Memorandum

DATE: December 16, 2014
TO: Roger Millar, Smart Growth America
FROM: Stuart G. Baker, Senior Planner – Town of Queensbury, NY
SUBJECT: Town of Queensbury Progress Report #2

The Town of Queensbury is pleased to submit the second progress report following the Planning for Economic and Fiscal Health workshop conducted by Smart Growth America on April 16-17, 2014. In addition to providing an overview of the economics of different land use patterns and their fiscal implications on municipal finance, the workshop offered an important opportunity for Town officials and member of the public to continue discussions regarding appropriate development strategies for Main Street. Smart Growth America provided timely recommendations for short term actions that could help promote private investment and establish a clearer regulatory environment for future development of our Main Street corridor.

The following list summarizes the Town of Queensbury’s follow-up actions since Progress Report #1:

- With the aid of funding provided from the NYS Dept. of Transportation and consultants provided through the National Complete Streets Coalition, the Town held Complete Streets workshops on July 9 & 10, 2014.
- The Town Board received and reviewed recommendations from a local consulting firm on substantial zoning changes to our Main Street district.
- Town staff prepared a comprehensive plan amendment to be adopted prior to the zoning changes to create the required policy basis and comprehensive plan consistency required under New York State law.
- On October 6, 2014, The Town Board took the following actions:
  - Amended the Town’s comprehensive plan
  - Adopted the recommended changes to the Main Street zoning, which included:
    - Allowing 1-story structures based on a sliding scale front setback
    - Site design and building placement (including a minimum required build-to-building width requirement)
  - Completed the required environmental review for both actions.
- On December 15, 2014, the Town Board adopted additional minor zoning language changes to further clarify the intent of the minimum build-to-building width requirement.

These cumulative adopted zoning changes are intended to clarify the overall objective and intent of the Main Street zoning district and create incentives for quality pedestrian-oriented design.

The Town of Queensbury looks forward to providing a 1-year progress update in June 2015, at which time we hope to report on new private investment in our Main Street corridor.