



November 13, 2018

**CITY OF SARATOGA SPRINGS**  
**City Council Meeting**  
**Flat Rock Centre Concept Plan**  
**Presentation**  
**City Center**  
**6:00 PM**

**7:00 PM**

**CALL TO ORDER**

**ROLL CALL**

**SALUTE TO FLAG**

**PUBLIC COMMENT PERIOD / 15 MINUTES**

Please note: public comment will be held after the presentation.

**PRESENTATION**

1. Flat Rock Centre Concept Plan

**CONSENT AGENDA**

Nothing at this time.

**MAYOR'S DEPARTMENT**

Nothing at this time.

**ACCOUNTS DEPARTMENT**

Nothing at this time.

**FINANCE DEPARTMENT**

Nothing at this time.

**PUBLIC WORKS DEPARTMENT**

Nothing at this time.

**PUBLIC SAFETY DEPARTMENT**

Nothing at this time.

**SUPERVISORS**

Nothing at this time.

**ADJOURN**

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**CITY OF SARATOGA SPRINGS**  
**City Council Meeting**  
**Flat Rock Centre Concept Plan**  
**Presentation**  
**City Center**  
**6:00 PM**

**PRESENT:** Meg Kelly, Mayor  
Michele Madigan, Commissioner of Finance  
John Franck, Commissioner of Accounts  
Peter Martin, Commissioner of DPS

**STAFF PRESENT:** Lisa Shields, Deputy Mayor  
Mike Sharp, Deputy Commissioner, Finance  
Maire Masterson, Deputy Commissioner, Accounts  
Joe O'Neill, Deputy Commissioner, DPW  
John Daley, Deputy Commissioner, DPS

Vincent DeLeonardis

Tara Gaston, Supervisor

**EXCUSED:** Anthony Scirocco, Commissioner of DPW  
Matthew Veitch, Supervisor

**RECORDING OF PROCEEDING**

The proceedings of this meeting were taped for the benefit of the secretary. Because the minutes are not a verbatim record of the proceedings, the minutes are not a word-for-word transcript.

**CALL TO ORDER**

Mayor Kelly called the meeting to order at 6:00 p.m.

**PRESENTATION**

Flat Rock Centre Concept Plan

Mayor Kelly advised this is the second time this is being presented. The public has been free to comment and participate. This is a concept plan only. Professional assistance has been received from the LA Group.

Mike Ingersoll of the LA Group presented (presentation attached). He stated they were called in to strike a balance on this project and come up with some ideas. The area being discussed is 2.6 acres and currently

has 277 parking spots. Some parking spots are actually over the property line on the High Rock side. . There is a 25 foot grade change from the lowest point to the upper point. This property had a stream that went through here long ago. The Flat Rock Spring existed long before High Rock spring was drilled; hence the name of the project. This spring was at the top of the hill near where Ellsworth Jones Place is today. The Flat Rock Committee put together some guidelines such as: eliminate parking structure over Maple Avenue; allow for a bridge connector to the City Center; create a civic space on Lake Avenue; include space for bike share are public transportation stops; and include space for public restrooms. They were looking to keep the existing number of parking spaces and include the City Center's needs for a total of 754 spots. The concept is to put the parking in the middle; add green space on High Rock; and remove parking on the street.

## **PUBLIC COMENT**

**Mayor Kelly said the public comment period is limited to a total of 15 minutes and individuals are limited to two minutes.**

Mayor Kelly opened the public comment period at 6:27 p.m.

Otis Maxwell of Saratoga Springs stated he doesn't believe we need an additional 450 parking spaces. That will be a dead structure when no one is in it.

Todd Fabozzi of Saratoga Springs stated they are on the right track. Should be a pedestrian as part of your trip downtown. He has never had a problem finding parking. He doesn't feel a park is appropriate in that location as it is a high traffic street.

Rick Fenton of Saratoga Springs asked what is going to be done with the public comments made here tonight. Are the ideas going to be consolidated in some way? Think about a plaza.

Dianna Goodwin of Saratoga Springs stated she has been watching the development is town and a lot of it seems like big boxes. She would like to see a playground or a dog park that involves people living their lives in Saratoga Springs. This is public land for all not just the City Center.

