



Welcome to
TOWN OF BALLSTON
A Farms First Community

Town Board Status Update for the Zoning Amendments and GEIS

December 28, 2021

MJ Engineering and Land Surveying, P.C. has completed Phase 1 and is advancing Phase 2, Phase 3 and Phase 4. Below is a status update on each of tasks as well as an outline of next steps in the process.

Phase 3: Zoning Update – in progress.

- The Town Board considered the zoning amendments at its November 9, 2021, Town Board meeting where a public presentation of proposed zoning changes was provided by the project team.
- The Town Board held a public hearing for the amendments on November 30, 2021 (Resolutions 21-290 and 21-291).
- Written and verbal comments received and considered by the Zoning Work Group. The key comments/topics received and proposed modifications or edits to the proposed zoning are outlined in the table below for Town Board consideration.

Topic	Comment(s)	Proposed Modification
Solar	Consider edits related to the system coverage and related to helical piers as option for foundation systems.	Given the recent adoption of the solar law and extensive consideration, evaluation and revision to the final solar law, no modifications are proposed at this time.
Multi-family Housing	Concerns raised regarding elimination of multi-family dwellings in proposed zoning.	Through the comprehensive planning update process, the community raised numerous concerns about the recent growth in multi-family housing and its impact on the quality of life and character of the Town. Removing the multi-family dwelling as an allowable use in the proposed zoning in all districts except the senior housing district directly addresses that issue raised by the community. Housing options and a variety of allowable residential uses continue to be allowed in the proposed zoning including multi-family dwellings in the senior housing district, allowance





		for single family dwellings, allowance for townhomes, and allowance for accessory dwelling units in all districts (except for the Ballston Lake Waterfront District). No modifications proposed at this time.
PUDD	Concerns raised regarding elimination of PUDD as a tool in the zoning	Use of the PUDD tool has been raised as a concern by the community, specifically related to higher density residential in areas not identified for higher density residential. The proposed zoning has flexibility built in through other tools, incentives and techniques to allow for flexibility in future development while managing growth in a manner more aligned with the Town vision. No modification proposed at this time.
Green Initiatives	Zoning Work Group offered revisions to the program elements and concerns raised regarding the rapid changing of technology and the zoning code ability to stay up to date.	Revise allowable program elements per Zoning Work Group to remove specific elements from the zoning and have a Green Energy Incentive Methods and Points Schedule prepared by the Town Board and periodically updated to reflect the most current technology.
5 acre Minimum Lot Size Rural District	Concern raised about the proposed minimum 5 acre lot size	The proposed 5 acre lot size will help to preserve the rural character within the Town, which was a critical concern raised during the comprehensive planning process. There may be opportunities or a mechanism as the Town prepares the PDR programmatic components to recognize the density is lowered and for that value to be accounted for. No modifications proposed for the zoning at this time.
Density Bonus Calculation for Incentives	Concern raised regarding the complexity of calculating the density bonus under the propose incentive program	Revise the density calculation described in the proposed zoning to be simplified and to include a 'readers aid' providing a sample calculation.
Major Home Occupation	Concerns raised for allowance and definition of major home occupations, which as proposed allowed for up to four persons to be employed.	Revised definitions to include up to one person or independent contractor not residing in the dwelling unit. (minor definition does not allow any employees in addition to the owner/operator).
Miscellaneous	Grammatical and spelling corrections; general clarifications of language; etc.	Revise as appropriate.



- Next Steps:
 - Revise draft amendments for inclusion in the DGEIS.

Phase 4: Targeted GEIS Update – *in progress*

- Preparation of a DGEIS – *in progress*
 - Anticipate DGEIS available for Town Board review next week (week of 1/3/2022).
 - Town Board to consider deeming the DGEIS complete for public review at January 2022 Town Board meeting.

General SEQR Procedural steps:

- Town Board initiated coordinated review on August 10, 2021 and potential interested/involved agencies notified.
- Town Board declared lead agency for SEQR, reviewed FEAF Parts 1, 2, 3 and issued a Positive Declaration on October 12, 2021. This procedural step formally initiates the preparation of the Generic Environmental Impact Statement (GEIS).
- Scoping document prepared and public scoping session held on November 30, 2021 with written comments received through December 3, 2021.
- Scoping document adopted on December 14, 2021.
- Next Steps:
 - Deem DGEIS complete for public review
 - Public review period
 - Address substantive public comment
 - Prepare Final GEIS
 - Prepare Findings Statement