

**New Scotland Hamlet Zoning Project
Study Advisory Committee
April 27, 2015 Meeting Notes**

SAC Attendees:

Adam Greenberg
Steve Reilly
Paul Kelly
Randall DeFranco
Camille Jobin-Davis
Leslie Lombardo, Albany County
Jennifer Ceponis, CDTC

Staff and Town Representatives:

Daniel Mackay, Town Board
Bill Hennessey, Town Board
Edie Abrams, Zoning Board of Appeals
Jeremy Cramer, Building Inspector
Marian Hull, AECOM

Notes:

The meeting was called to order at approximately 7:05pm.

This was the first Study Advisory Committee (SAC) meeting for the Town of New Scotland Hamlet Zoning Project. The meeting began with each participant and members of the audience introducing themselves and describing their interest in the project.

The meeting then transitioned into an overview of the project purpose, scope, schedule, roles for the SAC and project staff, and an overview of the recommendations of the July 2012 New Scotland Hamlet Master Plan.

The project purpose is to create the zoning and other tools to implement the recommendations of the New Scotland Hamlet Master Plan. It was acknowledged that the land use concept plan presented in that document is indeed conceptual and that some changes are expected as the SAC considers the best approaches to project implementation. Any changes should be measured against their ability to meet the overall Master Plan goals to guide future development that provides diverse economic opportunities that fit within the small-town character of New Scotland, preserving important view sheds, environmental resources, and agricultural land.

See attached Power Point file for more information on the materials presented. The following is a summary of issues raised for further consideration in the planning process:

- The role of industrial development in the hamlet zoning, particularly in the “development areas”

- SAC members requested a copy of the current Zoning Ordinance to understand what starting point the project is working from
- During the discussion of planned use development (PUD) as a tool to implement Hamlet Center recommendations, Leslie Lombardo pointed that other communities in the County are having difficulties implementing this approach and that New Scotland should consider these challenges and in weighing alternatives to achieve the development vision for this area
- The adequacy of infrastructure to support new development, particularly water and sewer service was discussed
- Potential impacts of “village-style” development in the hamlet on the Village of Voorheesville were raised
- The role of zoning in relation to the comprehensive plan and the Hamlet Master Plan
- Process to be used to come to agreement on what zoning recommendations to take forward to the Town Board was discussed and Jennifer Ceponis suggested that a more technically-focused project steering committee might be a tool to help
- The process for informing Study Area property owners of the project was raised. Daniel Mackay said the Supervisor’s Office will send a letter to property owners within the district, as well as abutting property owners to inform them of the project start, invite their participation in a public meetings, and direct them to the Town’s website and social media tools to stay informed of the SAC’s work.
- Consideration of the use of a GEIS as a tool to ensure that future development pays for the cost of infrastructure improvements needed to support new development

The meeting also included a review of three key project maps: existing land use, conceptual land use, and conceptual transportation plan. The following changes and additions were discussed:

- Jeremy Cramer provided an update on recently constructed, approved, and proposed subdivisions and developments and associated infrastructure for the existing land use map
- The SAC considered whether changes should be made to conceptual land use map, based on protection of environmental resources, view sheds, infrastructure access, and development opportunities

The meeting adjourned at 9:35pm.

Follow-up Items:

- Set up a meeting with Town of Bethlehem to discuss infrastructure issues
- Provide an electronic copy of the Town Zoning Ordinance to the SAC
- Provide an overview of the relationship between the comprehensive plan, Hamlet Master Plan and zoning for the SAC at its next meeting
- Prepare an environmental features/land forms map to help facilitate a discussion of potential adjustments to the conceptual land use map
- Send letter to Study Area property owners and adjacent property owners

NEW SCOTLAND MIXED USE ZONING DISTRICT

Study Advisory Committee Kickoff

April 27, 2015



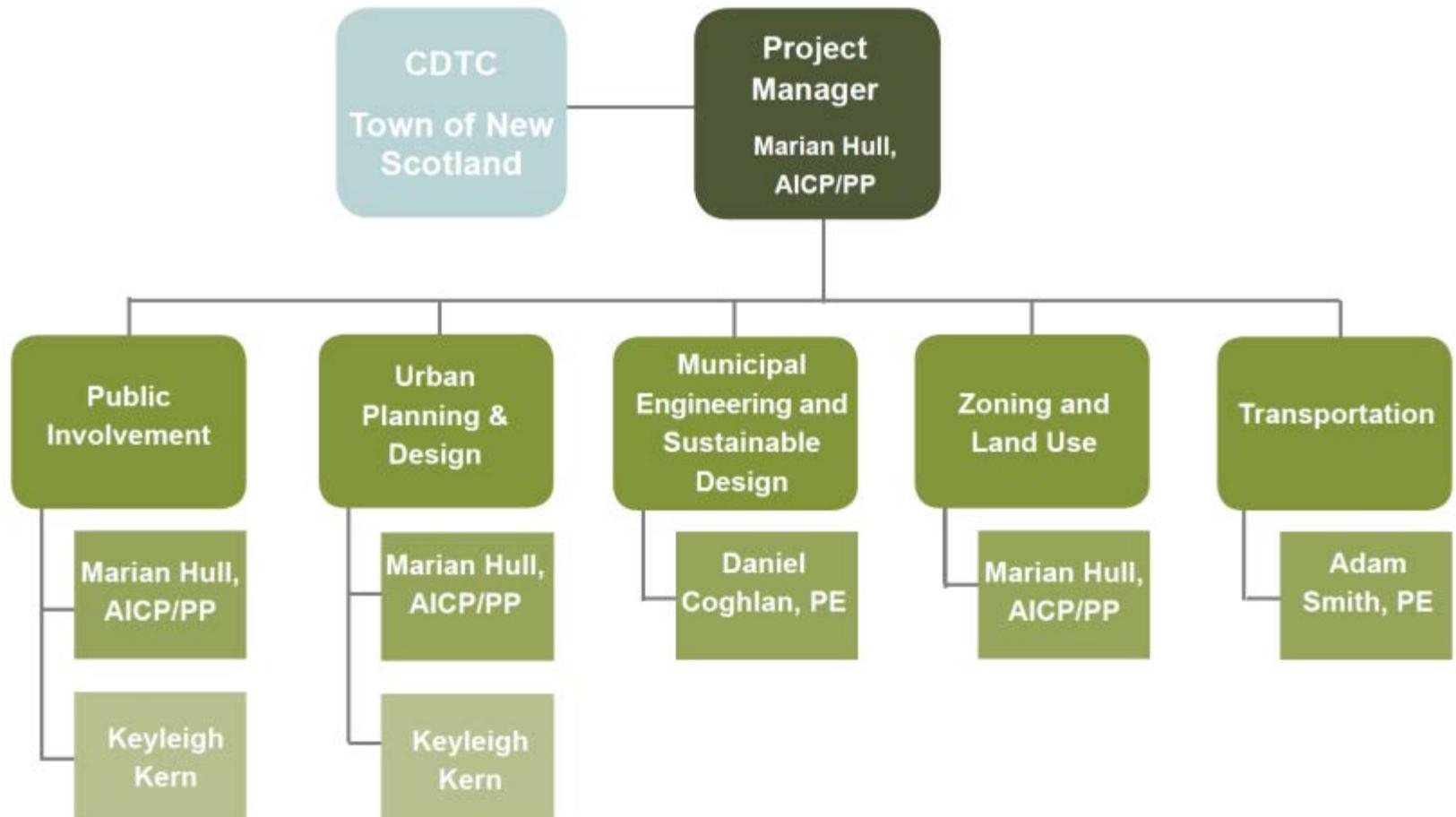
Agenda

- Introductions
- Project team roles
- Project purpose & scope
- Potential tools to consider
- Overview Hamlet Master Plan recommendations
- Discussion & next steps



PROJECT TEAM ROLES

AECOM Team



What does AECOM bring?

