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## *Town of Malta Comprehensive Plan Update:*

The following recommendations are a consolidated version (by topic area) of the recommendations that the Advisory Committee prepared for the Town Board's review in January 2020, and the more recently prepared neighborhood-based recommendations. For reviewing purposes, the origin of each recommendation is indicated. In some instance, verbatim recommendations were consolidated.

### **Land Use & Zoning**

1. Update the zoning in Neighborhood 1 (Exit 11) to encourage redevelopment and allow for expanded auto oriented uses within the corridor. [From Town Board Reviewed Material]
2. In the event that a water district is established in Maltaville, the Town should revisit the zoning regulations to ensure they are appropriate for the anticipated growth in the corridor. [From Town Board Reviewed Material]
3. Provide legislative support for long standing local businesses in Malta including flexibility in zoning where appropriate with respect to the environment, traffic and infrastructure that currently exists. [From Town Board Reviewed Material]
4. Take into total impervious lot coverage and enhanced stormwater practices when considering area variances within the Saratoga Lake watershed in order to preserve water quality and promote onsite infiltration and treatment. [Added in response to June Committee meeting]
5. Performance standards will be utilized for all development to limit access to lands surrounding the Round Lake bypass to protect surface and groundwater resources and maintain its rural character. [From Neighborhood Planning for Neighborhood 2]
6. Retain existing density in the Maltaville Hamlet to create a transition to commercial uses reflecting both the needs of the Hamlet and market demand for lands along the eastern section of Route 67 and along Route 9. [From Neighborhood Planning for Neighborhood 2]
7. Promote agricultural operations by allowing the sale of agricultural products on-site. Small agricultural producers that do not meet the threshold of "Right to Farm" laws do not receive the same protections as larger farms, but nonetheless support the agricultural industry and provide amenity for residents. [From Neighborhood Planning for Neighborhood 2]
8. Encourage commercial development along the western segment of Route 67 and along Route 9 to capitalize on trucking routes and its proximity to the Round Lake By-pass. [From Neighborhood Planning for Neighborhood 2]
9. Encourage a mix of land uses in the Route 9 South (Neighborhood 3) corridor to reflect market demands. [From Neighborhood Planning for Neighborhood 3]
10. Discourage the use of PDDs that bring limited benefit to the Town or its resources and

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result in higher density development or encroach on the LC zone. [From Neighborhood Planning for Neighborhood 3]

11. The Town will develop a list of desired Town benefits if it is to consider PDD proposals/ increased density. [From Neighborhood Planning for Neighborhood 3]
12. Continue to use the Form Based Code (FBC) district to promote complete streets in the downtown. [From Neighborhood Planning for Neighborhood 6]
13. Revisit and update uses within the FBC that help to promote the overall objective of creating a walkable downtown area. [From Neighborhood Planning for Neighborhood 6]
14. Encourage Complete Streets to be expanded to include the entire length on Route 9 in the downtown Form Based Code area. [From Neighborhood Planning for Neighborhood 6]
15. Encourage development of pedestrian amenities and public space (particularly Downtown). This includes the establishment of a mid-block crossings to eliminate long sections of roadway without pedestrian facilities. [From Neighborhood Planning for Neighborhood 6]
16. Work with CDTA to improve access to public transportation. [From Neighborhood Planning for Neighborhood 6]
17. Encourage the design of transportation and parking facilities that can accommodate efficient snow removal and storage. [From Neighborhood Planning for Neighborhood 6]
18. Encourage new development and redevelopment projects to design and use shared parking facilities as a way to promote the efficient use of space and reduce impervious areas. [From Neighborhood Planning for Neighborhood 6]
19. Continue to pursue the establishment of various connector roads noted on the Form Based Code streets map. [From Neighborhood Planning for Neighborhood 6]
20. Ensure that new uses along Route 67 (west) do not compete or otherwise conflict with uses established in the core Downtown area. [From Neighborhood Planning for Neighborhood 7]
21. Continue to discourage Multifamily residential development within 500 feet from the Route 67 right-of-way. [From Neighborhood Planning for Neighborhood 7]
22. Only allow the minimum amount of clearing or removal of vegetation and consider a higher standard of stormwater regulations in order to protect overall water quality and quality of life for lake residents. (Open Space/ Environment) [From Neighborhood Planning for Neighborhood 8]
23. The Town should encourage the combination of lots where practical. [From Neighborhood Planning for Neighborhood 8]
24. Emphasize the use of design standards in the area of the Exit 13 intersection since it serves as a gateway as well as a 'doorway' from the Northway. [From Neighborhood Planning for Neighborhood 9]

