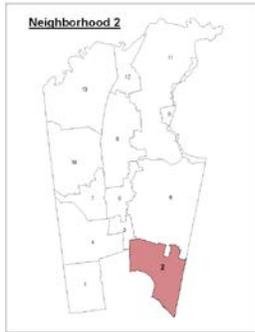


## Neighborhood 2 - Maltaville.....



The Hamlet of Maltaville was the earliest settlement in the town. Structures of note included a malt brewery, a woolen mill and a distillery. The Olmstead House c.1845 still stands in the Hamlet. This Neighborhood consists of an area that remains distinctly rural, located along Route 67 west of the Hamlet. Route 67 is an important link between Malta and Mechanicville and points east, and development of the Round Lake By-Pass, the Luther Forest Technology Campus, GLOBALFOUNDRIES and the Stillwater-Mechanicville Intermodal Yard has resulted in land uses, transportation networks and increased volumes that has unavoidably changed the character and needs of property along Route 67 west of Maltaville Road and along Route 9. These areas have experienced substantially increased commercial interest; however zoning remains residential and presently does not reflect the highest and best use of property, which has resulted in substantial deterioration of aesthetic quality of such properties. However the

rolling hills, steep slopes, poor soils, and the lack of services in this area have limited development along the western segment of Route 67. Residents of the Hamlet are served by wells and septic, and water supply to homes is generally poor, while the use of septic sewerage disposal systems poses a threat to surrounding environmentally sensitive areas. Other development constraints include the potential for extensive areas of federal wetlands, the historical and archaeological sensitivity of the area, as well as potential impacts to Round Lake from increased run-off related to development activities.

This approximate 1,285-acre district is mainly residential with the exception of several active farms and a private airstrip. Approximately 100+ residential structures are currently scattered along the few roadways in this area. Under zoning in effect prior to 2006, approximately 596 additional homes could be constructed in this neighborhood, while under current zoning approximately 298 additional homes could be constructed. Round Lake and its tributaries along with its associated NYSDEC regulated wetlands and FEMA regulated floodplains are the dominant physical features. The entire area is underlain by a shallow unconfined aquifer. A highly productive confined aquifer also transverses this area.

Residential developments located within Neighborhood 2 consist of: Lake Ridge, and Lake Meadow Estates.

### *It is the VISION That . . . . .*

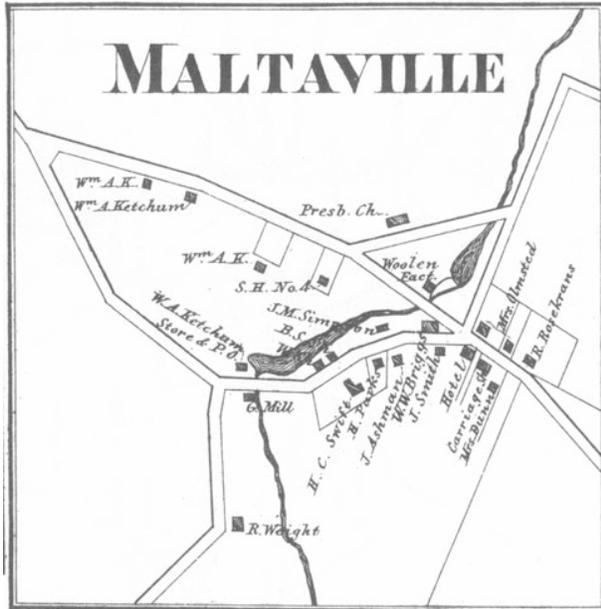
*This area will remain rural along Route 67 East of the Maltaville Hamlet, will transition at the Hamlet and West along Route 67, and the Hamlet will remain residential. Surface and groundwater resources including Round Lake shall be protected. Land surrounding the proposed Round lake bypass road should remain protected and remain rural in character with limited access. Zoning shall be established to promote the extension of water and sewer mains to service the Hamlet, as well as future uses along Route 67 West of Maltaville Road and along Route 9, to improve water quality for existing residents and to protect environmentally sensitive areas, and to promote agricultural uses and businesses along the section of Route 67 generally West of the Hamlet.*