- Local knowledge with national expertise in mixed-use, multi-modal planning in rural communities
- Full set of skills to create tools to:
 - Support economic growth and vitality that preserves New Scotland's rural and small town landscapes
 - Build tax base
 - Meets local housing, entertainment, work, and service needs
 - Enhance multi-modal access



AECOM Role

- Provide technical guidance
- Prepare all documents and meeting materials
- Facilitate and provide summaries for all meetings
- Provide materials for review at least one week prior to each meeting



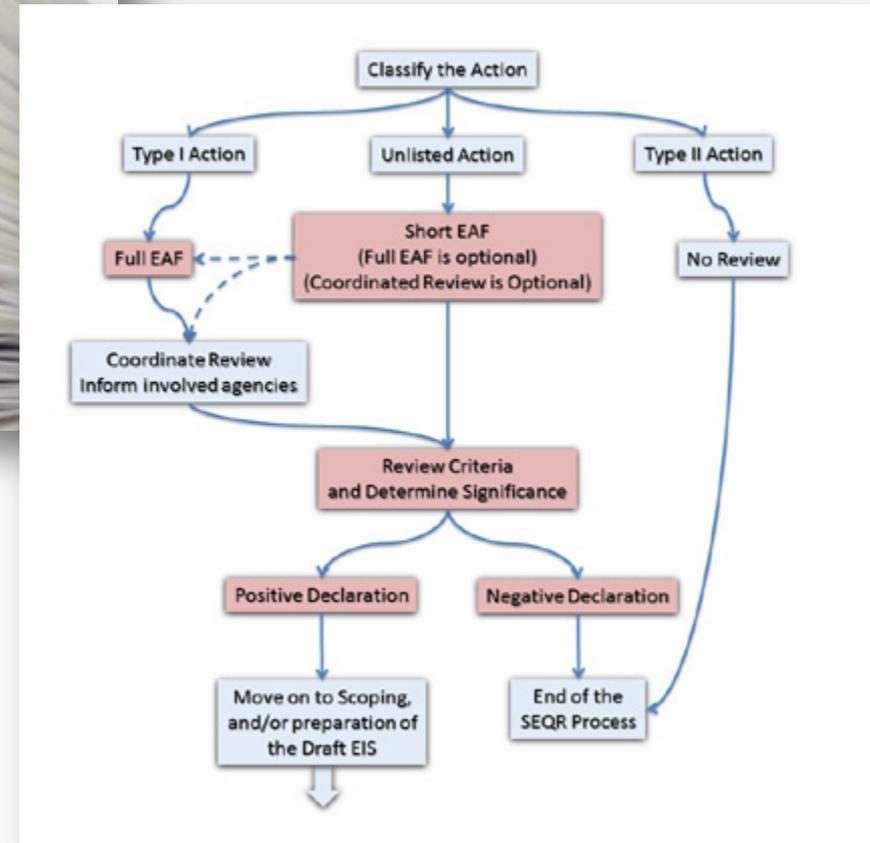
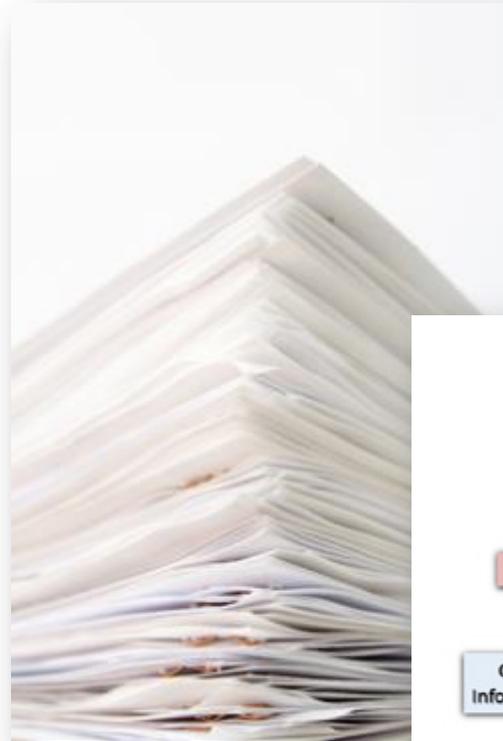
Study Advisory Committee (SAC) Role

- Provide guidance to the consulting team
- Participate in all Study Advisory Committee meetings
- Assist in outreach for an attend public workshops
- Be the community “voice” for the project
- Make final recommendation to the Town Board



Town and Capital District Transportation Committee

- Administer the project
- Provide relevant data and materials
- Assist in meeting state and federal environmental requirements
- Advertise meetings and arrange meeting spaces



PROJECT PURPOSE & SCOPE

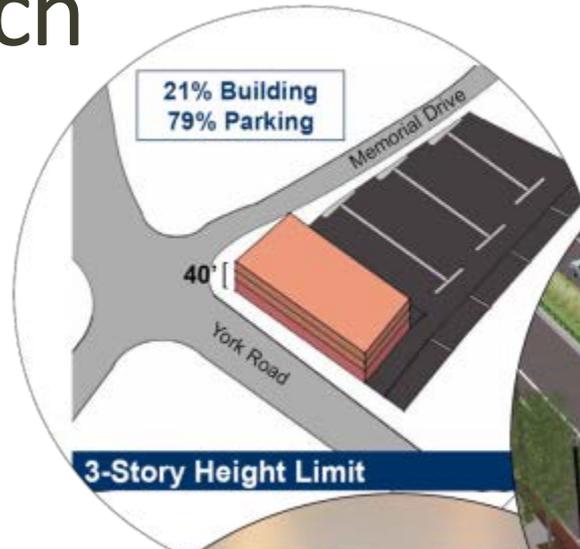
What is our task?

- Create mixed-use zoning and supporting tools to implement the New Scotland Hamlet Master Plan addressing:
 - Scale of development
 - Design
 - Public spaces
 - Multi-modal transportation access
 - Protection of important view sheds and open space
 - Agricultural land preservation
- Bottom line: Build new investment opportunities that will create a vibrant new community in the Town, while protecting important resources



AECOM Approach

- Engage stakeholders
- Consider all tools available
- Use successful models
- Illustrate form and design options
- Create implementation tools that:
 - Balance land use and form of development
 - Facilitate investment in existing structures
 - Preserve view sheds, open space and agricultural land
 - Balance transportation modes



