



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

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Planning Board Meeting City Council Room – 7:00 PM

Agenda

Workshop

May 9, 2016 at 5pm in the City Council Room

Salute To Flag

A. Applications Under Consideration

1. **16.012 Commissary Kitchen**

41 Washington Street, Special use permit review for commercial kitchen in the Transect-6 (T-6) Urban Core District.

Documents: 16.012 COMMISSARYKITCHENSUP_APP_REDACTED.PDF, 16-78MV (CITY OF SARATOGA SPRINGS-ADELPHI HOTEL COMMISSARY KITCHEN).PDF

2. **15.045.1 Moore Hall Demo/Condo Construction**

28 Union Avenue/35 White Street, consideration of SEQRA Lead Agency for demolition of Moore Hall and construction of 26 residential units within the UR-4 District.

Documents: 15.045.1 MOOREHALLSERA_NARR5-5-16.PDF, 15-171MV (SARATOGA SPRINGS MOORE HALL LLC).PDF, 15.045.1 MOOREHALLSEQRA_4-28-16PRESENTATION.PDF, 15.045.1 MOOREHALLSEQRA_APPLICATION_REDACTED.PDF, 15.045.1 MOOREHALLSEQRA_CORRSUNYENPIRE.PDF

B. Approval Of Minutes

March 24, 2016, April 14, 016, April 28, 2016

Next Meeting

Thursday, May 26, 2016 (w/ Monday, May 23, 2016 caravan & workshop)

Note: This agenda is subject to change up until the time of meeting. Updates will be reflected here as they arise. Check posted agenda here to verify the actual agenda prior to the meeting.

**Special Use Permit
Application**

Commissary Kitchen

**41 Washington Street
Saratoga Springs, NY**

CHA Project Number: 28352-6001

Prepared for:
Adelphi Hotel Partners, LLC
8 Paddocks Circle
Saratoga Springs, NY 12866

Submitted to:
City of Saratoga Springs
Planning Board
Ms. Kate Maynard
Principal Planner

Prepared by:



*III Winners Circle
Albany, New York 12205
Phone: (518) 453-4500*

March 25, 2016



March 25, 2016

Ms. Kate Maynard
Principal Planner
City Hall - 474 Broadway
Saratoga Springs, New York 12866

**RE: 41 Washington Street Commissary Kitchen
Special Use Permit Application
CHA Project No.: 28352-6001**

Dear Ms. Maynard,

In follow up to our recent conversations, CHA Consulting, Inc. (CHA) is pleased to provide this Application for Site Plan Review and Special Use Permit for the proposed Commissary Kitchen project at 41 Washington Street in Saratoga Springs, New York.

This submission includes 12 copies of the following:

- Project Narrative
- Application for Special Use Permit
- Short Environmental Assessment Form
- Site Plan
- Special Use Permit application fee (\$750 check payable to Commissioner of Finance)

Thank you, and if you have any questions, please call me at 518-453-3927.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Anthony P. Stellato, Jr.', is positioned above the printed name.

Anthony P. Stellato, Jr. PE
Vice President

Attachments

cc: Jeff Ward, RBC Construction

V:\Projects\ANY\K3\28352\Permitting\41 Washington Street\Site Plan and Special Use Permit Application\backup\41 Washington Special Use Permit Narrative.docx

41 Washington Street Commissary Kitchen – Project Narrative

Project Background

Adelphi Hotel Partners, LLC is the owner of property at 41 Washington Street in Saratoga Springs, New York, which it acquired in 2014 from Bethesda Episcopal Church. The property is situated on the north side of Washington Street, immediately west of Universal Preservation Hall. The site is located in the City of Saratoga Springs T-6 Urban Core Transect Zoning District. It is also located within the Architectural Review Overlay District.

Situated at the southwest corner of the site is an existing three-story brick building which formerly served as the parish center for the Bethesda Episcopal Church, located across Washington Street. The building footprint measures approximately 4,900 square feet on the first floor, not including the front porch. The two upper floors measure approximately 4,250 square feet each, making the total gross floor area approximately 13,400 square feet.



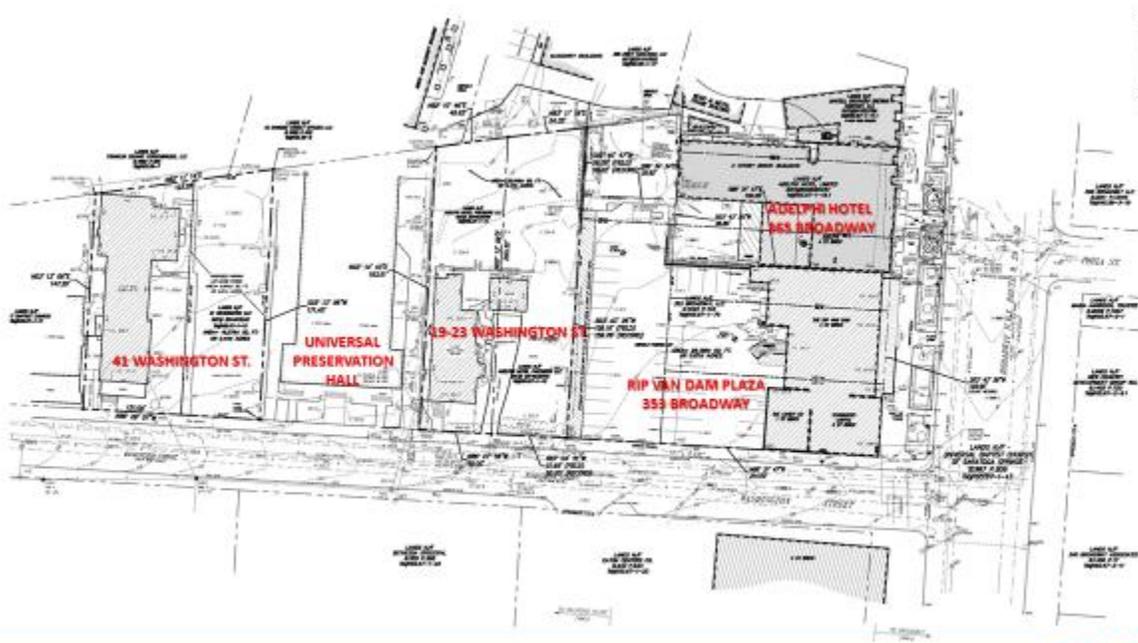
View from Washington Street, looking west

The interior of the building is mostly vacant except for some lingering office functions the vestry maintains there while they await the construction of their new parish house across the street. Approximately half of the first floor, toward the front of the building is divided into a foyer, offices and rest rooms which are currently used for this purpose. Toward the rear of the first floor are an auditorium and a commercial

kitchen which are no longer used by the vestry. The second and third floors are divided into numerous offices, classrooms and two apartments, all of which are vacant.

Site Description

The site is comprised of tax parcel 165.67-1-12 and contains approximately 0.44 acres of land. The property appears to have formerly been two parcels, 39 and 41 Washington Street, which were merged into one tax parcel. The site is shown in the figure below in relation to the Adelphi Hotel located at 365 Broadway which is also owned by Adelphi Hotel Partners, and the proposed Salt & Char Steakhouse located at 353 Broadway, which they lease.



Vicinity Map



The existing building, lawn and walks occupy just over half the parcel, situated on the west side of the property. The east side of the property contains an existing gravel parking lot measuring approximately 0.2 acres. Adjacent land owners include First Baptist Church to the west, Universal Baptist Church of Saratoga Springs (Universal Preservation Hall) to the east, and Franklin Square Condominiums LLC and 10 Division Street Offices LLC to the north.

Project Description

There is an existing commercial kitchen occupying about 650 SF in the rear of the building that the new owner proposes to expand into an adjacent room to include a total area of about 3,000 SF. The kitchen will support the proposed Salt & Char Steakhouse (formerly Maestros) initially (opening June 2016), and subsequently the Adelphi Hotel (opening in 2017), which will include numerous food and beverage outlets. The commissary kitchen will have the capacity to ultimately service other non-Adelphi owned Saratoga Springs restaurants and provide catering service, although the immediate plan is limited to supporting the Adelphi and Salt & Char.

The intended use for the remainder of the building has not been determined yet. Any future plans will be addressed in a separate application process. It is probable that the building will be renovated in the future for office use. Based on the amount of floor space to be dedicated to the Commissary Kitchen, the gross floor area that would be available for office development is approximately 10,000 square feet, including the upper two floors and a small area at the front of the first floor.

The commissary kitchen will employ 12 to 20 people, most of whom would simply be transplanted from the other two restaurants. The maximum employee shift at the commissary kitchen will be 6 to 10 people.

Site Design and Function

The site plans for the Commissary Kitchen include the addition of a covered loading dock and ramp on the east side of the building. The loading dock will receive daily deliveries from food and produce vendors. Deliveries will occur during the morning hours before businesses open, generally between 6 AM and 10 AM. A majority of deliveries will occur at the same time as the regularly scheduled deliveries to the two restaurants. The loading dock is configured such that a 30-foot long city box truck typically used by the food vendors can pull in, maneuver to the dock and pull back out onto the street without backing up on the sidewalk or in the street. While final vendor selections have not been made, it is anticipated that separate deliveries will be made for fresh produce (daily), meat (2 to 3 times per week), and dry food and paper products (weekly). Prepared food will be transported by small van between 41 Washington Street and the rear entrances of the restaurants (accessed from the parking lot behind the Rip Van Dam building at 353 Broadway). The proposed ramp provides access to the loading dock (approximately 2.5 feet above grade) as well as ADA access to an employee entrance door at the south end of the dock.

The site plans also show the addition of a 230 SF trash corral constructed of brick end walls with solid metal frame with wood slat infill gates. The trash corral will enclose an 8'x8' refrigerated walk-in box, an 8 CY dumpster/trash compactor, and a 1 CY waste cooking oil storage cube. The walk-in box will store food waste in a sealed, refrigerated environment to mitigate odor and pest concerns. This waste will be picked up by an organic waste hauler. Management of the waste stream will be aggressively attentive

to opportunities to recycle and re-use waste products. In addition to separate handling of organic waste, cardboard, glass, metal and plastic will be separated and stored in two 8 CY containers located at the north end of the gravel parking area. Pickup for the recyclable containers and the dumpster/compactor will occur twice a week during morning hours.

Additional site construction includes concrete equipment pads for mechanical equipment located at the north end and along the west side of the building. Finally, the sidewalk along Washington Street on the east half of the site will be replaced with new sidewalk, and a new curb cut will be constructed to better align with the current drive aisle, providing for safer and more efficient vehicular access.

Site statistics are presented in the following table:

Site Coverage (Acres)

<u>Description</u>	<u>Existing</u>	<u>Change</u>	<u>Proposed</u>
Buildings	0.11	0.00	0.11
Gravel Parking	0.17	-0.01	0.16
Hardscape (Dock, Ramp, Walks)	0.04	+0.04	0.08
Green Area	<u>0.12</u>	-0.03	<u>0.09</u>
TOTAL PROJECT AREA	0.44		0.44

Zoning Summary

The Project Site is located within the City of Saratoga Springs Transect Zone T-6, Urban Core. The intent of this zone is to “accommodate the highest intensity and diversity of retail, business and upper floor residential uses”, focusing on “high quality design and materials consistent with historic downtown form”, and promoting “an active pedestrian oriented public realm”. The zoning ordinance does not specifically allow a commercial kitchen in this zone, so a special use permit will be requested from the Planning Board for this use.

The zoning ordinance requires Site Plan Approval for projects that propose more than 1,200 SF of additional impervious area. The site improvements described above will add 1,645 SF of new impervious area. Therefore, Site Plan Approval will also be requested from the Planning Board.

Parking Summary

The existing gravel parking lot can accommodate 16-20 cars. Bethesda Episcopal Church uses six parking spaces associated with the space it occupies on the first floor. This use will continue through the remainder

of the church’s tenancy. The remaining spaces will readily accommodate the 6-10 employees working on site. Any available surplus parking will be utilized by the restaurant management staff. It is noted that off street parking is not required in a T-6 zone. On-street and municipal garage parking are available to all uses in this zone.

Previous concepts for the development of the 19-23 Washington Street property contemplated the use of the existing parking area at 41 Washington Street for patrons of the new hotel rooms and banquet facility that have been proposed. Because this parking area is now proposed to be used, at least in part, by the Commissary Kitchen, any future parking plans associated with the development of 19-23 Washington Street will be revised in consideration of this. Currently, the plans for the 19-23 Washington Street property are being re-evaluated based upon the recent addition of Salt & Char to the operation.

Utility Services

The water and sewer demand was calculated in accordance with NYSDEC Design Standards for Intermediate Sized Wastewater Treatment Systems, dated March, 2014. Water and sewer service sizing contemplates potential future demands as well as that associated with the project. Estimated demands for the commercial kitchen assume half of the meal preparation for all indoor and seasonal outdoor seating for both the Adelphi and Salt & Char restaurants will occur in the commissary kitchen, and half will occur in the restaurant kitchens. Demand loads are from New York State Design Standards for Intermediate Sized Wastewater Treatment Systems, March 5, 2014.

Water and Sewer Demand

<u>Description</u>	<u>Count</u>	<u>Units</u>	<u>GPD/unit</u>	<u>Demand</u>	
Commercial Kitchen – (seats served)	293	seats	10	2,930	GPD
Existing Office	6	employees	15	90	GPD
Future Office	30	employees	15	<u>450</u>	GPD
TOTAL WATER AND SEWER DEMAND				3,470	GPD

The Project will obtain water and sewer service from exiting public mains located on Washington Street (10-inch water line and 12-inch sewer main). A new 6-inch water service will be provided to serve the domestic and fire protection needs of the project. Fire protection service will be added for the entire building with this project. The existing ¾ -inch water service will be disconnected and removed. The existing 4-inch sewer lateral will be utilized and extended outside the building to serve the expanded kitchen. A new grease and solids interceptor will be added, and its location is shown on the site plan.

Existing electric and gas service is provided by National Grid from existing distribution lines located on Washington Street.

Stormwater Management

Elevations on the site range from approximately elevation 312 at the northwest corner to approximately elevation 304 at the southeast corner, near Washington Street. Runoff from the site flows overland to a municipal storm sewer (8-inch) on Washington Street. The Washington Street storm sewer is scheduled to be replaced as part of the Bethesda Church's new parish house project. The cost of the storm sewer upgrades will be shared by the sponsors of projects along the alignment of the new storm sewer.

