quality of life.
- Balance the cost of municipal services with revenue.
- Protect sensitive environmental resources.
- Preserve traditional community character.
- Promote pedestrian and bicycle access, transit services, and transitional neighborhood design to reduce dependence on the automobile.
- Continue investing in the amenities that contribute to our community's success.
- Support the City's sense of history and the "City in the Country" by preserving the quality of, and linkages, among, cultural and open space resources.

- Encourage and increase housing diversity and affordability as well as neighborhood vitality.
- Maintain a compact downtown with adequate parking and supporting infrastructure is essential to businesses.
- Protect open space resources that constitute a vital economic component and a valuable environmental, aesthetic and recreational amenity. It is this unique open space character that creates the inherent value of the “City in the Country”.
- Strive to provide for adequate revenue sources to maintain and enhance services.
- Maintain, enhancing and investing in the social, cultural and recreational amenities that are essential to the City’s economic and social dynamic.

This new Plan is very similar to the 2001 Plan in the following ways: 1) the mission statement is almost identical; 2) many of the recommended action are similar; and 3) the location of future land uses and their intensities are almost identical.

However, this new Plan is also improves upon the prior plan. It addresses changes in the community that arose during the past decade and it anticipates new values and interest. These include complete streets policies, energy conservation, recycling, climate change, resiliency and greater protection for the community’s natural resources. The new Plan is also a “whole-community” plan in that it sets forth and relies on actions that can be undertaken by the public, non-profit and private sectors. This Plan does not burden the government with the sole responsibility for implementing this plan.

The Plan’s 250 recommended actions are built around four guiding principles: 1) Economic Strength and Stability; 2) Environmental Health and Resiliency; 3) Transportation and Mobility; and 4) Community Character.

This Plan is ambitious and comprehensive. It recommends actions that are educational, investigative and regulatory. Some will cost a great deal of energy and money; some very little. Its implementation relies on opportunities and individual determination.

This Plan lays down the vision for our future and frames the challenges.

### Amendment #3: Revise the Implementation Chapter

On page 66 revise the chapter to read as follows, adding the 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> paragraph:

#### IMPLEMENTATION 5.0

The adoption of this Comprehensive Plan Update is the first step in the implementation process. This Plan is the result of considerable effort on the part of the City of Saratoga Springs and its City Council, the Office of Planning and Economic Development, Comprehensive Plan Committee volunteers, residents, business owners and concerned citizens. An active implementation process will be necessary for the Plan to have a lasting impact. Working with a range of public, private and non-profit

implementation partners, the City can accomplish many of the recommended actions and continue striving toward its vision.

This Plan has many stakeholders. The nearly 250 individual action items in the Plan can be implemented by a variety of stakeholders within the community. These include entities from the private, non-profit and public sectors. Some actions can be implemented by a single entity; others with require collaboration.

The vast majority of the recommended action items are independent of other action items. These actions can be carried out whenever the individual entities have the energy, funding or “window of opportunity”. The timing for their implementation is not all that critical.

It is certainly the objective of this Plan that the vast majority of the recommendations in the Comprehensive Plan be implemented within the next ten years.

Within this Plan there are some minor adjustments to the policies relating to future land uses. There are some small changes in the recommended types of land uses, as well as some modification in location and intensity. Since existing land use ordinances and zoning regulations must be in conformance with the policies of the Comprehensive Plan, it is a priority for the City of Saratoga Springs to enact some changes to bring regulations into compliance with the new policies. It is fortunate that the City recently received grant funding to help accomplish this task.

#### **Amendment #4: Minor Amendments to the Future Land Use Map**

I have compared the existing zoning with the land use categories and density caps established in the draft com plan. In order for the zoning to be compatible with the comp plan, so corrections need to be made. This “mistakes” go back many years and I believe that is time to make the required correction.

Listed below are 11 areas where I think the Future Land Use map needs to be corrected.

The chart below the list is the background information that I used to make this evaluation and arrive at my recommendations.

1. ALLEN DRIVE: The Allen Drive area south of Church Street is designated CRN-1 (max density of 10.0 u/a) on the FLU map, but the area is zoned UR-4 (max density of 14.5 u/a).

Possible Solution: Change the comp plan FLU map designation from CRN-1 (max density of 10.0 u/a) to CNR-2 (max density of 15.0 u/a)

2. CONGRESS AVENUE: T he CMU area south of Congress Avenue is designated on the FLU map as CRN-1 The area south of Congress Avenue is zoned T-4 which permits a higher density than the allowed for in the CRN-1 designation (max density of 10.0 u/a).

Possible Solution: Move the CMU area south of Congress Avenue a little closer to Congress Avenue

3. **BALLSTON AVENUE:** The east side of Ballston Avenue south of West Fenton Street is designated on the FLU map as RN-2 (max density of 7 u/a). But the existing zoning is T-4 which permits higher residential densities.

Possible Solution: Move the CMU area on the east side of Ballston Avenue north to West Fenlon Street.

4. **FRANKIN STREET/CLINTON STREET:** The area along Franklin Street, the area west of Clinton Street and a small portion of Church Street is designated CRN-1 (max density of 10.0 u/a). But the area is zoning UR-4 (max density of 14.5 u/a).

Possible Solution: Change this area from CRN-1 to CRN-2 (max density of 14.5 u/a).

5. **WALTON STREET/WOODLAWN AVEUNE:** The area near the intersection of Walton Street and Woodlawn Avenue is designated CRN-1 (max density of 10.0 u/a). But the area is zoning UR-4 (max density of 14.5 u/a).

Possible Solution: Change this area from CRN-1 to CRN-2 (max density of 14.5 u/a).

6. **HODGEMAN STREET AREA:** The area south of Lake Avenue near Hodgeman Street is designated CRN-1 (max density of 10.0 u/a). But the area is zoning UR-4 (max density of 14.5 u/a).

Possible Solution: Move further north the CRN-2 (max density of 14.5 u/a) that is just south of this area.

7. **PHILA STREET/COURT STREET:** The area southwest of the intersection of Phila Street and Court Street is designated CRN-1 (max density of 10.0 u/a). But the area is zoning UR-4 (max density of 14.5 u/a).

Possible Solution: Change this area from CRN-1 to CRN-2 (max density of 14.5 u/a).

8. **VANDERBILT AVENUE/JEFFERSON STREET:** The area that is south of Worth Street between Jefferson and Vanderbilt is designated RN-1 (max density of 7.0 u/a). But the area is zoning UR-4 (max density of 14.5 u/a).

Possible Solution: Change this area from RN-1 to CRN-2 (max density of 14.5 u/a).

9. **JEFFERSON STREET:** The area that is south of Crescent Street is designated RN-1 (max density of 7.0 u/a). But the area is zoning UR-4 (max density of 14.5 u/a).

Possible Solution: Change this area from RN-1 to CRN-2 (max density of 14.5 u/a).

10. JEFFERSON STREET: The area that is south of East Broadway is designated RN-1 (max density of 7.0 u/a). But the area is zoning UR-4 (max density of 14.5 u/a) and UR-6 (max density of 9.0 u/a).

Possible Solution: Change this area from RN-1 to CRN-2 (max density of 14.5 u/a).

11. NELSON AVENUE: The area near Nelson Avenue and Gridley Street is designated RN-1 (max density of 7.0 u/a). But the area is zoning Tourist Related Business District.

Possible Solution: Change this area from RN-1 to SG (Specialty Gateway).

