

ZONING

A PHILOSOPHY OF ZONING

Zoning in the Town of Malta was adopted in 1967, based on study by Town officials and a citizens committee and on a plan for Malta, written for the Town by the Saratoga County Planning Board.

Recently, with the benefit of twenty years of experience and with two years of study and work, a Town of Malta Master Plan was prepared by a Zoning Review Commission, assisted by Clough, Harbour and Associates.

With acceptance of the Master Plan by the Town Board and adoption of reviewed and revised zoning regulations, it is appropriate to enunciate a philosophy of zoning for guidance of the boards of the Town in their conduct of zoning matters.

1. The board should strive, in their month-to-month decisions, to be consistent with their own prior actions and with those of other boards. Such consistency will come naturally if the individual appeal or plan is viewed in the light of the Master Plan.

2. The boards should be alert to opportunities for furthering the goals of the Town, as expressed in the Master Plan. Such opportunities will be present in developers' plans, in lapsed nonconforming uses and in site plan reviews.

3. The boards should be vigorous in promoting the common good over aspirations of individuals. If this is done, zoning regulations will be enforced; nonconforming uses will be discouraged, not aided; PDD's will be shaped to fit Town interests; and beauty and safety will be valued at least as highly as economic gain.

4. Malta is a family Town. The boards, by their actions, should seek to enhance the quality of life for present and future Malta families.

The Master Plan can be likened to a constitution for the Town of Malta. Members of the boards should affirm their intention to uphold it and to conduct their work in accordance with this philosophy of zoning.