The project will create a minor increase in impervious area (1,645 SF), and is anticipated to have a negligible effect on drainage patterns and stormwater runoff. The project will require a temporary construction disturbance of 4,160 SF (0.096 acres). A Stormwater Pollution Prevention Plan (SWPPP) is not required for the project, as Chapter 242 of the City of Saratoga Springs Code requires a SWPPP for ground disturbance of 0.1 acres or more. Likewise, coverage under State Pollutant Discharge Elimination System (SPDES) General Permit for Construction Activities is not required since the disturbance will be less than 1 acre.

Construction Phasing

The Project will be constructed in two phases. The first phase will include the building interior renovations, the ramp and loading dock (exclusive of the roof over it) and the site utility work. The second phase will immediately follow the first phase, and will include the construction of the loading dock roof, trash enclosure, mechanical equipment pads and new sidewalk. The purpose of multiple phases is to allow the interior renovations to begin while site and architectural reviews of the exterior components of the project take place.



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PLANNING BOARD

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<http://www.saratoga-springs.org>

[FOR OFFICE USE]

(Application #)

(Date received)

APPLICATION FOR: SPECIAL USE PERMIT

(Rev: 12/2015)

Project Name: _____

Property Address/Location: _____

Tax Parcel #: _____ Zoning District: _____
(for example: 165.52-4-37)

Proposed Use: _____

Type of Special Use Permit: Permanent Temporary Renewable

APPLICANT(S)*

OWNER(S) (If not applicant)

ATTORNEY/AGENT

Name _____

Address _____

Phone _____

Email _____

Identify primary contact person: Applicant Owner Agent

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Please check the following to affirm information is included with submission.

Sketch Plan Attached:

Applicant is encouraged to submit sketch plans showing features of the site and /or neighborhood and illustrate proposed use.

Environmental Assessment Form:

All applications must include a completed SEQR Short or Long Form. SEQR Forms can be completed at <http://www.dec.ny.gov/permits/6191.html>.

Water Service Connection Agreement- For all projects including new water connections to the City system, a copy of a signed water service connection fee agreement with the City Department of Public Works is required and **MUST** be submitted with this application.

Application Fee: \$750.00 (check box)

A check for the total amount made payable to: "Commissioner of Finance" **MUST** accompany this application.

10 hard copies and one electronic copy (PDF) of complete application and any attachments.

Submission Deadline - Check City's website (www.saratoga-springs.org) for application deadlines and meeting dates.

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES _____ NO _____. If YES, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

I, the undersigned owner, leasee or purchaser under contract for the property, hereby request Special Use Permit approval by the Planning Board for the identified property above. I agree to meet all requirements under Section 240-7.1 of the Zoning Code of the City of Saratoga Springs.

Furthermore, I hereby authorize members of the Planning Board and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application.

Applicant Signature: _____

Date: _____

If applicant is not current owner, owner must also sign.

Owner Signature: _____

Date: _____

Short Environmental Assessment Form

Part 1 - Project Information

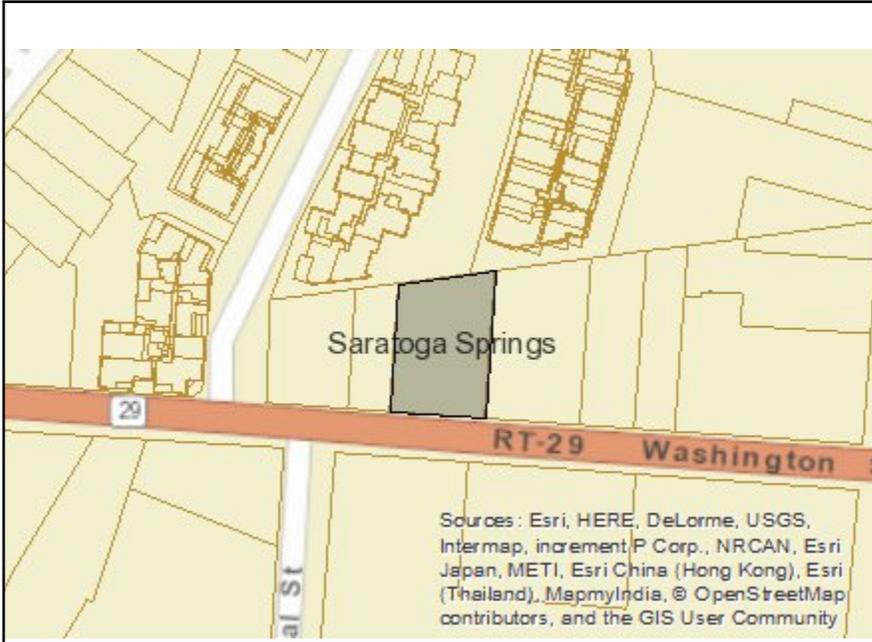
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:	Telepho			
	E-Mail:			
Address:				
City/PO:	State:	Zip Code:		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO	YES
3.a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p>	<p>YES</p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p>	<p>YES</p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: <u>This answer auto-filled by NYSDEC mapper tool; however, no data is available on theNYSDEC</u></p> <p>_____</p> <p>_____</p>	<p>NO</p>	<p>YES</p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: _____ Date: _____</p> <p>Signature: _____</p>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

April 26, 2016

Kate Maynard, Principal Planner
City of Saratoga Springs
City Hall 474 Broadway
Saratoga Springs, NY 12866

**RE: SCPB Referral Review#16-78–Special Use Permit & Site Plan Review-
Adelphi Hotel Partners/Commissary Kitchen (previous parish center of
Bethesda Episcopal Church).**

Expansion of existing commercial kitchen of 650 sq. ft. by adding 1,645 sq. ft.
to create a prep kitchen serving other Adelphi-owned restaurants.
Washington Street (NYS Route 29), north side, west of Broadway

Received from the City of Saratoga Springs Zoning Board of Appeals on April 13, 2016.

Reviewed by the Saratoga County Planning Board on April 21, 2016.

Decision: No Significant Countywide or Intercommunity Impact

Comment: The Saratoga County Planning Board recognized no direct impact of a county nature related to the proposed expansion, but was encouraged to learn of the continued plans for a mixed development of existing and historic structures along a western hub emanating from Broadway. There may be advantageous consideration or worthy discussion given to the possibility of connecting the kitchen and restaurants by rear parcel easements along the northern property line of the associated properties as a means of moving away from the need for automotive service on/off Washington Street.

A handwritten signature in purple ink that reads "Michael Valentine".

Michael Valentine, Senior Planner
Authorized Agent for Saratoga County

DISCLAIMER: Recommendations made by the Saratoga County Planning Board on referrals and subdivisions are based upon the receipt and review of a “full statement of such proposed action” provided directly to SCPB by the municipal referring agency as stated under General Municipal Law section 239. A determination of action is rendered by the SCPB based upon the completeness and accuracy of information presented by its staff. The SCPB cannot be accountable for a decision rendered through incomplete or inaccurate information received as part of the complete statement.



Date: May 5, 2016
Project: Moore Hall Demolition "Narrative"

1) Project Description

- a) The new construction consists of 26 condominium units in total.
- b) Building #1- The main building along Union Ave which will house underground parking accessed from an entry off of North Lane, with 18 condo units on the three upper floors.
- c) Building #2 &3- Consist of two duplex style carriage houses each with a two car garage with garages accessed from North Lane.
- d) Building #4- Consists of a single family home accessed from White Street
- e) Building #5- Consists of a three unit condo building will be built along White Street with parking in private garages located in the units.
- f) Project duration in total (16-18mos)

2) Abatement Phase (Duration 6-8 weeks)

- a) Prior to the start of any activities, the work area will cordoned off with an appropriate construction barrier / fence to secure all areas in which we are working.
- b) A NYS licensed abatement firm will be contracted to completely and safely remove all interior and exterior hazardous materials per all NYS Department of Labor regulations and OSHA standards. The building will be free and clear of all hazardous materials prior to the start of any demolition. NYSDOL requires final visual and air monitoring inspections at the conclusion of the abatement work, and prior to the commencement of any demolition to ensure that all hazardous materials have been properly removed.
- c) All hazardous materials will be properly transported to a landfill facility that accepts hazardous materials. No hazardous materials will remain on site when the work is complete.

3) Existing Building Survey Phase (prior to demolition)

- a) Existing conditions surveys will be performed of all structures within a pre-determined zone where the effects of vibrations may occur. This will be determined by an independent company that specializes in this type of work. Survey will be conducted with and shared with each adjacent property owner.
- b) Each structure will be inspected and surveyed for existing structural conditions. Any existing conditions will be photographed, surveyed, and/or monitored with instruments to create a “baseline condition”.
- c) Existing conditions will be periodically and regularly monitored to determine if there have been any changes. Seasonal movements are expected in some conditions in historic buildings, these will be noted when found.
- d) Vibration Monitoring
 - i) Vibration monitoring equipment will be employed at pre-determined locations. The equipment will run prior to the beginning of any vibration making construction activity to determine a “baseline” of vibration in the area. Existing road traffic, ongoing municipal work, other construction and industrial activities in the area, seismic activity, etc. may all show up as impacts to the baseline.
 - ii) Additional vibration monitors will be employed during construction as additional areas of concern come to our attention. Data will be downloaded on a regular basis.
 - iii) Note that the demolition and excavation work scheduled to take place is not expected to reach the level of vibration that would cause structural damage to adjacent structures. It is expected to reach the level of being a nuisance periodically.
- e) Insurances -- All required liability insurances must be in place prior to municipal approval of a demolition permit.

4) Demolition Phase (Duration 6-8 weeks)

- a) Bonacio Construction and our Subcontractor, Jackson Demolition are required by Law to follow all applicable OSHA regulations during the work to ensure the safety of all employees and the public. We are required to submit a written demolition plan detailing the procedures for a safe demolition of the building. The plan will be subject to review by the Saratoga Springs Building Department, Office of Public Safety, and other departments. Both Jackson and Bonacio will have full time staff on site during all demolition work in order to properly and safely coordinate the work.
- b) Demolition Phasing:
 - i) Phase I- The diamond shaped one story dining hall structure closest to Union Ave will be removed. The foundations will remain in place to be used as a staging area for separating and removal of demolition materials. Throughout the demolition phase, all trucks will be loaded at this location and will exit the site utilizing a temporary construction entrance that will be created on Union Avenue. This

entrance will be carefully controlled using appropriate flag-persons to ensure safe entry and exit to and from the site.

- ii) Phase II- Demolition of the main 6 story tower formerly housing the dormitory, the elevator shafts, and the three stair towers. This is the bulk of the demolition work. The building is cast in place reinforced concrete, so it must be carefully broken into small manageable pieces by a large processing machine. This machine will apply a constant stream of water to mitigate any dust created by the processor. The concrete rubble will be hauled off site to be recycled into materials used in the fabrication of roadways and all metallic components of the building will be also be separated to be recycled.
- iii) Phase III- Includes the removal of the rear single story and courtyard housing the kitchen and basement mechanical areas along with any remaining foundations.

5) Construction Phase (12-14 months)

- a) Construction will be phased as follows:
 - i) Building 1- This will take the longest and will start first. We expect this work do take 12 months start to finish.
 - ii) Buildings 2&3- These will take slightly less time and will be started once the foundations for building 1 are complete. Total duration is expected to take 8 months.
 - iii) Buildings 4&5 will start last as we will use the existing parking lots as a staging area for the construction of Buildings 1 &2. These buildings will take 6 months to complete.
- b) The intent is that all buildings and site work will be completed at approximately the same time and in the shortest duration possible.

6) Communication and Safety Procedures and Plans

- a) A Logistics and Traffic Plan will be developed and approved by the City before the start of any demolition or construction, this plan will be discussed with Empire State college prior to submission to the city. This will take into consideration:
 - i) Construction traffic
 - ii) Construction deliveries and hauling off site.
 - iii) Construction disruptions to the street and sidewalks including temporary road and sidewalk closures
 - iv) Pedestrian Safety
 - v) Parking
 - vi) Snow Removal
 - vii) Emergency Procedures
 - viii) Safety on site and to adjacent properties
- b) Safety
- c) Communication
 - i) Weekly Schedule Update and Communication of Work Plan
 - ii) Daily Communication of Work Plan
 - iii) Notifications of Disruptions

At all times the site superintendent will be available as a single point of contact for answering questions / concerns re: activities on site.

Posters will be set on the construction fences listing all emergency numbers for:
Project Manager, Site Supervisor and building owner.

Sonny Bonacio – 365-4409 (Sonny@bonacio.com)

Tony Bonacio – 365-4411 (Tony@bonacio.com)

Chris Levitas (Project Manager) – 935-0812 (ChrisL@bonacio.com)



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

April 28, 2016

Susan Barden, Senior Planner
City of Saratoga Springs
City Hall 474 Broadway
Saratoga Springs, NY 12866

RE: SCPB Referral Review#15-171-Area Variances-Moore Hall LLC/Bonacio
Proposal to demolish existing structures (previous 6-story college residence hall and cafeteria) and obtain variances (setback variances for front yard, side yard, rear yard, and variances for density and maximum building coverage) to construct 26 residential dwelling (condominium) units.
Union Avenue (NYS Route 9P) and White Street

Received from the City of Saratoga Springs Zoning Board of Appeals on March 23, 2016.

Reviewed by the Saratoga County Planning Board on April 21, 2016.

Decision: No Significant County Wide or Inter Community Impact

Previously, in September of 2006, the Saratoga County Planning Board reviewed a near-identical appeal for a special use permit and for area variances that was followed three months later by a referral for site plan review. On September 21, 2006 the SCPB rendered a recommendation of No Significant Countywide or Intercommunity Impact on the area variances and special use permit. On December 21, 2006 the county board approved the site plan associated with Norstar Development's proposal for demolition and construction of 18 residential condominium units. Prior to the Norstar application for redevelopment of the properties under review they were zoned Institutional, then re-zoned to UR-4, and remain so zoned now.

The review of area variances requires the board of appeals to conduct a test in which it considers the benefits sought by the applicant (through the proposed project) in balance with any potential detriment to a community's health, safety and welfare. Just as the previous proposals warranted positive recommendations from this body, we found the newly-proposed concepts as being consistent in mass, scale, and design with the neighborhood and warranting again a positive recommendation (No Significant...).

We noted that the 1.3 acres under consideration are split by an alley and front on two different streets (Union Ave. and White Street), accentuating the need for variances.