### **DENSITY ANALYSIS FOR COMP PLAN RESIDENTIAL LAND USE CATEGORIES- 2014 COMPREHENSIVE PLAN:**

<b>LAND USE CATEGORY:</b>	<b>MAXIMUM NET DENSITY</b>	<b>CURRENT ZONING DISTRICTS WITHIN LAND USE CATEGORIES AND THE PERMITTED MAXIMUM NET DENSITY OF THOSE DISTRICTS (expressed in lot size which is net density)</b>
Conservation Development District (CDD)	0.5 U/A	Rural Residential RR 2 acre lots = 0.5 U/A
Residential Neighborhood -1 (RN-1)	3.5 U/A	Rural Residential RR 2 acre lots = 0.5 U/A Suburban Residential-1 (SR-1) 40,000 sq ft lots = 0.9 U/A Suburban Residential-2 (SR-2) 20,000 sq ft lots = 2.2 U/A Urban Residential-1 (UR-1) 12,500 sq ft lots = 3.5 U/A
Residential Neighborhood -2 (RN-2)	7.0 U/A	Suburban Residential-2 (SR-2) 20,000 sq ft lots = 2.2 U/A Urban Residential-1 (UR-1) 12,500 sq ft lots = 3.5 U/A Urban Residential-2 (UR-2) 6,600 sq ft lots = 6.6 U/A
Core Residential Neighborhood -1 (CRN-1)	10.0 U/A	Urban Residential-2 (UR-2) 6,600 sq ft lots = 6.6 U/A Urban Residential-3 (UR-3) 6,600 sq ft lots = 6.6 U/A (Single Family only) 8,000 sq ft lots = 10.9 U/A (Two Family only) Urban Residential-6 (UR-6) 4,800 sq ft per unit = 9.1 U/A
Core Residential Neighborhood -2 (CRN-2)	15.0 U/A	Urban Residential-1 (UR-1) 12,500 sq ft lots = 3.5 U/A

		Urban Residential-3 (UR-3) 6,600 sq ft lots = 6.6 U/A (Single Family only) 8,000 sq ft lots = 10.9 U/A (Two Family only) Urban Residential-6 (UR-6) 4,800 sq ft per unit = 9.1 U/A Urban Residential-7 (UR-7) 4,00 sq ft per unit = 10.9 U/A Urban Residential-4 (UR-4) 3,000 sq ft per unit = 14.5 U/A Urban Residential-5 (UR-5) 3,000 sq ft per unit = 14.5 U/A
Core Residential Neighborhood - 3 (CRN-3)	30.0 U/A	Urban Residential-4 (UR-4) 3,000 sq ft per unit = 14.5 U/A Urban Residential-5 (UR-5) 3,000 sq ft per unit = 14.5 U/A Urban Residential-4A (UR-4A) 2,000 sq ft per unit = 21.8 U/A

In addition, I offer the following:

**BACKGROUND ON D'ANDREA PROPERTY – CRESENT AVENUE**  
 Prepared by Geoff Bornemann

My review of the records of the City's prior comprehensive plans indicates the following:

1. In the 1999 Comp Plan the D'Andrea property had two different designations:
  - The upper dryer largely vacant part was designated Medium Density Residential-1 (MDR-1) permitting between 0.1 and 3.5 units per acre.
  - The lower wetter vacant part was designated Resource Management (RM) permitting less than 0.2 units/ac (5 acre lot size)
  
2. In the 2001 Comp Plan the entire D'Andrea property, along with many other properties, was reclassified Conservation Development District (CDD) permitting no more that 0.5 units per acre unconstrained land following a conservation analysis.
  
3. In the 2001 Comp Plan the City created a new Conservation Development District (CDD)
  - The new CDD was essentially formed by combining the following 1999 Comp Plan categories into one:
    - Resource Management (RM) permitting 0.2 units per acre
    - Low Density Residential (LDR-1) permitting between 0.2 and 0.5 units per acre
 In addition the following areas were also placed in the CDD:
    - Vacant undeveloped Low Density Residential (LDR-2) permitting between 0.5 and 0.1 units per acre

- Vacant undeveloped Medium Density Residential -1 (MDR-1) in the outside portions of the city permitting between 0.1 and 3.5 units per acre
  - Vacant undeveloped Medium Density Residential -2 (MDR- 2) in the outside portions of the city permitting between 3.5 and 6.7 units per acre
  - Vacant undeveloped Impact Area (IA) in the outside portion of the city.
  - By combining the two categories and the key remaining vacant lands in the outer area into a single new CDD the City was attempting to create a low density residential area. It was a very conscious decision to try to help create a “greenbelt” of low density development around the core of the city.
4. In the 2001 Comp Plan the D'Andrea property was NOT the only such property reclassified to a lower density:
- The Anderson property between Lake Avenue and Union Avenue was changed from IA to CDD.
  - The McNeary property on the south side of Denton Road was also changed from MDR-1 to CDD
  - A section of the McMillan property on the south side of Hutchins Road was changed from MDR-2 to CDD
  - About a dozen property owners along Gilbert Road near Union Avenue had their properties changes from MDR-1 to CDD.
  - Property owners in several LDR-2 areas were changed to CDD.

My conclusion is that reclassification of the D'Andrea property in 2001 to CDD was a conscious decision and the process impacted many more property owners than just the D/Andreas.

## **Comprehensive Plan Comments – Torpey (12/6/14)**

### **Section 2.3**

More than one bullet point should be listed as a guiding principle for Transportation and Mobility. The City needs to do more than just “accommodate” all modes. I suggest adding a bullet here that states something like the following:

*Encourage walking, bicycling and mass transit over personal vehicle use to reduce traffic congestion and improve local air quality.*

### **Section 2.4**

Another bullet point should be added as a guiding principle right up front that stresses the importance of historic preservation and architectural quality.

### **Section 3.1**

The “Trends” section highlights data that is stale. Some of the financial figures are from 2009, others are different. I assume 2013 data is available. Using different dates presents confusion when comparing the economic impacts of different sectors/businesses.

### **Action 3.1-21**

The word “Planning Board” should be replaced with “all of the land use Boards”

### **Section 3.2**

I recommend explicitly listing the ten “pledge elements” from the Climate Smart Communities Pledge.

The Recommended Actions in the “Recreation” section does not state the importance of providing access to recreational facilities/opportunities for all income levels.

### **Action 3.2-27**

The action item should mention “water” issues as well.

*Identify and rectify water, sanitary sewer and stormwater issues in the city.*

### **Action 3.2-43**

I suggest the following edit:

*Complete an inventory and analysis of all conservation easements to determine their collective public value to the city and monitor long term climate change impacts.*

### **Action 3.2-44**

I suggest the following edit:

*Promote the broader use of renewable energy sources, such as wind, solar, geothermal and biomass.*

**Action 3.2-44**

I suggest the following edit:

*Promote the broader use of renewable energy sources, such as wind, solar, geothermal and biomass.*

**Action 3.2-46**

I suggest the following edit:

*Continue efforts to increase delivery infrastructure efficiency in water and wastewater systems.*

**Action 3.2-47**

I suggest the following edit:

*Encourage the city to partner with local businesses and anchor tenants (Skidmore College, Saratoga Hospital, Quad Graphics, etc.) to coordinate renewable energy procurements that can reduce/stabilize long term energy costs.*

**Action 3.2-49**

I suggest the following edit:

*Promote both commercial and residential solar energy projects and other community-based renewable energy technologies.*

**Add Action 3.2-55**

*Encourage the development of residential and commercial buildings that exceed minimum state-level energy efficiency standards.*

**Add Action 3.2-56**

*Encourage the development and monitoring of commercial buildings to ensure long term performance optimization and compliance with energy efficiency standards.*

**Section 3.4**

Please update the 2000 census data with 2010 values. The affordable housing issue is so important and we need to work from the most up to date statistics.

**Action 3.4-10**

I suggest the following edit:

*Create new landscape design guidelines for neighborhoods that add safety, comfort, and beauty, while maintaining or enhancing ecosystem linkages, connectivity and natural services.*

**Action 3.4-29**

I suggest the following edit:

Replace "Design Review Commission" with "all the land use boards". These special training sessions should not be limited to DRC members as all of the boards participate in SEQRA analyses.

#### **Section 4.0**

The CDD footnote language should be modified. Currently it states the following:

*The maximum density is an average of 0.5 units per acre based upon a "conservation analysis" of proposed land to be developed.*

I understand the intent of the language, but it could be misinterpreted to allow greater density. I suggest tightening it up a bit. How about:

*The maximum density in the CDD is 0.5 units per acre. A conservation analysis is required to ensure proper design.*

#### **Action 4.1-5**

Please add the word "review" in the first sentence.

*To expedite the development review process and encourage better coordination...*

Lastly, I would suggest that the Comprehensive Plan address the issue of selecting future CPC members to avoid the fiasco of this go 'round. Not sure what to recommend for specific language, but equitable representation on the Committee is key and each City Council member should be able to make appointments, not just the Mayor.

