



August 17, 2021

**CITY OF SARATOGA SPRINGS  
Special City Council Meeting (UDO)**

5:00 PM

**5:00 PM**

**CALL TO ORDER**

**ROLL CALL**

**SALUTE TO FLAG**

**PUBLIC COMMENT PERIOD / 15 MINUTES**

**PRESENTATION**

**CONSENT AGENDA**

**MAYOR'S DEPARTMENT**

1. Discussion: UDO Workshop

**ACCOUNTS DEPARTMENT**

1. Nothing at this time.

**FINANCE DEPARTMENT**

1. Nothing at this time.

**PUBLIC WORKS DEPARTMENT**

1. Nothing at this time.

**PUBLIC SAFETY DEPARTMENT**

1. Nothing at this time.

**SUPERVISORS**

Matt Veitch

1. Nothing at this time.

Tara Gaston

1. Nothing at this time.

**ADJOURN**



August 17, 2021

**CITY OF SARATOGA SPRINGS**  
**Special City Council Meeting (UDO)**  
**474 Broadway**

**5:00 PM**

**PRESENT:** Meg Kelly, Mayor  
Michele Madigan, Commissioner of Finance  
John Franck, Commissioner of Accounts  
Anthony Scirocco, Commissioner of DPW

**STAFF PRESENT:** Lisa Shields, Deputy Mayor  
Deirdre Ladd, Deputy Commissioner of Finance  
Maire Masterson, Deputy Commissioner, Accounts  
Eileen Finneran, Deputy Commissioner, DPS

Vincent DeLeonardis  
Patrick Cogan  
Amanda Tucker  
Aneisha Sanford

**EXCUSED:** Robin Dalton, Commissioner of DPS  
Joe O'Neill, Deputy Commissioner, DPW

**RECORDING OF PROCEEDING**

The proceedings of this meeting were taped for the benefit of the secretary. Because the minutes are not a verbatim record of the proceedings, the minutes are not a word-for-word transcript.

**CALL TO ORDER**

Mayor Kelly called the meeting to order at 5:00 p.m.

Mayor Kelly advised there is one more workshop scheduled for the next Tuesdays – August 24<sup>th</sup> at 3 p.m. All information is available on the UDO page of the City's website.

**PUBLIC COMMENT**

**Mayor Kelly said the public comment period is limited to a total of 15 minutes and individuals are limited to two minutes.**

Mayor Kelly opened the public comment period at 5:01 p.m.

Diana Goodwin of Sustainable Saratoga stated they have sent written comments to the Council about the workshops to this date. They feel rural character is already defined and the Council does not need to reinvent the wheel. They ask that this be made mandatory rather than voluntary. They are concerned with expanding boundaries of the proposed CGR on South Broadway to 500 feet. They feel it could result in the expansion of commercial use. They support the core recommendations.

Deb Garrell of the Maple Dell Neighborhood Association stated #3 – 11 and 15 Maple Dell are zoned as TRB and the UDO proposes to zone these parcels as GCU within a residential area. They request that these parcels be zoned NCU (Neighborhood Complementary Urban).

Tom Roohan of Saratoga Springs stated when setting a minimum building height, there is no creativity. He is concerned about Broadway and the amount of offices on the first floor. We should want people in the hospitality and retail businesses on the first floors. He asked if there is a way to limit the first floors to retail establishments only.

Mayor Kelly closed the public comment period at 5:06 p.m.

## **MAYOR'S DEPARTMENT**

### Discussion: UDO Workshop

Vince DeLeonardis, city attorney, advised that tonight they will continue with discussions of the Planning Board's advisory opinions. The City Planning Board identified four areas that are not consistent with the Comprehensive Plan: 1. establish GCR district residential density; 2. change 2 parcels on Marion Ave. = UR2 → RR; 3. revise uses allowed + design standards in GCR near state park; and 4. in RR + SR, require conservation analysis for site plan and special use, as well as subdivision. All special use permits require a site plan in the UDO.

At the last City Council meeting, a proposal was made that the depth of the GCR district be 500'. The discussion evolved to 600' depth. The staff was tasked with showing what that would look like on the map. The original map at the proposed 500' had 16 split parcels, now at 600' there are only 7 split parcels.

The staff was also tasked with identifying the density levels using the recommendation of 1 dwelling/10,000 square foot parcel with 2<sup>nd</sup> floor residential and 1 dwelling/20,000 square foot parcel for principal residential structures. On an 8-acre parcel, the result would be 35 dwelling units on the second floor and above and 17 principle dwelling units behind it. The staff realized with this exercise the density may be too high. They now propose is allowing 1 dwelling/20,000 square foot parcel for either commercial building or residential. This would result in 17 dwelling units total for the same 8-acre parcel. It would be up to the applicant as to how they would want to develop that parcel.

Commissioner Franck advised this is reasonable.

Commissioner Scirocco stated he likes the second option better.

Mayor Kelly stated the first option is too dense and the second option may not be enough.

Commissioner Madigan suggested calculating the density at 15,000 and have this number ready for the next meeting.