50 WEST HIGH STREET
BALLSTON SPA, NY 12020

(518) 884-4705 PHONE
(518) 884-4780 FAX

Additionally, there are no vacant parcels or adjacent lands/lots for sale which might help to minimize or eliminate the need for variances. It does not appear that the option of constructing two large structures up to the permitted height of 70 feet would create residential uses consistent with that of the existing neighborhood. Over the years since the college has relocated to its North Broadway campus, the surrounding neighborhood(s) has/have experienced the conversion of many large single-family residences and former college structures into multi-family residential buildings which have resulted in a mix of residential types along with apartments and offices. We see the proposed development as complementing the existing neighborhood.

In our review of the submitted materials and visits to the project site, we are aware that the same variances as approved in 2006 are being presented with this application (with only minor variation in degrees of measurement for some). We note that from the main visual approach of Union Avenue there is no front yard setback variance required. On White Street the required 25' setback is not met but it should be noted that the setbacks of existing residences are approximately at a build-to line or setback of 5' and the proposed construction is designed to match the context of the existing neighborhood. In regard to the appearance and context of new construction it should be noted that in the April 5, 2016 correspondence from OPRHP the project's demolition and new construction "will have no adverse impact upon the Union Avenue Historic District" if:

1. Bldg materials used are sympathetic to surrounding architecture and work well within the streetscape of the historic district, and
2. Setbacks and lawn areas on both streets are consistent with neighboring properties.

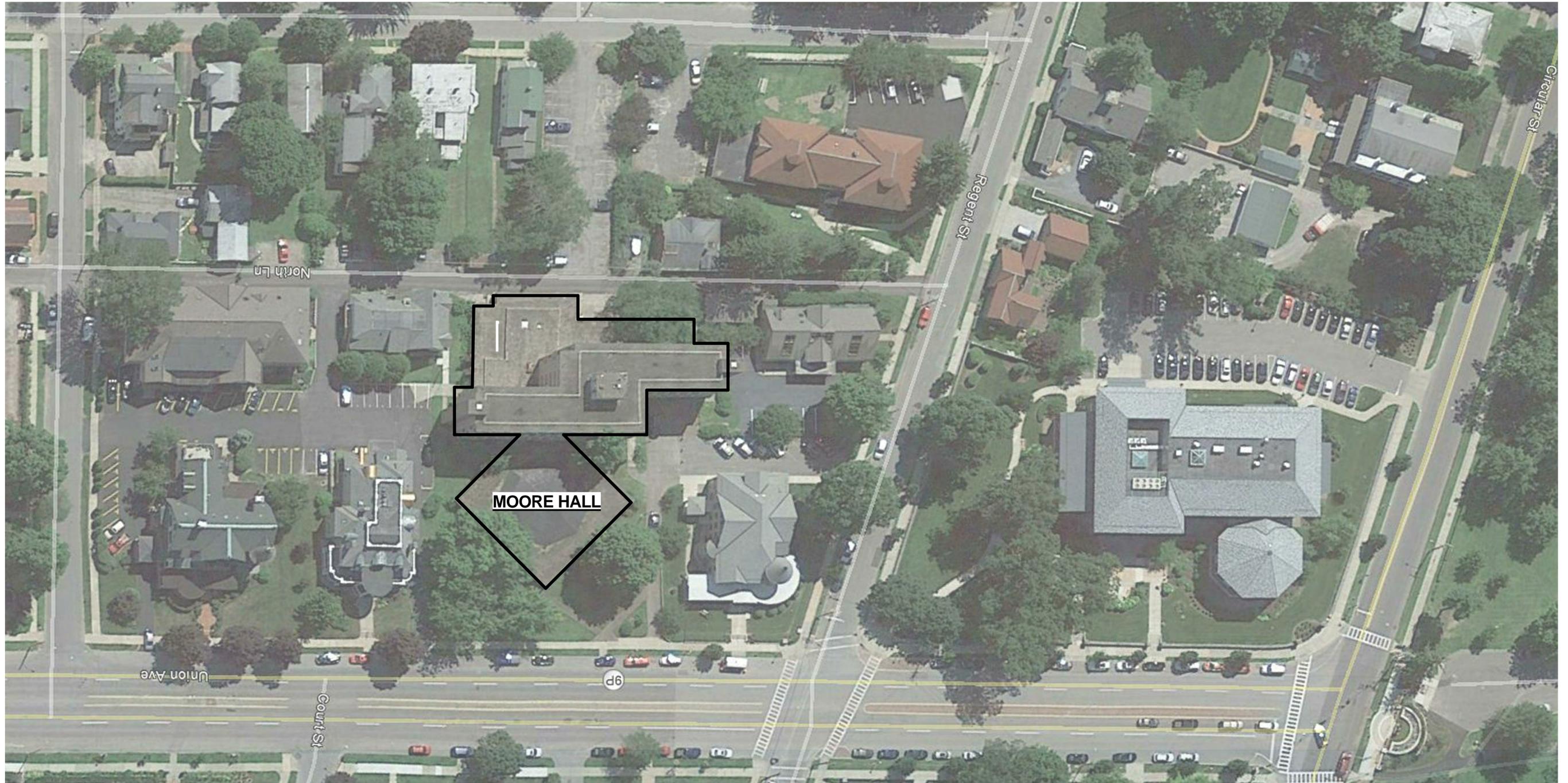
We understand that the project was before the city's DRC last Wednesday night (20th) and it appears that the project was seen as positive for the neighborhood and contextually presented no problem with mass of scale.

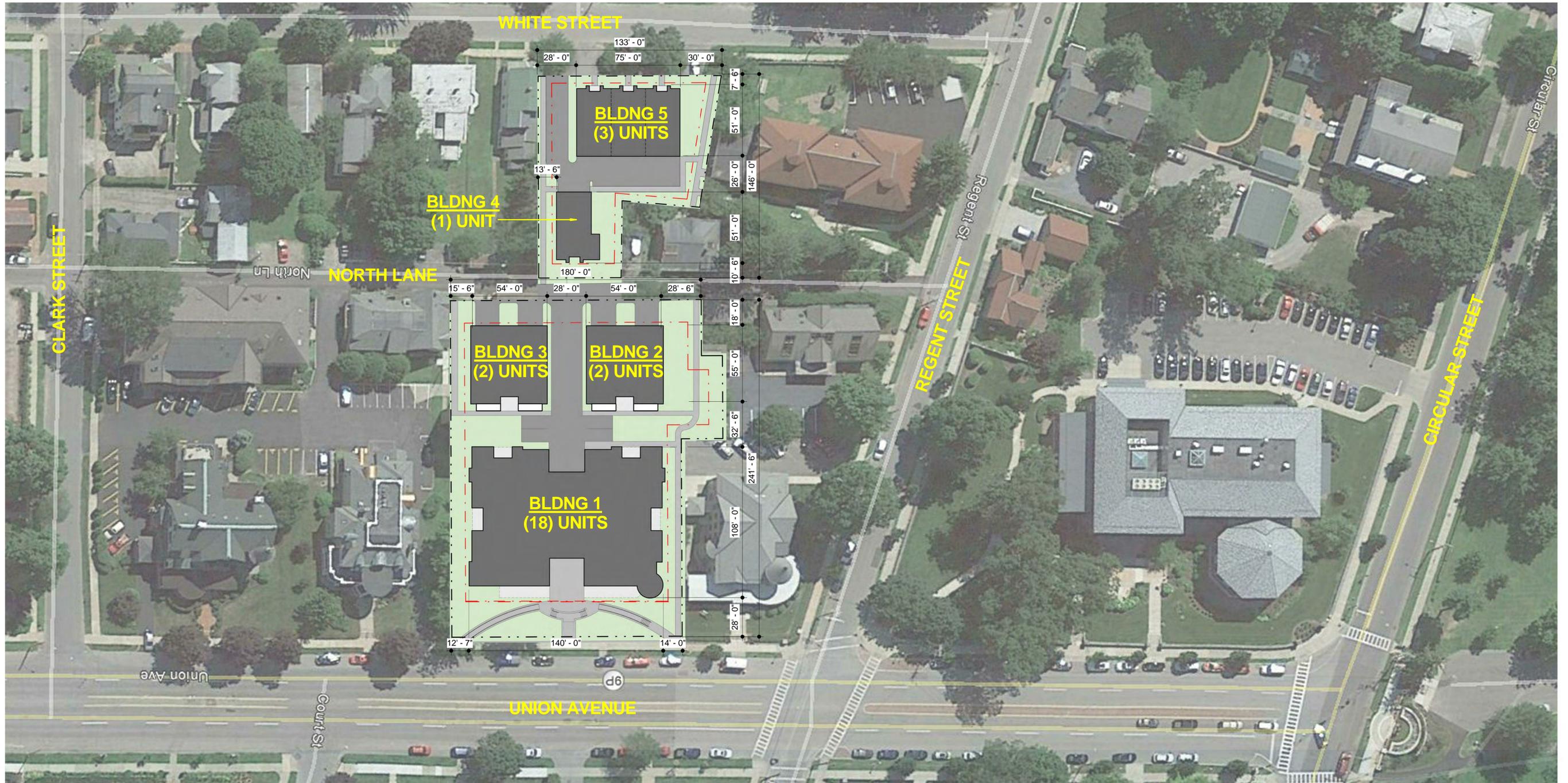


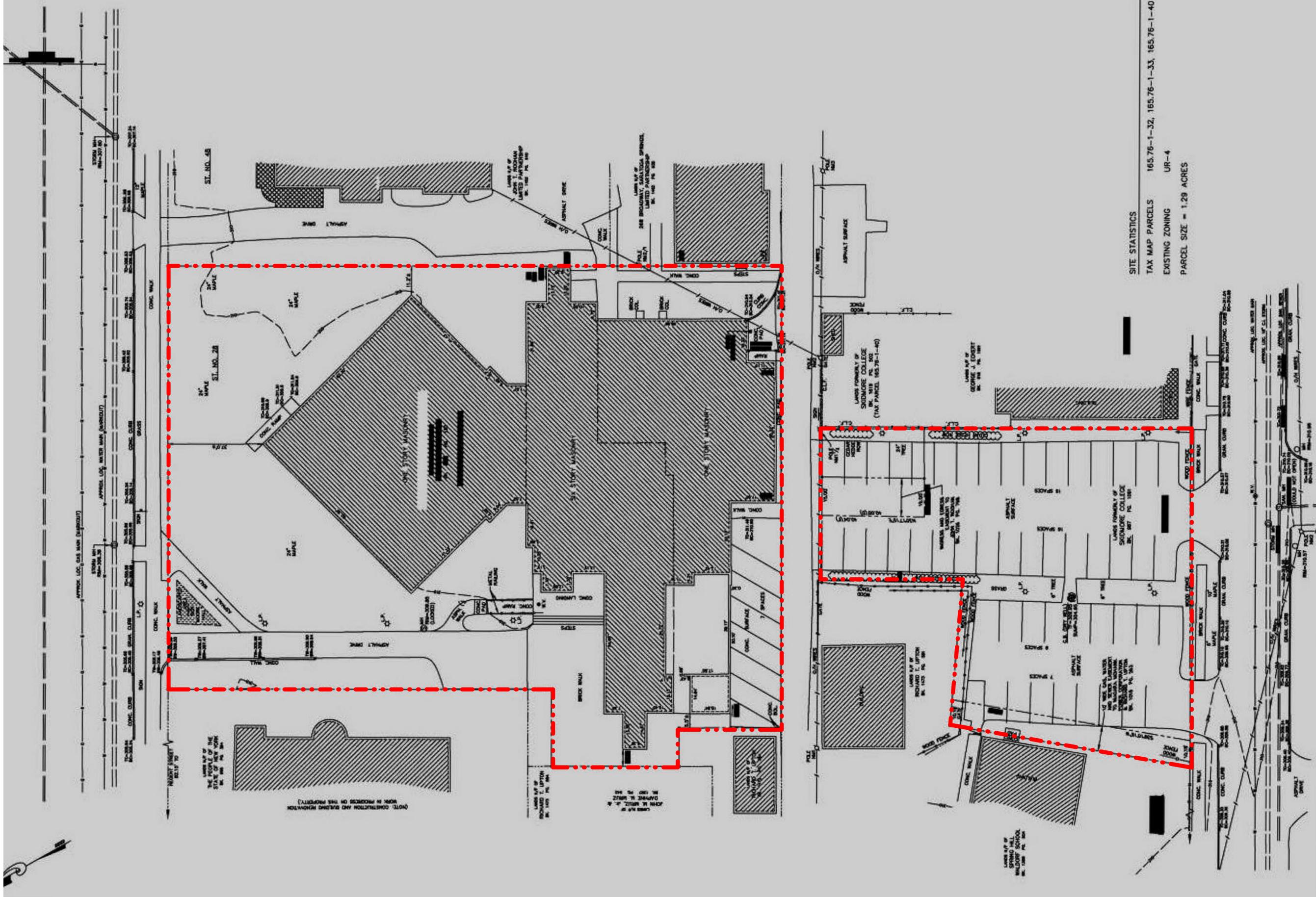
Michael Valentine, Senior Planner
Authorized Agent for Saratoga County

DISCLAIMER: Recommendations made by the Saratoga County Planning Board on referrals and subdivisions are based upon the receipt and review of a "full statement of such proposed action" provided directly to SCPB by the municipal referring agency as stated under General Municipal Law section 239. A determination of action is rendered by the SCPB based upon the completeness and accuracy of information presented by its staff. The SCPB cannot be accountable for a decision rendered through incomplete or inaccurate information received as part of the complete statement.