## Resort Overlay Zone

The City of Saratoga Springs for centuries has been acknowledged as a community famous for its hotels and resorts. In the past decades, the Community has embraced the concept of maintaining open spaces especially in the area east of the Northway and west of the already developed East Ridge. These two communal goals are not mutually exclusive.

Presently, Saratoga National Golf Club operates, with all required municipal approvals, on approximately 560 acres of land, not including the portion of Lake Lonely that it owns, a world class golf course, restaurant, and retail business operation. In creating this facility, it controls one of the largest tracts of open space within the City. It would be economically beneficial to the City if, while maintaining this greenspace, the golf course and associated facilities could be expanded by means of the creating of a Resort Overlay Zone, covering the City of Saratoga Springs Tax Parcels 179.-3-30, 179.-3-11, 180.-4-23 and 179.-3-14.1, and the property of The Corporation of Yaddo East of the Northway.

The overlay district would require that 80% of all acreage within the tax parcels remain permeable. All development within the site, other than golf course related activities and trails shall have a setback of 1000 ft south of Union Avenue. Beyond the existing maintenance structure to the north of Crescent Avenue, four acres of land will be dedicated for the creation of work force housing related to the employment at the resort. All structural development within the overlay district must be built within a 25 acre cluster designated on Exhibit A ("Cluster Area"). Zoning regulations that are adopted in association with this Resort Overlay District shall take into consideration the clustered nature of this project in allowing the spacing of structures within the Cluster Area. No structure within the Cluster Area shall be taller than 60 ft. For any project within the Resort Overlay District to be approved, it must demonstrate that public recreational improvements, trails and associated structures are to be constructed in conjunction with the proposed project and shall be available to the general public for so long as the Resort is in operation.

Within the confines of the land that is contained within the Resort Overlay District, the following uses would be permitted:

1. Golf Course – 18 hole, Daily Fee Golf Course
2. Golf Academy and Practice Facility
3. Golf Related Retail and Amenities
4. Restaurant (Outdoor and indoor lounge, dining, banquet, and business event facilities)
5. Nature Preserve
6. 96 Residential – Single family residences, apartments and/or condominiums
7. Recreational trails, non-motorized boating and winter sports
8. Up to a 100 room lodge with associated amenities
9. Spa and Fitness Center with Health and Wellness Related Services
10. Affordable Housing as described herein

By permitting the minimum utilization of these tax parcels, greenspace be maintained and opened in its use for a greater portion of the community's population. It is the recommendation of the Comprehensive Plan Committee that subsequent to the passage of the Plan by the City Council, that zoning provisions be passed that would allow the creation of a Resort(s) under these guidelines within the District.



# EXHIBIT 'A'

**LEGEND:**

- Saratoga National Designated  
Property (560.52 Acres)

Proposed Additional Development  
(19 Acres)
- Existing Area of Development  
(6 Acres)

Approved  
(Undeveloped 2 Acres)

1. Please remove all of the side bars / "Did you know". This is a policy document, not a brochure. Zoning laws are required to be consistent with Comprehensive Plans, it is not the place for interesting side bars. I agree with the member of the public who stated that if there is important information, it should be contained in the body of the document.
2. Acknowledgements. The acknowledgements should list the consultants and make it clear that the document was written by and produced by them.
3. Pictures: Especially in community character: We define ourselves as the City in the Country yet have few pictures of the country. There are two pictures of townhouses in the "community character" section. The City has beautiful vistas, barns, streams, rural roads that could make a nice addition.
4. Land Use categories:

#### Conservation Development District

Amend CDD Note as follows:

Development in this area shall require a "conservation analysis" and utilize land conservations methods to protect environmentally sensitive areas and features, minimize the development's edge effects and conserve significant open space.

CDD Note: The maximum density is an average of 0.5 units/acre of unconstrained lands,  
Respectfully submitted,  
Theresa A. Capozzola.

Deleted: s

Deleted: based upon a "conservation analysis" of proposed land to be developed. ¶

## Draft Amendments

Geoff, Jamin, Brad, Kate and Jackie,

Since our last meeting in November, there have been a significant amount of discussion about the Draft Plan that was approved by resolution. This discussion has taken place at the City Council meeting of December 2<sup>nd</sup>, the public hearing of December 8<sup>th</sup> and at informal gatherings around the City. Based upon the information received from the public, I wish to offer three amendments to the Draft Plan at our meeting of December 18<sup>th</sup>, as follows:

1. I want to re-urge our previous amendment regarding the D'Andrea parcel. I don't need to elaborate here as I trust that all CPC members have viewed the public hearing. In my view, the arguments made by the D'Andrea and the consultant were persuasive. As such, I wish to re-urge that amendment.
2. I don't believe we have done anything to enhance development of the South Broadway Complimentary Core area from Circular St. to Fenlon St. which was studied by the GAPS Committee in 2012. The recommendations of that Committee have had little, discernable impact. I have raised this issue a number of times in our Committee discussions over the past 18 months and I believe the difficulty pertains to the area and bulk requirements of the T-5, particularly the two-story requirement, the build-to-line and the minimum frontage. Property owners in this area are discouraged from proceeding with redevelopment projects that necessitate variances from one or more of the area in bulk requirements. "No one wants to repeat the McDonald process" is a common refrain. The property owners have no difficulty expanding and redeveloping the buildings to construct buildings that give the appearance of two useable stories, but the cost of compliance with build-to-lines and minimum frontage (and the difficulty of achieving variances from these requirements) defeats many applications before they ever reach the land use boards.

I would urge an amendment that recommends modification of requirements in this area so as to make the area and bulk requirements into guidelines with a note indicating that the objective for redevelopment projects is to bring structures to be in greater conformity with the guidelines. A recommendation of this nature is likely to encourage high quality development and redevelopment projects in this Complimentary Core area corridor.

3. I also want to re-urge the language set forth below for the SP area that runs south on Rt. 9 from Crescent. The concern is the absence of clarity on the types of development that would be permitted under the proposed language. I specifically point to the assertions by Sustainable Saratoga and its opposition to the rezoning of the Weathervane parcel last year.

As you recall, you appeared with Laura Depeta and Theresa Capazolla before the Planning Board on May 8, 2013 in opposition to the rezoning of the Weathervane parcel whereupon it was argued that the rezoning of this parcel violated the Comprehensive Plan's density limitations for

the COMM-5. The development plan map designates this area of South Broadway as COMM-5: “medium density office park commercial.”

In support of this position, Sustainable Saratoga argued that “most” of the uses in the TRBD “have potential for greater land use intensity than those of a medium density office park.” Fortunately for the Weathervane redevelopment project all 7 members of the Planning Board, all 7 members of the Design Review Commission and 4 of the 5 City Council members disagreed with the conclusions of Sustainable Saratoga on this issue. As a result, the zoning amendment was adopted by the City Council and the Homewood Suites project has received architectural review approval from DRC and site plan approval from the Planning Board.

There are several undeveloped parcels in this area and the concern is there will be an absence of clarity in the permissible zoning if the current language in the draft is adopted. My notes indicate the following language is in the current Draft Plan:

*Specialty Mixed Use - Park (SP) – current draft.*

*The Specialty Mixed Use - Park designation allows for a mix of commercial uses that focus on maintaining the distinctive rural character of the City in the area adjacent to the Spa State Park – a National Landmark Property. Future growth in this area should be designed and sited as a campus-like setting to create a gateway that complements the beauty of the Spa State Park. Bicycle and pedestrian connections to the Spa State Park and adjacent uses should be provided. The uses within this designation are complementary to the Downtown Core and Complementary Core. Some residential uses may be appropriate as well. This designation may lend itself to support research and development, creative economy workplaces, “green and clean” technology businesses, and other low impact tenants.*

The rezoning of the Weathervane parcel to accommodate hotel that was ultimately approved by DRC and the Planning Board received broad (but not universal) community support. I believe, projects of this nature that include striking architecture for structure set back from Rt. 9 with well-designed landscaping features should be encouraged in this area. If my colleagues on the Committee agree with this vision, I believe we would want to add clarity to the current language that now contains the following elements:

1. The maintenance of the distinctive rural character of the City in the area adjacent to the Spa State Park.
2. Creation of a gateway that complements the beauty of the Spa State Park.
3. Uses within this designation are complementary to the Downtown Core and Complementary Core.
4. Some residential uses may be appropriate as well.
5. **Examples of uses and other low impact tenants.**

With this language, one could certainly envision an argument (akin to the one made by Sustainable Saratoga on the Weathervane rezoning) that a project like the one approved would be at odds with the Comprehensive Plan. Is this the intention? Subsequent to the adoption of a Comprehensive Plan update by the City Council, revisions to the zoning will be undertaken that will provide for uses and area/bulk requirements. My reading of the current language is that a wide variety of commercial and mixed use projects would not conform to the elements of the current language as described above.