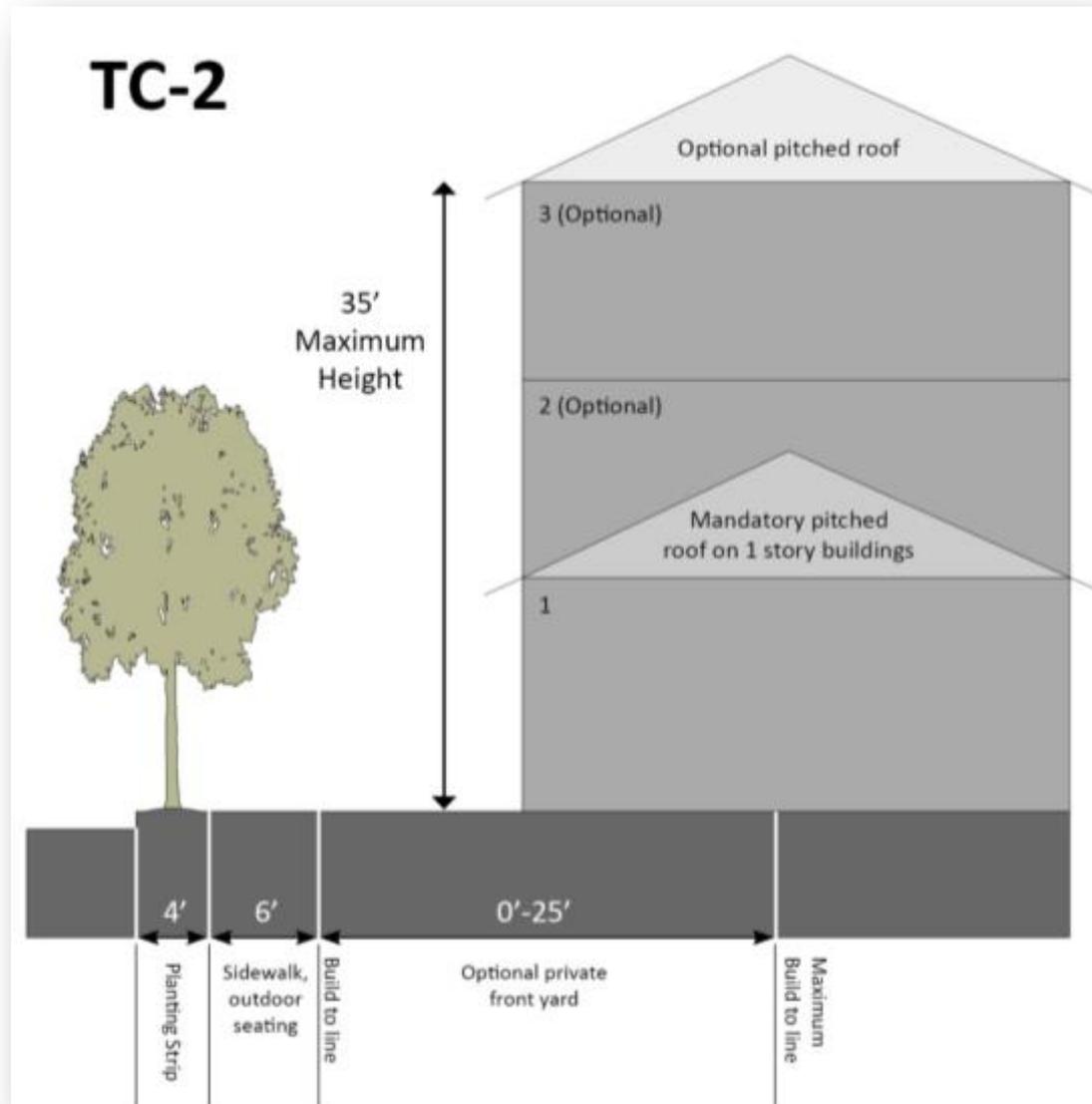
Tasks 1-4: Develop Zoning Concepts

- Base mapping
- Zoning audit
- Best practices research
- Stakeholder discussions
- Initial zoning concepts & Illustrations
- Meetings:
 - SAC kickoff meeting
 - SAC meeting #2 to review audit, best practices, and initial stakeholder findings
 - SAC meeting #3 to refine initial concepts
 - Public workshop to introduce project & proposed concepts



Tasks 5-12: Develop Code & Supporting Tools

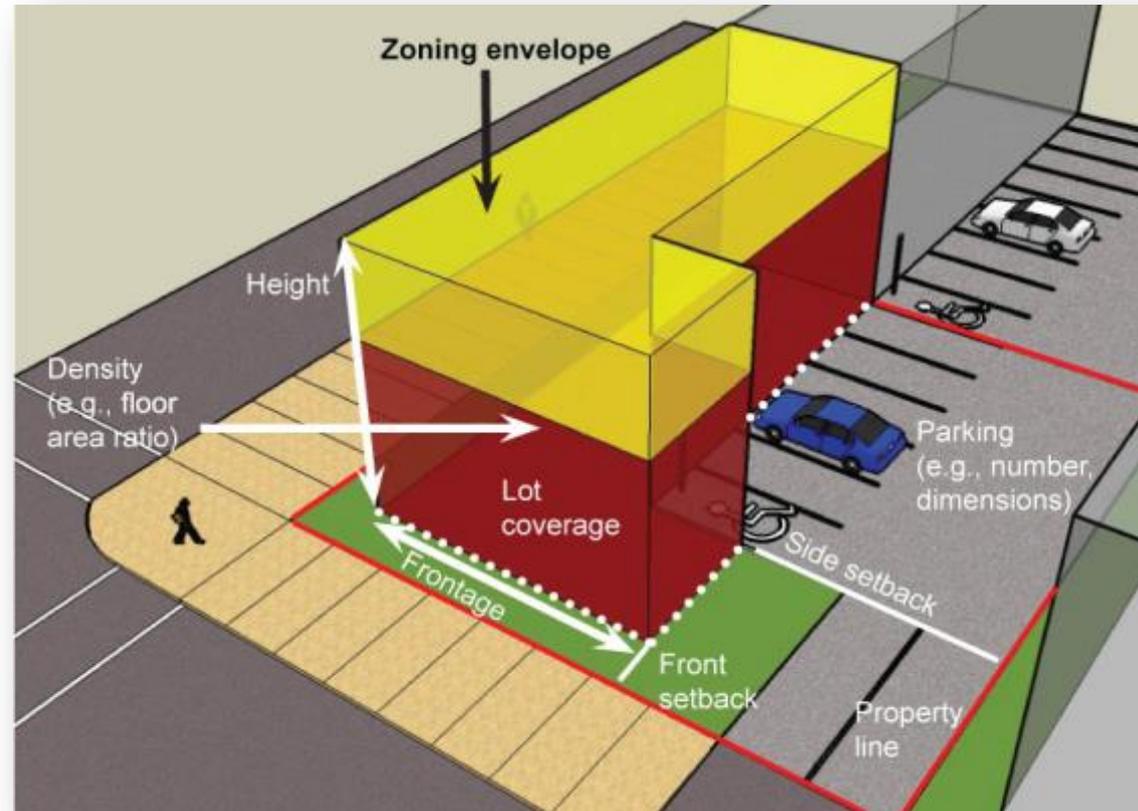
- Translate concepts into code language, illustrations, and maps
- Complete SEQR review process
- Adopt development code
- Meetings:
 - SAC meeting #4 to review draft code
 - SAC meeting #5 to review changes and tools
 - Public workshop to present results
 - Follow-up stakeholder discussions as needed



POTENTIAL TOOLS

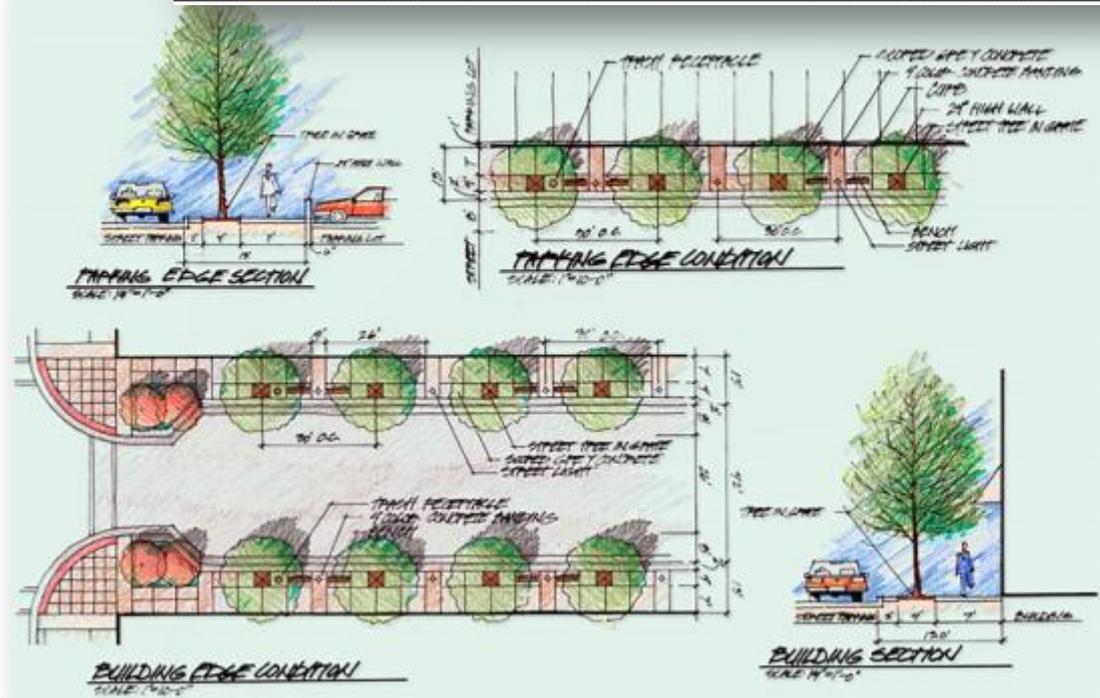
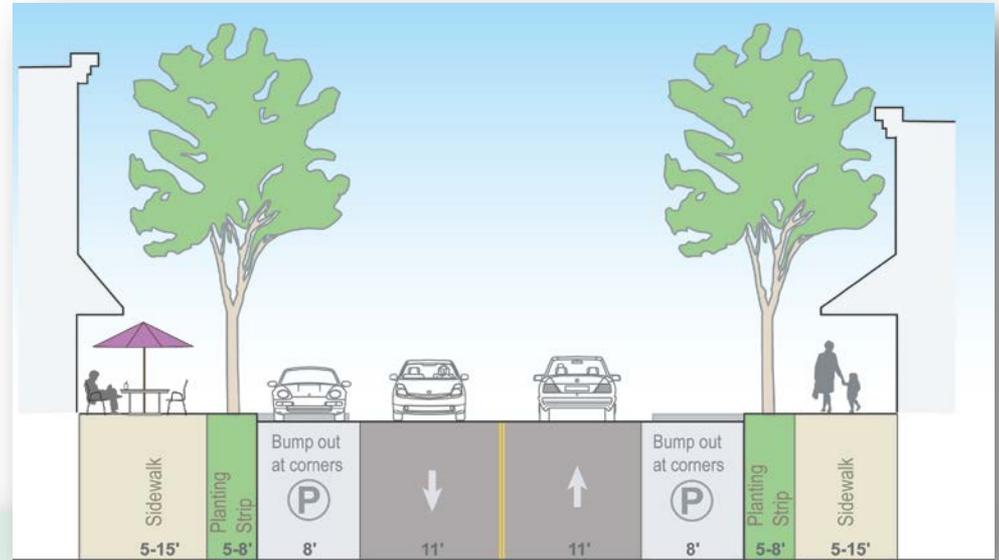
Zoning