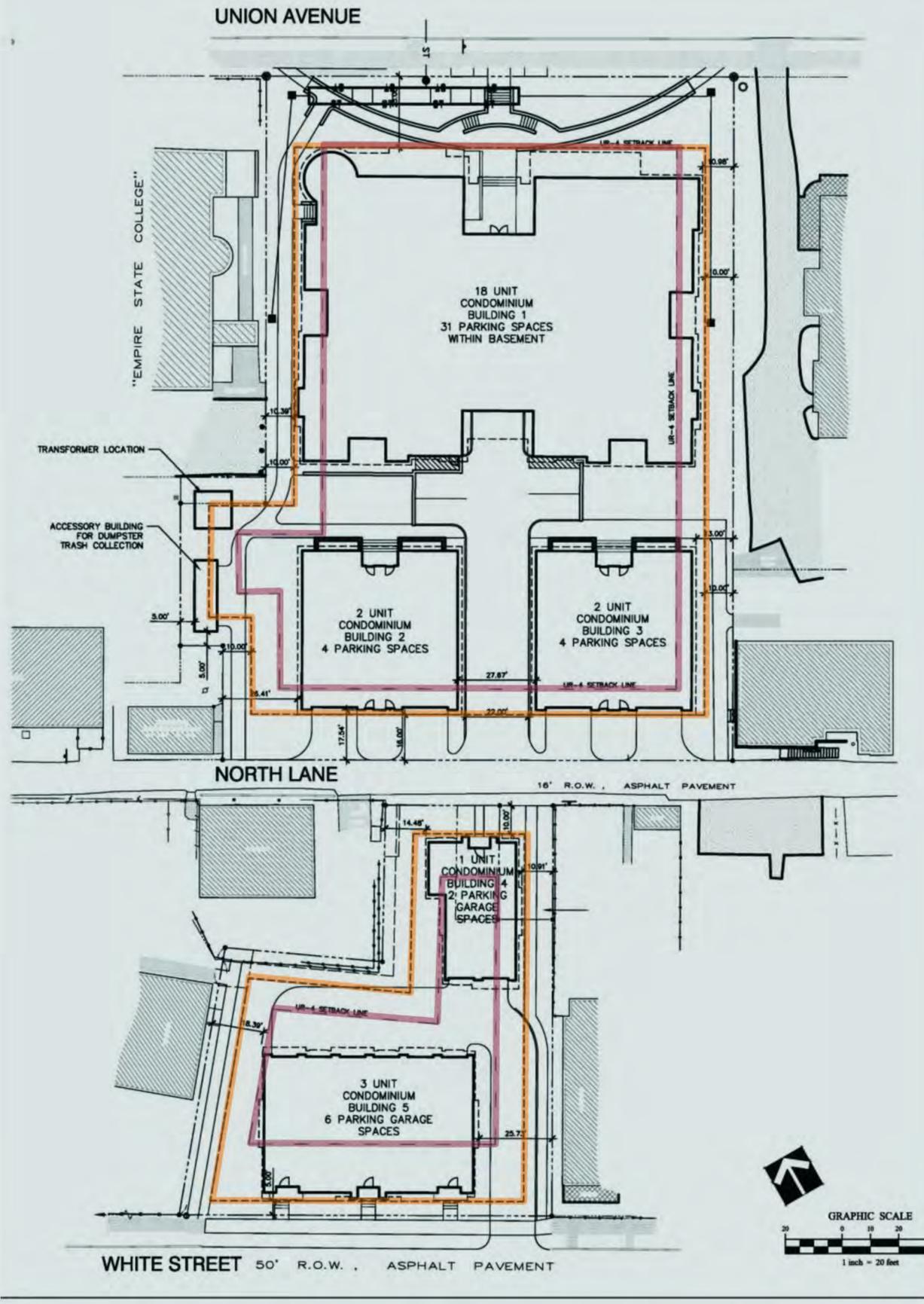






SITE STATISTICS
 TAX MAP PARCELS 165.76-1-32, 165.76-1-33, 165.76-1-40
 EXISTING ZONING UR-4
 PARCEL SIZE = 1.28 ACRES





UNION AVENUE

SIDE YARD SETBACK
 REQUIRED - 20' MINIMUM, 45' TOTAL
 PROVIDED - 10', 10' 20' TOTAL

VARIANCE REQUESTED 10' 25'

REAR YARD SETBACK
 REQUIRED - 25'
 PROVIDED - 16' NORTH LANE

VARIANCE REQUESTED 9'

MAXIMUM BUILDING COVERAGE
 PRINCIPAL BUILDING
 REQUIRED - 25%
 PROPOSED - 52.39%

VARIANCE REQUESTED 27.39%

DENSITY PER UNIT
 REQUIRED - 3,000 SF PER UNIT
 PROPOSED - 1,901 SF PER UNIT

VARIANCE REQUESTED - 1099 SF PER UNIT

WHITE STREET

SIDE YARD SETBACK
 REQUIRED - 20' MINIMUM, 45' TOTAL
 PROVIDED - 10', 10' 20' TOTAL

VARIANCE REQUESTED 10' 25'

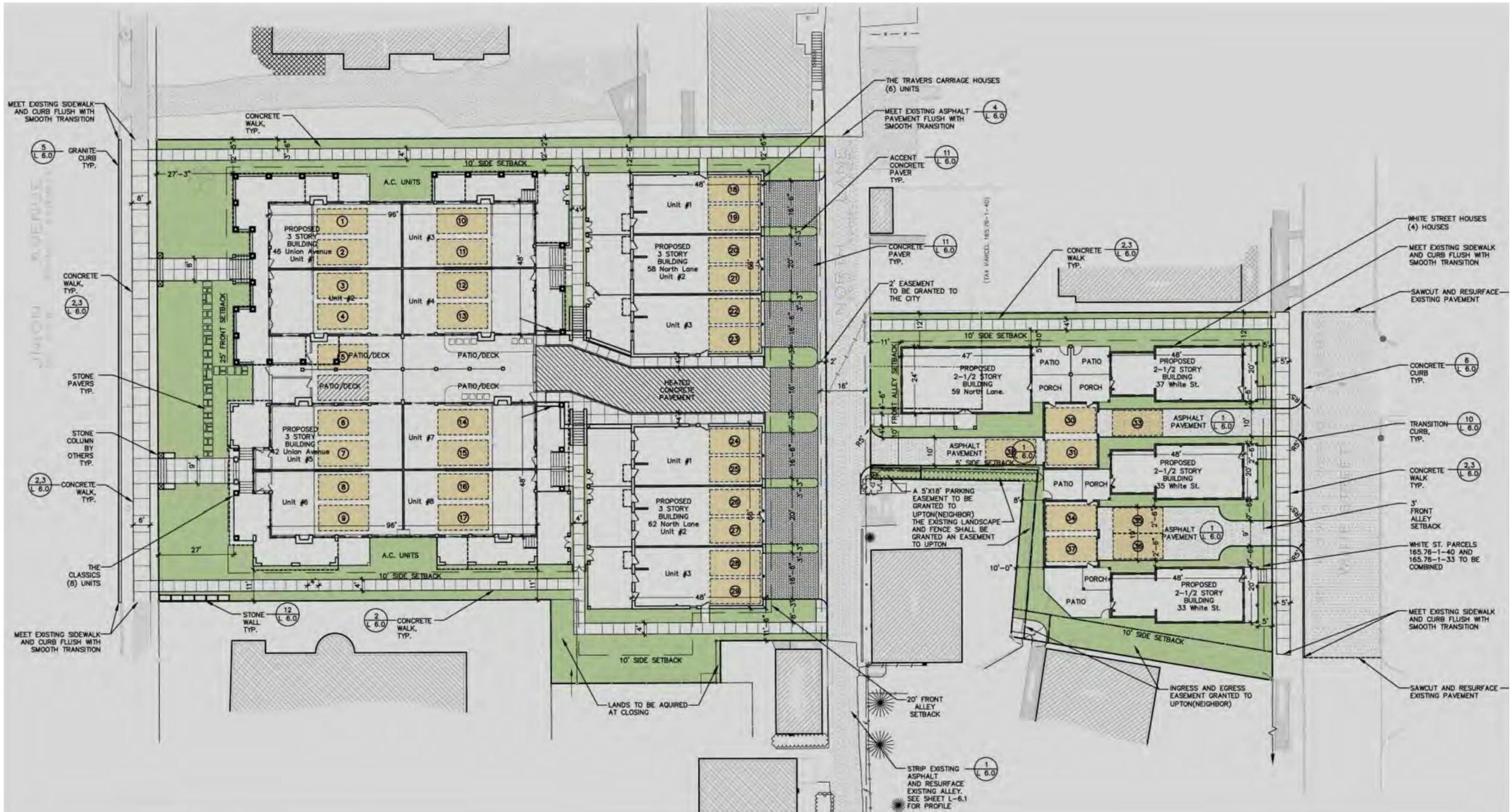
REAR YARD SETBACK
 REQUIRED - 25'
 PROVIDED - 10' NORTH LANE
 VARIANCE REQUESTED 15'

FRONT YARD SETBACK
 REQUIRED 25'
 PROPOSED 5'
 VARIANCE 20'

MAXIMUM BUILDING COVERAGE
 PRINCIPAL BUILDING
 REQUIRED - 25%
 PROPOSED - 39%

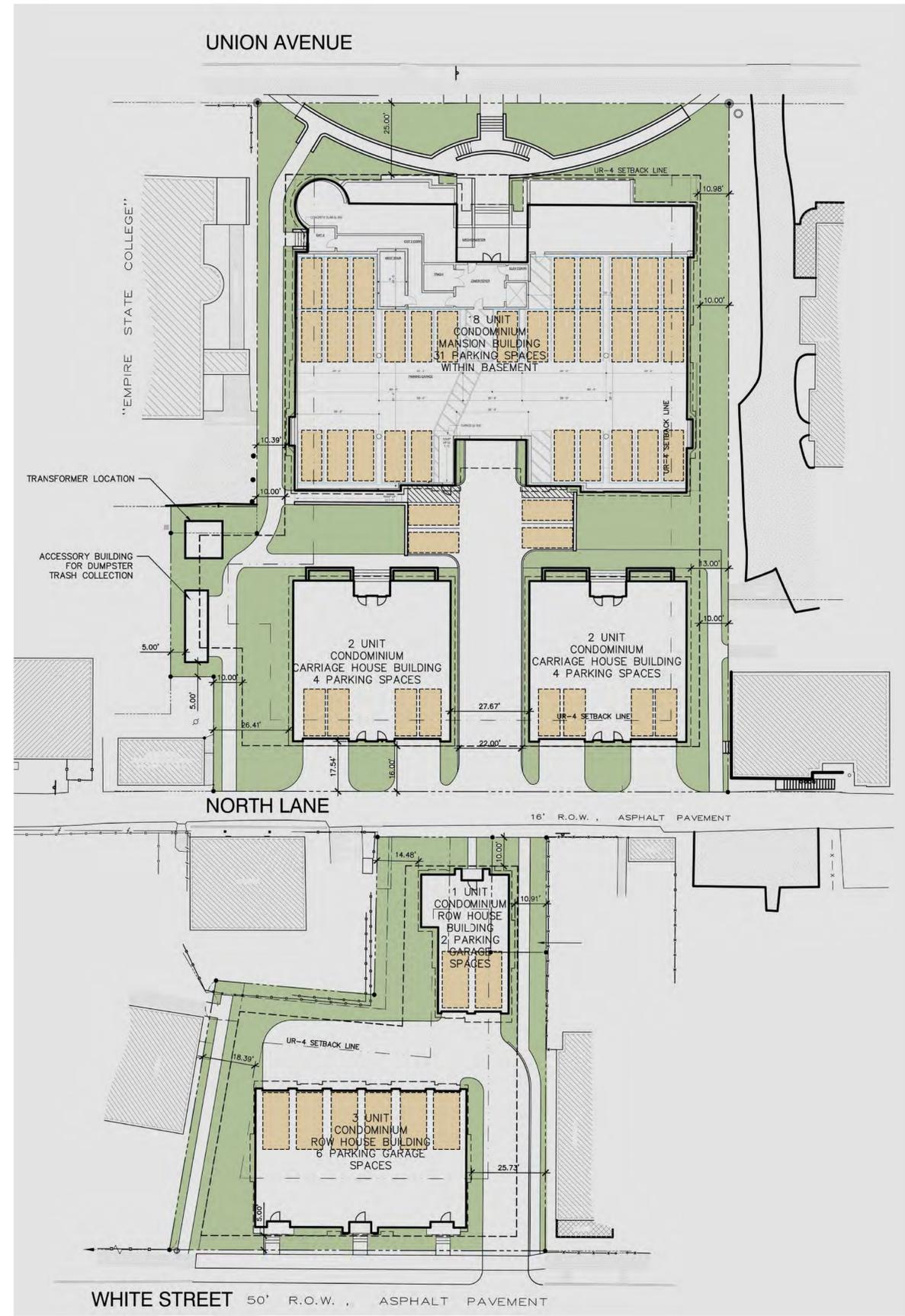
VARIANCE REQUESTED 14%







2008 APPROVED SITE PLAN



2016 PROPOSED SITE PLAN







COPPER FINIALS
 ARCHITECTURAL ROOFING SHINGLES

TERRA COTTA CHIMNEY POTS

STANDING SEAM COPPER ROOFING

CELLULAR PVC TRIM

ALUMINUM CLAD WOOD WINDOWS AND DOORS

STANDING SEAM COPPER ROOFING

CEDAR SIDING WITH SOLID STAIN

14"dia TUSCAN COLUMN, PTD

PVC RAILING, PTD

BED DEPTH GRANITE VENEER STONE

T.O. RIDGE EL: 370'-3"

MEAN ROOF EL: 359'-6"

3rd FLOOR EL: 340'-0"

2nd FLOOR EL: 328'-0"

1st FLOOR EL: 316'-0"

AVG GRADE EL: 311'-0"

10' - 9"

19' - 6"

12' - 0"

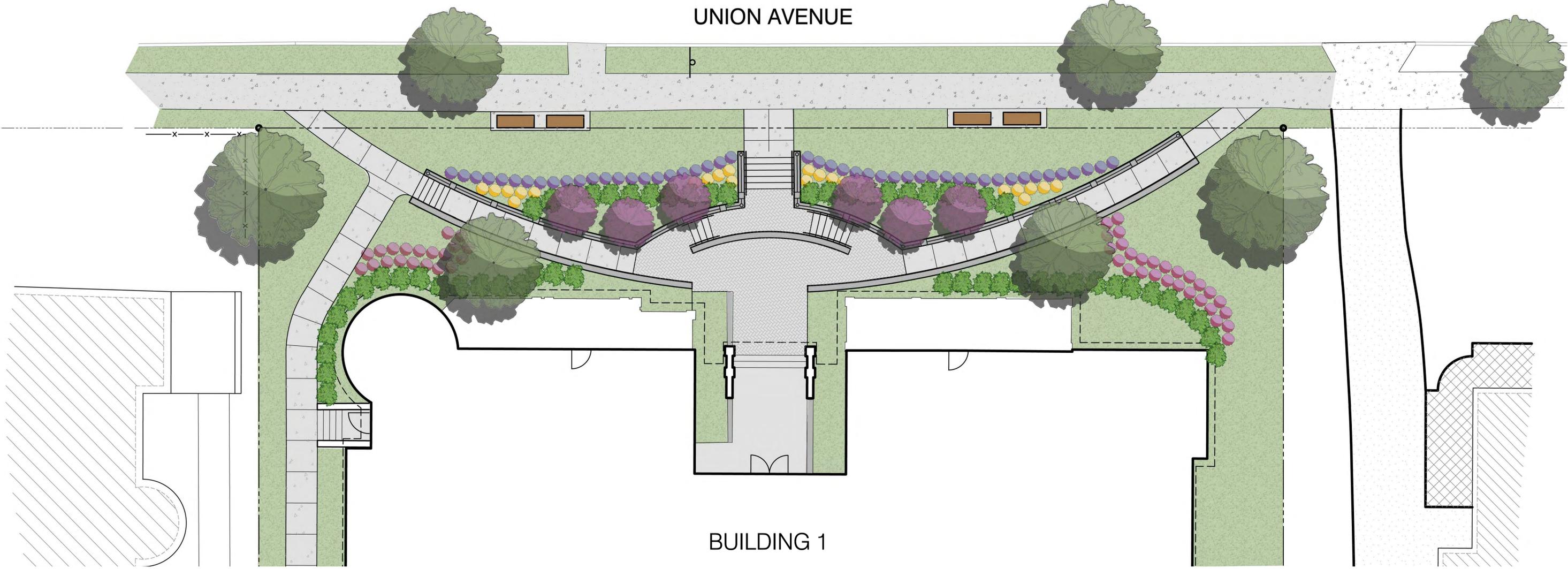
12' - 0"