To encourage projects like the one approved last year for the Weathervane parcel, I believe we need broader language. I have previously offered that language and I wish to re-urge it again (with some modifications) designed to provide the City Council clarity regarding the zoning that should follow this update. Indeed, I would hope the subsequent zoning for the area would permit a wide range of uses with the high quality architecture and landscaping elements that are reflected in the approved plan for the Weathervane parcel.

The proposed language is as follows:

*Specialty Mixed Use - Park (SP) - proposed*

*The Specialty Mixed Use - Park designation allows for a mix of commercial uses that focus on maintaining the distinctive character of the City in the area adjacent to the Spa State Park – a National Landmark Property. Future growth in this area should be designed and sited as a campus-like setting (to the extent practicable taking into account parcel sizes and configurations) to create a gateway that complements the beauty of the Spa State Park. The recent approval of the hotel on the Weathervane parcel is an example of a project that adds to the gateway complementing the beauty of the State Park. Bicycle and pedestrian connections to the Spa State Park and adjacent uses would be encouraged.*

*The uses within this designation are complementary with the Downtown Core and Complementary Core. Residential and mixed use projects would be appropriate as well. This designation may lend itself to support research and development, creative economy workplaces, “green and clean” technology businesses, and other low to moderate impact tenants. The focus should be more about quality, lasting architecture than use. The City should encourage creativity in design and planning.*

I would further like to ask the Committee to withhold forwarding the final draft to the City Council until the matter of the Consultant on this project is paid for their extensive time and effort provided to our Committee over and above their contract as a result in significant changes in scope. This scope changed drastically when the Mayor assumed office and changed the leadership of the Committee resulting in an increase from 6 months and 6 meetings of work as originally envisioned to over 22 months and 19 meetings and countless revisions to the documents. While we Committee members are volunteers, the Consultant is not and should be justly compensated. We should hold submitting the Draft Comprehensive Plan until the situation is rectified and I would request that the Committee be unanimous in their support of such an action.

Thank you for adding these proposals to the agenda for December 18<sup>th</sup>.  
Devin A. Dal Pos

Comprehensive Plan changes for consideration. (Oksana M. Ludd)

1. Complimentary Core definition – add “not compete with” as follows:

“The Complementary Core designation offer opportunities for infill and new development that continues to support, **but not compete with** the Downtown Core.”

2. Special Mixed – Park (SP) definition - add “but not in competition with” as follows:

“The uses within this designation are complementary to **but not in competition with** the Downtown Core and Complementary Core.”

3. Special Mixes use – Gateway (SG) definition - add “but not in competition with” as follows:

“These uses are primarily commercial in nature and are complementary to, **but not in competition with** the Downtown Core and Complementary Core.”

4. Conservation Development District definition – “outdoor” as follows:

“This designation allows for low density residential, **outdoor** recreation, agricultural and other rural uses utilizing land conservation mentions such as clustering.”

Also add “ protect natural resources and maintain natural systems” as follows:

“Commercial activities should be limited to those that support rural and recreational uses and which protect valuable open space, **protect natural resources and maintain natural systems.**”

5. Section 3.4-3 use the following language:

“3.4-3 Continue to prohibit the establishment of Planned Unit Developments (PUDs) in the Conservation Development District of the City.”

6. Added change to Incentive Zoning Supporting a Public Purpose, delete “implies” to insert “requires” as follows:

“Sustainable growth **requires** maintaining the quality of life ....”

And

“Sustainable growth also **requires** that the cost of services provided by the City ...”

7. Vision Statement – add “residential” to the end of the first paragraph as follows:

“ ...comprised of agriculture, open lands, natural and diverse environmental resources and low density **residential** development.”

8. Section 3.4-1 - add “residential” to the end of the paragraph as follows:

“...and an outlying **area**(**typo**) comprised of open of open lands, landscape or rural character and low density **residential** development.”

9 Introduction .1.1 second to the last paragraph - add “We view the preservation of these open space resources as a key component in the City’s commitment to sustainability” as follows:

“These public and privately owned open space resources are complemented by thee lakes and an abundance of state and federally regulated wetlands. **We view the preservation of these open space resources as a key component in the City’s commitment to sustainability.**”

10. Global provision for all zoning classifications that any land that cannot be developed, (by way of example wetlands would be excluded) should not be included in the calculation of available acreage for determining permitted density. Only unconstrained lands should be included in calculation.

## Comprehensive Plan Update Comments - December 15, 2014

<b>Public Comments</b>	
<i>Name</i>	<i>Organization/Address</i>
Todd Garofano	Saratoga Convention & Tourism Bureau
M. Thomas Porter	236 Caroline Street
Merrily Miller	674 Crescent Avenue
Harry Moran	Sustainable Saratoga (2)
Ellen Kiehl	Saratoga Springs Democratic Committee
Steve Samuell	Not available
Jere Tatich & Samantha Bosshart	Saratoga Springs Preservation Foundation
Colin Klepetar	Not available
Diana M. Barnes	495 Union
Vincent Pelliccia	87 Court Street
Maureen Curtin	125 Grand Ave
<b>Committee Member Comments</b>	
<i>Name</i>	
Mark Torpey	
Todd Shimkus	
Devin A. Dal Pos	
Oksana M. Ludd	
Theresa A. Capozzola	
Geoff Bornemann	

The following is a list of draft document specific, proposed changes provided by CPC members and the public received up to the 12/15/2014 12pm deadline. All submitted comments can be found in their entirety on the City's website or in the Office of Planning and Economic Development.

### **POSSIBLE AMENDMENTS TO DRAFT COMP PLAN FOR CONSIDERATION BY THE CPC AT THEIR 12/18/14 MEETING (Based upon all comments received by noon on Monday 12/15/14)**

The following amendments have been suggested by the public and members of the Comprehensive Plan. They are roughly presented in order of the pages of the draft report. The proposed changes are highlighted.

At their December 18, 2014 meeting the CPC will decide if any of these amendments should be made in the draft Comprehensive Plan dated 11/21/14.

**#1: CORRECT LIST OF MEMBERS (Bornemann) (Capozzola)**

## Comprehensive Plan Committee

Geoff Bornemann, Chair (1/14-present)

Clifford Van Wagner, Chair (5/13- 1/14)

Jamin Totino, Vice Chair

Sonny Bonacio

Theresa Capozzola

Devin Dalpos

Tom Denny

Casey Holzworth

James Letts

Oksana Ludd (Zoning Board of Appeals)

Steven Rowland (Design Review Commission)

Todd Skimkus

Mark Torpey (Planning Board)

Charles Wait

Janice White (resigned 4/14)

This document was prepared with assistance from MJ Engineering & and Surveying PC and the staff of the City's Office Planning and ~~Community~~ [Economic] Development.

**#2: ADD AN EXECUTIVE SUMMARY:** (Bornemann)

## EXECUTIVE SUMMARY COMPREHENSIVE PLAN

This Comprehensive Plan is a unified set of policies that will guide the future development of the City of Saratoga Springs. The Plan consists of nearly 250 recommended actions and a Future Land Use map that indicates the desired location, uses and intensity of development.