- Zoning regulates the use of land, the density of development, and the siting of development on a parcel
- Important elements to consider:
 - Building height and lot coverage
 - Setbacks
 - Site plan review
 - Sign regulations
- Zoning tools to consider:
 - Form-based code
 - Design standards
 - Planned unit development
 - Transfer of development rights



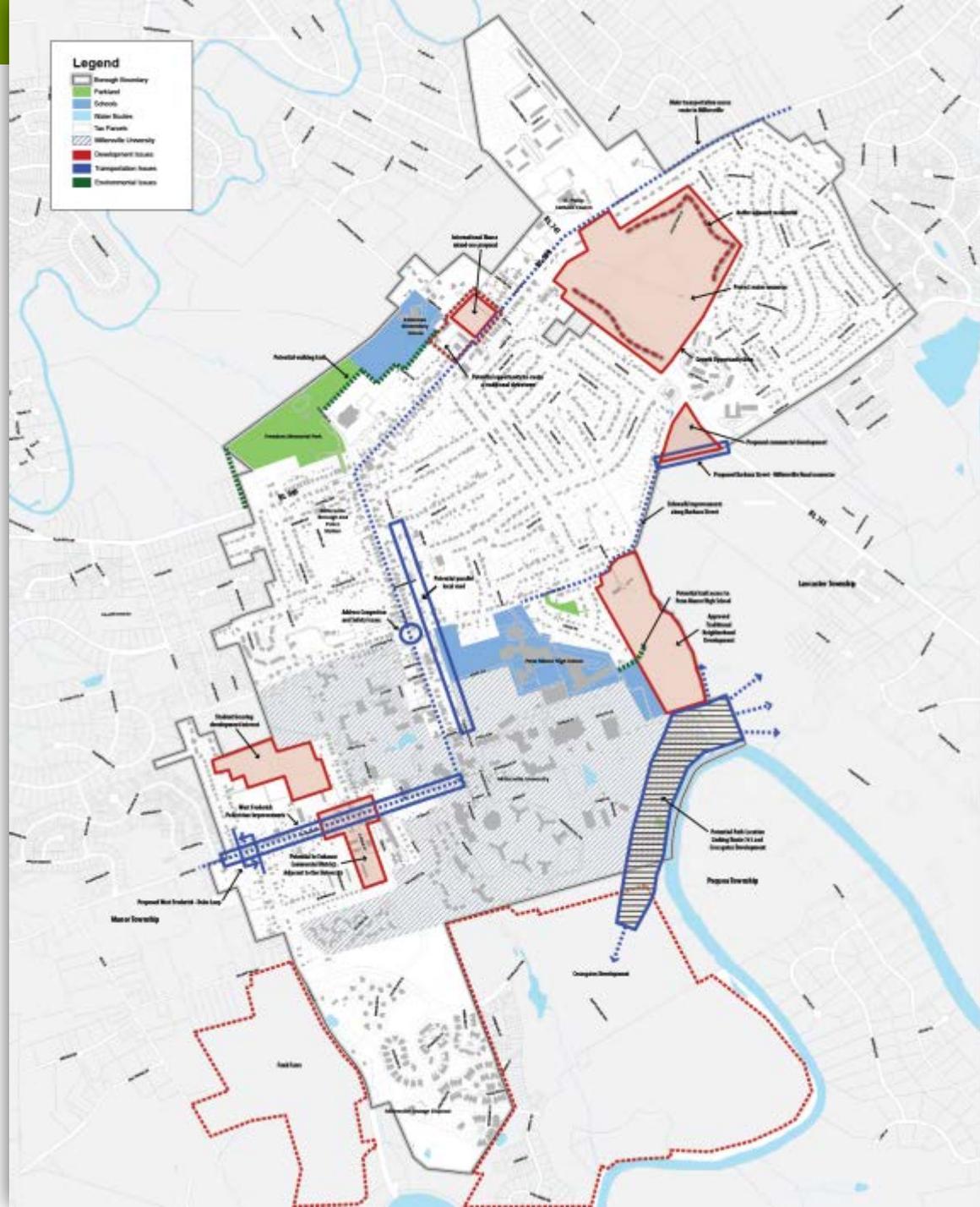
Subdivision

- Subdivision regulates improvements needed to support development and meet land use objectives
- Important elements:
 - Street and sidewalk design
 - Site landscaping
 - Stormwater management
- Expanded subdivision tools to consider:
 - Cluster development



Official Map

- Identifies and reserves land for public facilities, including roads, parks, and drainage.
- Changes require Town Board consent
- Consider for:
 - New roadways and connections
 - Parks
 - Trail connections