5' - 0"

48' - 6"

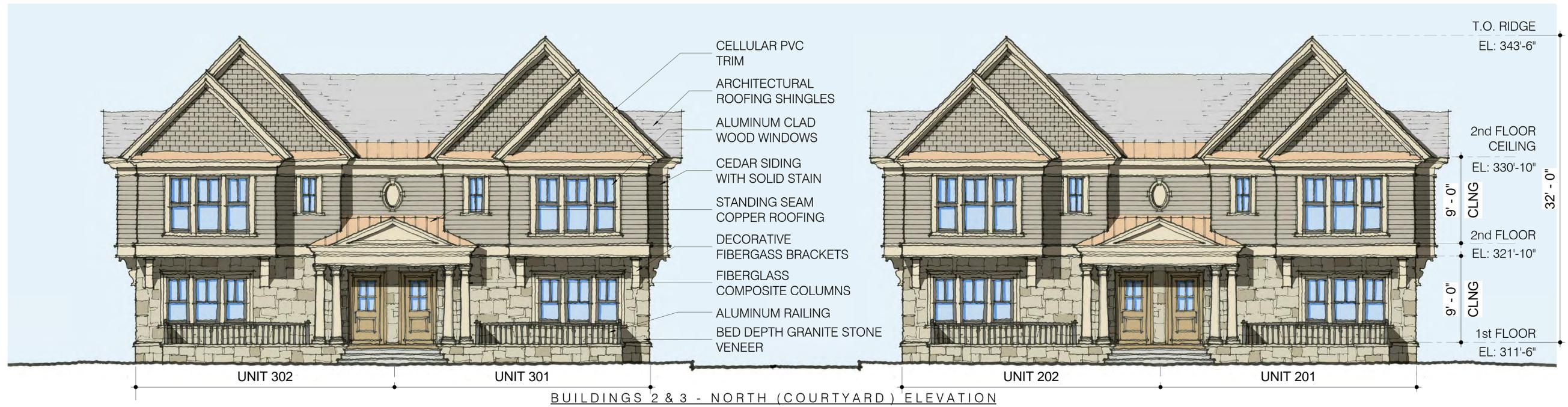
NORTH (UNION AVENUE) ELEVATION

UNION AVENUE



BUILDING 1







BUILDING 4 - NORTH LANE ELEVATION

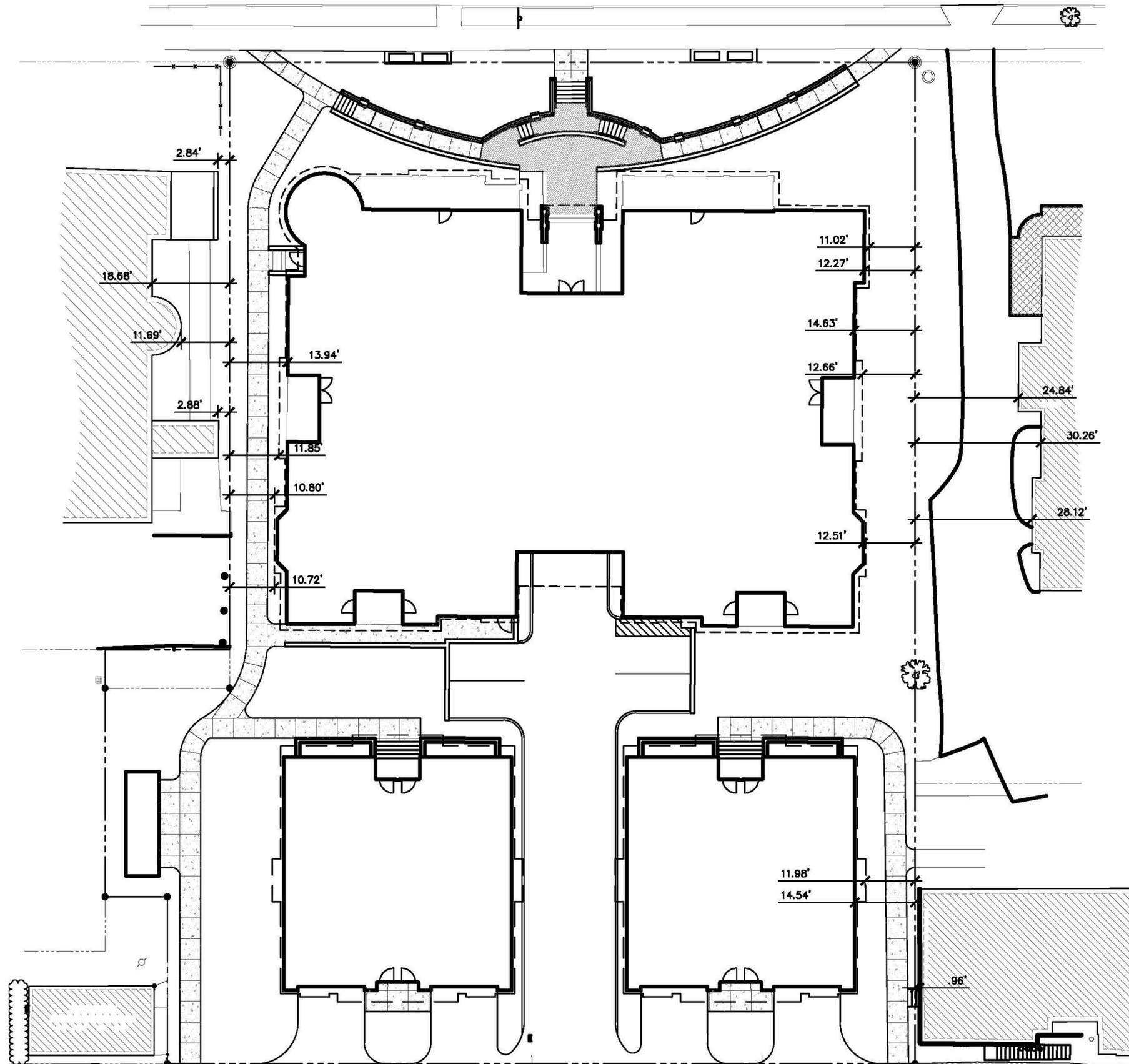


BUILDING 5 - WHITE STREET ELEVATION



BUILDING 5 - SIDE ELEVATION

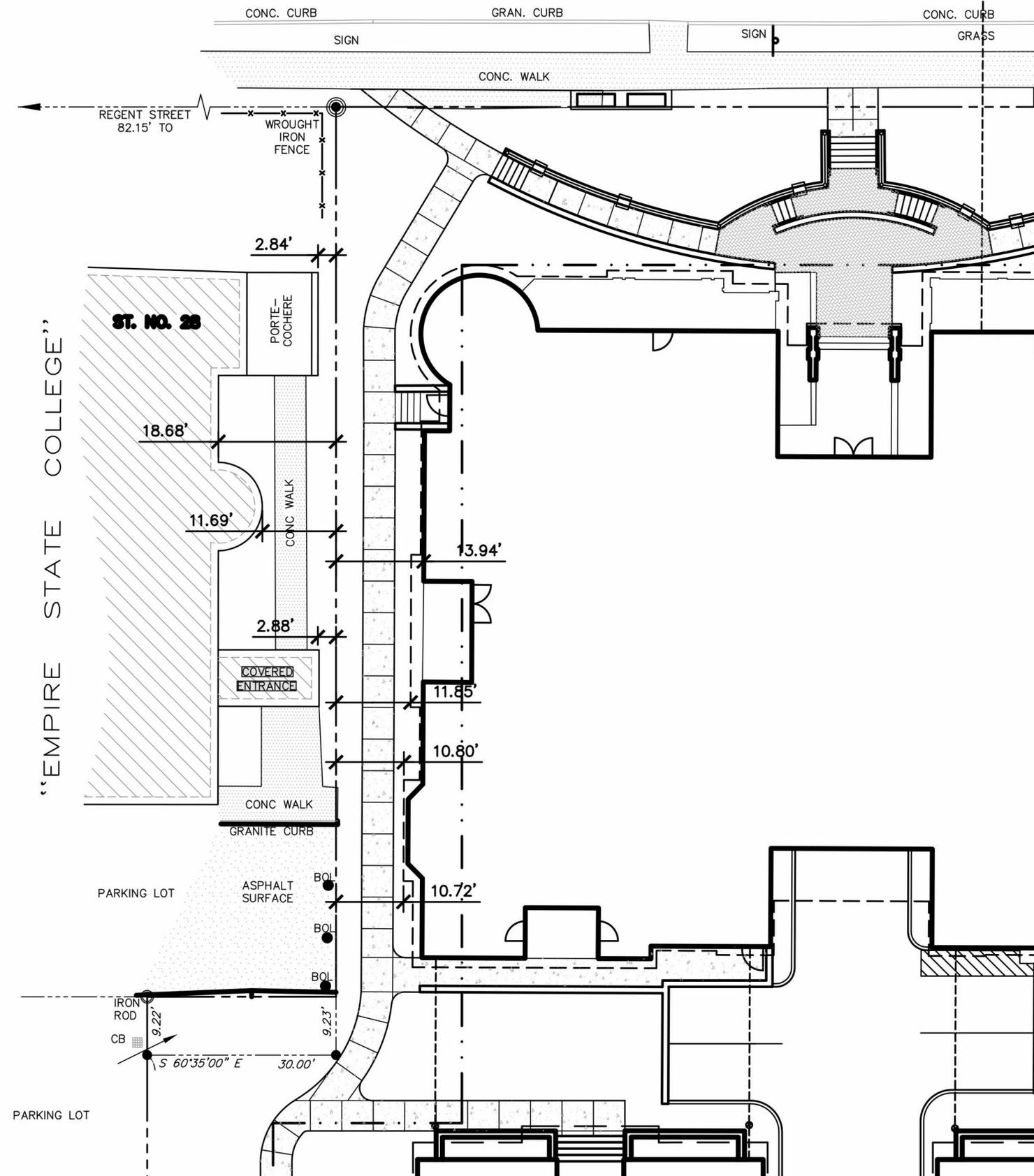
UNION AVENUE



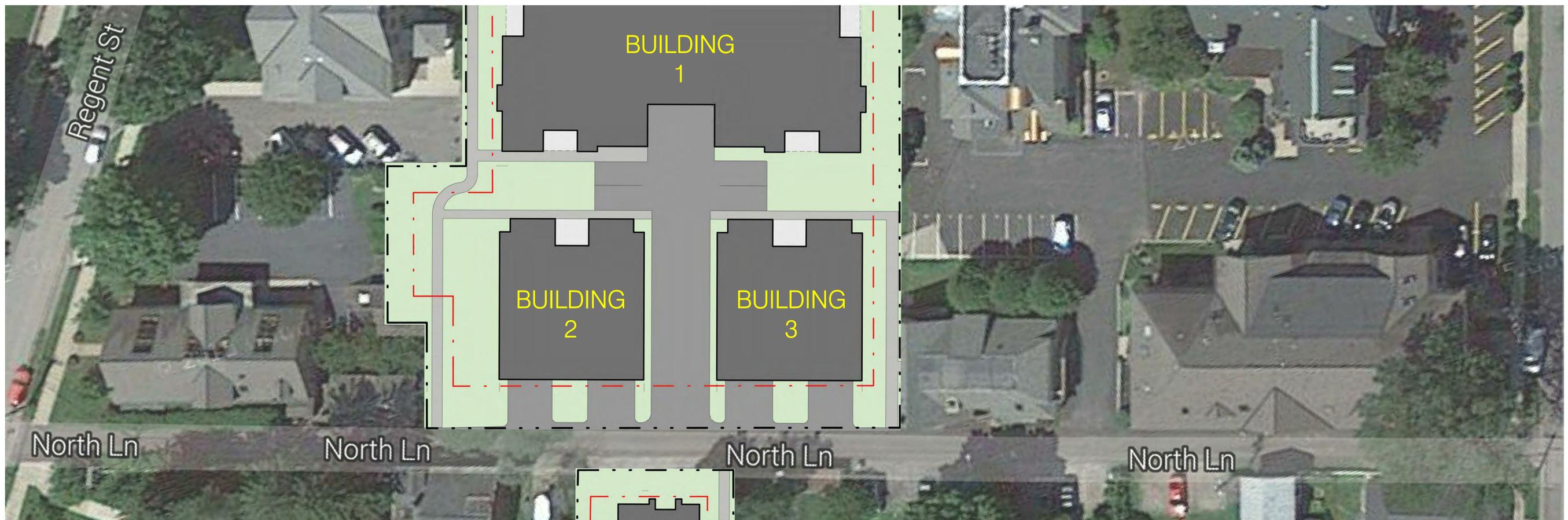
NORTH LANE

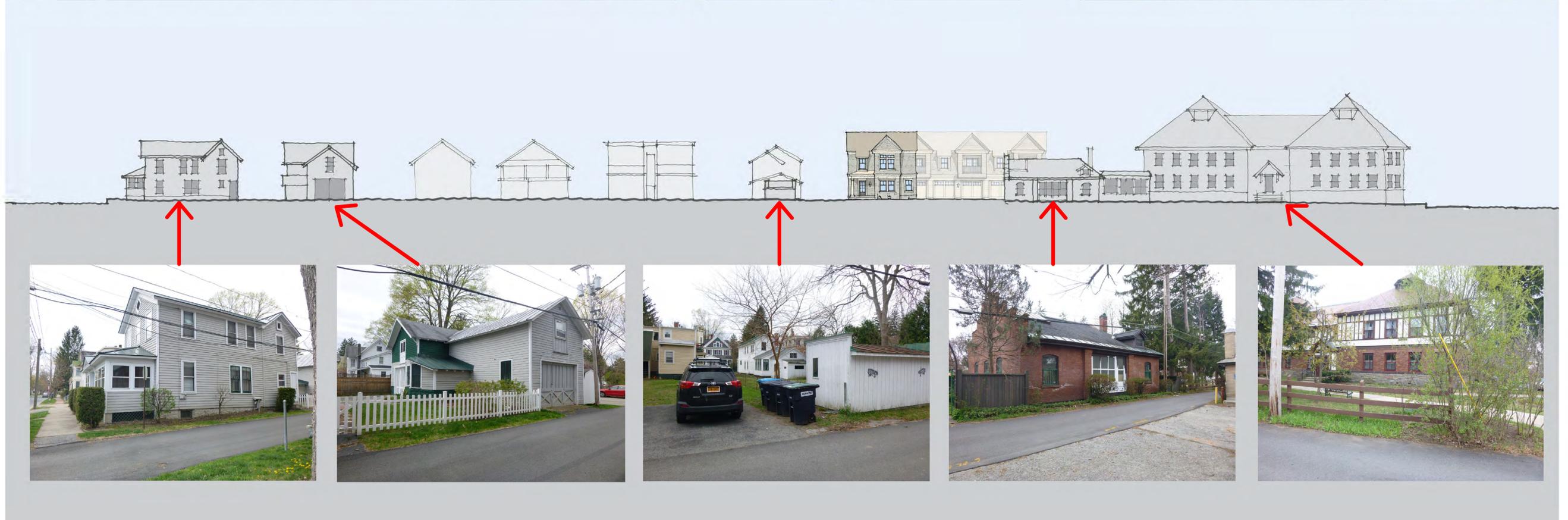
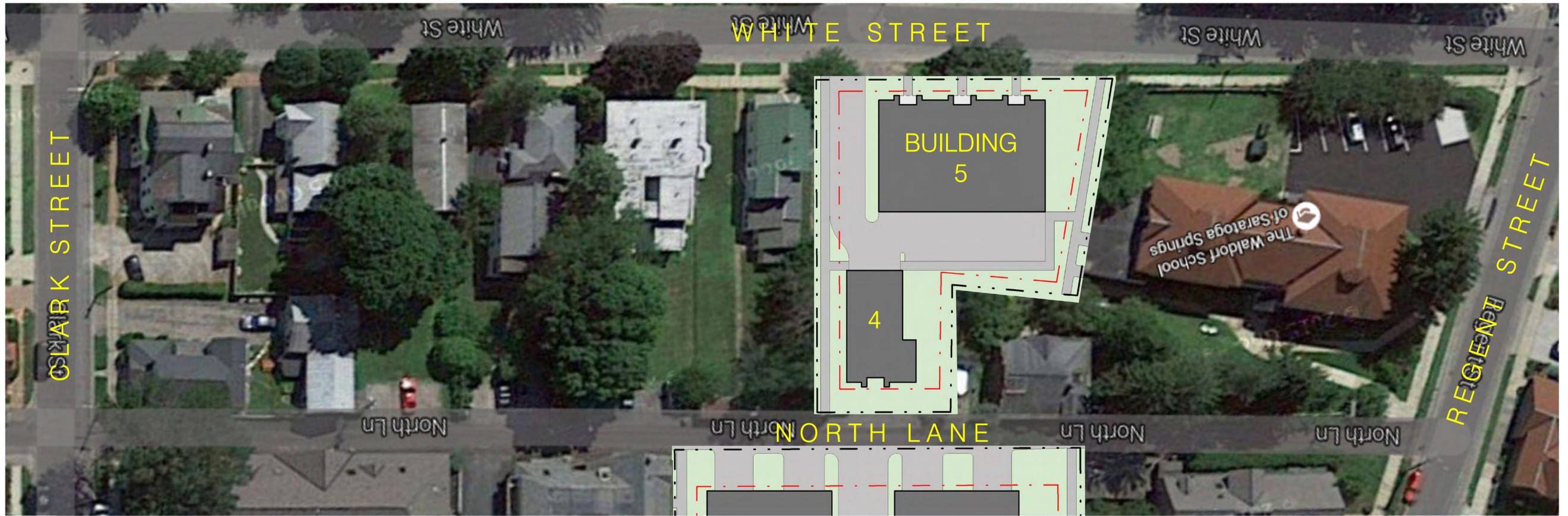