This Plan sets forth the following vision for the community:

*Saratoga Springs is the "City-in-the-Country." This concept reflects a city with an intensively developed urban core and an economically vibrant central business district, with well-defined urban edges and an outlying area of rural character, comprised of agriculture, open lands, natural and diverse environmental resources, and low density development.*

*The overriding philosophy that will guide future development of our "City in the Country" will be sustainability. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs. Sustainable development makes investments that yield long-term benefits for our community. Sustainable development enhances economic opportunity and community well-being while protecting the human and natural resources, upon which the future of our economy and our community depend.*

*Recognized for its commitment to history, health and horses, the City is a small, livable community with a strong sense of pride, family and volunteerism. The City's vibrant, walkable core, stable neighborhoods and high level of mobility support regional economic growth and ensure its position as a world class destination for entertainment, education and cultural activities.*

This Plan updates the community's 2001 Comprehensive Plan. The process for updating the prior Plan had the following objectives:

- Community/economic sustainability
- Preservation/enhancement of historic qualities
- Strengthening of individual and collective "City" and "Country" components
- Strategic positioning for future opportunities
- Public-Private cost sharing

This new Plan has the key following objectives that have been a core part of our community for more than a decade.

- Promote a broader mixture of uses in selected areas to encourage social, business, and residential interaction and diversity.
- Implement land use and design policies to enhance our quality of life.
- Balance the cost of municipal services with revenue.
- Protect sensitive environmental resources.
- Preserve traditional community character.
- Promote pedestrian and bicycle access, transit services, and transitional neighborhood design to reduce dependence on the automobile.
- Continue investing in the amenities that contribute to our community's success.
- Support the City's sense of history and the "City in the Country" by preserving the quality of, and linkages, among, cultural and open space resources.
- Encourage and increase housing diversity and affordability as well as neighborhood vitality.
- Maintain a compact downtown with adequate parking and supporting infrastructure is essential to businesses.
- Protect open space resources that constitute a vital economic component and a valuable environmental, aesthetic and recreational amenity. It is this unique open space character that creates the inherent value of the "City in the Country".
- Strive to provide for adequate revenue sources to maintain and enhance services.
- Maintain, enhancing and investing in the social, cultural and recreational amenities that are essential to the City's economic and social dynamic.

This new Plan is very similar to the 2001 Plan in the following ways: 1) the mission statement is almost identical; 2) many of the recommended action are similar; and 3) the location of future land uses and their intensities are almost identical.

However, this new Plan is also improves upon the prior plan. It addresses changes in the community that arose during the past decade and it anticipates new values and interest. These include complete streets policies, energy conservation, recycling, climate change, resiliency and greater protection for the community's natural resources. The new Plan is also a "whole-community" plan in that it sets forth and relies on actions that can be undertaken by the public, non-profit and private sectors. This Plan does not burden the government with the sole responsibility for implementing this plan.

The Plan's 250 recommended actions are built around four guiding principles: 1) Economic Strength and Stability; 2) Environmental Health and Resiliency; 3) Transportation and Mobility; and 4) Community Character.

This Plan is ambitious and comprehensive. It recommends actions that are educational, investigative and regulatory. Some will cost a great deal of energy and money; some very little. Its implementation relies on opportunities and individual determination.

This Plan lays down the vision for our future and frames the challenges.

**#3: DELETE REFERENCE TO DON MCLEAN** (Samuell)

On page 2 delete the side bar reference to Don McLean writing the song "American Pie" at a local pub.

**#4: DELETE ALL SIDEBARS & "DID YOU KNOW"** (Capozzola)

Throughout the report delete all sidebars and "Did you know" statements.

**#5: REVISE DESCRIPTION OF "SARATOGA SPRINGS – A GREAT AMERICAN PLACE** (Ludd)

On page 3 revised the last sentence in the second to last paragraph of section 1.1 to read as follows:

"These public and privately owned open space resources are complemented by three lakes and an abundance of state and federally regulated wetlands. We view the preservation of these open space resources as a key component in the City's commitment to sustainability."

**#6: REVISE VISION STATEMENT** (Kiehl) (Ludd)

On page 8 restore the word "residential" in the first paragraph of the vision statement:

*“Saratoga Springs is the “City-in-the-Country.” This concept reflects a city with an intensively developed urban core and an economically vibrant central business district, with well-defined urban edges and an outlying area of rural character, comprised of agriculture, open lands, natural and diverse environmental resources, and low density residential development .”*

**#7: STRENGTHEN A GUIDING PRINCIPLE RELATING TO TRANSPORTATION**

On page 10 replace the word “accommodates” with the word “encourages”. (Samuell)

“2.3 Transportation Mobility

To maintain a City that encourages all modes of transportation including vehicles, freight, pedestrians, bicyclists, transit and people with disabilities.”

OR

On page 10 add a new bullet point: (Torpey)

“2.3 Transportation Mobility

- To maintain a City that accommodates all modes of transportation including vehicles, freight, pedestrians, bicyclists, transit and people with disabilities.
- To encourage walking, bicycling and mass transit over personal vehicles use to reduce traffic congestions and improve local air quality.”

**#8: STRENGTHEN A GUIDING PRINCIPAL RELATION TO COMMUNITY CHARACTER** (Torpey)

On page 10 add a new bullet point:

“2.4 Community Character

- To maintain a City that values historic preservation and architectural quality in its built environment.”

**#9: USE MORE UPDATED ECONOMIC DATA** (Torpey)

On page 13 use more updated economic data if available.

**#10: REVISE ACTION ITEMS RELATIONG TO ZONING AMEMDMENTS** (Torpey)

On page 16 replace the phrase “Planning Board” with “all of the land use Boards”.

“3.1-21 Amendments to the Zoning Text and Map should be highly scrutinized and standards established for City Council and **all the land use Boards** to use in evaluation.”

**#11: ADD REFERENCE TO HEALTH BENEFITS** (Samuell)

“The discussion in Section 3.2 should be expanded to include the inherent health benefits of encouraging walking and cycling as a form of transportation”.

**#12: ADD DETAILS OF CLIMATE PLEDGE** (Torpey)

On page 22 in the trend section of 3.2 in the third paragraph list the ten “pledge elements” from the Climate Smart Communities Pledge.

**#13: USE TERM GAMBLING INSTEAD OF GAMING** (Samuell)

On page 17 in action item 3.1-35 change the work “gaming” to “gambling”.

**#14: REVISE RECREATIONAL NEEDS TO STRESS ALL INCOME LEVELS** (Torpey)

On page 25 amend the action item 3.2-11 to read as follows:

“3.2-11 Work with local and regional departments and clubs to evaluate and identify the community’s recreational needs **for all income levels.**”

**#15: REVISE ACTION ITEM RELATION TO WATER AND STORMWATER ISSUES** (Torpey)

On page 26 amend the action item 3.2-27 to read as follows:

“3.2-27 Identify and rectify **water, sanitary sewer and** stormwater issue areas in the City.”

**#16: REVISE ACTION ITEM RELATING TO CONSERVATION EASEMENTS** (Torpey)

On page 28 revise the action items 3.2-43 to read as follows:

“3.2-43 Complete an inventory and analysis of all conservation easements to determine the City’s collective **public value and monitor long term climate change impacts.**”

**#17: REVISE THE EMPHASIS FOR RENEWABLE/ALTERNATIVE ENERGY ACTION ITEM**

On page 28 in the action item 3.2-44 change “investigate” to “promote and encourage”.  
(Moran)

“3.2-44 **Promote and encourage** renewable/alternative energy sources, such as wind, solar, geothermal or biomass.”

OR (Torpey)

“3.2-44 Promote **the broader use of renewable** energy sources, such as wind, solar, geothermal and biomass.”

**#18: REVISE ACTION ITEM RELATING TO UTILITY EFFICIENCIES** (Torpey)

On page 28 revise action item 3.2-46 to read as follows:

“3.2-46 Continue efforts **to increase delivery infrastructure** efficiency in water and wastewater systems.”

**#19: REVISE ACTION ITEM RELATING TO ENERGY COSTS** (Torpey)

On page 28 revise action item 3.2-47 to read as follows:

“3.2-47. **Encourage the city to partner with local businesses and anchor tenants (Skidmore College, Saratoga Hospital, Quad Graphics, etc) to coordinate renewable energy procurements that can reduce/stabilize long term energy cost.**”

**#20: REVISE ACTION ITEM RELATING TO ENERGY COSTS** (Torpey)

On page 28 revise action item 3.2-49 to read as follows:

“3.2-49 **Promote both commercial and residential solar energy projects and other community-based renewable energy technologies.**”

**#21: REVISE ACTION ITEM TO PROMOTE RENEWABLE/ALTERNATIVE ENERGY SOURCES**

(Moran)

On page 28 in the action item 3.2-50 change to read as follows.

