# 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 is 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: STRENGHTEN 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: STRENGHTEN 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)

On page 22 in the trend section of 3.2 amend the second paragraph to read as follows:

"In recent years, the City Council has taken many steps to move the City toward a more resilient community that recognizes the importance of the natural environment from a health, economic and social perspective. These steps have recognized 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 GAMLBING 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 UTLITY 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/ALTERNATIEVE 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/ALTERNATIEVE 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 EFFICIENCE 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 31 in the description of trends in transportation and mobility add a new third paragraph on train service to read as follows:

"The city is serviced by freight rail service. Amtrak operates year round passenger rail service and others operated seasonal service on the Saratoga & North Creek Railway. "

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

On page 33 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 COUNTY** (Ludd)

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.

And renumber all subsequent action items.

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

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."

**#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)

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 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 CONSERVATION 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 DEFINTION 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 completion 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 recently 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 DEFINTION 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."

**#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** (D'Andrea) (Dal Pos)

Change the land use designation for the D'Andrea property on Crescent Avenue from Conservation Development District (CDD) (maximum density of 0.5 units per acre of unconstrained land) to Residential Neighborhood -1 (RN-1) (max density of 3.5 units/acre).

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

Change the land use designation for the Saratoga National Golf Course property from Conservation Development District (CDD) to Resort Overlay Zone. (No land use category description provided that conforms to other land use category descriptions in the plan.)

**#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: 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

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 2nd, 3rd,4th and 5th 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.