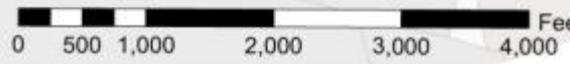
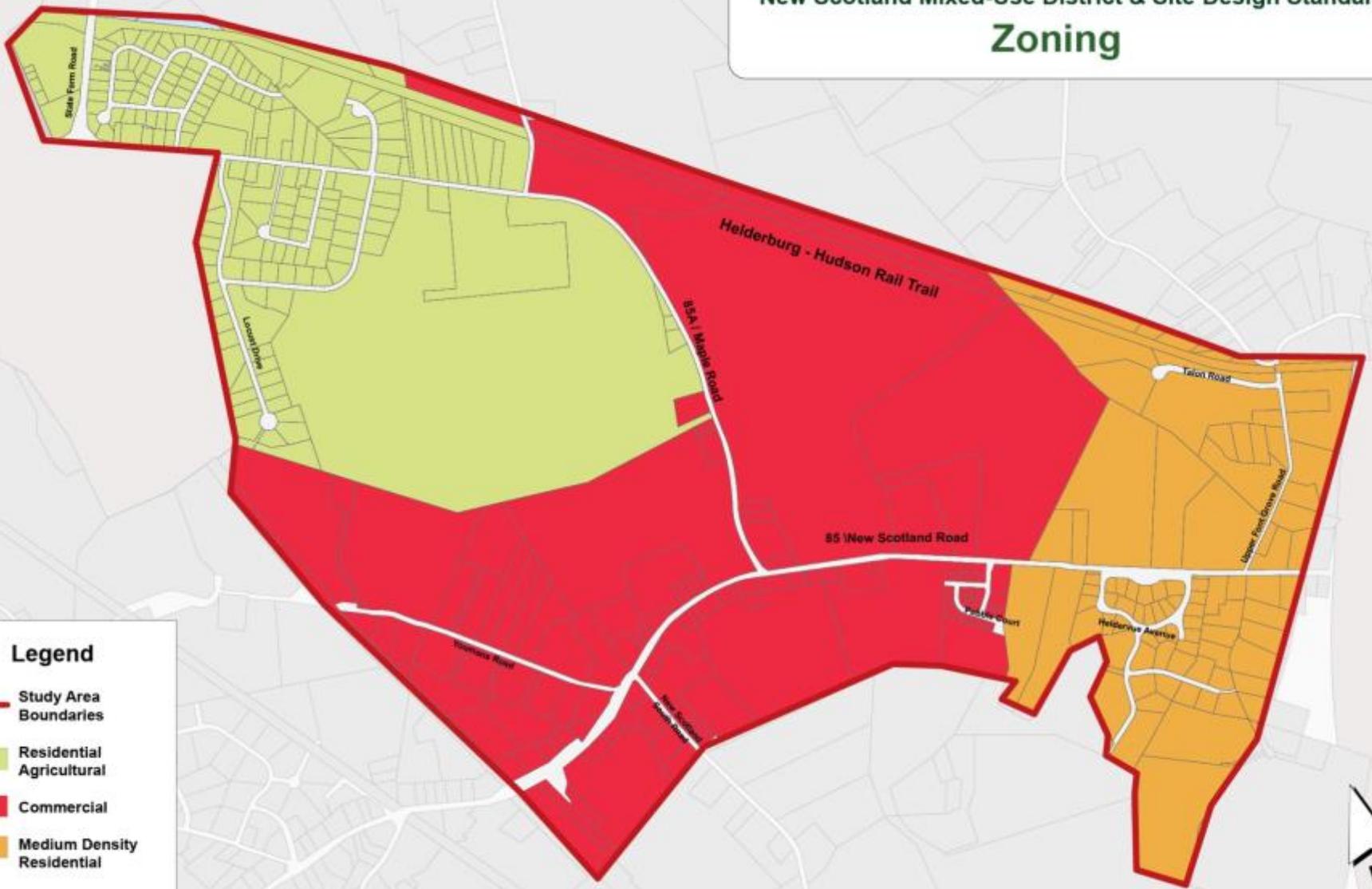


STUDY AREA & HAMLET MASTER PLAN OVERVIEW

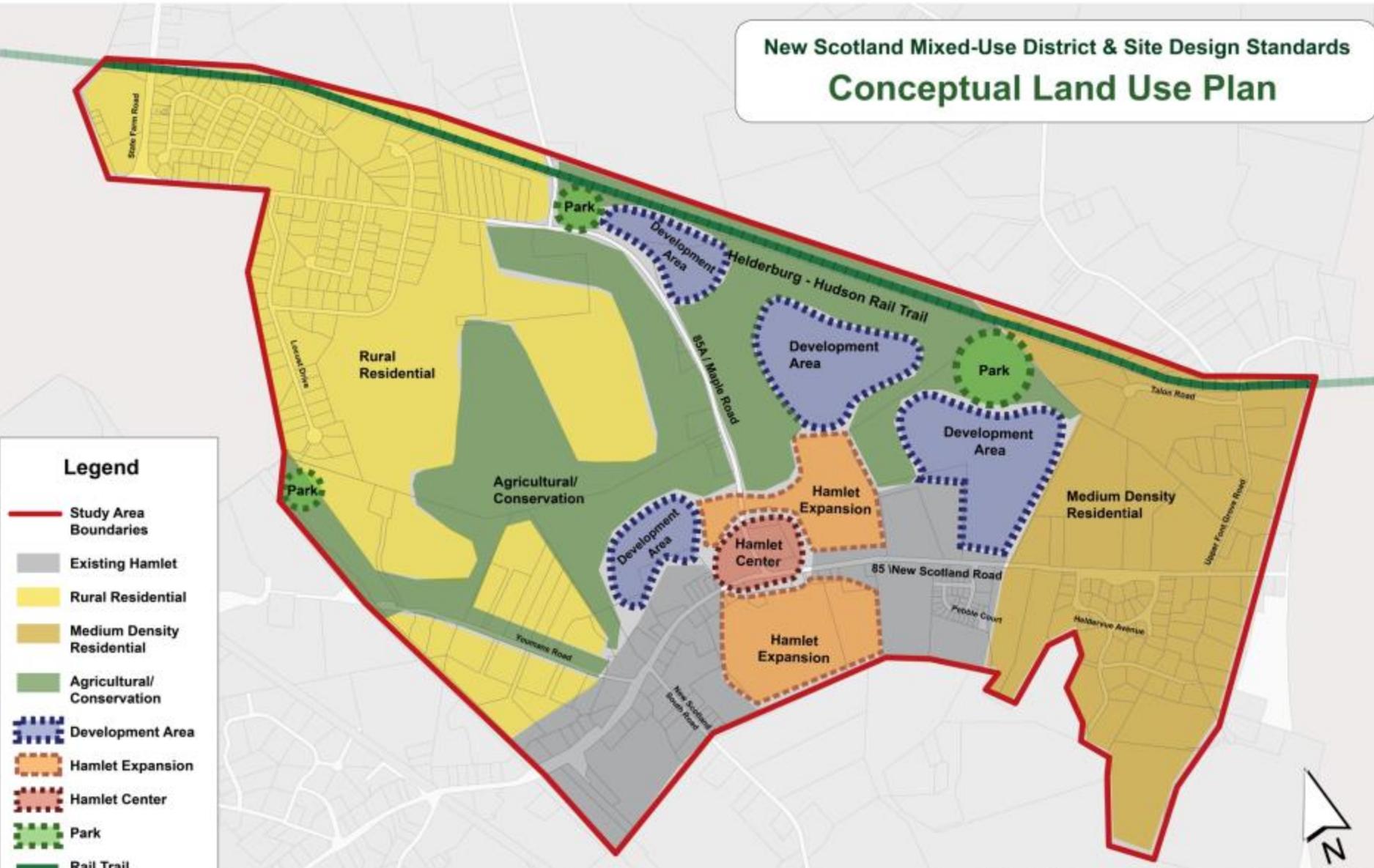
New Scotland Mixed-Use District & Site Design Standards Zoning

Legend

- Study Area Boundaries
- Residential Agricultural
- Commercial
- Medium Density Residential