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25. Limit density bonuses within Neighborhoods 4, 10,11, and 13 based on the absence of sewer and water infrastructure. [From Neighborhood Planning for Neighborhood 10]
  26. PDDs for the sole purpose of increasing the density allowed by the underlying zoning shall not be considered. (Town Policy) A PDD that includes increased density shall offset this increase by including a desired Town Benefit in the development plan. \*\*See Land Use “Implementation” #2 from 2005 Comprehensive Plan.\*\* [From Neighborhood Planning for Neighborhood 10]
  27. Maintain the 2-acre minimum lot size within the Brownell area (Neighborhood 10). [From Neighborhood Planning for Neighborhood 10]
  28. Promote the use of open space development where possible within the Brownell area (Neighborhood 10). [From Neighborhood Planning for Neighborhood 10]
  29. Support farm, rural and home-based businesses compatible with the Brownell area’s (Neighborhood 10) rural character and open space. [From Neighborhood Planning for Neighborhood 10]
  - ~~30.~~ Revise definition of flag lots with more stringent dimensional standards and applicability [From Neighborhood Planning for Neighborhood 10 and Neighborhood 13]
  31. Limit the practice of offering density bonuses for development project based strictly on the provision of water and sewer infrastructure. Before granting density bonuses there should also be a consideration of benefits such as the protection of wetlands, farmlands, open space, and other important resources.
  32. Appropriate landscaping, buffers, and vegetative buffers should be required for new development projects, particularly when commercial properties and proposed adjacent to existing residential areas. This includes the maintenance of existing vegetation and topography to the maximum extent possible. The Town should also ensure that landscaping, buffers, and vegetative buffers that were established and/or required as part of previously approved site plans and developments are maintained as per the originally approved drawings or site plans.
  33. Adjust town zoning codes to maintain lower density of residential development within the Northeast area (Neighborhood 11), but encourage smaller lot sizes and protecting undeveloped land. [From Neighborhood Planning for Neighborhood 11]
  34. Encourage appropriate development in design, scale and use in the Exit 13 area that creates a positive transition from commercial to residential uses. This transition shall protect adjacent residential uses from noise, traffic, and light pollution. \*\*See Land Use Recommendations/ Implementation #9 from 2005 Plan\*\* See also Land Use #39
  35. Maintain the 1-acre minimum lot size currently required by zoning within the Malta Avenue area (Neighborhood 13). [From Neighborhood Planning for Neighborhood 13]

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## Transportation

1. Utilize mitigation monies for intersections designated in the TWGEIS and facilitate the mitigation measures contemplated in the TWGEIS. [From Town Board Reviewed Material]
2. Support the establishment of public transportation within the Town of Malta as well as surrounding communities in an effort to help secure workforce availability for local employers. [From Town Board Reviewed Material] See also Land Use and Zoning #21
3. Work with the Town of Malta Highway Safety committee to promote continued review and improvements to the corridor and surrounding neighborhoods. [From Neighborhood Planning for Neighborhood 1]
4. Continue to develop new and enhance existing pedestrian amenities including sidewalks, crosswalks connecting commercial development, residential housing, parks, schools, public institutions, and other activity centers. Existing pedestrian facilities should be evaluated for adequate safety practices/equipment particularly in areas that have experienced an increase in traffic speed and volume as well as an increase in residential development.
5. Continue to support and encourage the use of mass transit at the Exit 11 Park and Ride. As Global Foundries “Part Two” is developed there will be additional opportunities to support this service. [From Neighborhood Planning for Neighborhood 1] See also Transportation #2
6. Work with the Capital District Transportation Committee (CDTC) to obtain available grant funding to allow the Town to complete traffic improvements, pedestrian amenities and multi modal travel improvements. [From Neighborhood Planning for Neighborhood 1]
7. Continue to explore establishing linkages between established trail systems and adjacent neighborhood where appropriate. This could include working with subdivision developers and Homeowners Associations to secure easements or public access to trails. [From Neighborhood Planning for Neighborhood 1]
8. Ensure that roundabouts are designed to allow for safe pedestrian access, especially as additional housing is considered. [From Neighborhood Planning for Neighborhood 1]
9. Access to Route 9 properties within the Route 9 South (Neighborhood 3) should be limited to shared access, side-lot access, and the development of connector streets parallel to Route 9. [From Neighborhood Planning for Neighborhood 3]
10. Promote access management along Route 9 such as shared entrances and access roads as outlined in the Highway Access Manual of the Linkage Study. [From Neighborhood Planning for Neighborhood 3]
11. Encourage infill development in the downtown by developing on street parking. [From Neighborhood Planning for Neighborhood 6]
12. Improvements to the transportation network should be sought to address safety and