“3.2-50 Work with partners, such as the New York State Energy Research and Development Authority (NYSERDA), to promote and encourage energy efficiency **and renewable/alternate energy sources** for the City, businesses and homeowners.”

**#22: REVISE ACTION ITEM TO PROMOTE RENEWABLE/ALTERNATIVE ENERGY SOURCES**

(Moran)

On page 28 in the action item 3.2-51 change to read as follows.

“3.2-51 Encourage greater energy efficiency and provisions for renewable/alternate energy sources in new construction and redevelopment.”

**#23: REVISE ACTION ITEM TO PROMOTE ENERGY EFFICIENCY OF PUBLIC LIGHTING** (Samuell)

On page 28 change 3.2-53 to read as follows:

“3.2-53 Promote the energy efficiency of city lighting and a reduction in light pollution while still maintaining safety.”

**#24: ADD A NEW ACTION ITEM RELATING TO ENERGY STANDARDS** (Torpey)

On page 29 add a new action items after 3.2-54 to read as follows:

“3.2-55 Encourage the development of residential and commercial buildings that exceed minimum state-level energy efficiency standards.

And change all subsequent numbers for actions items that follow.

**#25: ADD A NEW ACTION ITEM RELATING TO MONITORING ENERGY STANDARDS** (Torpey)

On page 29 add a new action items after 3.2-55 to read as follows:

“3.2-56 Encourage the development and monitoring of commercial buildings to ensure long term performance optimization and compliance with energy efficiency standards.

And change all subsequent numbers for actions items that follow.

**#26: USE CORRECT TERM FOR CLIMATE ADAPTATION PLAN** (Moran)

On Page 29 in action item 3.2-60 change the term “Climate Adaption Plan” to “Climate Adaptation Plan”.

**#27: ADD REFERENCES TO RAIL SERVICE** (Samuell)

On page 10 in 2.3 change to read as follows:

To maintain a City that accommodates all modes of transportation including vehicles, freight, rail, pedestrians, bicyclists, and people with disabilities”.

In 3.3 mention Saratoga & North Creek Railway

**#28: REVISE ACTION ITEMS RELATING EV CHARGING STATIONS** (Samuell)

On page 34 revise action item 3.3-15 to read as follows:

“3.3-15 Adopt streamlined permitting standard and engineering details for residential and commercial EV charging stations. Encourage the establishment of charging stations in the city including placing them in the city owned parking garages/lots.”

**#29: CHANGE PHOTOGRAPHS OF COMMUNITY CHARACTER** (Capozzola)

On page 38b delete the two pictures of townhouses and replace with rural country scenes.

**#30: USE MORE UPDATED HOUSING DATA** (Torpey)

On page 40 use more updated economic data if available.

**#31: REVISE ACTION RELATION TO CITY IN THE COUNTRY** (Ludd)(Kiehl)

On page 47 revise action item 3.4-1 to read as follows:

“3.4-1 Maintain and promote the “city in the country” form that includes an intensively developed urban core, vibrant central business district, well defined urban edges and an outlying area comprised of open lands, landscape or rural character and low density residential development.”

**#32: REVISE STANDARDS FOR SOUTH BROADWAY ZONING** (Dal Pos)

On page 48 add a new action item 3.4-13 that reads as follows:

3.4-13 In the form base zoning for South Broadway make all area and bulk requirements into guidelines, not standards. Note: The objective for redevelopment projects is to bring structures to be in greater conformity with the guidelines.

And renumber all subsequent action items.

**#33: REVISE ACTION ITEMS RELATING TO PLANNED UNIT DEVELOPMENTS (PUDs)** (Moran)  
(Ludd)(Kiehl)(Samuell)

On page 47 revise the action item 3.4-3 to read:

**“3.4-3 Continue to prohibit the establishment of Planned Unit Developments (PUDs) in the Conservation Development District of the City.”**

Add new language articulating the City’s “Legitimate public interest in protecting the greenbelt”

**#34: REVISE ACTION ITEM RELATING TO LANDSCAPE DESIGN (Torpey)**

On page 48 change 3.4-10 to read as follows:

“3.4-10 Create new landscape design guidelines for neighborhoods that add safety, comfort and beauty, while maintaining or enhancing **ecosystem linkages, connectivity and natural services**.”

**#35: REVISE ACTION ITEM RELATING TO LAND USE BOARD TRAINING (Torpey)**

On page 50 change the phrase in action item 3.4-29 to replace “Design Review Commission” with “all the land use boards”:

“3.4-29 Provide special training sessions for members of all the land use boards to remain in compliance with Certified Local Government standards.

**#36: DELETE ACTION ITEM RELATING TO OUTDOOR STORAGE IN RESIDENTIAL DISTRICTS (Samuell)**

On page 49 delete action item 3.4-19 relating to storage of boats, trailer and RVs in residential neighborhoods.

“3.4-19 Prohibit the storage of boats, trailers, RV’s and other large mobile items within the respective front yard setbacks of neighborhoods.”

**#37: DELETE ACTION ITEM RELATING TO HIGHER DENSITY IN RESIDENTIAL NEIGHBORHOODS (Samuell)(Pelliccia)(Ludd)**

On page 53 delete the action item 3.4-57b that permits higher residential densities for carriage houses, garages, etc.

“3.4-57 Address procedural items related to housing Citywide.

b. Permit conversion, building and permanent residential use of building code compliant accessory buildings such as carriage houses and garage.”

On page 55 “Global provision for all zoning classifications that nay land that cannot be developed, (by way of example wetlands would be excluded) should not be included in the

calculation of available acreage for determining permitted density. Only unconstrained lands should be included in calculation”.

On page 59 revise the description of the Conservation Development District in the second paragraph to read as follows”

“Development in this area shall **require a “conservation analysis” and** utilize land conservation methods to protect environmentally sensitive areas and features, minimize the development’s edge effects and conserve significant open space.”

**#38: REVISE DESCRIPTION OF COMPLEMENTARY CORE LAND USE** (Ludd)

On page 57 revise the first sentence of the second paragraph to read as follows:

“The Complementary Core designation offers opportunities for infill and new development that continues to support, **but does not compete with** the Downtown Core.

**#39: REVISE THE DEFINITION OF THE CONSERATION DEVELOPMENT DISTRICT LAND USE**  
(Ludd)(Capozzola)

On page 59 revise the first paragraph in description to read as follows:

“The Conservation Development District designation reflects the ‘Country’ of the City in the Country. This designation allows for low density residential, **outdoor** recreation, agricultural and other rural uses utilizing land conservation methods such as clustering. Areas typically include single family lots and subdivisions, existing planned developments, farms, estates, and natural areas. Commercial activities should be limited to those that support rural and recreational uses and which protect valuable open space, **protect natural resources and maintain natural systems**. This designation reflects a rural or agrarian character that works to preserve contiguous open spaces, protect natural resources and restore and natural systems, which will all become increasingly valuable as climate change progresses”.

On page 59 revise the second paragraph in description as follows:

“Development in this area shall **require a “conservation analysis” and** utilize land conservation methods to protect environmentally sensitive areas and features, minimize the development’s edge effects and conserve significant open space.”

**#40: REVISE DEFINITION OF DENSITY CONSERATION DEVELOPMENT DISTRICT**

On page 59 revise the density statement to read as follows:

(Moran)

“CDD Note: The maximum density in the CDD is 0.5 units per acre of unconstrained land following the required conservation analysis which sets aside at least 50% of the developable land as open space. “

OR (Torpey)

“CDD Note: The maximum density in the CDD is 0.5 units per acre. A conservation analysis is required to ensure proper design.

OR (Capozzola) (Ludd)

“CDD Note: The maximum density is an average of 0.5 units/acres of unconstrained lands.