New Scotland Mixed-Use District & Site Design Standards Conceptual Land Use Plan



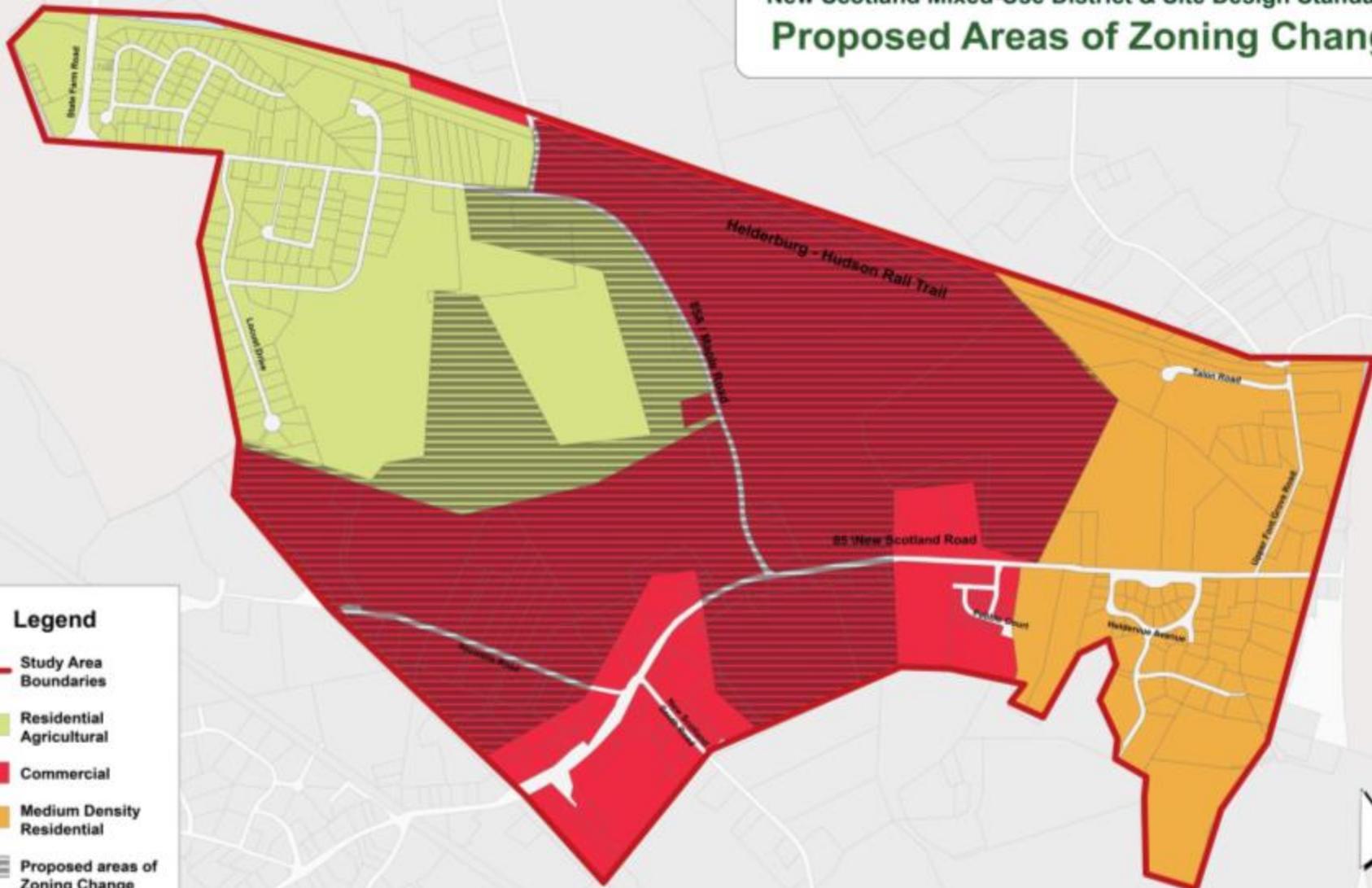
- Legend**
- Study Area Boundaries
 - Existing Hamlet
 - Rural Residential
 - Medium Density Residential
 - Agricultural/Conservation
 - Development Area
 - Hamlet Expansion
 - Hamlet Center
 - Park
 - Rail Trail



New Scotland Mixed-Use District & Site Design Standards Proposed Areas of Zoning Change

Legend

- Study Area Boundaries
- Residential Agricultural
- Commercial
- Medium Density Residential
- Proposed areas of Zoning Change



Hamlet Center Recommendations

- Intersection of Route 85 and 85 A
- Traditional village center design
- Contains strongest design guidance:
 - Town commons
 - Buildings at the sidewalk
 - Parking behind buildings
 - Maximum 3-story height
 - Commercial focus, with housing only permitted in mixed-use structures
 - Prohibits auto-dependent uses



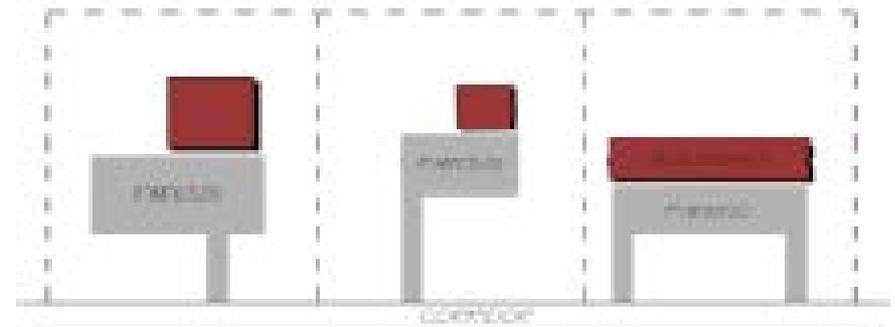
Hamlet Expansion Recommendations

- Support walkable development adjacent to Hamlet center
 - Modest front yard setbacks for green space
 - Maximum 2.5 story building height
 - Commercial and residential uses permitted, including small-lot, single-family homes

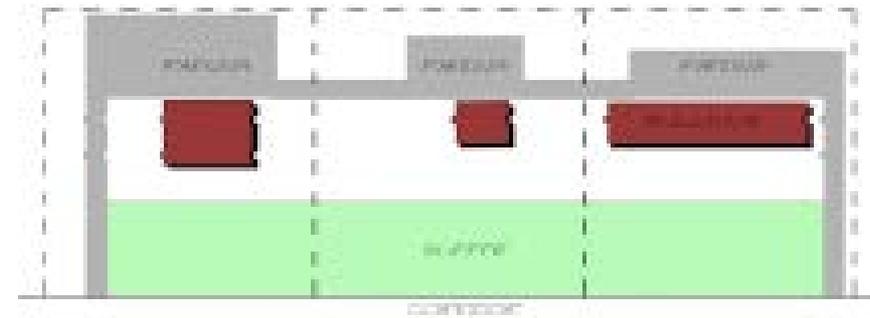


Existing Hamlet Recommendations

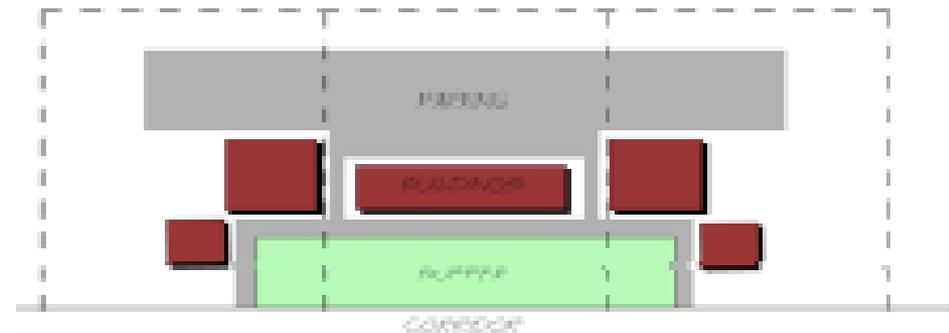
- Encompasses existing homes and businesses along Route 85
- Maintain current scale, while encouraging changes to site layout and design to protect rural character
 - Encourage green spaces at front of lots
 - Minimize curb cuts and group parking to the rear of structures
 - Maximum building height of 35 feet
 - Refine permitted uses