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capacity improvements to Route 67 and its intersections. [From Neighborhood Planning for Neighborhood 7]

13. Work with neighboring municipalities to further transportation improvements to the Route 67 corridor. [From Neighborhood Planning for Neighborhood 7]
14. Work closely with CDTC, NYSDOT and other partners to ensure that the Route 67 corridor serves as a safe and efficient transportation route. [From Neighborhood Planning for Neighborhood 7]
15. Special emphasis should be given to areas of high visibility, such as the northern and southern terminus of the Route 9 corridor and major intersections with respect to design, visual appeal and safety of the roadway. [From Neighborhood Planning for Neighborhood 9]
16. Work with New York State DOT to enhance transportation flow and safety along NYS Route 9 and various other County and Local roads that intersect Rout 9 in the Route 9 north corridor. [From Neighborhood Planning for Neighborhood 9]
17. Encourage the use of shared driveways to better manage access especially in the rural areas. [From Neighborhood Planning for Neighborhood 10]
18. Continue to improve bike lanes and signage to facilitate recreation on Nelson Avenue Extension, Malta Avenue Extension and Rowley Rd. [From Neighborhood Planning for Neighborhood 11]
19. Utilize access management techniques described in the Route 9 North and Route 9 South Neighborhoods to maintain traffic flows. [From Neighborhood Planning for Neighborhood 11]
20. Develop parallel access roads as described in the Exit 13 Mini-Master Plan (1996) to limit curb cuts on Route 9 and Malta Avenue. [From Neighborhood Planning for Neighborhood 11]
21. Work with NYSDOT to address safety and traffic concerns at Old Post Road and Route 9. [From Neighborhood Planning for Neighborhood 11]
22. Work with NYSDOT to address safety and traffic concerns at Malta Avenue and Route 9. [From Neighborhood Planning for Neighborhood 13]

## **Parks & Recreation**

1. Enhance Town Park facilities including trail improvements, sidewalk creation and use of bike lanes to support safe use of town facilities. [From Town Board Reviewed Material]
2. Develop/improve access to public areas around Round Lake (i.e. signage, parking, etc.). [From Neighborhood Planning for Neighborhood 2]
3. The Town of Malta and the Village of Round Lake will continue to collaborate on ways to promote access to public areas around Round Lake. [From Neighborhood Planning for Neighborhood 2]
4. Collaborate with Saratoga County to identify opportunities to establish additional trailhead parking for the ZIm Smith Trail, particularly in the area along Route 9, south of the Route 67

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traffic circle. [From Neighborhood Planning for Neighborhood 3]

5. Extend Parade Ground trail to Rt 9P and collaborate with Town of Stillwater to create safe, pedestrian access to Brown's Beach and gain access to Saratoga Lake. [From Neighborhood Planning for Neighborhood 3]
6. Continue to invest in Malta Community Park to improve usability for residents. [From Neighborhood Planning for Neighborhood 3]
7. Support the development of trails in 100 Acre Woods for cross country and other passive recreation. [From Neighborhood Planning for Neighborhood 3]
8. Encourage the establishment of "pocket parks" and other types of public space that will create a "sense of place" and can be programmed for community events. [From Neighborhood Planning for Neighborhood 6]
9. Pedestrian and bike path connections to the downtown, Ballston Spa, the Zim Smith Trail, and trolley beds and related trails are encouraged throughout this corridor as noted in the Town's Connectivity Plan. [From Neighborhood Planning for Neighborhood 7]
10. Explore options for collaboration with Saratoga YMCA, Saratoga Hospital and others in developing trails from Raymond Rd around Saratoga Medical Park. [From Neighborhood Planning for Neighborhood 7]
11. The Town will look for opportunities to enhance or obtain public access along or near the lake, and public facilities on the lake. [From Neighborhood Planning for Neighborhood 8]
12. Improve and extend trails at the Malta Nature Preserve. [From Neighborhood Planning for Neighborhood 9]
13. Support the development of equestrian trails. [From Neighborhood Planning for Neighborhood 10]
14. Review development proposed within the LC district for its potential to provide public access and pathways along the Kayaderosseras Creek. [From Neighborhood Planning for Neighborhood 12]
15. Continue to develop and enhance the Malta Ecological Park. [From Neighborhood Planning for Neighborhood 12]

