



**City of Saratoga Springs
Unified Development Ordinance (UDO)
Technical Review Advisory Committee (TRAC)**

**Meeting Minutes
Tuesday June 27, 2017
3:00 p.m.
City Council Chamber**

PRESENT:

Susan Barden, Senior Planner; ; Tina Carton, Parks, Open Space, Historic Preservation /Sustainability; Vince DeLeonardis, City Attorney; Kate Maynard, Principal Planner; Mark Torpey, Planning Board; Tamie Ehinger, Design Review Commission; Meg Kelly, Deputy Mayor

CONSULTANTS: Cynthia Behan (audience) and Michael Allen, Behan Planning and Design.

ABSENT: Brad Birge, Admin of Planning & Economic Development and Susan Steer, Zoning Board of Appeals.

CITY OFFICIALS: Eileen Finneran, Deputy of Public Safety (audience)

RECORDING OF PROCEEDING

The minutes are not a verbatim record of the proceedings; the minutes are not a word-for-word transcript.

APPROVAL of 6/13/17 TRAC MEETING MINUTES

Vince DeLeonardis moved to approve the 6/13/2017 TRAC meeting minutes. Tamie Ehinger second.

Ayes- All. Kate Maynard abstained.

PUBLIC COMMENT

Matt Jones of the Jones Law Firm brought to the committee's attention factual discrepancies within the zoning analysis regarding South Broadway. Mr. Jones produced images of a new hotel on the parcel mentioned in the analysis to confirm the hotel's completion on the site. He reiterated that this site should therefore not be rezoned to OMBD. He also stated that the concern that keeping this parcel TRB district could potentially allow car rental agencies, convenience sales, eating and drinking establishments, group entertainment, movie theater, outdoor storage and display, bus depot, car washes, gas stations, and motor vehicle repair should no longer be a concern.

Mr. Jones also discussed Behan's statement: "There does not appear to be an existing zoning district which closely resembles this vision which these parcels could be re-zoned into." He urged the City to move forward to the next step and develop a long term recommendation for the area as noted in Behan's analysis – "a new zoning district specifically be constructed for this area which would accommodate the desired comprehensive plan vision".

Mr. Jones then discussed the Morgan Street parcels close to Saratoga Hospital. He discussed the history of three parcels and the INST designation discussed as part of the Comprehensive Plan process and the outcome of these discussions as shown on the 2015 Comprehensive Plan Future Land Use map. Understanding that the map is not parcel specific, he then discussed the Planning Board's decision on future of the parcel's designation. He requested that the consultant review the Planning Board's conclusion.

The next public comment was provided by Geoff Bornemann. Mr. Bornemann chaired the Comprehensive Plan committee. Mr. Bornemann stated that the zoning analysis misinterprets the Comprehensive Plan designations. He then went into the history of the creation of the Future Land Use map. He stated that most of the analysis's inconsistencies could be corrected. He reminded the committee that the map boundaries are fluid. He also discussed that if a residential zoning district clearly exceeds the density cap set forth in the Comprehensive Plan land use category, that inconsistency must be resolved by changing either the zoning map or the Comprehensive Plan Map.

He then discussed issues with converting UR-4 to UR-4A and transitioning the warehouse district to residential. He also called for a study of the NCU districts and in particular the Beekman Street Arts district. He last noted that section 4.12 and 4.13 are missing from the 50% draft.

Discussion on UDO Draft Schematic Materials

Vince DeLeonardis opened the discussion and asked the committee if this meeting should first discuss the remaining sections in Article 4 and 9 not previously discussed during TRAC meetings or if the committee would rather begin with the zoning map analysis. The committee agreed to focus the discussion on the zoning map analysis.

Discussion on Zoning Analysis

Presentation

Michael Allen presented Behan's analysis on the Zoning Map and its compatibility with the Comprehensive Plan. He explained their focus was on the compatibility with the Comprehensive Plan. He then presented slides of the following districts and verbally reiterated what was in the Zoning Analysis document: Downtown Core (DC); Complementary Core (CC); Community Mixed Use (CMU); Core Residential Neighborhood 1 (CRN-1); Core Residential Neighborhood 2 (CRN-2); Core Residential Neighborhood 3 (CRN-3); Residential Neighborhood 1 (RN-1); Residential Neighborhood 2 (RN-2); Specialty Mixed-Use Gateway (SG); Specialty Mixed-Use Park (SP); Institutional (INST); Parks and Recreation District (PR); and Equine (INST-HTR).

Additionally during the presentation he stated that the zoning on the Westside of Loughberry Lake does not comply with the Comprehensive Plan. He stated that this analysis was presented to the City in March of 2016. He welcomes the discussion to coordinate the zoning map changes.

Kate Maynard brought to his attention changes to parcel zoning that the consultant should be aware of such as the Pitney Farm PUD and the current proposal before City Council from Ginley &

Gottman, PC. Ginley & Gottman are the sole owners of Ballston Ave Partners, LLC, which owns 96 and 116 Ballston Avenue, directly across from the Price Chopper Plaza. They have applied to amend the zoning district for the neighborhood from Urban Residential 2 (UR-2) to Transect 5 (T-5).

Michael Allen then stated that they were not looking to combining the NCU districts or combining SR 1&2.

Discussion

Vince DeLeonardis then opened the general discussion on the zoning analysis. The committee followed the general order of zoning districts layout by Behan.

Since there were no recommendations for change in the DC district, the committee moved forward to the CC district.

