



August 3, 2021

**CITY OF SARATOGA SPRINGS
Special City Council Meeting (UDO)**

5:00 PM

5:00 PM

CALL TO ORDER

ROLL CALL

SALUTE TO FLAG

PUBLIC COMMENT PERIOD / 15 MINUTES

PRESENTATION

CONSENT AGENDA

MAYOR'S DEPARTMENT

1. Discussion: UDO Workshop

ACCOUNTS DEPARTMENT

1. Nothing at this time.

FINANCE DEPARTMENT

1. Nothing at this time.

PUBLIC WORKS DEPARTMENT

1. Nothing at this time.

PUBLIC SAFETY DEPARTMENT

1. Nothing at this time.

SUPERVISORS

Matt Veitch

1. Nothing at this time.

Tara Gaston

1. Nothing at this time.

ADJOURN



August 3, 2021

CITY OF SARATOGA SPRINGS
Special City Council Meeting (UDO)
474 Broadway

5:00 PM

PRESENT: Meg Kelly, Mayor
Michele Madigan, Commissioner of Finance
John Franck, Commissioner of Accounts
Anthony Scirocco, Commissioner of DPW
Robin Dalton, Commissioner of DPS

STAFF PRESENT: Deirdre Ladd, Deputy Commissioner of Finance
Maire Masterson, Deputy Commissioner, Accounts
Eileen Finneran, Deputy Commissioner, DPS

Vincent DeLeonardis
Susan Barden
Patrick Cogan
Amanda Tucker
Aneisha Sanford

EXCUSED: Lisa Shields, Deputy Mayor
Joe O'Neill, Deputy Commissioner, DPW

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 4:49 p.m.

Mayor Kelly advised there are three more workshops scheduled for the next three Tuesdays – August 10th at 6 p.m., August 17th at 5 p.m., and August 24th at 3 p.m. All information is available on the UDO page of the City's website.

PUBLIC COMMENT

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 5:01 p.m.

Diana Goodwin of Saratoga Springs and co-chair of Sustainable Saratoga stated they agree with the City's Planning Board that the UDO is not compatible with the 2015 Comprehensive Plan. Sustainable Saratoga agrees with the four items the Planning Board pointed out as non-compatible and found a few additional items. They are will to explore solutions with the City staff or Council members. They hope the Council will take a look at the design guidelines or refer them back to the Design Review Commission for additional input.

Laura Rappaport of Saratoga Springs stated they are missing the opportunity to make zoning useful, compatible and understandable. Local paid attorneys and developers are influencing the Council. The Council needs to pay attention to what's going on out here.

Mayor Kelly closed the public comment period at 5:05 p.m.

Commissioner Dalton stated she take offense to Ms. Rappaport's comment as she doesn't get influenced by anyone. She will speak to anyone who wants to talk to her.

Mayor Kelly stated she also take offense to Ms. Rappaport's comments. Her staff has worked hard on this. She and Ms. Rappaport have a mutual friend who advised Mayor Kelly that Ms. Rappaport didn't read the UDO.

MAYOR'S DEPARTMENT

Vince DeLeonardis, city attorney, advised the Council adopted the current Comprehensive Plan June 2015. Under New York State law, once a Comprehensive Plan is adopted, the City is required to review the current and existing zoning regulations to ensure they are compliant with the Comprehensive Plan. The City received a grant that year to update and unify regulations into the UDO. The first consultant hired in September 2015, tried to accomplish this for two years unsuccessfully. Then Camiros was hired August 2018. The first draft of the UDO was presented January 2020; the second draft was presented September 2020; and we are working from the third draft, which was presented April 2021. The Council received advisory opinions from the City Planning Board, the County Planning Board, and the Design Review Commission. The City's Planning Board and the County's Planning Board both identified areas or exceptions with the UDO. The Design Review Commissioner issued a unanimous favorable advisory opinion. The exceptions the City's Planning Board has identified are as follows:

1. Establish GCR district residential density limits
2. Change 2 parcels on Marion Ave – UR2 → RR
3. Revise uses allowed + design standards in GCR near State Park
4. In RR + SR, require conservation analysis for site plan and special use, as well as subdivision

The UDO proposes a 250' set back off the South Broadway corridor and the County Planning Board suggested to look at expanding it. The staff tried to eliminate split zoning where they could. This is an area where they did not feel they could eliminate split zoning. Vince suggested they start by focusing on the four areas from the City Planning Board, as those must be addressed.

