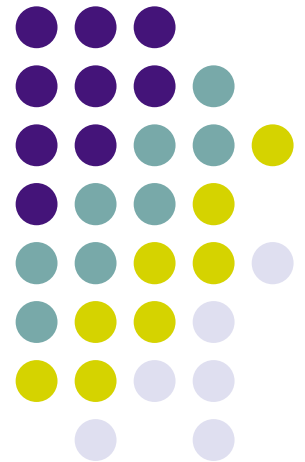


Town of Malta Saratoga County, NY

Presenter: Caleb D. Stratton
Planner

GIS Mapping provided by

John Zepko Senior Planner CPESC



Town of Malta

“Malta envisions itself as a place where people can raise a family and take pride in their community – its beauty, appearance, businesses, services and natural resources.”
- Comprehensive Plan 2005



History of Town

- Established 1802
- Population +/- 15,000
- Existing development pressures



What was the catalyst for change? Heather Mallozzi

Luther Forest Technology Campus



The Town of Malta identified itself as wanting to diverge from the status quo.

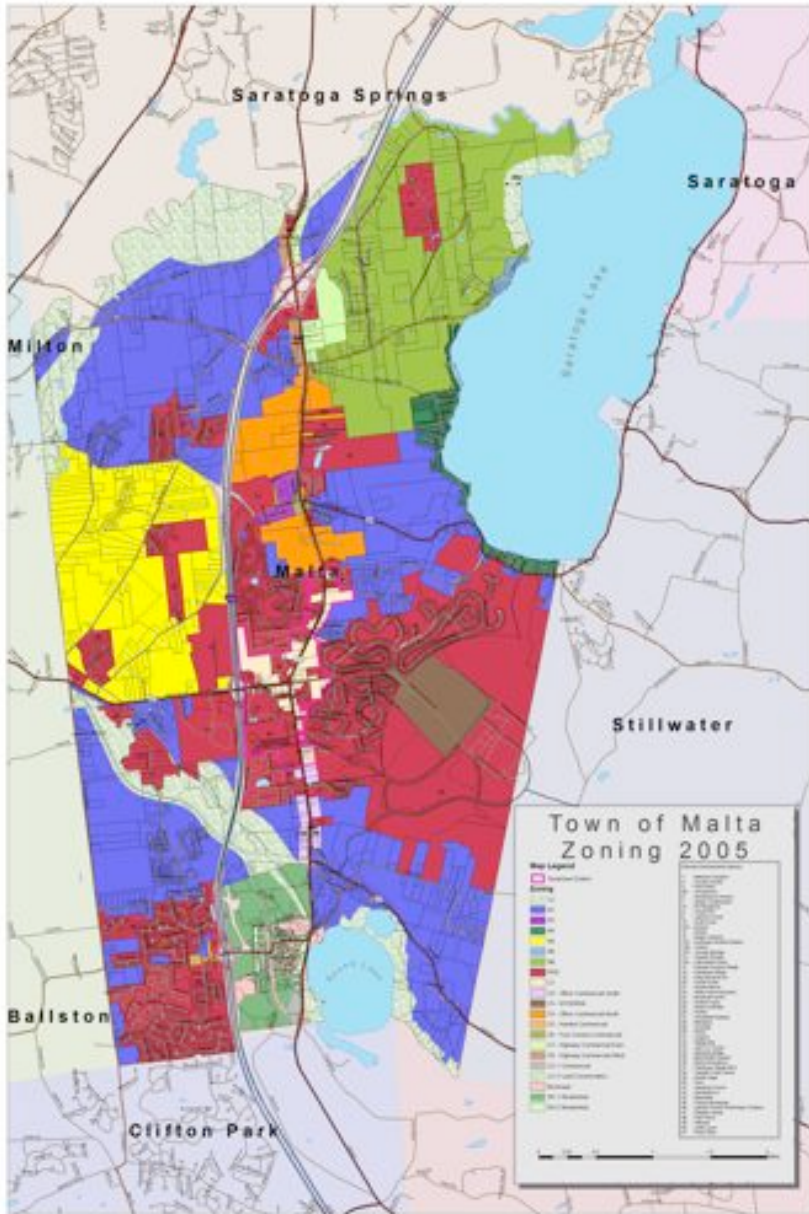
The objective was to combat sprawl with the principles that support sustainable communities.

“A town will never be greater than the vision that guides it.”



- 2000 – Updated 1987 Masterplan
- 2001 – Open Space and Agricultural Plan
- 2003 – Linkage Study with CDTC
- 2004 – Downtown Overlay District
- 2004 – Downtown Design Standards
- 2004 – Moratorium on Development
- 2005 – Comprehensive Masterplan Update
- 2005 – Amended Zoning to reflect Masterplan
- 2005 – Town Wide GEIS
- 2006 – Route 9 North and South Corridor
- 2009 – Agricultural Protection Plan

2009 Zoning



Downtown Overlay District



What was the process for establishing these plans?