Conventional Pattern



Improved Pattern



Recommended Pattern

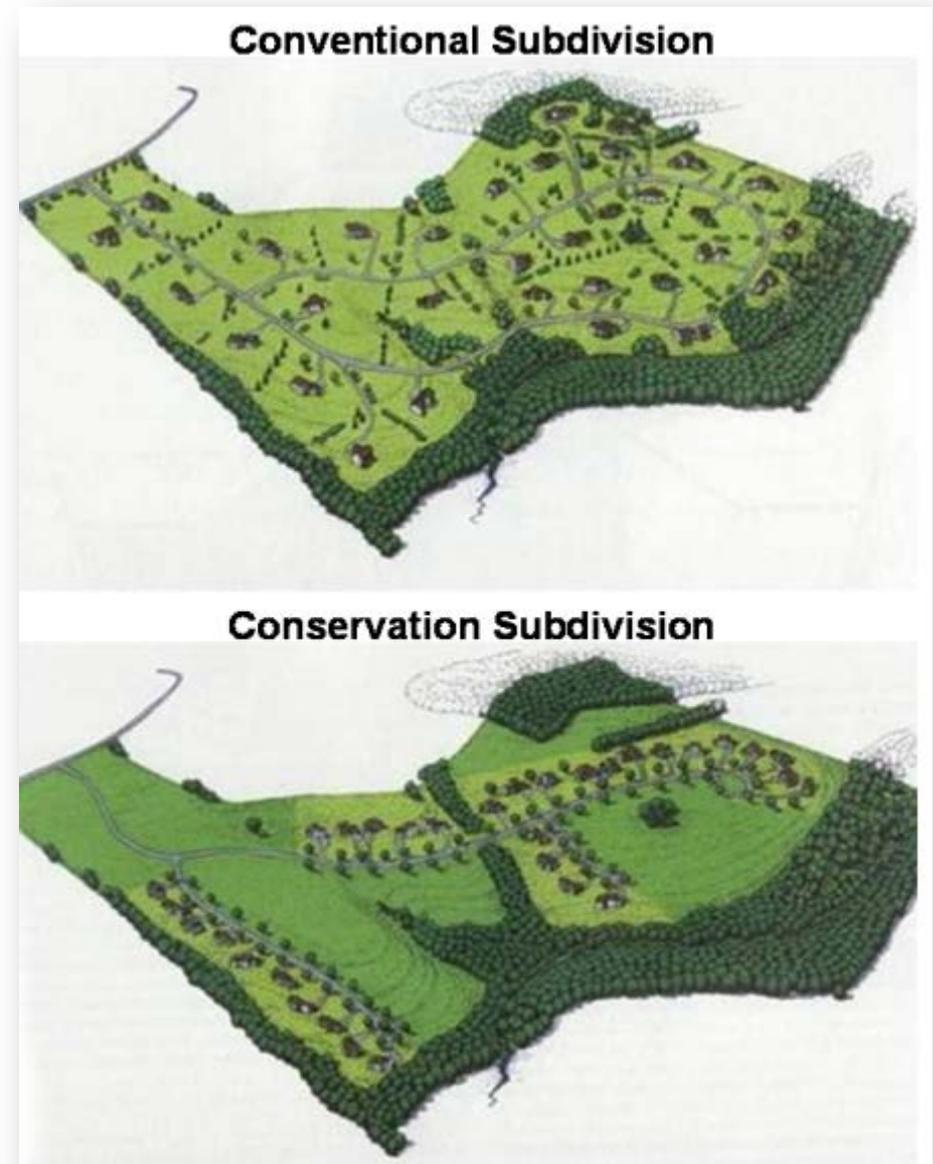
Development Area Recommendations

- Vacant land areas further from proposed Hamlet Center
- Role is to provide population and businesses to support more visible and intense uses in Hamlet Center and Hamlet Extension
- Opportunity to attract new live and work options
- Most flexible on use and development standards



Agricultural/Conservation Area Recommendations

- Protect environmental resources
- Preserve prime farmland soils
- Recognizes that much of this land is zoned for commercial use
- Few specific recommendations
- It will be important to consider how natural resource lands can be used to shape development opportunities



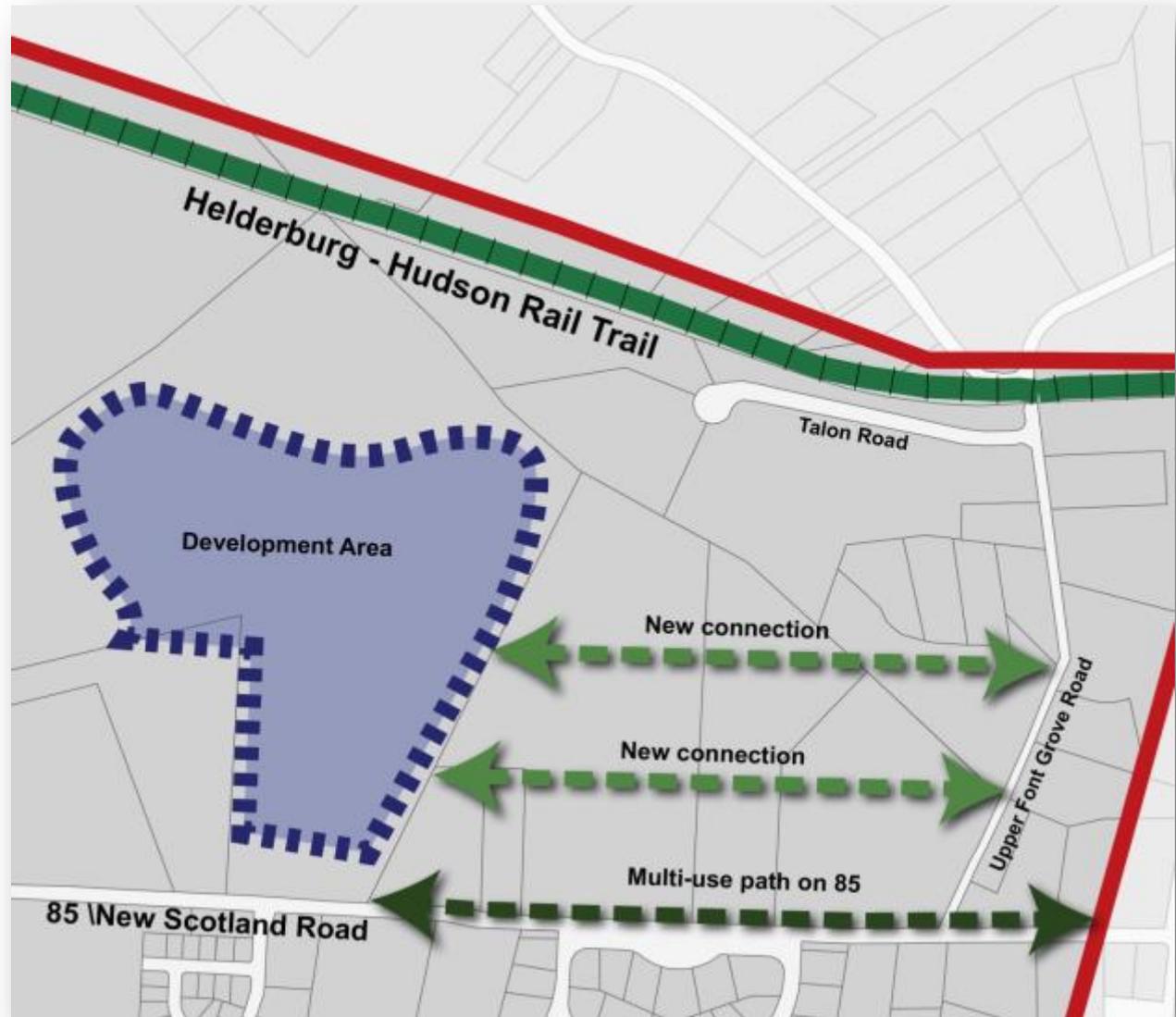
Rural Residential Recommendations

- Recognizes current development patterns & recommends their continuation for remaining vacant land
- Opportunity for connections:
 - Locust Drive to Youmans Road
 - Youmans Road under the railroad tracks at the former underpass



