



March 31, 2015

CITY OF SARATOGA SPRINGS
Comprehensive Plan Workshop
City Council Room
6:00 PM

6:00 PM

CALL TO ORDER

ROLL CALL

SALUTE TO FLAG

PUBLIC COMMENT PERIOD / 15 MINUTES

CONSENT AGENDA

Nothing at this time.

MAYOR'S DEPARTMENT

1. Discussion: 2015 Comprehensive Plan Workshop #3
2. Discussion: Review of Considerations 50 - 53

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

ADJOURN



March 31, 2015

CITY OF SARATOGA SPRINGS
Comprehensive Plan Workshop
City Council Room
6:00 PM

PRESENT: Joanne Yepsen, Mayor
Michele Madigan, Commissioner of Finance
John Franck, Commissioner of Accounts
Anthony Scirocco, Commissioner of DPW
Christian Mathiesen, Commissioner of DPS

STAFF PRESENT: Joe Ogden, Deputy Mayor
Lynn Bachner, Deputy Commissioner, Finance
Maire Masterson, Deputy Commissioner, Accounts

Brad Birge, Planning Department
Kate Maynard, Planning Department
Sue Barden, Planning Department
Steve Shaw, Building Department

EXCUSED: Tim Cogan, Deputy Commissioner, DPW
Eileen Finneran, Deputy Commissioner, DPS

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 Yepsen called the meeting to order at 6:01 p.m.

PUBLIC COMMENT

Mayor Yepsen said the public comment period is limited to a total of 15 minutes and individuals are limited to two minutes each according to the rules approved in February of 2004 by the City Council.

Mayor Yepsen opened the public comment period at 6:02 p.m.

James Gallaher of Saratoga Springs stated he is here to support #49 of Saratoga National Golf Course's proposal. One concern is Sustainable Saratoga doesn't want the door open in the CDD future property owners. There will always be a zoning issues whether there is an overlay or not. Please don't turn back on stewards of this city/community.

Nancy Goldberg of Interlaken stated she is opposed to the process of text amendments. Mr. D'Andrea doesn't need more than 2 acre zoning. Saratoga National Golf Course should go through a special land use process. Don't add more density to the eastern plateau.

Matt Jones, attorney for the D'Andrea family, presented copies of the presentation given last week. They will be at the next workshop to answer any questions.

Bonnie Sellers of 73 Fifth Avenue stated if someone wants to have farm animals within neighborhoods, it becomes a quality of life issue. She is requesting the Council remove the backyard agriculture and sustainable agriculture within city limits from Section 3.4-18.

Maureen Curtin of 125 Grand Avenue thanked the Comprehensive Plan Committee members who voted to protect our neighborhoods. Additional language should be added to the final plan to protect residential neighborhoods as there are still many areas where we are vulnerable.

Harry Moran of Sustainable Saratoga they were inspired about the sound reasons given in December by the Council, to avoid dense and commercial development in the greenbelt. Less than 4 months later we have a repackaged proposal and everything is back on the table. Let's not get sidetracked by the land use terms. The main message the community sent is to stand strong and protect the greenbelt for the long term common good.

Suzanne Kwasniewski of Saratoga Springs stated the process has been hi-jacked. A vote was taken 3 times by the Comprehensive Plan Committee on the same proposal regarding PUDs. One person was pressured and switched their vote. That's when the Comprehensive Plan process fell apart. She doesn't have any neighbors in district 12 who are looking for this development.

Denise McDonald of Saratoga Springs asked why certain land owners get a zoning change for them and be allowed to define how we grow as a city. Is opening up the greenbelt in the best interest of the City?

Tom Newkirk, owner of Saratoga National submitted additional letters of support received since last week's meeting. Sustainable Saratoga didn't speak against the economic benefits of the proposal as outlined. Alternate use of the course property is residential sprawl; which is not what they want to do. They are in agreement with Sustainable Saratoga on that.

John Witt of Saratoga Springs stated having flexibility to do resort development in the City is a good thing. Projects like this are good for the city and open space. He supports it.

John Kauffman of Saratoga Springs stated it is interesting how numbers are thrown around. People who support the Newkirk project have repeatedly presented this image of horror sprawl. Members of the Council should take pause that they continue to present this as real reality. He was disappointed by the presentation they did last week because it was full of spin and very little detail. Most people in this town would like to maintain the rural character of the outside district.

Kevin Vetty of Saratoga National Golf Course stated under the current land use, homes are all they can build. They are trying to define the greenbelt as it isn't a land use; there is no meaning until you put a context around it. They would like to be a model for it.

Robin Dalton of 78 Caroline Street stated she supports Saratoga National Golf Course. It is a great addition to the City.

Joy King of 6 Marion Avenue stated she is concerned that we are staying stagnate. We need to offer new things to keep tourists wanting to come here. She doesn't want to see the greenbelt messed up. She suggested looking outside the box as change is coming.

Theresa Capozzola of 57 Gilbert Road stated Saratoga National Golf Course is 93% open space as long as it stays a golf course. If we enforce our zoning we have now, we have all the benefits Saratoga National is

saying we could get if we trade away. The resort overlay was proposed in July 2013 but didn't get any feet at the Comprehensive Plan level. Then it got changed to being a PUD. This Council needs to get the Comprehensive Plan done and put it up for a vote.