## **Open Space & Natural Resources**

1. Promote water quality and recreation opportunities both in and around Saratoga Lake through education. [From Town Board Reviewed Material]
2. Work with Saratoga PLAN and the Saratoga County Open Space and Farmland Preservation Program to preserve and protect both open space and agriculture in Malta. [From Town Board Reviewed Material]
3. Utilize the Town's Steep Slopes and Soil Disturbance regulations to provide a natural buffer between adjacent land uses and maintain the rural character of the area. [From Neighborhood Planning for Neighborhood 2]
4. Maintain the Land Conservation Districts (LC) for wetland areas surrounding Round Lake. [Neighborhood Planning for Neighborhood 2]

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5. Preserve and protect viewsheds around the Round Lake Preserve as well as along Routes 9 and 67. [Neighborhood Planning for Neighborhood 2]
  6. Explore opportunities to protect and improve water quality in Round Lake and its tributaries. [Neighborhood Planning for Neighborhood 2]
  7. 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 focusing on the open space associated with the LC District. Evaluate zoning district intents in this area to ensure that they reflect this sentiment. (Open Space/ Environment). [From Neighborhood Planning for Neighborhood 3]
  8. Maintain protections for the Ballston Creek Watershed. [From Neighborhood Planning for Neighborhood 3]
  9. Mandate the use of performance zoning (Open Space Development, Rural Design Guidelines) to preserve large areas of open space. [From Neighborhood Planning for Neighborhood 4]
  10. Transfer of Development Rights (TDR) and incentive zoning initiatives should be explored to try and keep density in areas where there is infrastructure and protect the open/rural areas. [From Neighborhood Planning for Neighborhood 4]
  11. Pursue opportunities to preserve large parcels, such as the former Rod and Gun Club, that protect viewsheds along the Zim Smith trail. [From Neighborhood Planning for Neighborhood 3]
  12. Work with Saratoga County to remove invasive species along the Zim Smith trail. [From Neighborhood Planning for Neighborhood 3]
  13. The Town should require stormwater management controls on lots under the 1-acre threshold as deemed necessary. [From Neighborhood Planning for Neighborhood 8]
  14. Appropriate measures will be required to protect the lake from the effects of run-off (drainage) and soil erosion through the incorporation of stormwater management techniques and erosion control measures into site design and designated SPDES requirements. [From Neighborhood Planning for Neighborhood 8]
  15. Work with HOA's around the lake to provide education on best management practices for stormwater facilities. [From Neighborhood Planning for Neighborhood 8]
  16. Work closely with the Saratoga Lake Association (SLA) as well as Saratoga Lake Improvement District (SLIPD) to promote and protect best management practices in and around the lake. [From Neighborhood Planning for Neighborhood 8]
  17. Protect Drummond Creek watershed by extending Land Conservation Zone to include 100- year floodplain and wetlands along Drummond Creek. [From Neighborhood Planning for Neighborhood 10 and Neighborhood 13]
  18. Increase the minimum lot size requirements to 5 acres where applicable in the Drummond Creek watershed to protect both the rural atmosphere and ground and surface water resources. Maximum build-out would range from 240 to 600 units. [From Neighborhood Planning for Neighborhood 11]

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19. Protect larger properties within the Northeast area (Neighborhood 11) that provides rural character. [From Neighborhood Planning for Neighborhood 11]
  20. Best Management Practices (BMPs) should be utilized for new and existing development to protect the extensive stream network and Saratoga Lake from the potential effects of siltation, run-off and other potential pollutants. [From Neighborhood Planning for Neighborhood 11]
  21. Development proposed within the LC district should be reviewed for its potential to provide public access and pathways along the Kayaderosseras Creek. [From Neighborhood Planning for Neighborhood 11 and Neighborhood 13]
  22. Protecting important natural resources with the appropriate use of open space development. [From Neighborhood Planning for Neighborhood 13]



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## Cultural and Community Resources

1. Continue to support the HPRC committee with placing markers in town to promote Malta's history. [From Town Board Reviewed Material]
2. Explore the potential of tax credits for easements on the remaining historical properties in Malta that are actively being preserved and restored. [From Town Board Reviewed Material]
3. Encourage open space development that protects important physical features, historical structures and resources. [Neighborhood Planning for Neighborhood 2]
4. Agricultural resources should be protected through programs promoted by the American Farmland Trust, Saratoga County Farmland and Open Space Preservation program and Saratoga PLAN. [From Neighborhood Planning for Neighborhood 10, Neighborhood 11, and Neighborhood 13.]
5. Support the retention of existing NYS Agricultural Districts and their expansions to other viable farmland in the Town. [From Neighborhood Planning for Neighborhood 10 and Neighborhood 13]