Patrick Cogan stated the parcel used as an example is mostly covered by wetlands and regulated by DEC. At 15,000 square feet, it would be 23 dwelling units rather than the 17.

Commissioner Madigan stated she likes the idea of splitting the difference.

Mayor Kelly agreed. She asked the staff for their opinion.

Amanda Tucker stated that makes sense to her.

Vince went on to discuss the elimination of campground and community center uses from the RR district and then to provide clarification for country club, greenhouse/nursery, and marina.

Patrick worked on definitions for country club, greenhouse/nursery, and marina. The current definition for country club is as follows:

An establishment open to members, their families, and invited guests organized and operated for social and recreation purposes and which has indoor and/or outdoor recreation facilities, eating and drinking establishments, meeting rooms, maintenance facilities, and/or similar uses.

It was felt that this definition is too vague and had too many loopholes. Patrick proposed the following definition for country club:

An establishment open to members, their families, and invited guests organized and operated for social and recreation purposes and which has indoor and/or outdoor recreation facilities. A Country Club may include ancillary eating and drinking establishments, meeting rooms, and maintenance facilities.

Commissioner Madigan stated she is not for removing community center and campground. This is making things too restrictive to do anything on any possible land we have. She likes that they are better defining things.

Commissioner Scirocco stated there is so much area in the City being built out. He believes we should stay away from the greenbelt. This opens so many options.

Vince advised the marina is not a new use and currently exists in the RR now. He doesn't believe we will all of a sudden see campgrounds popping up in the RR district. None of the uses proposed are intended to disrupt the city in the country concept.

Patrick reviewed the definition of greenhouse/nursery.

An establishment where flowers, shrubbery, vegetables, trees, and other horticultural and floricultural products are propagated and sold, and may include gardening and landscape supplies and products, such as hardware, garden tools and utensils, paving stones and bricks, and other related items for sale. If all such activities are indoors with no outdoor component (growing, displays, storage, sales), then such use is considered a retail goods establishment.

The concern is this could turn into a more intense use that just has some greenhouse elements. The proposed definition is:

An establishment where flowers, shrubbery, vegetables, trees, and other horticultural and floricultural products are propagated and sold, and may include gardening and landscape supplies and products, such as hardware, garden tools and utensils, and other related items for sale. If such activities are primarily indoors with limited or no outdoor component (growing, displays, storage, sales), then such use is considered a retail goods establishment.

He removed paving stones & bricks from the definition so it does not imply a masonry supplier would fit under this definition. They added a standard in the RR district where the area for display of goods is limited to 1,000 square feet.

Patrick advised they removed 'assembly building and places of assembly' as well as 'fueling and supply facilities, eating & drinking establishments, and chartering boats' from the definition of marina. The current definition is as follows:

A facility with navigable water access for docking or storage of boats or providing services to boats and the occupants thereof, including minor servicing and repair to boats while in the water, sale of fuel and supplies, food, beverages, and entertainment as accessory uses. A yacht club is considered a marina.

Commissioner Scirocco stated this makes sense in an RR district.

Madigan stated she feels we should have boat charter included.

Patrick said anything in the RR district for a marina would require a special use permit. The staff was on the fence about the boat chartering.

Mayor Kelly advised she is not opposed to leaving something in there for boat charters.

Commissioner Scirocco stated it makes sense the way it is and have a person go for special use permit if they want a charter business.

Patrick stated he is okay with removing boat charter services from the list, as there is the potential use there in a reasonable way.

Commissioner Madigan agreed with that.

Patrick reviewed the definition of micro-production of alcohol within a RR. Definition is as follows:

A facility for the production and packaging of alcoholic beverages, such as beer, wine, spirits, cider, and mead, for distribution and consumption on-premises. Facilities include a tasting room and may include retail areas for the purchase beverages manufactured on-site and related items.

New York State Agriculture Law allows for a tasting room if you have a micro-product facility, so all they could do is limit the size of the tasting room. After discussion with the Council, it was agreed to increase the size of the tasting room from 500 square feet and 20 people to 750 square feet and 20 people.

Patrick addressed the comment regarding pedestrian friendly businesses on the ground floor on Broadway. That is in the current ordinance as a limitation on the ground floor of Broadway between from Church Street to Phila Street. They have kept this in the UDO but extended it beyond Church Street to at least Ellsworth Jones.

Vince returned to the discussion of campground and community center for clear direction. The senior center and the Franklin Community are examples of a community center.

Council agreed to bring back community center and campground for further discussion.

Vince stated he will do his best to finalize comments. He expects to provide changes and staff recommendations from comments received for the next meeting. The Council should continue to send concerns in advance of the next meeting.

The next UDO meeting is scheduled for Tuesday, August 24, 2021 at 3 p.m.

## **ADJOURNMENT**

There being no further business, Mayor Kelly adjourned the meeting at 6:28 p.m.

Respectfully submitted,

Lisa Ribis  
Clerk

Approved: 9/7/2021      Vote: 5 - 0