



CITY OF SARATOGA SPRINGS

PLANNING & ECONOMIC DEVELOPMENT

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MEMORANDUM

To: Mayor Scott T. Johnson
Commissioner John Franck
Commissioner Michele Madigan
Commissioner Chris Mathiesen
Commissioner Skip Scirocco

From: Bradley Birge

Date: August 24, 2012

Re: Proposed Zoning Ordinance revisions: Local Laws No. 2 & 3 of 2012

In anticipation of the September 4, 2012 Council meeting and discussion/vote on the proposed revisions to the Zoning Ordinance ("Local Law #2") and associated revisions to the City Charter and City Code, including the City Subdivision Regulations ("Local Law #3"), I offer the following summary.

The proposed revisions were originally presented to the City Council at its June 6, 2012 meeting and public comment was extended until the close of business on Friday, July 27.

Favorable advisory opinions on the proposed changes were received from the City Planning Board, the City Design Review Commission, the City Zoning Board of Appeals, and the Saratoga County Planning Board.

Revisions reflecting public comment and recommendations by the City Planning Board were subsequently incorporated into the documents and are shown in black text color as language removed (~~lined through~~) and language added ([bracketed]).

On August 7, the City Council held a workshop on these proposed revisions and offered additional suggested changes. These additional revisions were subsequently incorporated into the documents and are shown in red text color as language removed (~~lined through~~) and language added ([bracketed]).

Since then, we have identified the following 2 additional minor text revisions:

1. Mark Schachner, Special Counsel for this project, has suggested the inclusion of language in the City Code Chapters relating to the Planning Board and Zoning Board of Appeals indicating the supersession of State law to permit alternate members to serve also in the instance of scheduled absences as currently permitted for the DRC. This revision is reflected in the addition of one sentence at the end City Code Chapter 34, Section E (Planning Board; alternate members) and City Code Chapter 51, Section

F (ZBA; alternate members).

2. Within the Subdivision Regulations, the revised listing of Small Trees Recommendations evidently showed 3 species (Eastern Redbud, Flowering Dogwood, Pagoda Dogwood) as both bracketed and lined through. This formatting error has been changed to correctly identify these 3 tree species as proposed additions (bracketed) to the recommended species list.

Please note that the final draft versions of these documents, incorporating all of the aforementioned changes to Local Laws 2 and 3, are available on the City's Website. If you would prefer a hard copy of these lengthy documents, please contact my office.

I thank you for your consideration of this matter. Please advise if you have any questions.