Exception 1:

Vince advised this zoning district is one where they do no call out residential density limits. The UDO proposes residential as a principle permitted use. The City Planning Board is recommending eliminating that and continuing the practice of only allowing residential on the second floor and above.

Commissioner Franck confirmed if you change the zoning here it changes in all areas.

Vince stated that is accurate. In this area, the GCR covers a portion of a parcel and RR covers the other portion of a parcel. The first conversation to have is in the GCR, does the Council agree with the City

Planning Board's recommendation that you not allow for residential as a principle permitted use, only allow for it on the second floor and above and if so, impose a density limitation.

Commissioner Franck added there is no sewer system and how would people park. He doesn't see how this would work.

Vince advised you can build up. We don't limit density to the extent there is going to be residential on the second floor and up. We are melding depth into the conversation.

Commissioner Madigan stated she feels it does lend itself to some nice residential development. We are going to need density recommendation if that is going to happen. This area is not attractive. That area could have some nice residential neighborhoods.

Commissioner Franck stated if you are going to build in this area it would be something similar to 2 West or Weibel Avenue with commercial on the first floor and residential above it.

Patrick Cogan stated the height restriction is 40' (three floors) in GCR. The 40' limits the density of upper floor residential. A lot of the land in that area would be undevelopable due to DEC restrictions.

Commissioner Madigan stated she doesn't want to eliminate residential all together there.

Vince stated the conversation has to be what they feel is appropriate in the gateway and what they want to see in the gateway. What type of service establishments are appropriate for entry into the City?

Commissioner Madigan stated she doesn't want gas stations, car washes and convenient stores in the gateway.

Mayor Kelly stated the gateway needs to be improved and the depth needs to be increased.

Patrick Cogan provided the history of the development and zoning for South Broadway area.

Commissioner Madigan stated the options before the Council is to leave things the way they are or figure out what they want to see in that gateway.

Patrick Cogan stated this is where they have conflicting advisory opinions. They started with the goal of no split parcels in the City. He recommends not extending GCR to back of the parcels. The appropriate depth is a good debate to have.

Commissioner Franck asked if they could separate the parcels by giving them a new map number.

Patrick advised the only way of doing that would force a subdivision on those parcel owners.

Mayor Kelly stated she would like to see the increased depth.

Vince stated a suggestion is to increase the GCR along to corridors to the property boundary.

Patrick stated a depth of 500 – 600 feet off the road on lower Rt. 9 more closely matches what is happening on the north side of Rt. 50. They tried to focus on more uses in this area.

Vince confirmed if there is a consensus among the Council.

Commissioner Dalton and Commissioner Scirocco haven't made up their minds.

Commissioners Franck, Madigan, and Mayor Kelly would like to see what Vince and the staff come back with as a suggestion.

Vince asked if the Council has any feeling regarding the City Planning Board's concern over the residential density requirements in the GCR now knowing the potential expansion.

Commissioner Franck stated he believes it would be second floor and up.

Vince asked if Commissioner Franck feels there should be a residential density limit.

Vince asked if it is residential for second floor and above, are you comfortable with the limitations and the size of the structure will dictate the density or do you feel there should be a density limit imposed?

Commissioner Madigan advised she is comfortable with what the UDO is recommending. She thinks it needs density restrictions.

Mayor Kelly agreed with that.

Patrick advised his thought was they do not need a density limit on second floor and above. If ground floor residential was involved, he felt they should set a density limit that is more comparable to a UR-4 district. He doesn't have a hard number and had hoped the Planning Board would have given them a recommendation on that number.

Vince advised the next UDO workshop is Tuesday, August 10th.

ADJOURNMENT

There being no further business, Mayor Kelly adjourned the meeting at 6:18 p.m.

Respectfully submitted,

Lisa Ribis
Clerk

Approved: 8/17/2021
Vote: 5 - 0