*. . . . .The PLAN - This plan recommends an overall density of 80,000 square feet along the Eastern section of this neighborhood, will retain the existing density in the Maltaville Hamlet, will transition to commercial uses reflecting the needs of the Hamlet and market demand for lands along the Western section of Route 67 and along Route 9. Build-out for this district would be approximately 200 additional dwelling units and approximately 250,000 sq. ft. of commercial use. To protect both the rural areas and surface and groundwater resources including Round Lake, performance standards will be utilized for any development proposals for commercial and mixed uses, and of 4 or more lots that do not plan to connect to sewer & water. To promote the health and welfare of existing and future residents and customers, to further protect these physical resources, incentives will be developed to promote the extension of water and sewer districts. Open Space development that protects important physical features, historical structures or other resources is recommended for this neighborhood. In the rural area of Neighborhood 2, agricultural uses will be promoted, including the sale of agricultural products on-site.*

*Commercial development along the Western segment of Route 67 and along Route 9 is desired in recognition of these trucking routes, proximity to the Round Lake By-pass, to economically incentivize commercial adaptive reuse of existing residential and vacant properties, promote consolidation of lots for redevelopment, and to permit commercial uses to improve the economic viability of properties in these areas of Neighborhood 2. To provide a transition between Route 9 South commercial uses and Maltaville rural uses, buffer zones, setbacks, and landscaping standards will be utilized through use of design overlay zoning. Access to LFTC trails from the Maltaville Hamlet and creation of a pedestrian trail along Route 67 East of Luther Forest Boulevard to the Stillwater town line will be provided. Areas along the By-pass and the Ballston Creek will maintain its rural feel by properly protecting open spaces and proper planning of access, trails and public spaces to watersheds, wildlife corridors/habitats, view sheds, scenic resources, trees and other environmental assets of the neighborhood. This plan recommends Maltaville Rd. remain R-1 while the area East of the hamlet neighborhood shall be R-5 (2 acre zoning), and the area West of the Hamlet shall be transect commercial uses. The wetland areas surrounding Round Lake will be maintained as the LC zone to assure the area is undisturbed. Utilization of the Town's Steep Slopes and Soil Disturbance regulations shall be utilized to protect existing topography and vegetation to provide a natural buffer between adjacent land uses and maintain the rural character of the area.*

*The narrow roadway and shoulder, limited site distances and curvilinear nature of Route 67 requires careful consideration of development that occurs along it or requires access to it. Access management techniques such as shared driveways should be implemented as appropriate and these techniques are identified in the Highway Access Planning Guide of*

*the Linkage Study. Traffic calming measures and Complete Streets elements will be employed to slow traffic. Design overlay zones will include standards and guidelines to address additional measures to address challenges from existing roadway characteristics along Route 67.*



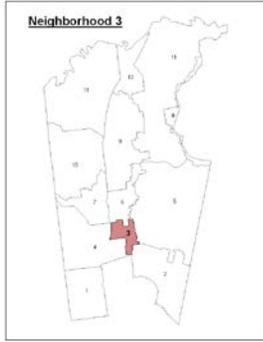
*The town should continue to work with the Village of Round Lake to promote public access to public areas around Round Lake. The Lake provides an excellent opportunity to develop a year round recreational resource. Public access has substantially been improved in recent years. Creation of the Zim Smith Trail met an objective to establish a pedestrian and bicycle connection through substantial areas of the Town of Malta to Round Lake.*

*Development in this area should continue to encourage public access to public areas around Round Lake. A linkage from the Zim Smith Trail, through the Hamlet, to connect to the Luther Forest Technology Campus trail system is an important amenity that should be developed. A pedestrian trail extending from Luther Forest Boulevard along Route 67 West to the Stillwater town line should be*

*developed.*

*Potential impacts related to this plan include higher commercial development, which will be offset by decreasing density along Route 67 west of the Hamlet area, the provision of water and sewer mains, and development of design overlay district standards for the protection afforded to surface and groundwater resources, woodlands and the road system.*

### Neighborhood 3 – Route 9 South.....



Route 9 is a NY State Route providing north/south access to points in and around Malta. Development is varied, ranging from undeveloped to a mix of commercial strip centers and freestanding commercial businesses, as well as residential and home based businesses. Malta Gardens is a large, mixed use PDD containing 300 apartments, 300 mobile homes, 3 stand-alone businesses and a small strip center. There are several large areas of undeveloped land between Route 9 and Interstate 87. This District contains approximately 490 acres. Uses within existing or former PDD's in this area include, but are not limited to; offices, retail, restaurant, and personal services. Under existing zoning, approximately 140 additional residential units and 550,811-sq. ft. of commercial space could be constructed. This assumes the recently approved plan to develop the Curry Plaza property into approximately 47 single family homes and two commercial buildings fronting Route 9 upon the 65 acre

property will move forward with development. The northern terminus of this Neighborhood generally adjoins the GC-3 Form-Based Code zoning district.

