

**TOWN BOARD WORKSHOP
REZONING ROUTE 9N
WEDNESDAY, MAY 3, 2017
6:00 PM
MALTA TOWN HALL**

ELECTED OFFICIALS PRESENT: Supervisor DeLucia, Councilman Dunn, Councilman Hartzell, Councilman Warner, Councilwoman Ruisi

OTHERS PRESENT: Head of Building & Planning, Antony Tozzi; Planning Tech/ Stormwater Manager, Floria Huizinga; Deputy Town Clerk; Jennifer Holmes

ROUTE 9N REZONING WORKSHOP: 6:00PM- Anthony Tozzi presented to the Town Board and public that attended summarization and recommendations from the Route 9 North Comprehensive Master plan Update Committee. The focus of the workshop was guidance from the TB on amending the zoning map and neighborhood plan that will create continuity throughout the main Route 9 North corridor of town. A new neighborhood plan that will become part of the Towns Comprehensive Master Plan pertains to three of the thirteen neighborhoods that make up Malta. The neighborhoods along the RT 9 north corridor are neighborhoods 6, 9, and 12. The focus of the committee was predominately focused on parcels with frontage along Rt. 9 from Kayderosseras Creek to Collamer Drive and creating a new zoning overlay for the districts. The rezoning would prohibit residential uses within 500 feet of Route 9. Existing PDD parcels along this corridor would be able to operate as is under the new overlay guidelines or apply for a PDD amendment when needed or wanted for redevelopment. The committee also wanted to recognize long established uses such as the Malta Drive-In and the Malta- Saratoga Speedway and give them legal status, instead of legal non- conforming status A recommendation to utilize the standards and guidelines that the planning staff modified for 67 West and Route 9 South was discussed in order to protect the existing neighborhoods that provide buffers and access management. A downtown transitional zone from Cramer Road to Ellsworth Commons that would help regulate traffic was topic as well.

Conceptual zoning would include (C-8) Highway Commercial West from the Kayderosseras Creek to just North of Malta Ave. & Malta Ave. Ext. "Gateway" zoning (C-9) at the Malta Ave./Malta Ave Ext and Rt. 9 intersection. LC land conservancy in the Drummond Creek area. (C-7) Highway Commercial East to the St. Ledgers Woods/ Steeplechase area that is zoned LC. "Gateway" Zoning (C-9) at the intersection of East High Street, Rt. 9P.& Rt.9 then continuing (C-7) to Cramer Road. The TB wants the Planning Department to pinpoint with tax maps exactly where the zoning lines will be. Types of commercial business that will be allowed within each zone were discussed. The TB stated they wanted to modify separately how the zoning would come into play with the Drive-In and the Speedway pertaining to times of operation and expansion. The TB noted that all town approvals for new development require that realtors must provide potential home buyers knowledge of the Speedway and Drive-ins hours and days of operation.

The TB discussed the potential of enacting incentive zoning to encourage the extension of public water and sewer mains along the corridor by permitting density bonuses. Councilman Hartzell stated there needs to be very clear black and white formula for the "what's

the give for what's the get" pertaining to incentive zoning creating certainty. Conforming to commercial zoning is a smart growth approach for commercial investment affecting infrastructure, water & sewer, roads, commercial tax base and jobs for the Town of Malta.

The Design standards and Guidelines overlay protecting residential areas are of key importance to achieve balance and result in smart growth. A resident from Hearn Road, Mark Hammond, wanted the TB to pay particular attention to buffers and setbacks keeping residential properties protected from commercial development. Not just the rear of commercial building but all around commercial building was what Mr. Hammond wanted to bring to the TB attention. That way someone's home doesn't border a parking lot. Councilman Warner said side, back, and front setback are all important.

Mr. McNeary, of Old Post Road wanted to bring attention to the growth in Milton that is affecting the amount of traffic on Old Post Road. It is being used as a "commuter" road he stated.

Steve Weeks a business owner at Exit 13 wanted to suggest Drive-through business to be considered under the C-8 zoning, suggesting banks, fast food etc. Thanking the TB for their consideration and the choice to be heard.

The Workshop adjourned at 7:57PM