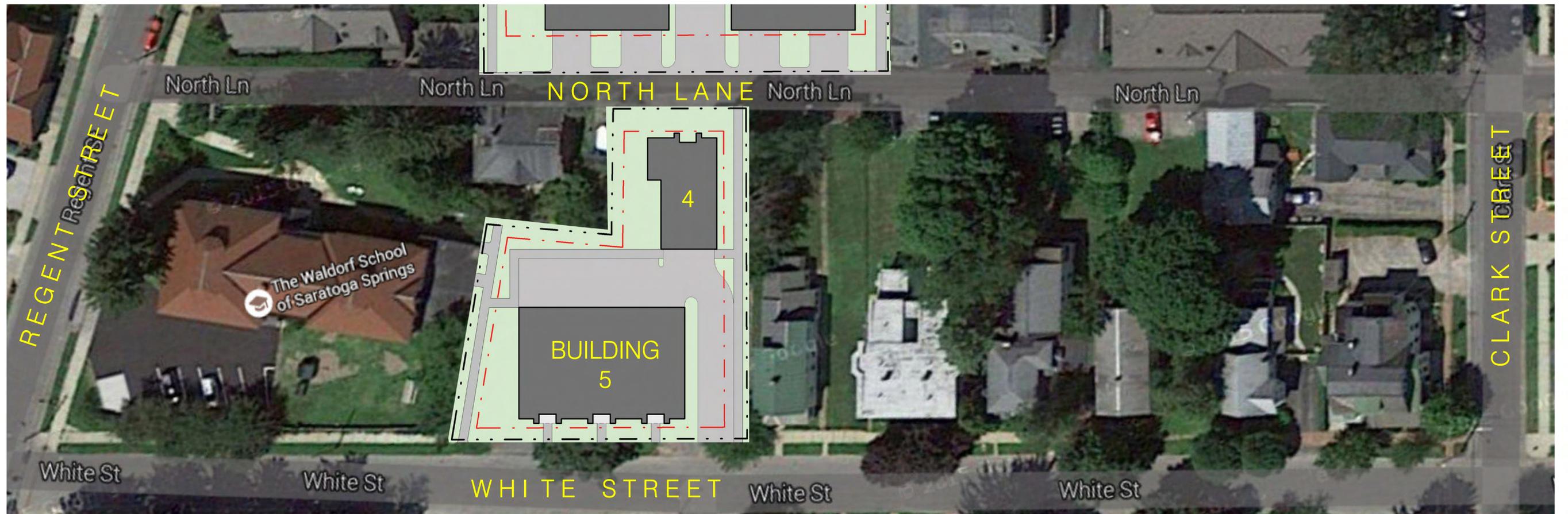
UNION AVENUE

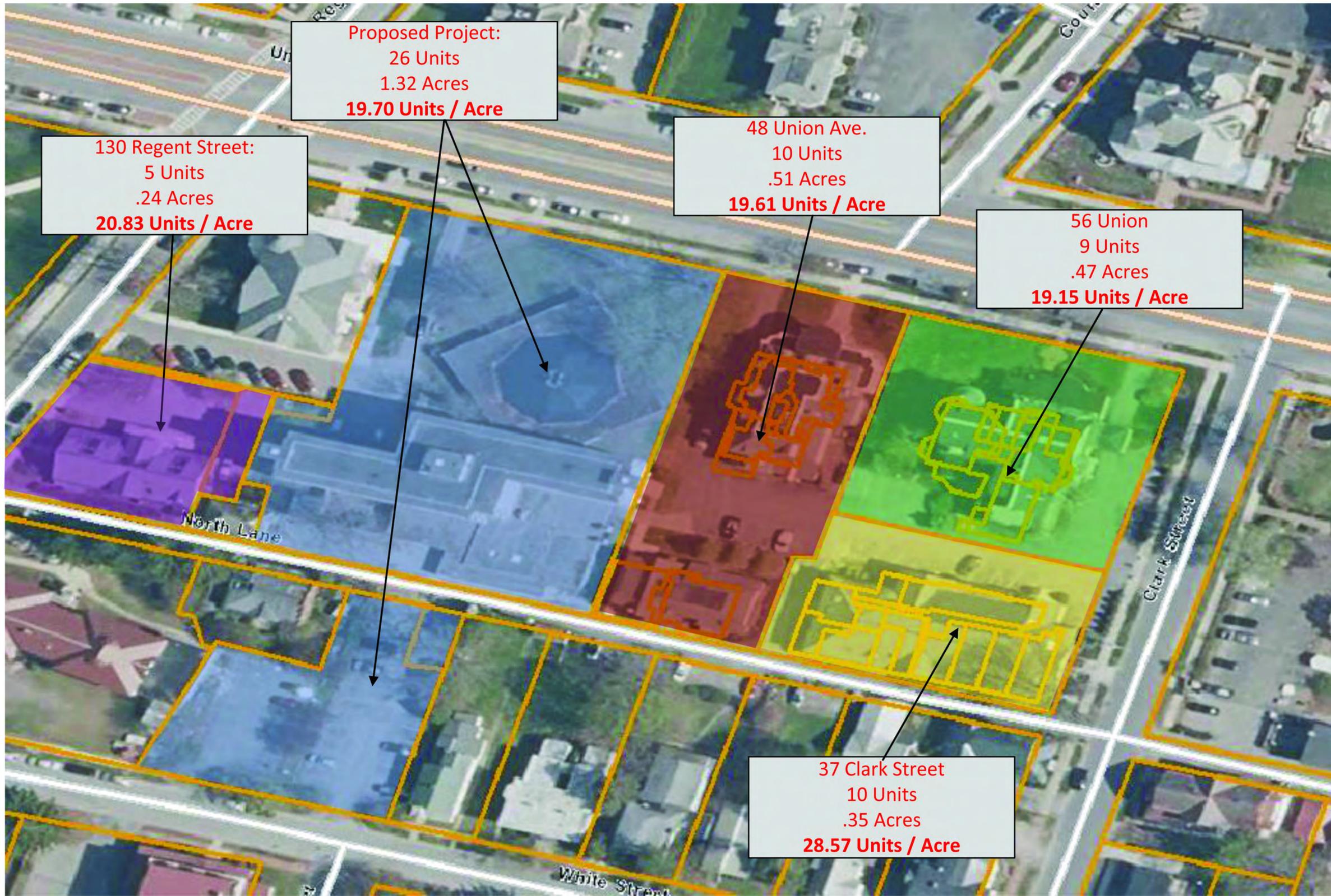












PROJECT UNIT DENSITY / ACRE – COMPARISON

MARCH/SEPTEMBER 21 @ 9:00 AM



EXISTING BUILDING

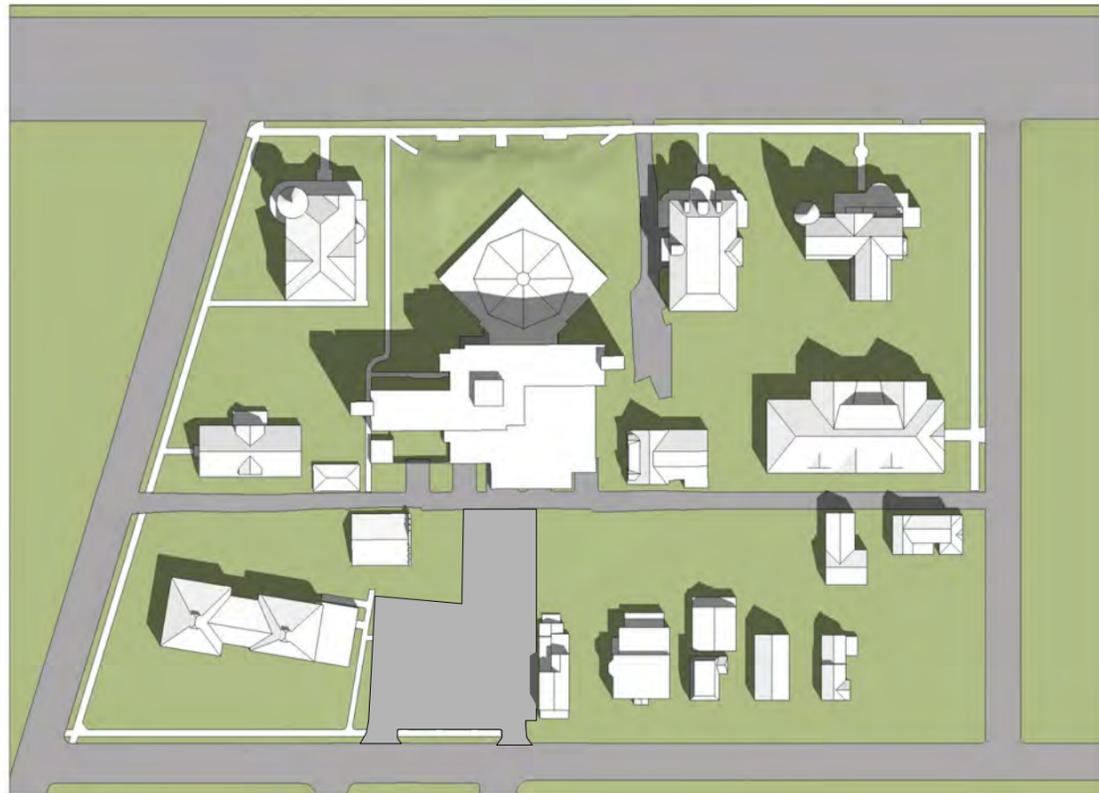
MARCH/SEPTEMBER 21 @ 9:00 AM



PROPOSED BUILDING



MARCH/SEPTEMBER 21 @ NOON



EXISTING BUILDING

MARCH/SEPTEMBER 21 @ NOON



PROPOSED BUILDING



MARCH/SEPTEMBER 21 @ 2:00 PM



EXISTING BUILDING

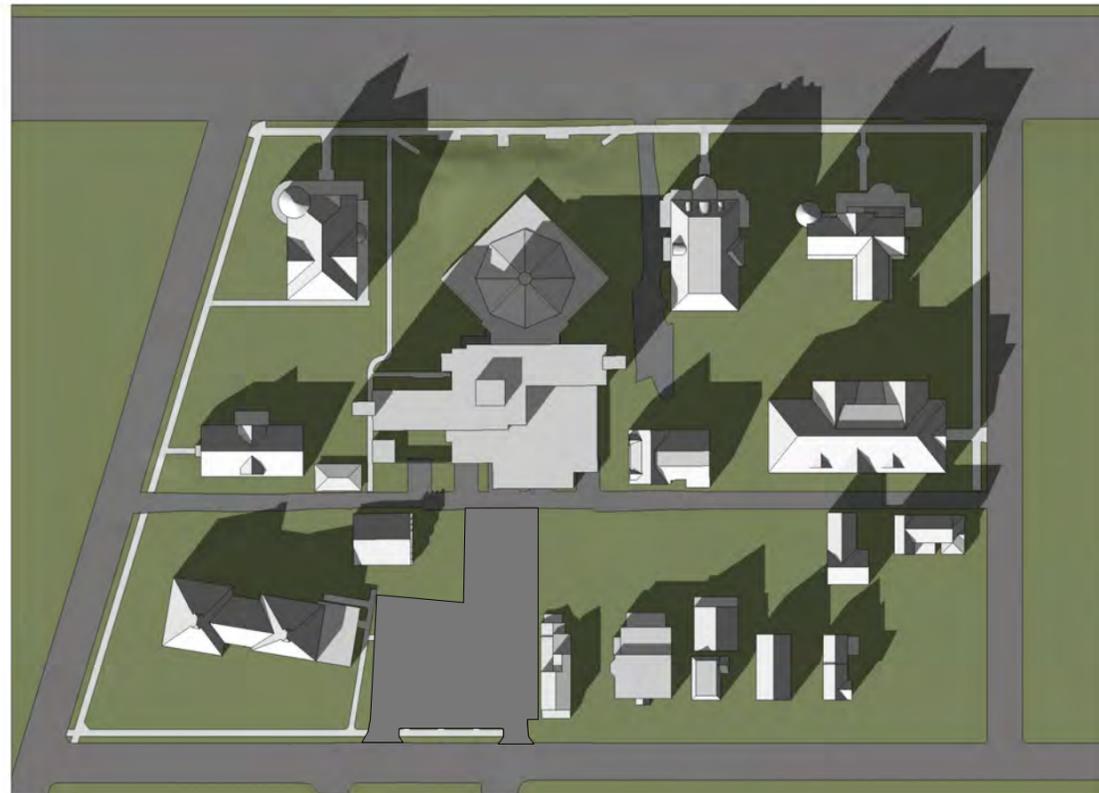
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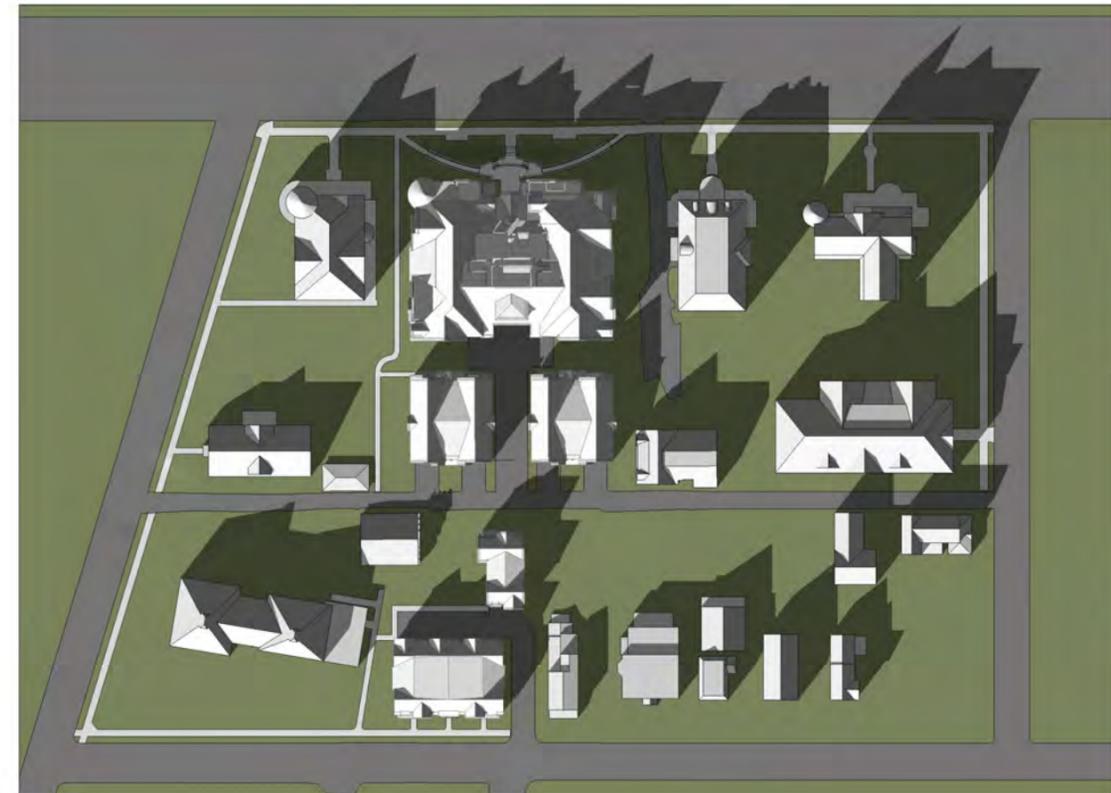


MARCH/SEPTEMBER 21 @ 4:00 PM



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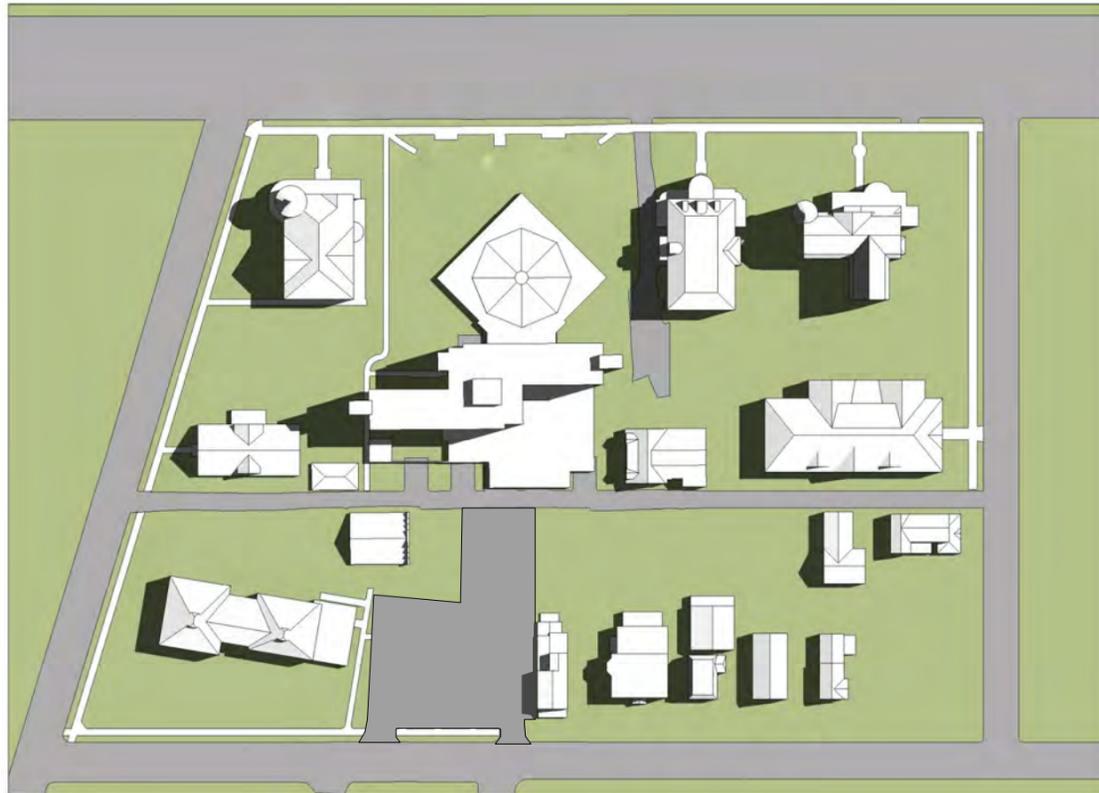
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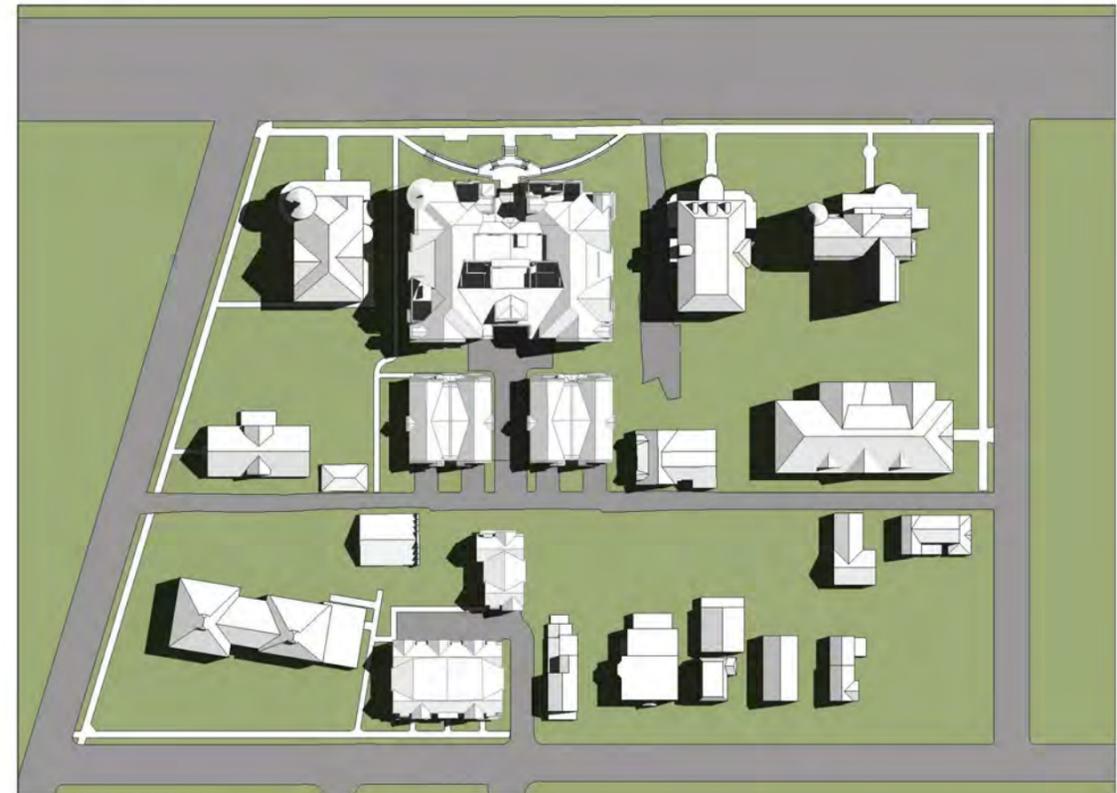