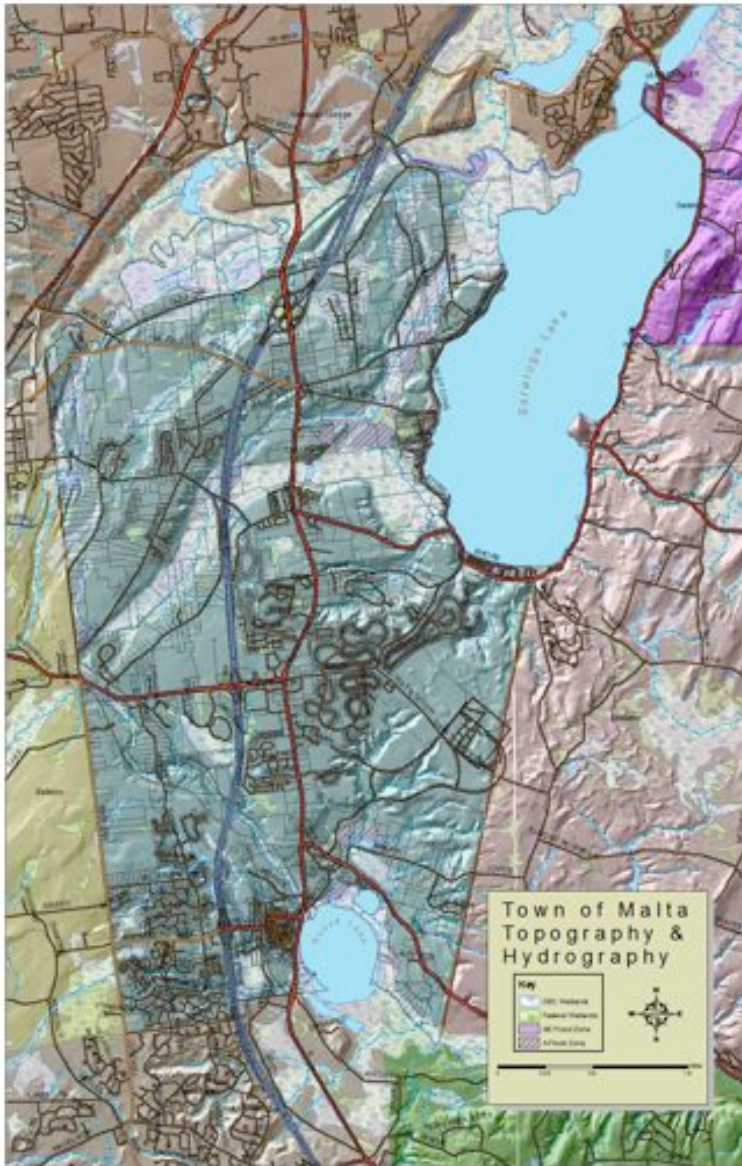
- Planners must clearly articulate vision with logic and authority
- Public Input. Solicit and directly involve residents.
- Create buy in from broad groups of participants such as CDRPC, CDTC, County Planning, Residents, Planning Board, Committees, Emergency Services etc.
- Visioning Sessions
- Bi-monthly meetings, charettes
- Solicit "Gate Keepers" persons not of political position, but political influence. In each municipality these people are different you just need to know who they are.
- Prepare simple solutions to complex problems. Have the ability to describe planning concepts without using planning terms (SEQR, GEIS, NIMBY, OPRHP, CDRPC)
- Give tangible examples of sustainability.
- The entire process is based upon perception. If there is not an atmosphere of collaboration, your ideas will not be received.
- Municipal leadership must be willing to support change.
- Remember that plans are all about people, and what will improve the quality of life for existing and future residents.

How has zoning shaped economic, social and environmental sustainability?

HVCC TEC SMART Campus →



← NYSERDA Building



Preserving
Significant
Hydrologic and
Environmental
features with
zoning. (LC
Zones)

How do PDD's, or PUD's affect Zoning?

