

**New Scotland Hamlet Zoning Project
Study Advisory Committee
June 16, 2015 Meeting Notes**

SAC Attendees:

Adam Greenberg
Steve Reilly
Paul Kelly
Randall DeFranco
Camille Jobin-Davis
Leslie Lombardo, Albany County
Jennifer Ceponis, CDTC
Mike Williams, CDTA
Audrey Burneson, NYSDOT
Todd Fabozzi, CDRPC

Staff and Town Representatives:

Bill Hennessey, Town Board
Jeremy Cramer, Building Inspector
Marian Hull, AECOM

Notes:

Introduction

The meeting was called to order at approximately 7:00pm.

This was the second Study Advisory Committee (SAC) meeting for the Town of New Scotland Hamlet Zoning Project. The meeting began with SAC member introductions.

Marian Hull of AECOM reminded the group that the SAC meetings are working meetings and that though the public is invited to attend, the meeting does not include formal public presentations or interactive exercises. Members of the community are welcome to attend, and public comment is invited at the beginning and end of the meeting to provide an opportunity for feedback.

Opening Public Comments

Audience members made the following comments and questions:

- Concerns about the lack of commercial development and resulting lack of tax base in the town
- Farmland vs. conservation land: what remaining land is truly prime agricultural soils? Need to understand this to explain development/conservation recommendations from the Hamlet Master Plan

SAC Work Session

The meeting then transitioned into a work session to discuss infrastructure needs, development constraints, an analysis of current zoning and potential revisions to the Hamlet Master Plan Character Areas. The issues for each of these topics are summarized in the attached Power Point presentation. The following is a summary of comments issues raised for further consideration in the planning process:

- Overall agreement on the proposed changes to the Hamlet Master Plan Character Areas, pending review of zoning recommendations and potential buildout to be presented at SAC meeting #3
- Question of whether the two east side Development Areas could be connected to simplify transportation connections
- Need to expand understanding of rail trail timing and how Town open space should connect to it
- Need to test potential development scenarios to show how the various character areas will interact with each other and how the conservation/development boundary will look and function
- Analysis needs to take a closer look at total parcel developability
- How will the infrastructure really work? Sewer just seems like a huge barrier

Closing Public Comments

- Should we reuse the existing hamlet zoning districts, even modified, for the zoning rather than create a whole new zoning district?
- Consider traffic levels: there will be more traffic
- Rail trail might be paved: need to consider bike/pedestrian conflicts on a paved trail
- If the rail trail is paved, what does it mean for bike traffic on Routes 85 and 85A?
- Improved bike access is needed to get people interested in commercial development
- If there is a public square in the Hamlet Center, who owns it? Town? Private property owner? If privately owned, how publicly accessible will it really be?
- Need to understand the potential future density in each of the Character Areas? What does the mixed-use really look like?
- Find a way to integrate pocket parks
- Need non-luxury housing options, particularly for seniors
- Satellite college campuses would bring life to the area. Can there be some partnership with the library, or with HVCC to bring community college programs to Albany County?
- Like the idea of ¼ acre lots
- Street parking and municipal lots should be considered
- Need more interior roads: more places for stores and sidewalks and less traffic
- Flooding under the rail bridge is an issue

The meeting adjourned at 9:25pm.

Follow-up Items:

- Follow up meeting with the Town Engineer to further discuss sewer and water issues
- Post all meeting materials on the project website
- Update the Hamlet Master Plan name on the Town website to make it easier to find
- Provide notice to Study Area property owners and adjacent property owners
- Complete two zoning build out alternatives: existing zoning and potential future zoning under the Hamlet Master Plan