## Infrastructure

1. Pursue grant opportunities that arise to develop and extend both water and sewer into underserved areas of town. [From Town Board Reviewed Material]
2. Support the study of infrastructure along the Route 9 North corridor to encourage development and redevelopment of commercial properties along Rte. 9. [From Town Board Reviewed Material]
3. Create zoning that promotes 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. [Neighborhood 2]
4. Develop incentives to promote the extension of water and sewer districts to promote the health and welfare of existing and future residents and customers and to further protect the physical resources within Maltaville. [Neighborhood 2]
5. Help advocate for LFTC/EDC with utility companies for the extensions and increased capacities necessary to develop the campus. [From Neighborhood Planning for Neighborhood 5]
6. Coordinate efforts with Saratoga County (Cornell Cooperative Extension and Soil and Water Conservation District) to provide education and outreach on water quality and to seek grant funding opportunities for the lake neighborhood. [From Neighborhood Planning for Neighborhood 8]
7. Encourage extension of water and sewer infrastructure along the Route 9 north corridor. [From Neighborhood Planning for Neighborhood 9]
8. Limiting infrastructure extensions into undeveloped areas. [From Neighborhood Planning for Neighborhood 13]

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## Housing

1. Develop areas of town where starter and senior housing is encouraged through reduced bulk area requirements so that future businesses that consider Malta have a workforce that live work and recreate in our town. [From Town Board Reviewed Material]
2. Encourage Senior Housing along the Round Lake Road Corridor that provides for multi-step senior housing as well as other senior services. [From Neighborhood Planning Neighborhood 1 and 2005 Plan]
3. Redevelopment of existing residential units such as Malta Gardens for single family homes is encouraged focusing on diversification of housing styles and price points. Redevelopment of existing apartments to include retirement/starter units is also encouraged. [From Neighborhood Planning for Neighborhood 3]
4. Discourage single and two-family developments for future development in Neighborhood 7 to capitalize on economic development opportunities. [From Neighborhood Planning for Neighborhood 7]
5. Discourage residential uses for future development along the Route 9 north corridor. [From Neighborhood Planning for Neighborhood 8]
6. Prepare a Housing Needs Assessment [From Committee Meetings]

## Economic Development

1. Encourage the town's economic committee to collaborate with SEDC and SCPPP to attract and promote the continued development of educational institutions connected to nanotechnology and STEM programs. [From Town Board Reviewed Material]
2. Continue to work with and support Luther Forest Technology Campus (LFTC PDD #46) through a streamlined application process, fee structure and flexible zoning within the campus. [From Town Board Reviewed Material]
3. Support the Malta Works program to brand Malta's Local businesses and encourage development of new business opportunities. [From Town Board Reviewed Material]
4. Consider creating economic development incentives for local businesses to locate in Malta. [From Town Board Reviewed Material]
5. Work with HVCC to develop curriculums that support high tech industry positions as well as code enforcement related to the industry. [From Town Board Reviewed Material]
6. Provide economic and legislative support for local emergency service corps to allow them to continue to adequately protect and serve the residents of Malta. [From Town Board Reviewed Material]
7. Work with LFTC/EDC to develop the campus in accordance with their Master Plan. [From Neighborhood Planning for Neighborhood 5]

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8. Re-examine permitting fees as necessary to foster development in the park. [From Neighborhood Planning for Neighborhood 5]
  9. Support farm, rural and home-based businesses compatible with the Northeast and Malta Avenue areas' (Neighborhood 11 and Neighborhood 13) rural character and open space. [From Neighborhood Planning for Neighborhood 11 and Neighborhood 13]

### **Community Services**

1. The town should consider emergency medical access to all public buildings, including driveways, curb cuts for stretchers, portico and sally port heights and elevator sizing.
2. The town should require all buildings display a reflective street number sign plainly visible from the road. If the buildings is located too far from the road to see this street number, a second sign should be posted at the street and of the driveway.
3. Town road standards should ensure that the heaviest piece of fire apparatus can be supported on all roads.
4. Dead end roads should provide a turnaround area for fire apparatus that meets Fire Code.
5. The Town should consider having all commercial and multifamily buildings provide access to all four sides of the building where practical.