Sue Roedem of Saratoga Springs stated she likes the walking bridge rather than the driving bridge.

Alexandra Morgan of Saratoga Springs stated this concept is a vast improvement over the previous design. She would like to see more green space on the roofs.

Rhianna Stallard of Saratoga Springs stated she was hit by a car while in a crosswalk in Saratoga Springs. This is a scary place to be a pedestrian. Bringing in more cars is not necessary. Other cities are turning parking garages back into green space so why would we add a parking garage. It is more a parking management issue.

Karen Klotz of Saratoga Springs stated this proposal is better. She liked the 2 previous proposals that included affordable /senior housing. She also stated 2 hour parking limits is not enough time for people who are going to park and go downtown and 48 hour parking limits is too much.

John McMahon of Saratoga Springs stated he is concerned about how the space will be lit. There is a need to have direct light downward. RPI has a lighting research center and recommended the City get in touch with them for assistance.

Ian Klepetar of Saratoga Springs thanked all who contributed to this project. Automobiles are loud, violent, and pollute. This is not the way a city who wants to go green and be a smart city should go. There is no need to produce more parking in the City.

Roger Goldsmith of Saratoga Springs and member of the City Center Authority reminded everyone the City does need parking. Parking was part of the support mechanism for expanding the City Center. The City Center is the economic center of downtown.

Phil Diamond of Saratoga Springs stated when he was on the City Center Authority Board in 2002 – 2004 they needed additional parking then; but it is not needed now. The space should be used for entertainment and congregating.

Art Holmberg of Saratoga Springs stated before parking is added, they need to study how to manage the parking we have now better. He suggested the City look at Chicago downtown – Maggie Park for an idea.

Steve Sullivan of Old Bryan Inn stated the hospitality and tourism drives this economic engine. They have needed more parking for years.

Bill McTygue of Saratoga Springs stated he was the chair of the parking committee in 2006 / 2007. There have been various concepts since then and still haven't found the right combination. There is a lot between the City Center and Old Bryan Inn that can be developed to accommodate the parking need and develop the lower lot that will produce tax revenue.

Resident of 38 High Rock stated this needs to be planned out so that the farmer's market doesn't compete with itself.

Teddi Landis of Saratoga Springs stated she loves this rendering; there are no cars in it. You need to appreciate what isn't in the picture.

John Beisler of Saratoga Springs questioned why an additional 500 spaces are needed.

Colin Klepetar of Saratoga Springs asked what legacy are we going to leave. The City Center is the economic engine and lends a lot to the City. There is a superfund site at the bottom of the hill that can be used and people can take a shuttle to the City Center.

Gayle LaSalle of Saratoga Springs stated she is confused why people are saying there is no family space; what is Congress Park?

Sabina of Saratoga Springs stated she loves the City because she can walk around downtown. It is difficult to accept the idea that you need to build a parking garage. Consider a plaza instead.

Jeanette Kado-Marino of Saratoga Springs stated the property is very valuable. It is not the best use of the property. She asked the City to be forward thinking. Maybe a shared parking plan would work.

Mayor Kelly closed the public comment period at 7:04 p.m.

Mayor Kelly thanked everyone for coming. All comments will be taken into consideration.

Commissioner Franck stated there were some good ideas that came out of the past parking committees. The hotel laughed them out of the meeting when they approached them for parking in their lot. He suggested a workshop format and have the Committee answer questions rather than the Council.

Commissioner Martin thanked the mayor for putting this together. They need to think in a couple time frames; at some point they won't need parking garages. They should look at some accommodations needed now and future accommodations. The common thread is the number of spaces; 700 may not be the right number.

Commissioner Madigan stated the concept plan needs some work; 750 spots may be too many. The City Center does need parking. She believes there are things they can do with this plan. There could be a nice market like you see at Bryant Square in New York City.

**ADJOURNMENT**

There being no further business, Mayor Kelly adjourned the meeting at 7:17 p.m.

Respectfully submitted,

Lisa Ribis  
Clerk

Approved:  
Vote:

DRAFT