Residential developments located within Neighborhood 3 consist of:  
Malta Gardens and Woodfield Estates

### It is the VISION That . . . . .

*The primary vision for this district is for development of a mix of residential housing uses that will be located behind commercial uses fronting onto Route 9. This vision includes “attractive entrances” to residential communities and commercial uses, that shall be guided by the development of design overlay district regulations and guidelines to provide convenient access, promote safety and quality aesthetic characteristics, while avoiding the strip style development greater than three commercial uses per building on first stories. It is envisioned there will be mixed-use development. Potential high technology development from Luther Forest Technology Campus and NYSERDA may be an opportunity to draw secondary support and service uses. Preservation and public access to the Ballston Creek Valley is important. The Round Lake Bypass area shall remain rural without additional access.*

### . . . . .The PLAN -

*It is recommended that an overlay district be developed for this area, similar to the Downtown Overlay District, and to expand the 500 foot commercial area to avoid excessive strip development. A mix of land uses will be encouraged to reflect market demands and result in the highest and best use of property along this excellent state highway. To realize this vision, a concept plan should be developed to show how a design overlay district can guide highway access, public safety and*

*aesthetic quality along the corridor. Connections to the Zim Smith Trail, the trolley line and the Ballston Creek should be shown on this plan.*

*To protect the integrity of the transportation movement and access to Route 9, access management techniques such as shared entrances and access roads must be employed as outlined in the Highway Access Manual of the Linkage Study. Particularly, these techniques must be applied to the large undeveloped parcels west of Route 9. Redevelopment of existing vacant or deteriorating businesses to present favorable entrances and fuller use of backlands will be encouraged. The town will promote parking to the rear and sides, emphasize quality landscaping, building design, signage and related aesthetic elements utilizing features incorporated in the Form-Based Code.*

*To provide a transition between the Form-Based Code uses and Commercial uses on Route 9, newly constructed businesses fronting Route 9 will be regulated such that a transition of building mass and scale between both areas and further lot design elements to ensure an appropriate blend with the residential setting. The southern part of this neighborhood offers important views of Round Lake that will be protected through the use of low profile structures with a residential theme. In addition, properties abutting the Maltaville neighborhood will be required to incorporate buffer zones, setbacks, open space and landscaping standards into site plans and within design overlay district standards and guidelines. These standards could include maintaining existing vegetation and topography and providing additional vegetation. Vegetation would be of such type as to visually screen the adjacent use and also provide a noise buffer. Access to Route 9 properties would be limited to shared access along Route 9, side-lot access, and the development of connector streets parallel to Route 9.*

*Development that occurs in this neighborhood can access I-87 via the Route 9 corridor, and can access Exit 11 quickly via the Round Lake Bypass. Construction of the bypass has helped to alleviate traffic pressures including truck traffic through the Village of Round Lake.*

*Residential lands between Route 9/67 and I-87 that are not part of the LC zone are envisioned as open space or mixed residential density development which focuses on the open space associated with the LC District. Redevelopment of existing residential units such as Malta Gardens for single family homes is encouraged and should be promoted through zoning revisions, with consideration for diversification of affordability and redevelopment of existing apartments is desirable with affordable units or a variety therein. Recreational uses that enhance the use of the abandoned railroad bed as part of the Zim Smith Trail System, provides access to the Ballston Creek and land conservation zone, and provide a parallel pedestrian route for Malta and Village of Round Lake Residents will be encouraged.*

*Under this plan it is estimated that 140 additional residential structures and 500,000 square feet of non-residential uses could be constructed. As a growth area, there is*

potential for significant impacts to natural and cultural resources. Some of the impacts, such as the conversion of natural land to a developed state, will be unavoidable and irreversible. However, the Plan is sensitive to site design, character, aesthetics, and natural resources. With these issues in focus during site plan review of future projects and through establishment of a design overlay district, many of the impacts can be mitigated and resources conserved. A step to this end is the preparation of the Supplemental Town-wide Generic Environmental Impact Statement (STWGEIS), underway as of the date of this document. The purpose of the STWGEIS is to evaluate the cumulative impacts of growth and to establish mitigation measures, procedures and thresholds designed to protect the environment, conserve natural resources, protect community character, and further the Master Plan vision.