Amy Brown of Holmstead Road stated green space is quality of life issues. Citizens of Saratoga make this the special place it is. We need to remember why we put the greenbelt in place; there is a plan for preservation on purpose.

Gerard DeWolf of Saratoga County stated he submitted a copy of a letter of support to the entire Council. (copy of letter attached).

Gerry Gogin of Rensselaer County and a Saratoga National employee stated they receive calls for rooms. They would now be able to provide that for them with this proposal. It would allow people to enjoy this space year round.

Steve Samuel of Saratoga Springs stated he is against the plan at Saratoga National Golf Course. It is inconsistent with where we are headed. The Comprehensive Plan is being over shadowed by the distraction of the Saratoga National proposal.

Todd Schimkus of Saratoga Springs and president of the Chamber of Commerce stated if it weren't a golf course, it would be houses. The number can be debated. It is a historic opportunity for the Council to find a way to preserve 378 acres of open space. It is the only option to permanently protect the greenbelt.

Peter Tavares, a class A PGA pro and employee of Saratoga National Golf Club. These plans have been talked about for years. The time is now to do something special.

Colin Klepetar of Waterbury Street read some comments. They all mention preserving the greenbelt. It is a vision for the City and not one or two developers.

Kevin Hughes, president of NENY PGA stated if we keep doing the same things; things aren't going to be great. They are in support of this project.

Mayor Yepsen closed the public comment period at 6:48 p.m.

Commissioner Mathiesen asked for clarification of 3.4-18.

Brad Birge advised the Comprehensive Plan is the vision and overall objectives and the Zoning Ordinance regulates each of its uses. Agriculture doesn't go into effect until it is zoned that way. The threshold limits (acreage) for animals can be put into the Zoning Ordinance.

Tony Izzo, assistant city attorney, advised the type of ordinance is another way to regulate.

Commissioner Madigan stated last week she was trying to get a definition of a clubhouse. What precludes Saratoga National from using the special use permit from doing other things as it exists right now without making big changes to the greenbelt?

Steve Shaw of the Building Department advised the term clubhouse is not defined in the state building code or City Zoning Ordinance.

MAYOR'S DEPARTMENT

Mayor Yepsen submitted the letters of pros and cons into the record (attached). She advised the Council is moving as fast as possible and not stalling the process. This is the 3rd workshop. The job is to create

one document and not get sidetracked on one applicant. There is a possible need of a 4th workshop. More information is expected this week.

Brad advised the map amendment deals with the geographic boundaries. It is meant to be flexible. Regulation of density and land uses occurs in Zoning Ordinance and zoning map.

#50: Revise Future Land Use Map – Corrections for Density

- A. Allen Drive: *Council agreed with proposal*
- B. Congress Avenue: *Council agreed with proposal*
- C. Ballston Avenue: *Council agreed with proposal*
- D. Franklin Street/Clinton Street: *Council disagreed with proposal*
- E. Walton Street/Woodlawn Avenue: *Council disagreed with proposal*
- F. Hodgeman Street Area: *Council disagreed with proposal*
- G. Phila Street/Court Street: *Council agreed with proposal*
- H. Vanderbilt Avenue/Jefferson Street: *Council agreed with proposal*
- 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).): *Council agreed with proposal*
- J. 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) and UR-6 (max density of 9.0 u/a).): *Council agreed with proposal*
- K. Nelson Avenue: *Council agreed with proposal*

#51: Revise the Country Overlay Map

Brad advised this is a map change; not a density correction. It is intended as a design/aesthetic overlay. If within the country overlay area, there is a need to be conscience of the open space values, natural resources, and open land aesthetics in that area. Much of the overlay contains the Conservation Development District.

Commissioner Madigan stated she is not sure what she thinks on this one.

Council agreed to include.

Brad advised this is the D'Andrea property but does not include the entire parcel. He asked the Council if they wished this area of the D'Andrea property to be included in the country overlay? Should this be removed from the CDD? Is there a need for an additional layer of protection.

Commissioner Mathiesen, Commissioner Scirocco and Mayor Yepsen all indicated they wish this be included in the country overlay.

Commissioners Franck and Madigan did not want it included in the country overlay.

#52: Revise the Wording of the Implementation Chapter

Council agrees with the proposal.

#53: Formatting, Typographical Errors, etc.

Council agrees with the proposal.

Brad provided history of the D'Andrea property; it was purchased in 1971 as one lot. A subdivision was done for the creation of a lot for a farmhouse in 1979. In 1999 another 2 acres subdivision of the farmhouse lot was done to make 422 Crescent Avenue. In 2001, the designation was changed to encompass the entire property as a CDD. There was a discussion for a 44 lot subdivision and then an application was received for 50 lots (44 plus 20% density bonus). They moved into SEQRA analysis and then a moratorium was put into effect.

Mayor Yepsen advised Saratoga National Golf Course is looking to get advice from the Planning Department later this week and then will come back to the Council. We need to weigh in on #48 and #49 and put it back out to the public as a recommended document.

Commissioner Scirocco asked if they are going to require legal advice.

Brad advised no legal advice required unless the Council has questions.

ADJOURNMENT

There being no further business, Mayor Yepsen adjourned the meeting at 8:10 p.m.

Respectfully submitted,

Lisa Ribis
Clerk

Approved:
Vote: