



# CITY OF SARATOGA SPRINGS PLANNING BOARD

City Hall – 474 Broadway  
Saratoga Springs, New York 12866  
Tel: 518-587-3550 fax: 518-580-9480  
[www.saratoga-springs.org](http://www.saratoga-springs.org)

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ABIGAIL WOLFSON, Alternate

Planning Board Meeting – Thursday, June 7, 2018

City Council Room – 6:00 PM

Workshop: Monday, June 4, 2018 at 5:00pm in the City Council Room

## Agenda

**\*\* Please note that projects on the agenda will not begin past 10:00pm\*\***

Salute To Flag

### A. 5:00 PM Workshop

1. **Workshop Discussion**  
**14.030.1 Neumann Building**, 233 Lake Ave, Site Plan Modification within a Urban Residential (UR-1) District.

Documents:

14.030.1 NEUMANNBLDG\_APP.PDF  
14.030.1 NEUMANNBLDG\_PROJECT NARRATIVE.PDF  
14.030.1 NEUMANNBLDG\_COVER LETTER.PDF

### B. Possible Consent Agenda Items:

*Note: The intent of a consent agenda is to identify any applications that appear to be 'approvable' without need for further evaluation or discussion. If anyone wishes to further discuss any proposed consent agenda item, then that item would be pulled from the consent agenda and dealt with individually.*

1. **18.028 NRP Group, LLC, Allen Drive/Tait Lane**  
Advisory Opinion for a proposed Zoning Map Amendment from Warehouse District to T-4 Urban Neighborhood.

Documents:

18.028 ZONINGAMENDMENT\_APPLICATION.PDF  
18.028 ZONINGAMENDMENT\_LOCATION MAP.PDF  
18.028 ZONINGAMENDMENT\_TRAFFICWATERSEWERSUMMARY\_5-14-18.PDF  
18.028 ZONINGAMENDMENT\_CITYREFERRAL\_5-25-18.PDF  
18.028 ZONINGAMENDMENT\_AFFIDAVIT OF MAILING.PDF  
18.028 ZONINGAMENDMENT\_COVERLTR.PDF  
18.028 ZONINGAMENDMENT\_SAHGCCORR\_5-10-18.PDF

### C. Applications Under Consideration

1. **18.006 Peppers Corner**  
173 Lake Avenue, Special Use Permit for a convenience sales use in Urban Residential-3 (UR-3) District.

Documents:

18.006 PEPPERSCORNER\_REVISION\_5-31-18.PDF  
18.006 PEPPERS CORNER\_SPECIAL USE PERMIT\_APP\_2-5-18.PDF  
18.006 PEPPERSCORNER\_PRESENTATION\_4-5-18.PDF  
18.006 PEPPERS CORNER\_COUNTYREVIEW\_2-22-18.PDF  
18.006 PEPPERSCORNER\_BROPHYCORR\_4-6-18.PDF  
18.006 PEPPERSCORNER\_WALLINGFORDCORR\_4-6-18.PDF  
18.006 PEPPERSCORNER\_MORANCORR\_4-5-18.PDF  
18.006 PEPPERSCORNER\_BROPHYCORR\_4-4-18.PDF  
18.006 PEPPERSCORNER\_FAUCICORR\_3-28-17.PDF  
18.006 PEPPERSCORNER\_ZSABORANCORR\_7-24-17.PDF  
18.006 PEPPERSCORNER\_BROPHYCORR\_7-17-17AND7-24-17.PDF  
18.006 PEPPERSCORNER\_BLDGINSPEAWCORR\_5-4-17.PDF  
18.006 PEPPERSCORNER\_BLDGINSPEAWCORR\_6-7-13.PDF

2. **16.045 Lake Local**  
550 Union Avenue, Consideration of SEQR lead agency status and completion of SEQR environmental review.

Documents:

16.045 LAKELOCALSUP\_APP.PDF  
2018.054 LAKELOCAL\_DRCADVISORY OPINION\_6-5-18.PDF  
16.045 LAKELOCALSUP\_CREIGHTONMANNINGCOMMENTS\_6-6-18.PDF  
16.045 LAKELOCALSUP\_CHAZENCOMMENTS\_6-4-18.PDF  
18.054 LAKELOCAL\_RENDERINGS\_052418.PDF  
16.045 LAKELOCALSUP\_MODIFICATIONREQUEST\_5-14-18.PDF  
16.045 LAKELOCALSUP\_NARRATIVECITY\_4-20-18.PDF  
16.045 LAKELOCALSUP\_SKETCHPLAN\_4-20-18.PDF  
16.045 LAKELOCALSUP\_PRESENTATION\_04\_20\_2018.PDF  
16.045 LAKELOCALSUP\_PROPOSED PERMITTING SCHEDULE\_4-20-18.DOC  
16.045 LAKELOCALSUP\_REVISIEDZCOMPLIANCE DRAWING\_4-20-18.PDF  
16.045 LAKELOCALSUP\_EAF\_2018\_UPDATE\_4-20-18.PDF  
16.045 LAKELOCALSUP\_GEOTECHNICAL REPORT\_4-20-18.PDF  
16.045 LAKELOCALSUP\_SLPIDCORR\_3-5-18.PDF  
16.045 LAKELOCALSUP\_TRAFFICIMPACTEVALUATION\_3-2-18.PDF  
16.045 LAKELOCALSUP\_CONNOLLYCORR\_1-27-18.PDF  
16.045 LAKELOCALPARKSLTR\_12-29-17.PDF  
16.045 LAKELOCALSUP\_PH3\_12-11-17.PDF  
16.045 LAKELOCALSUP\_PH4\_12-11-17.PDF  
16.045 LAKELOCALSUP\_ARCHCORR10-13-17.PDF  
16.045 LAKELOCALSUP\_ENGINEERCOMMENTS\_2-9-17.PDF

3. **18.013 Saratoga Pet Resort**

**Kaydeross Ave West, Special Use Permit for an Animal Kennel in a Rural Residential (RR) District.**

Documents:

18.013 SARATOGAPETRESORT\_APP.PDF  
18.013 SARATOGAPET RESORT\_MASTROPIETROCORR\_5-30-18.PDF  
18.013 SARATOGAPETRESORT\_SUP\_COMMENTS SUBMISSION\_5-25-18.PDF

4. **17.057 Cerrone Subdivision**  
216 Coltonville Rd, two lot residential conservation subdivision within the RR District.

Documents:

17.057 CERRONESUBDIVISION\_APP.PDF  
17.057 CERRONESUBDIVISION\_POWERPLAN\_5-1-18.PDF  
17.057 CERRONESUBDIVISION\_CONSTRAINTSMAP.PDF  
17.057 CERRONESUBDIVISION\_CONSERVATIONANALYSISMAP.PDF  
17.057 CERRONESUBDIVISION\_RESPONSE LETTER\_11-27-17.PDF  
17.057 CERRONESUBDIVISION\_CONSERVATIONANALYSISNARRATIVE\_11-17-17.PDF  
17.057 CERRONESUBDIVISION\_REVISION PLAN\_11-17-17.PDF

5. **16.018 Regatta View Phase 3**  
Union Av & Dyer Switch Rd & Regatta View Dr, Site plan review for construction of 24 residential duplex units within the Interlaken PUD District.

Documents:

16.018 REGATTAVIEWPHASE3\_CONCEPT\_1\_5-14-18.PDF  
REGATTA VIEW DEVELOPMENT PARAMETERS\_5-14-18.PDF  
16.018 REGATTAVIEWPHASE3\_JONESCORR\_5-14-18.PDF  
UNITS AC QUIET WILLOW\_5-14-18.PDF  
UNITS CB RUSSET RED\_5-14-18.PDF  
UNITS CD HARBOR GREY\_5-14-18.PDF  
UNITS DA DEEP GRANITE\_5-14-18.PDF  
UNITS DB MONTANA SUEDE\_5-14-18.PDF  
16.018 REGATTAVIEWPHASE3\_MORROWCORR\_1-22-18.PDF  
16.018 REGATTAVIEWPHASE3\_ZITOCORR\_1-18-18.PDF  
16.018 REGATTAVIEWPHASE3\_DEMENTOCORR\_116-18.PDF  
16.018 REGATTAVIEWPHASE3\_PRELIMUTILITYCOMMENTS\_1-4-18.PDF  
16.018 REGATTAVIEWPHASE3\_CHAZENISTSUBMITTALREVIEW\_06-27-16.PDF  
16.018 REGATTAVIEWPHASE3\_COUNTYREFERRAL\_6-23-16.PDF  
16.018 REGATTAVIEWPHASE3\_POSTHYDROCAD\_5-19-16.PDF  
16.018 REGATTAVIEWPHASE3\_PREHYDROCAD\_5-19-16.PDF  
16.018 REGATTAVIEWPHASE3\_NARRATIVEWATER\_5-19-16.PDF  
16.018 REGATTAVIEWPHASE3\_PBCONCEPTPLAN\_5-19-16.PDF  
16.018 REGATTAVIEWPHASE3\_EDPCOVERLETTER\_5-19-16.PDF  
16.018 REGATTAVIEWPHASE3\_PLANS\_5-19-16.PDF  
16.018 REGATTAVIEWPHASE3\_DRAFTSWPP\_5-19-2016\_PDF  
16.018 REGATTAVIEWPHASE3\_REGATTAVIEWWORKFLOORPLANS\_5-19-16.PDF  
16.018 REGATTAVIEWPHASE3\_NARRATIVESEWER\_5-19-16.PDF  
16.018 REGATTAVIEWPHASE3\_STORMNARRATIVE\_5-19-16.PDF  
16.018 REGATTAVIEWPHASE3\_DRAINAGEMAPPING\_5-19-16.PDF  
16.018 REGATTAVIEWPHASE3\_ELEVATIONS\_5-19-16.PDF  
16.018 REGATTAVIEWPHASE3\_RRV\_CALCS\_5-19-16.PDF  
16.018 REGATTAVIEWPHASE3\_APPLICATION\_5-18-16.PDF