**#41: REVISE DEFINITION OF SPECIALTY MIXED USE –PARKS** (Moran)

On page 60 revise the first sentence in the definition of this land category to read:

“The Specialty Mixed Use-Park designation allows for a mix of low density commercial uses that focus on maintaining the distinctive rural character of the City in the area adjacent to the Spa State Park – a National Natural Landmark Property.”

**#42: REVISE DESCRIPTION OF SPECIALITY MIXED USE – PARKS LAND USE** (Ludd)

On page 60 revise the first sentence of the second paragraph to read as follows:

“The uses within this designation are complementary to but not in competition with the Downtown Core.”

**#43: REVISE DESCRIPTION OF SPECIALITY MIXED USE – PARKS LAND USE** (Dal Pos)

On page 60 revise the description of this land use category to read as follows:

“The Specialty Mixed Use – Parks designation allows for a mix of commercial uses that focus on maintaining the distinctive character of the City in the area adjacent to the Spa State Park – a National Landmark Property. Future growth in this area should be designed and sited as a campus-like setting (to the extent practicable taking into account parcel sizes and configurations) to create a gateway that complements the beauty of the Spa State Park. The recent approval of the hotel on the Weathervane parcel is an example of a project that adds to the gateway complementing the beauty of the State Park. Bicycle and pedestrian connections to the Spa State Park and adjacent uses would be encouraged.

The uses within this designation are complementary to the Downtown Core and Complementary Core. Residential and mixed use projects would be appropriate as well. This designation may lend itself to support research and development, creative economy workplaces, “green and clean” technology businesses, and other low to moderate impact tenants. The focus should be more about quality, lasting architecture than use. The City should encourage creativity in design and planning.”

**#44: REVISE DEFINITION OF SPECIALTY GATEWAY** (Moran)

On page 61 revise the definition of this land category to read:

“The Specialty Mixed Use - Gateway designation allows for a variety of low to moderate density uses that focus on maintaining a distinctive entrance to the City. The goal for the commercial gateways is not to foster more intense or dense land use development, but rather to improve the physical appearance and attractiveness of the commercial uses. These uses are primarily commercial in nature and are complementary to the Downtown Core and Complementary Core. This designation is characterized largely by automobile access yet with aesthetically pleasing buildings and landscaping along the street with parking in the rear.”

**#45: REVISE DESCRIPTION OF SPECIALITY MIXED USE – GATEWAY LAND USE** (Ludd)

On page 61 revise the last sentence of the second paragraph to read as follows:

“The uses are primarily commercial in nature and are complementary to, but not in competition with the Downtown Core and Complementary Core.”

On page 63 revise Incentive Zoning Supporting Public Purpose as follows:

“Sustainable growth requires maintaining the quality of life...”

“Sustainable growth also requires that the cost of services provided by the City...”

**#46: REVISE ACTION ITEM RELATION TO EARLY DEVELOPMENT REVIEWS** (Torpey)

On page 65 revise the action items 4.1-5 to read as follows:

“4.1-5 Initiate Earlier Development Review by City Departments – To expedite the development review process and encourage better coordination within the often complex framework of the commission form of government, this Plan recommends. City departments should respond to developer inquiries early in the application process. Efforts to develop and coordinate development policies among departments should be encouraged.”

**#47: REVISE FUTURE LAND USE – REDUCE SIZE OR ELIMINATE SPECIALTY GATEWAY NEAR SARATOGA LAKE** (Miller)

Request to reduce the size or completely eliminate the Specialty Gateway designation on Saratoga Lake near Union Avenue and Crescent Avenue.

**#48: REVISE FUTURE LAND USE MAP - D’ANDREA PROPERTY** (Dal Pos)

General comment – “I want to re-urge our previous amendment regarding the D’Andrea parcel.”

**#49: REVISE FUTURE LAND USE MAP – RESORT OVERLAY ZONE** (Shimkus)

**Resort Overlay Zone**

The City of Saratoga Springs for centuries has been acknowledged as a community famous for its hotels and resorts. In the past decades, the Community has embraced the concept of maintaining open spaces especially in the area east of the Northway and west of the already developed East Ridge. These two communal goals are not mutually exclusive.

Presently, Saratoga National Golf Club operates, with all required municipal approvals, on approximately 560 acres of land, not including the portion of Lake Lonely that it owns, a world class golf course, restaurant, and retail business operation. In creating this facility, it controls one of the largest tracts of open space within the City. It would be economically beneficial to the City if, while maintaining this greenspace, the golf course and associated facilities could be expanded by means of the creating of a Resort Overlay Zone, covering the City of Saratoga Springs Tax Parcels 179.-3-30, 179.-3-11, 180.-4-23 and 179.-3-14.1, and the property of The Corporation of Yaddo East of the Northway.

The overlay district would require that 80% of all acreage within the tax parcels remain permeable. All development within the site, other than golf course related activities and trails shall have a setback of 1000 ft south of Union Avenue. Beyond the existing maintenance structure to the north of Crescent Avenue, four acres of land will be dedicated for the creation of work force housing related to the employment at the resort. All structural development within the overlay district must be built within a 25 acre cluster designated on Exhibit A (“Cluster Area”). Zoning regulations that are adopted in association with this Resort Overlay District shall take into consideration the clustered nature of this project in allowing the spacing of structures within the Cluster Area. No structure within the Cluster Area shall be taller than 60 ft. For any project within the Resort Overlay District to be approved, it must demonstrate that public recreational improvements, trails and

associated structures are to be constructed in conjunction with the proposed project and shall be available to the general public for so long as the Resort is in operation.

Within the confines of the land that is contained within the Resort Overlay District, the following uses would be permitted:

1. Golf Course – 18 hole, Daily Fee Golf Course
2. Golf Academy and Practice Facility
3. Golf Related Retail and Amenities
4. Restaurant (Outdoor and indoor lounge, dining, banquet, and business event facilities)
5. Nature Preserve
6. 96 Residential – Single family residences, apartments and/or condominiums
7. Recreational trails, non-motorized boating and winter sports
8. Up to a 100 room lodge with associated amenities
9. Spa and Fitness Center with Health and Wellness Related Services
10. Affordable Housing as described herein

By permitting the minimum utilization of these tax parcels, greenspace be maintained and opened in its use for a greater portion of the community's population. It is the recommendation of the Comprehensive Plan Committee that subsequent to the passage of the Plan by the City Council, that zoning provisions be passed that would allow the creation of a Resort(s) under these guidelines within the District.

Refer to map included with document

**#50: REVISE FUTURE LAND USE MAP - CORRECTIONS FOR DENSITY** (Bornemann)

- A. ALLEN DRIVE: The Allen Drive area south of Church Street is designated CRN-1 (max density of 10.0 u/a) on the FLU map, but the area is zoned UR-4 (max density of 14.5 u/a).

Possible Solution: Change the comp plan FLU map designation from CRN-1 (max density of 10.0 u/a) to CNR-2 (max density of 15.0 u/a)

- B. CONGRESS AVENUE: The CMU area south of Congress Avenue is designated on the FLU map as CRN-1. The area south of Congress Avenue is zoned T-4 which permits a higher density than the allowed for in the CRN-1 designation (max density of 10.0 u/a).

Possible Solution: **Move the CMU area south of Congress Avenue a little closer to Congress Avenue**

- C. BALLSTON AVENUE: The east side of Ballston Avenue south of West. Fenton Street is designated on the FLU map as RN-2 (max density of 7 u/a). But the existing zoning is T-4 which permits higher residential densities.

Possible Solution: **Move the CMU area on the east side of Ballston Avenue north to West Fenlon Street.**

- D. FRANKIN STREET/CLINTON STREET: The area along Franklin Street , the area west of Clinton Street and a small portion of Church Street is designated CRN-1 (max density of 10.0 u/a). But the area is zoning UR-4 (max density of 14.5 u/a).

Possible Solution: Change this area from CRN-1 to CRN-2 (max density of 14.5 u/a).

- E. WALTON STREET/WOODLAWN AVEUNE: The area near the intersection of Walton Street and Woodlawn Avenue is designated CRN-1 (max density of 10.0 u/a). But the area is zoning UR-4 (max density of 14.5 u/a).