LFTC



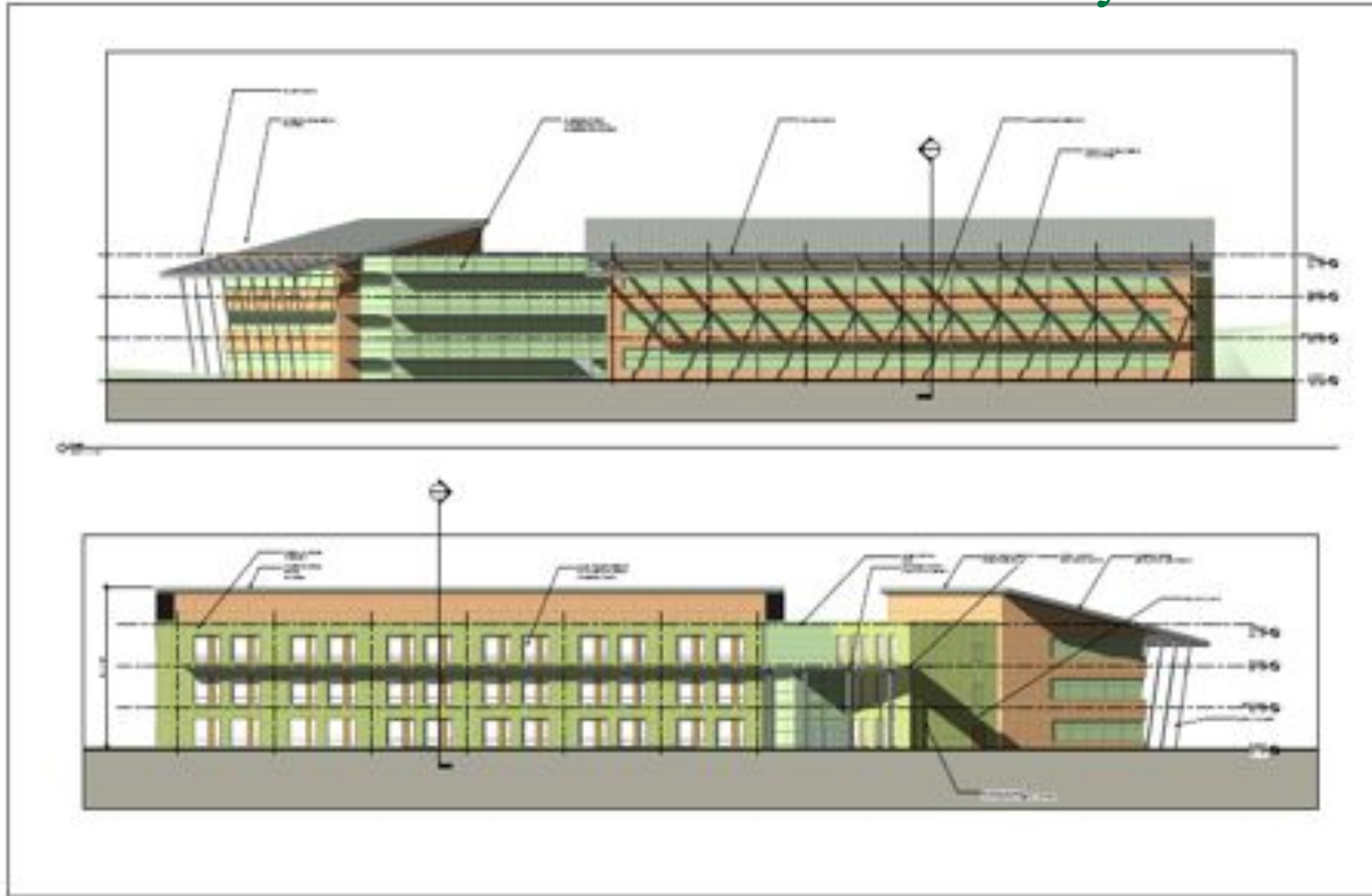
St. Ledgers Woods & Steeplechase



From these zoning changes, what has come and what is on horizon?



Hearn Road Medical Facility



EYP

North+ South Elevations

Round Lake Bypass

- County Water and Sewer
- LFTC Roadways
- 7 Roundabouts
- Redundant Electrical and Natural Gas



Ellsworth Commons streetscape



Malta Crossings



What are some of the setbacks, and what can we try to avoid or incorporate and actual zoning?

- Vagueness of recommendations in plans. Be specific.
- Growing pains.
- Where conceptual plans are not practical in foreseeable future.
- Stormwater Management.
- Greenspace vs. Social Space. Define it.
- Lot size frontage, TND.
- Limits of parcel boundaries, creating islands of development .
- Sustaining Political Support.
- No municipal control over water and sewer.
- Establish Density thresholds
- Recognize geographic limits
- Create and maintain an atmosphere to realize vision for community.
Without good leadership, plans and ultimately zoning will falter.

- The future is uncertain.
- Change is happening, the best way to shape that change is through sound planning documents and thoughtful zoning regulations.
- Stick to goals and retain consensus of path forward
- Sophisticated plans require sophisticated resources, the organization must also be willing to grow.
- Sustainability is linked to community, economy, and the environment. Ultimately zoning shapes where we live, work, and interact. The culmination of all of studies and visioning documents should be reflected in zoning.
- To sustain Malta's vision we have tried to shape the big fish that have come to our small Town through strict zoning regulations. (In many ways, too strict)
- If the goals represented in your masterplan support sustainability then your zoning must also represent sustainability. Zoning is the law, planning documents only provide guidance.
- You need to have change in leadership continue vision.

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