

**New Scotland Hamlet Zoning Project
Study Advisory Committee
July 30, 2015 Meeting Notes**

SAC Attendees:

Steve Reilly
Paul Kelly
Randall DeFranco
Camille Jobin-Davis
Leslie Lombardo, Albany County
Jennifer Ceponis, CDTC
Samuel Wells, CDTA
Audrey Burneson, NYSDOT

Staff and Town Representatives:

Bill Hennessey, Town Board
Marian Hull, AECOM

Notes:

Introduction

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

This was the third 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:

- Should consider the use of public grants to fund needed infrastructure improvements.
- Many people are “meeting-ed out” and may not want to come to a public meeting. Need to structure the meeting and outreach for it to engage people and encourage good attendance.
- Cannot find the meeting notes or materials from the second SAC meeting on the Town website.

Project Updates

Marian Hull updated the SAC on several issues raised at the prior Committee meeting. These are described in the attached meeting handout, and included:

- Clarification that the scope of this project is limited to zoning changes and that other implementation needs will be summarized in an updated New Scotland Hamlet Master Plan Implementation Strategy.

- With Daniel Mackay's departure Chuck Voss, Planning Board Chair, will attend SAC meetings to add local leadership support. Chuck will participate in SAC meetings and will join Bill Hennessey and Jen Ceponis in providing staff review of materials.
- Prior to the first community workshop in September, project staff will be meeting with Study Area property owners to brief them on the project, learn about their future plans, and get feedback on ideas developed so far.
- The first community workshop has been scheduled for September 24, 2015. The format will include an introductory presentation to describe the project and ideas discussed by the SAC to date and will then transition into an open house format with displays arranged around the room. The displays will contain more detailed project information, proposed ideas, maps, images, and questions. Participants will be invited to respond to questions, write down comments on the displays, and ask questions of SAC members and project staff in attendance.

SAC Work Session

The meeting then transitioned into a work session to discuss:

- The size of the overall study area
- The potential for future development – under existing zoning and under potential future zoning as imagined in the New Scotland Hamlet Master Plan
- Tradeoffs between lot size, potential open space protection, and creation of a walkable mixed-use community
- Overview of approach for first public workshop as summarized above

The issues for each of these topics are summarized in the attached meeting handout. The following is a summary of comments issues raised for further consideration in the planning process:

- Should include number of school children in the impacts section of the build-out analysis.
- Would like to see a range of densities in the same development when showing potential site plans.
- On the build-out maps, please distinguish parks/recreation and view shed from open space and environmental features.
- Create a view shed layer for everything along Route 85A from Hilton Road to Route 85, even over areas that are already developed. Need to think about how development standards could be used so that future development on parcels along the view shed could protect/contribute to the view.
- Images showing different types of residential with and without design guidelines didn't always show much difference. Could we find better images and/or better annotate the ones we use to make them more understandable?
- It's hard to imagine lots smaller than 10,000 square feet working here. We should ask about smaller sizes at the community workshop, but should not expect much positive reaction.
- Need to show how multi-family could be integrated into the mix.

- Need to further define commercial use. What goes into it? Is it different in various character areas?
- Need to show how commercial development, particularly retail could be integrated with residential. What does that intersection of uses look like?

Closing Public Comments

- Who takes care of parks and open space created in development envisioned under the master plan?
- What is the plan for the existing Town park?
- Not fair to show Crossgates Mall as an example of how big the Study Area is. An aerial image does not take into account the human context.
- Like the idea of design guidelines for new development.
- New zoning needs to consider the future of work in this country with more people working from home on a regular basis.
- Define recreation space, open space, and conservation space in the context of this project.
- Do not like the idea of flexibility in the zoning. Worried that it will not help the Town to achieve its vision.
- Very concerned about maintaining a rural appearance.
- Go look at some of the higher density developments nearby for examples of how not to do things.

The meeting adjourned at 9:15pm.

Follow-up Items:

- **Town**
 - Secure meeting venue for September 24th community workshop
 - Send letter to property owners describing the project and inviting them to participate in the public process
 - Post meeting materials for SAC meetings 2 and 3 on the Town website
- **AECOM**
 - Set up and conduct a property owner focus group
 - Prepare draft community meeting materials for review by the SAC
- **SAC**
 - Review draft meeting materials and attend September 10th Committee meeting to provide comments
 - Spread the word about the September 24th community meeting