6. **17.075 Spencer Subdivision**  
Kaydeross Park Rd & Arrowhead Rd, final 22-lot residential subdivision within the Suburban Residential - 2 (SR-2) District.

Documents:

17.075 SPENCERSUBDIVISION\_IMPLEMENTATIONPLAN\_6-5-18.PDF  
17.075 SPENCERSUBDIVISION\_EDP MEMO RE STORMTECH VS DRYWELL REVISED\_5-21-18.PDF  
17.075 SPENCERSUBDIVISION\_CPLREVIEWLETTER\_4-13-18.PDF  
17.075 SPENCERSUBDIVISION\_MS4ACCEPTANCEFORM\_REVISED\_4-10-18.PDF  
17.075 SPENCERSUBDIVISION\_SWPPP\_SECTION\_1\_REVISED\_4-10-18.PDF  
17.075 SPENCERSUBDIVISION\_PLANSSET\_REVISED\_4-10-18.PDF  
17.075 SPENCERSUBDIVISION\_SWPPP\_NOI\_REVISED\_4-10-18.PDF  
17.075 SPENCERSUBDIVISION\_MAYNARDCORR\_3-30-18.PDF  
17.075 SPENCERSUBDIVISION\_JALEELCORR\_3-29-18.PDF  
17.075 SPENCERSUBDIVISION\_EDPREPONSE\_3-22-18.PDF  
17.075 SPENCERSUBDIVISION\_STORMNARRATIVE\_3-2018.PDF  
17.075 SPENCERSUBDIVISION\_CPLRESPONSE\_3-20-18.PDF  
17.075 SPENCERSUBDIVISION\_CPLRESPONSE\_3-9-18.PDF  
17.075 SPENCERSUBDIVISION MEMO TO DOH SEGRA\_2-22-18.PDF  
17.075 SPENCERSUBDIVISION\_SWPPP\_2-5-2018.PDF  
17.075 SPENCERSUBDIVISION\_PLAN SET\_2-5-2018.PDF  
17.075 SPENCERSUBDIVISION\_CPL\_RESPONSE\_2-5-18.PDF  
17.075 SPENCERSUBDIVISION\_STORMNARRATIVE\_2-5-2018.PDF  
17.075 SPENCERSUBDIVISION\_USFWS SIGN OFF\_2-2-18.PDF  
17.075 SPENCERSUBDIVISION\_GILLESPIECORR\_1-28-18.PDF  
17.075 SPENCERSUBDIVISION\_SOULLACIOTICORR\_1-19-18.PDF  
17.075 SPENCERSUBDIVISION\_ETTINGERCORR\_1-19-18.PDF  
17.075 SPENCERSUBDIVISION\_EDPREPONSECOMMENTS\_1-11-18.PDF  
17.075 SPENCERSUBDIVISION\_STONECORR\_1-10-18.PDF  
17.075 SPENCERSUBDIVISION\_UTILITYSW PRELIMINARYCOMMENTS\_1-4-18.PDF  
17.075 SPENCERSUBDIVISION\_CARROTHERSCORR\_1-4-18.PDF  
17.075 SPENCERSUBDIVISION\_HUNT CORR\_1-4-18.PDF  
17.075 SPENCERSUBDIVISION\_FITZSIMMONSCORR1-4-18.PDF  
17.075 SPENCERSUBDIVISION\_OUTLINEOPEN SPACELOT CLEARINGENFORCEMENT\_01.04.18.PDF  
17.075 SPENCERSUBDIVISION\_HAYNECORR1-2-18.PDF  
17.075 SPENCERSUBDIVISION\_NARRINECORR1-2-18.PDF  
17.075 SPENCERSUBDIVISION\_MOLLOY1-2-18.PDF  
17.075 SPENCERSUBDIVISION\_SOULLACIOTICORR12-23-17.PDF  
17.075 SPENCERSUBDIVISION\_CPL\_1ST REVIEW LETTER\_12-15-17.PDF  
17.075 SPENCERSUBDIVISION\_SOMICHORR12-17.PDF  
17.075 SPENCERSUBDIVISION\_WARBRIERCORR12-5-17.PDF  
17.075 SPENCERSUBDIVISION\_TRAFFICSTUDYMAP\_11-10-17.PDF  
17.075 SPENCERSUBDIVISION\_TRAFFICSTUDYLTR\_11-10-17.PDF  
17.075 SPENCERSUBDIVISION\_APPANDCHCKLIST11-9-17.PDF  
17.075 SPENCERSUBDIVISION\_NARR11-9-17.PDF  
17.075 SPENCERSUBDIVISION\_SARCOUNTYSEWER11-9-17.PDF  
17.075 SPENCERSUBDIVISION\_ARCHEOLOGICAL11-9-17.PDF  
17.075 SPENCERSUBDIVISION\_COSTEST11-9-17.PDF  
17.075 SPENCERSUBDIVISION\_CMPLESTR11-9-17.PDF  
17.075 SPENCERSUBDIVISION\_UTILITEST11-9-17.PDF  
17.075 SPENCERSUBDIVISION\_SWPPPANDSTRMWTRENGR11-9-17.PDF  
17.075 SPENCERSUBDIVISION\_PLANS11-9-17.PDF  
17.075 SPENCERSUBDIVISION\_SEQR11-9-17.PDF  
17.075 SPENCERSUBDIVISION\_MAPOFLANDOWNERSNORTHANDSOUTH.PDF