Medium Density Residential Recommendations

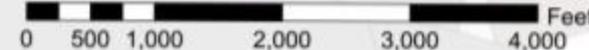
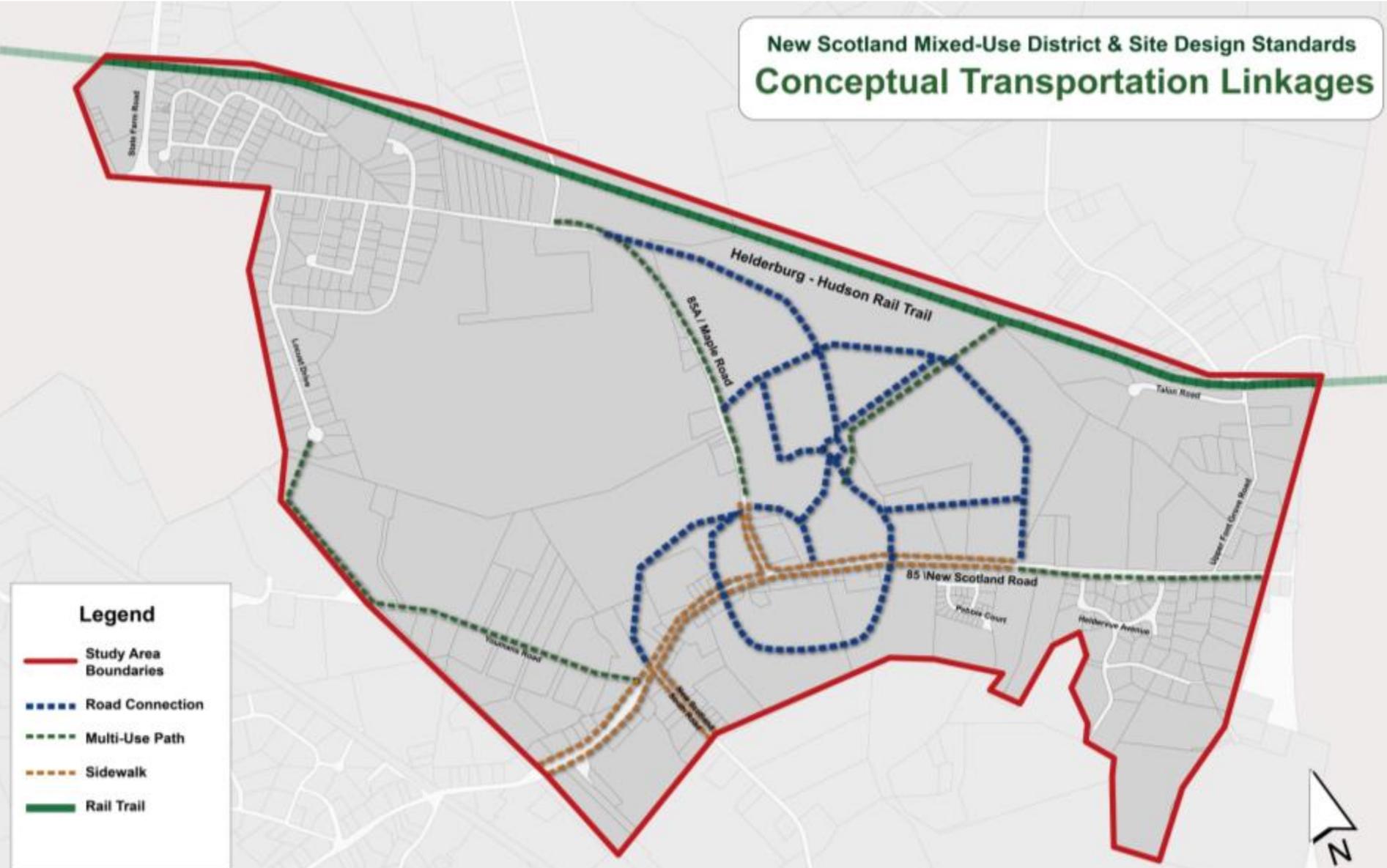
- No zoning changes recommended
- Sidewalk or trail along New Scotland Road to connect with Hamlet Center
- Connections to surrounding areas as development occurs



New Scotland Mixed-Use District & Site Design Standards Conceptual Transportation Linkages

Legend

- Study Area Boundaries
- Road Connection
- Multi-Use Path
- Sidewalk
- Rail Trail



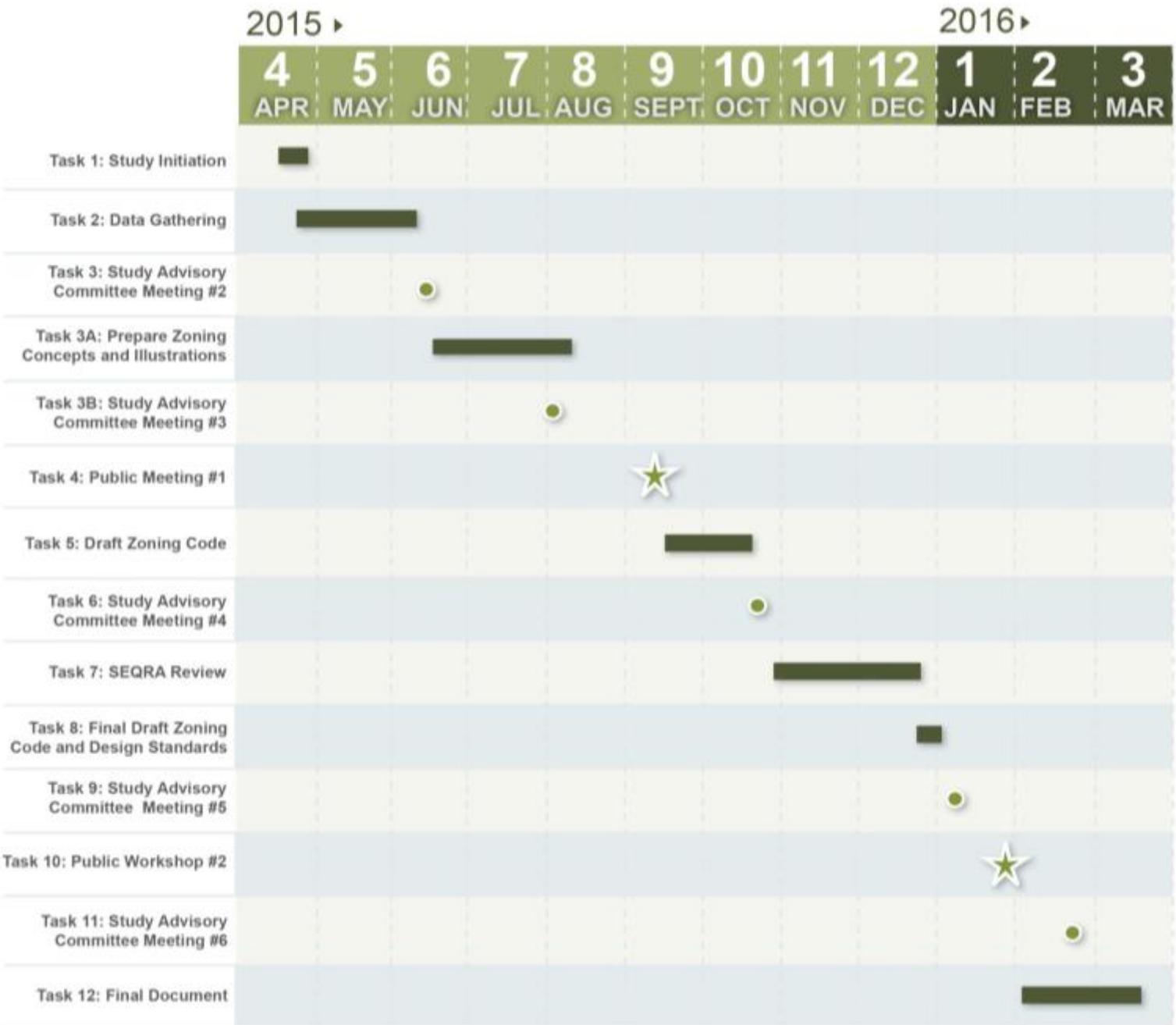
Route 85/85A Intersection Improvements

- Address skewed alignment
- Visible crosswalks & pedestrian signals
- Consider more comprehensive redesign, such as a roundabout



DISCUSSION & NEXT STEPS

Project Schedule



Discussion Guide

- Specific issues, projects or ideas we should consider during the initial existing conditions analysis
- Any concerns about the proposed approach
- People and organizations who should be included in the process beyond Study Advisory Committee members
- Schedule considerations



Next Steps

- Begin existing conditions analysis & zoning audit
- Begin stakeholder discussions
- Set next Study Advisory Committee meeting
- Begin planning for first public workshop at next meeting