For the CC district, Susan updated Behan on the Ginley & Gottman, PC application and the status of the application with the Zoning Board of Appeals and City Council. When presented to the City Council the Council was more in favor of a T-4 designation and not T-5 as the applicant had proposed. She would pass along the consultant's recommendation prior to the July 5th vote. There was no discussion about the west side of Ballston Ave.

The committee then asked if the warehouse district was appropriate for the CMU? Looking at the western boundary as context, the committee asked how it would be best to create a buffer to the existing residential property. The committee agreed that the T-4 recommendation was sensible along Church Street.

The committee then discussed in length the warehouse district in the CMU district abutting Railroad Run. Tina Carton stated that the Open Space Advisory Committee discussed and voted unanimously to recommend all parcels purchased with Open Space Bond Funds be designated through zoning as Institutional Parkland. She will forward the list of properties to Behan.

The committee then discussed why UR-3 was the proposed designation for the warehouse parcel. This would be denser than the neighboring residential neighborhood but then be against a dense urban parcel. Michael Allen stated that this could lead possibility to affordable housing. Mark Torpey then provided background on an older proposal for dense affordable housing on this parcel that was never approved. He also provided a rationale for maximum density values in the Comprehensive Plan process.

Tina Carton then brought forth Mike White's public comment on this warehouse parcel. Mr. White was not in favor of UR-3 and provided a written comment that she would like the consultant to review. Tina Carton also mentioned that Mr. White included comments regarding rezoning the parcel along Empire Avenue that the school owned to INST - ED.

The committee then discussed the High Rock townhouse rezoning proposed by Behan. Geoff Bornemann again reiterated that the inclusion of these properties was a mapping error. The Comprehensive Plan committee did not change the City's policy on these parcels. The committee then discussed his comments and requested a running list of the inconsistencies mentioned.

The committee moved to CRN-3. They discussed that the current UR-4 designation was suburban in nature. Michael Allen asked what he would be looking at within the UR-4 that would be inconsistent with the Comprehensive Plan. Kate Maynard stated that there is a significant sustainability element to making the city more walkable and reducing vehicle miles traveled – a tenant of the grant received to fund the UDO.

The committee then moved to discuss RN-1 and the zoning south of Grand Avenue and west of West Avenue and the incompatibility with the comprehensive plan density limit. The committee then moved to the Park Alley area of the map which also currently allows for more density than the Comprehensive Plan. This area is currently built out with no remaining parcels for development.

The committee next discussed RN-2 and the increased commercialization of the Fresh Market site and other site abutting this district. They discussed the highway general business (HGB) district within this area and if it was still compatible with the residential neighboring area. It was discussed that a larger community conversation should occur if was to be rezoned. In the past, residents have previously expressed concern over an increase in commercial uses.

For SG, Michael Allen stated that the district would be strengthened by better front yard design and landscaping standards. He also recommended considering changing the existing OMB-1 zoning along Route 50 could be re-zoned to TRB. Kate Maynard discussed issues in this area with split parcels – especially along the Route 9 corridor. Behan was not aware of split parcel areas in the City and did not have recommendations on how to handle these. Kate Maynard described some recent Planning Board applications where split zoning was an issue and stated that as the consultant it would be prudent to consider a solution.

For the SP zone, the committee agreed that the parcel with the hotel was being utilized for TRB. There was discussion on if the OMB-1 district was being leveraged as it should and Michael Allen proposed adding new uses such as uses for technology based companies.

Michael Allen requested direction from the City on mapping inconsistencies. City staff stated that they would research and look into this issue which may have been resolved. They will provide feedback when available.

The committee then discussed water related business uses in the SG area. There were three parcels identified in Behan's analysis that are now residential but historically were commercial. Mark Torpey reminded the committee of the lodging corridor overlay that does allow for limited commercial uses for these properties. Eileen Finneran stated that Public Safety often received noise complaints and the neighbors in the area would not be amendable to increased commercial activity.

The committee then discussed the West Side Recreation Park as well as the East Side Recreation Park. Both properties are owned by the Saratoga Springs School District and are therefore exempt from zoning.

Michael Allen then moved to discussing the district analysis. He recommended changing the UR-7 near Beekman to a UR-3. The committee would like to confirm that there are no issues and would like analysis to support this opinion.

Behan did not do a formal build out analysis for the SR-1 and SR-2 districts. He described the two proposals in the document. The City would like to confirm the type of infrastructure would be in place to consolidate the districts.

Regarding combining the NCUD-1, 2 and 3 districts, Michael Allen stated that it would be difficult due to differences between allowable residential density and heights.

Behan did not recommend consolidating the HGB and the TRB districts.

Michael Allen stated that the goal was to produce the 75% draft by next week. Additional comments regarding sections 4.12 and 4.13 should be sent in the next day. Mark Torpey plans on presenting the 75% to the Planning Board.

The TRAC stated that City staff would review the mapping inconsistencies brought up by Geoff Bornemann. If there are changes needed, these would need to go to City Council. The committee then set the next meeting time.

PUBLIC COMMENT

Vince DeLeonardis opened the second public comment period at 6:05 p.m.

Matt Jones, Saratoga Springs, reiterated his concern that the comprehensive plan mapping errors have come up at such a late date. With the amount of research needed to research the background of this issue and the resolution, he expects significant delays in the adoption of the new UDO.

ADJOURNMENT:

The meeting was adjourned at 6:10 pm.

The next TRAC meeting will be held on July 11th at 3 p.m. Tina Carton will be securing the venue and will post to the City website.

DRAFT