Possible Solution: **Change this area from CRN-1 to CRN-2 (max density of 14.5 u/a).**

- F. HODGEMAN STREET AREA: The area south of Lake Avenue near Hodgeman Street is designated CRN-1 (max density of 10.0 u/a). But the area is zoning UR-4 (max density of 14.5 u/a).

Possible Solution: **Move further north the CRN-2 (max density of 14.5 u/a) that is just south of this area.**

- G. PHILA STREET/COURT STREET: The area southwest of the intersection of Phila Street and Court Street is designated CRN-1 (max density of 10.0 u/a). But the area is zoning UR-4 (max density of 14.5 u/a).

Possible Solution: **Change this area from CRN-1 to CRN-2 (max density of 14.5 u/a).**

- H. VANDERBILT AVENUE/JEFFERSON STREET: The area that is south of Worth Street between Jefferson and Vanderbilt is designated RN-1 (max density of 7.0 u/a). But the area is zoning UR-4 (max density of 14.5 u/a).

Possible Solution: **Change this area from RN-1 to CRN-2 (max density of 14.5 u/a).**

- I. JEFFERSON STREET: The area that is south of Crescent Street is designated RN-1 (max density of 7.0 u/a). But the area is zoning UR-4 (max density of 14.5 u/a).

Possible Solution: **Change this area from RN-1 to CRN-2 (max density of 14.5 u/a).**

- J. JEFFERSON STREET: The area that is south of East Broadway is designated RN-1 (max density of 7.0 u/a). But the area is zoning UR-4 (max density of 14.5 u/a) and UR-6 (max density of 9.0 u/a).

Possible Solution: **Change this area from RN-1 to CRN-2 (max density of 14.5 u/a).**

- K. NELSON AVENUE: The area near Nelson Avenue and Gridley Street is designated RN-1 (max density of 7.0 u/a). But the area is zoning Tourist Related Business District.

Possible Solution: **Change this area from RN-1 to SG (Specialty Gateway).**

**#51: REVISE THE COUNTRY OVERLAY MAP** (Samuell)

On page 65b revise the Country Overlay Map to include in the following areas:

An area of land on Crescent Ave adjacent to Lake Lonely is designated as CDD on the Future Land Use map but is not included in the Country Overlay Area on the Country Overlay Area map. This area should be included in the Country Overlay Area.

This comment also applies to land adjacent to the western shore of Loughberry Lake.

In general, lands designated as CDD should be included in the Country Overlay.

**#52: REVISE THE WORDING OF THE IMPLEMENTATION CHAPTER** (Bornemann)

On page 66 revise the chapter to read as follows, adding the 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> paragraph:

IMPLEMENTATION 5.0

The adoption of this Comprehensive Plan Update is the first step in the implementation process. This Plan is the result of considerable effort on the part of the City of Saratoga Springs and its City Council, the Office of Planning and Economic Development, Comprehensive Plan Committee volunteers, residents, business owners and concerned citizens. An active implementation process will be necessary for the Plan to have a lasting impact. Working with a range of public, private and non-profit implementation partners, the City can accomplish many of the recommended actions and continue striving toward its vision.

**This Plan has many stakeholders. The nearly 250 individual action items in the Plan can be implemented by a variety of stakeholders within the community. These include entities from the private, non-profit and public sectors. Some actions can be implemented by a single entity; others with require collaboration.**

The vast majority of the recommended action items are independent of other action items. These actions can be carried out whenever the individual entities have the energy, funding or “window of opportunity”. The timing for their implementation is not all that critical.

It is certainly the objective of this Plan that the vast majority of the recommendations in the Comprehensive Plan be implemented within the next ten years.

Within this Plan there are some minor adjustments to the policies relating to future land uses. There are some small changes in the recommended types of land uses, as well as some modification in location and intensity. Since existing land use ordinances and zoning regulations must be in conformance with the policies of the Comprehensive Plan, it is a priority for the City of Saratoga Springs to enact some changes to bring regulations into compliance with the new policies. It is fortunate that the City recently received grant funding to help accomplish this task.

**#53: FORMATING, TYPOGRAPHICAL ERRORS, ETC:** (Samuell)

1. Eliminate duplicate recommendations where possible. There are a number of areas where similar items are recommended two different times. For example, alternative fuel vehicles and fuel-efficient vehicles are recommended in sections 3.2-45 and 3.3-14. These two sections should be combined. 3.3-10 and 3.3-28 both address city wide transportation planning. 3.1-35 and 3.1-36 both address emerging gambling competition. 3.4-8 and 3.4-17 both address the use of outdoor spaces. 3.2-15 and 3.4-44 both call for the coordination of school facility use.
2. Consolidate similar recommendations under a sub-heading to emphasize the major focus of the recommendations. For example, there are a number of similar recommendations in energy (Sections 3.2-44 through 3.2-54). These fall into two major categories, energy efficiency and alternative energies. The recommendations would be clearer if they were organized into the major categories. This could be accomplished with the use of sub-headings and a descriptive sentence.
3. Some of the recommendations are so generic there is little value added in this report. For example, 3.4-37 calls for promoting volunteerism and 3.4-62 calls for enforcing public safety and welfare matters. Both are laudable goals, but they add little to this report.
4. The report should use consistent headings. For example, in the figure on page 7 there is a block titled “Environment Health and Resiliency”. Everywhere else in the report states “Environmental Health and Resiliency”.
5. The report should be consistent in punctuation of the numbered list. For example, some items under Section 2.1 end with periods and other similar items have no punctuation. These should be done consistently throughout the report.
6. The use of sidebars for additional discussion in the detailed sections of the report is distracting and takes away from the recommendations being made. For example, the description of the Spring Run Trail on page 26 does not add to the discussion. If the information is truly required, it should be added to the main body of the report.

7. Item 3.2-55 looks like it is under the wrong heading since it does not address Resiliency. It should be moved under the prior heading ENERGY.
8. The report needs a thorough proof read. Some examples of problems that I noticed are given below.
  - On page 21, in the paragraph under the heading TRENDS, the sentence “The city has made anti-sprawl policies have become more explicit...” is not grammatically correct. It should be rewritten.
  - On page 23, in the middle of the page, the sentence that begins with “ Those organizations include...” should be “These organizations include...”.
  - On page 24, in the paragraph under the heading CHALLENGES AND OPPORTUNITIES, “...areas outside our core...” should be “...areas outside our city’s core...”.
  - On page 24, in the same paragraph, the words “...to live in” should be deleted from the end of next to last sentence.
  - On page 28, section 3.2-45, the word “efficiency” should be replaced with “efficient”.
  - On page 29, section 3.2-62; the word “and” should be deleted from the phrase “...sensitive products and from local suppliers...” or the sentence should be rewritten.
  - On page 43, the last line of the paragraph that begins with “A Working Plan...” does not make sense as written. It needs to be rewritten.
  - On page 43, the last paragraph that begins with “The guidelines are intended...” should be combined with the prior paragraph.
  - On page 49, section 3.4-20; the word “effort” should be “efforts”.
  - On page 50, section 3.4-34; the word “by” should be deleted.
  - On page 51, section 3.4-40; the words “...and participating...” do not make sense as written. This section should be rewritten.
  - On page 53, section 3.4-56 the phrase “temporary property tax relief from building setback” does not make sense. It should be rewritten.

## Comprehensive Plan Update Comments - December 15, 2014

### Public Comments

<i>Name</i>	<i>Organization/Address</i>
Todd Garofano	Saratoga Convention & Tourism Bureau
M. Thomas Porter	236 Caroline Street
Merrily Miller	674 Crescent Avenue
Harry Moran	Sustainable Saratoga (2)
Ellen Kiehl	Saratoga Springs Democratic Committee
Steve Samuell	Not available
Jere Tatich & Samantha Bosschart	Saratoga Springs Preservation Foundation
Colin Klepetar	Not available
Diana M. Barnes	495 Union
Vincent Pelliccia	87 Court Street
Maureen Curtin	125 Grand Ave

### Committee Member Comments

<i>Name</i>
Mark Torpey
Todd Shimkus
Devin A. Dal Pos
Oksana M. Ludd
Theresa A. Capozzola
Geoff Borneman