7. **18.019 15 Ballston Ave**  
Special Use Permit for multi-family residences, service, retail, office uses in a T-5 District

Documents:

18.019 15BALLSTONAVE\_APP\_5-10-18.PDF  
18.019 15BALLSTONAVE\_APP.PDF  
18.019 15BALLSTONAVE\_SITE PLAN.PDF  
18.019 15BALLSTONAVE\_CTYREF\_4-20-18.PDF  
18.019 15BALLSTONAVE\_SHORTFORMSEQR\_PDF

8. **18.018 15 Ballston Ave**  
Site Plan Review for multi-family residences, service, retail, office uses in a T-5 District

Documents:

18.018 15BALLSTONAVE\_SITEPLAN\_5-25-18.PDF  
18.018 15BALLSTONAVE\_SITEPLAN\_5-24-18.PDF  
18.018 15BALLSTONAVE\_BASEMENTANDFOUNDATION PLANS\_4-27-18.PDF  
18.018 15BALLSTONAVE\_SECOND FLOOR PLAN\_4-27-18.PDF  
18.018 15BALLSTONAVE\_FIRSTAND SECOND FLOOR PLANS\_4-27-18.PDF  
18.018 15BALLSTONAVE\_FIRST FLOOR PLAN\_4-27-18.PDF  
18.018 DORSEY SITE PLAN-3 OF 3 DETAILS\_4-26-18.PDF  
18.018 DORSEY SITE PLAN-2 OF 3 SITE PLAN\_4-26-18.PDF  
18.018 DORSEY SITE PLAN-1 OF 3 EXIST COND\_4-26-18.PDF  
18.018 15BALLSTONAVE\_CTYREF\_4-20-18.PDF  
18.018 15BALLSTONAVE\_SHORTFORMSEQR\_4-12-18.PDF  
18.018 15BALLSTONAVE\_SITE PLAN\_4-9-18.PDF  
18.018 15BALLSTONAVE\_SITE DETAILS\_4-9-18.PDF  
18.018 15BALLSTONAVE\_EXIST COND\_4-9-18.PDF  
18.018 15BALLSTONAVE\_SWPPP\_3-26-18.PDF  
18.018 15BALLSTONAVE\_CHECKLIST\_03-23-18.PDF  
18.018 15BALLSTONAVE\_3OFSITE DETAILS\_3-23-18.PDF  
18.018 15BALLSTONAVE\_SEQR\_3-23-18.PDF  
18.018 15 BALLSTONAVE\_1OFSITECOND\_3-23-18.PDF  
18.018 15BALLSTONAVE\_DORSEY EMAIL\_3-23-18.PDF  
18.018 15BALLSTONAVE\_2OFSITEPLAN\_3-23-18.PDF  
18.018 15BALLSTONAVE\_APP\_3-12-18.PDF  
18.018 15BALLSTONAVE\_CHECKLIST\_3-12-18.PDF  
18.018 15BALLSTONAVE\_SITE PLAN\_11-20-17.PDF