JUNE 21 @ 9:00 AM



EXISTING BUILDING

JUNE 21 @ 9:00 AM



PROPOSED BUILDING

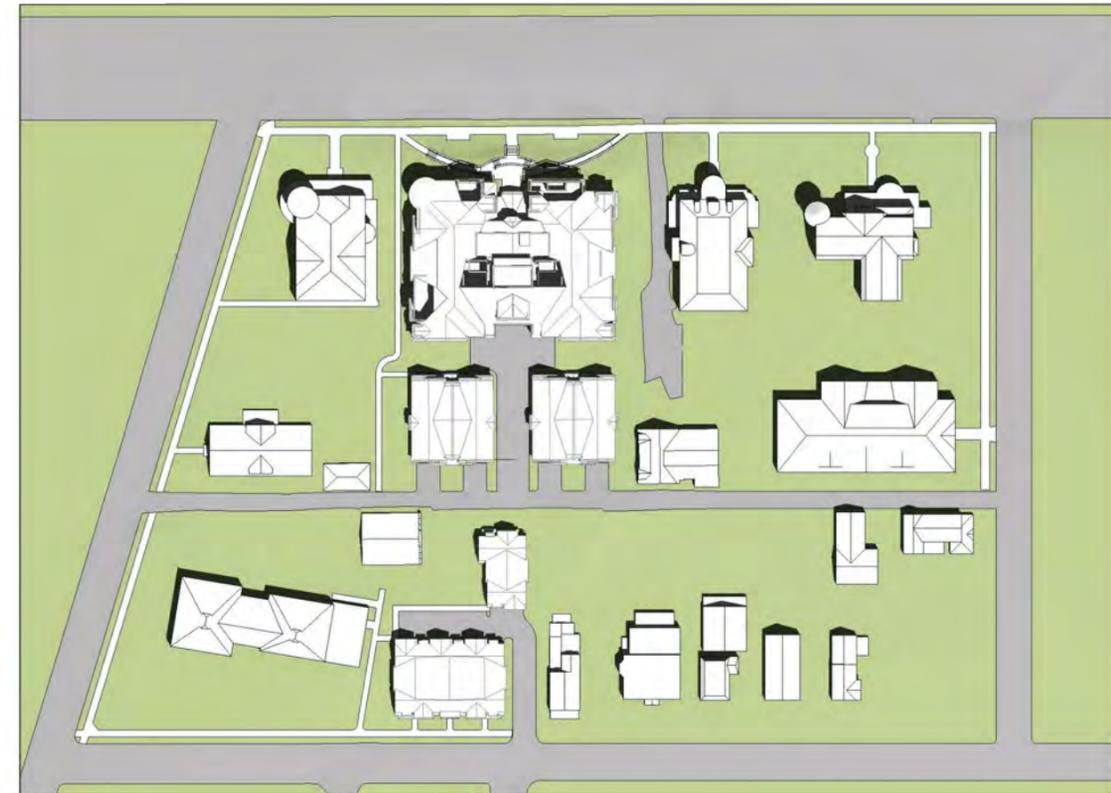


JUNE 21 @ NOON



EXISTING BUILDING

JUNE 21 @ NOON



PROPOSED BUILDING



JUNE 21 @ 2:00 PM



EXISTING BUILDING

JUNE 21 @ 2:00 PM



PROPOSED BUILDING

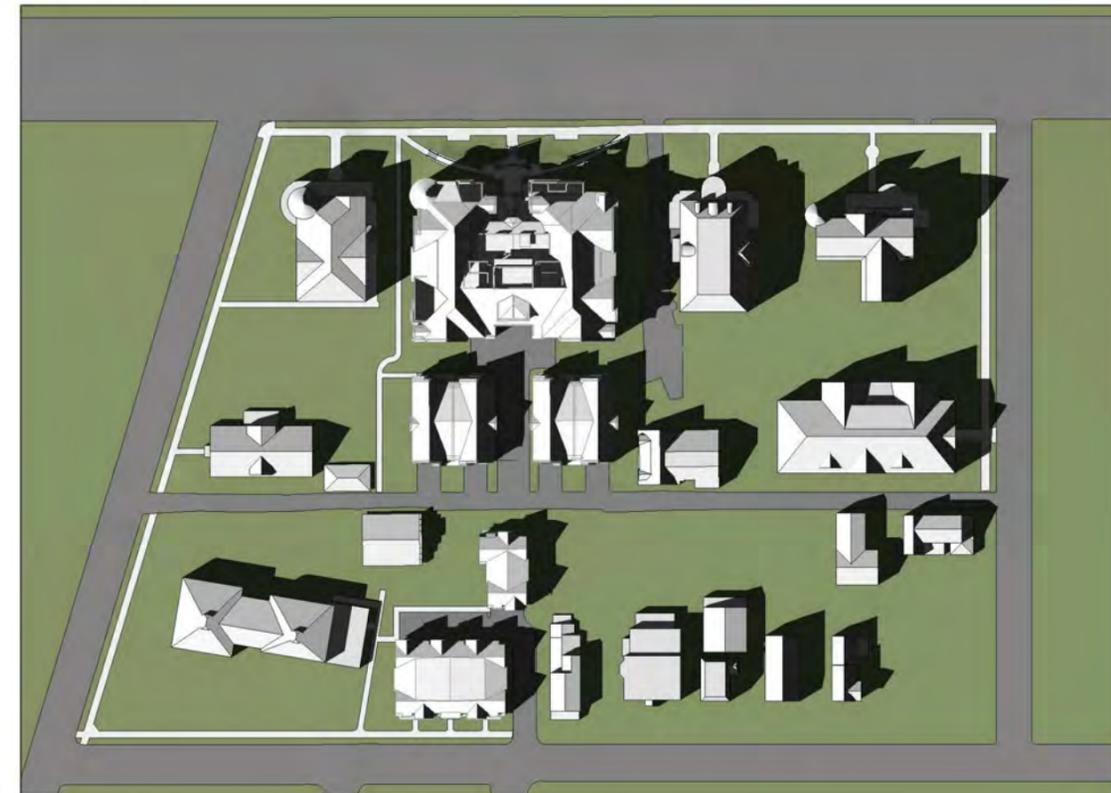


JUNE 21 @ 4:00 PM



EXISTING BUILDING

JUNE 21 @ 4:00 PM



PROPOSED BUILDING



DECEMBER 21 @ 9:00 AM



EXISTING BUILDING

DECEMBER 21 @ 9:00 AM



PROPOSED BUILDING

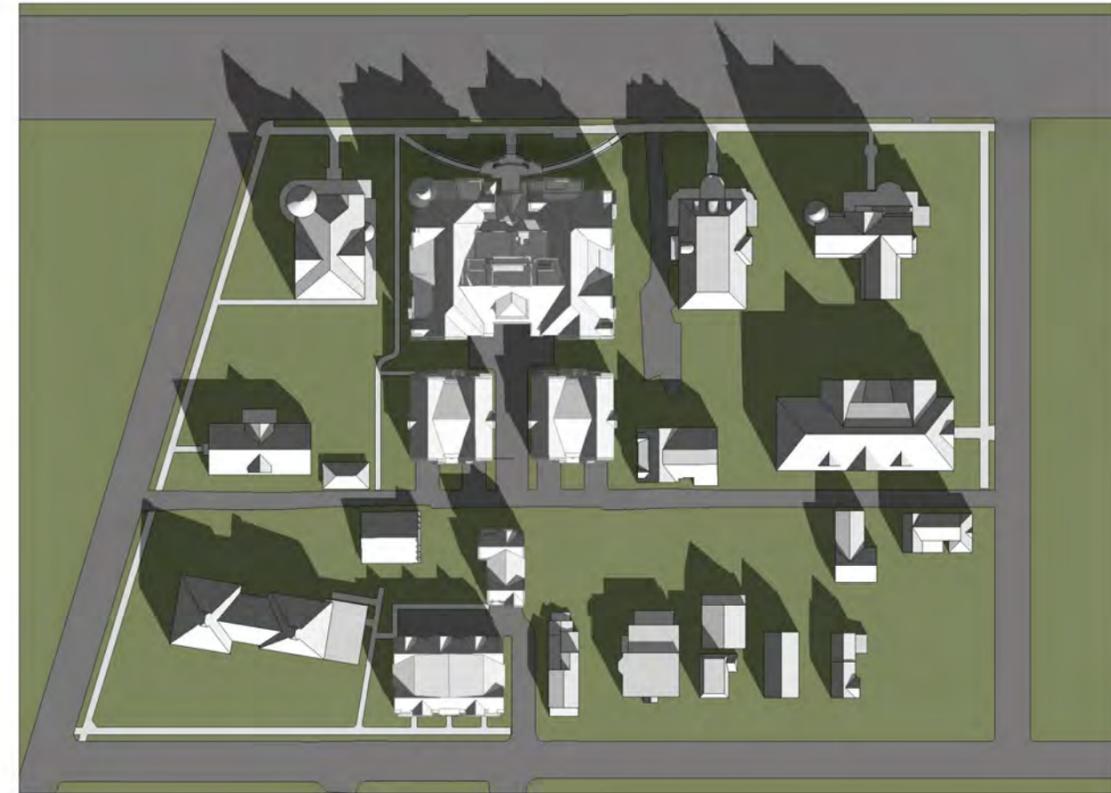


DECEMBER 21 @ NOON



EXISTING BUILDING

DECEMBER 21 @ NOON



PROPOSED BUILDING



DECEMBER 21 @ 2:00 PM



EXISTING BUILDING

DECEMBER 21 @ 2:00 PM



PROPOSED BUILDING

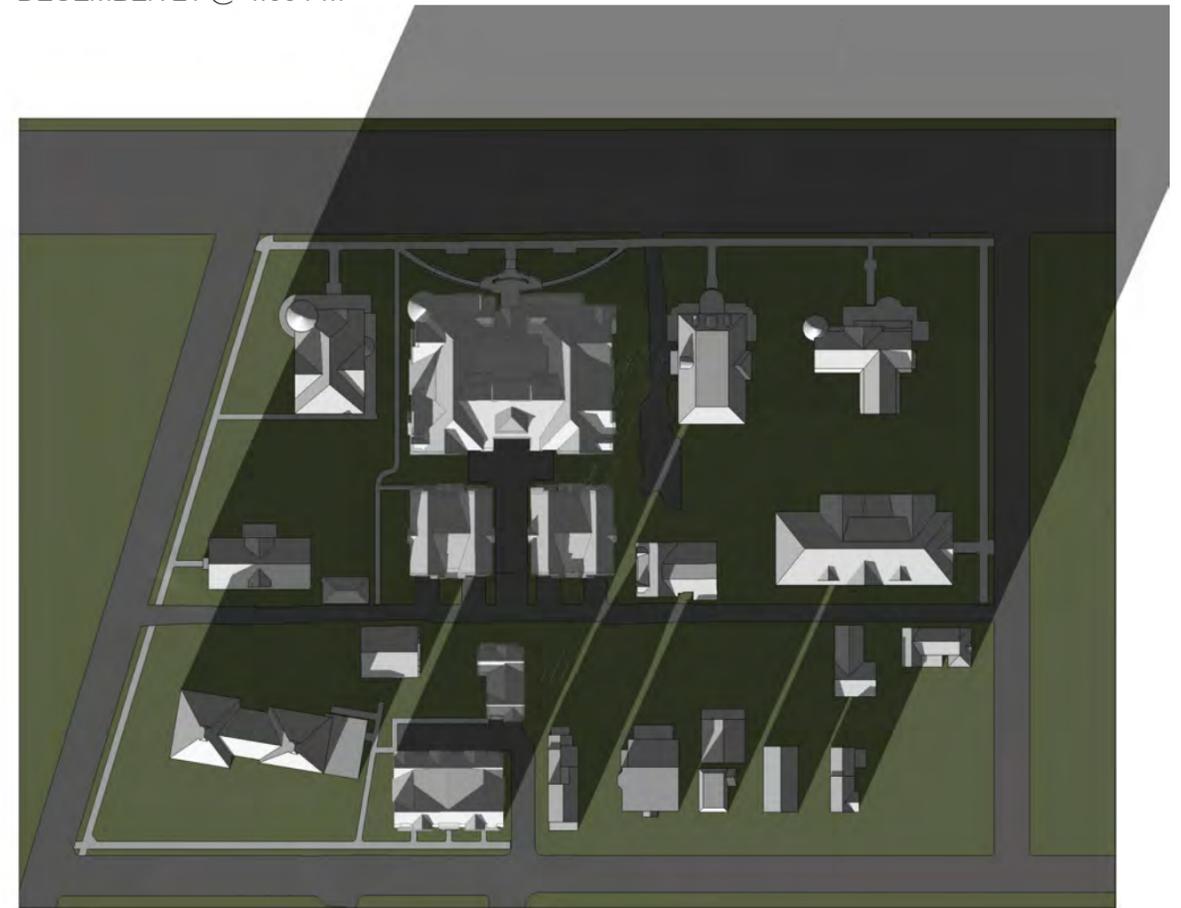


DECEMBER 21 @ 4:00 PM



EXISTING BUILDING

DECEMBER 21 @ 4:00 PM



PROPOSED BUILDING



40 Long Alley
Saratoga Springs
NY 12866

p: 518-587-8100
f: 518-587-0180
www.thelagroup.com

LETTER OF TRANSMITTAL

TO: Saratoga Springs Planning Department
City Hall
Saratoga Springs, NY 12866

DATE: 3/18/2016 JOB NO.:

RE: Moore Hall

WE ARE SENDING YOU Attached Under separate cover via _____ the following items

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1			ZBA Application w/ Exhibit A & B
1			SEQRA Long Form
1			OPRHP Archaeological Response Letter
1			DEC Natural Heritage Response Letter
1			La Group Variance Site Plan
1			Balzer & Tuck Architectural Renderings
1			Application Fee
			Note: We would appreciate that this application be forwarded
			To the Saratoga County Planning Board as soon as possible
			for consideration of an advisory opinion at their next meeting

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your records Approved as noted Submit _____ copies for distribution
 As requested Return for corrections Return _____ corrected prints
 For review and comments _____
 FOR BIDS DUE _____ 20 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

cc:

SIGNED: _____



CITY OF SARATOGA SPRINGS

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
TEL: 518-587-3550 FAX: 518-580-9480
WWW.SARATOGA-SPRINGS.ORG

[FOR OFFICE USE]

(Application #)

(Date received)

APPLICATION FOR: APPEAL TO THE ZONING BOARD FOR AN INTERPRETATION, USE VARIANCE, AREA VARIANCE AND/OR VARIANCE EXTENSION

<u>APPLICANT(S)*</u>	<u>OWNER(S) (If not applicant)</u>	<u>ATTORNEY/AGENT</u>
Name <u>Moore Hall, LLC</u>	<u>46 Union Avenue, LLC</u>	<u>Michael J. Toohey, Esq.</u>
Address <u>18 Division Street, Suite 401</u> <u>Saratoga Springs, NY 12866</u>	<u>300 South Division Street</u> <u>Buffalo, NY 14204</u>	<u>P. O. Box 4367</u> <u>Saratoga Springs, NY 12866</u>
Tel./Fax <u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>
Email <u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.
Applicant's interest in the premises: Owner Lessee Under option to lease or purchase

PROPERTY INFORMATION

Property Address (No. & St.) 28 Union Avenue/35 White Street Side of St. (north, east, etc.) South of Union Avenue/North of White Street

Tax Parcel No.: 165 . 76 - 1 - 34.13 (for example: 165.52 - 4 - 37) Tax District: Inside Outside

1. Date acquired by current owner: 5/13/2009 2. Zoning District when purchased: UR-4

3. Present use of property: Vacant Dormitory, Parking lots 4. Current Zoning District: UR-4

5. Has a previous ZBA application/appeal been filed for this property? Yes (when? 10/23/06 & 11/20/06 for what? Various Area Variances) No

6. Is property located within (check all that apply)?: Historic District Architectural Review District
 500' of a State Park, city boundary, or county/state highway?

7. Brief description of proposed action: Demolition of existing 6 story dormitory building and construction of 26 new residential units .
[See attached Narrative/Exhibit A]

8. Is there a written violation for this parcel that is not the subject of this application? Yes No

9. Has the work, use or occupancy to which this appeal relates already begun? Yes No

10. Identify the type of appeal you are requesting (check all that apply):

INTERPRETATION (p. 2) VARIANCE EXTENSION (p. 2) USE VARIANCE (pp. 3-6) AREA VARIANCE (pp. 6-7)

FEES: Make checks payable to the "Commissioner of Finance" and attach to top of original application. Fees are cumulative and required for each request below.

- Interpretation \$ 400
- Use variance \$1,000
- Area variance
- Residential use/property: \$ 150
- Non-residential use/property: \$ 500
- Extensions: \$ 150

INTERPRETATION – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Identify the section(s) of the Zoning Ordinance for which you are seeking an interpretation:

Section(s) _____

2. How do you request that this section be interpreted? _____

3. If interpretation is denied, do you wish to request alternative zoning relief? Yes No

4. If the answer to #3 is "yes," what alternative relief do you request? Use Variance Area Variance

EXTENSION OF A VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Date original variance was granted: _____ 2. Type of variance granted? Use Area

3. Date original variance expired: _____ 4. Length of extension requested: _____

5. Explain why the extension is necessary. Why wasn't the original timeframe sufficient?: _____

When requesting an extension of time for an existing variance, the applicant must prove that the circumstances upon which the original variance was granted have not changed. Specifically demonstrate that there have been no significant changes on the site, in the neighborhood, or within the circumstances upon which the original variance was granted:

USE VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

A use variance is requested to permit the following: _____

For the Zoning Board to grant a request for a use variance, an applicant must prove that the zoning regulations create an unnecessary hardship in relation to that property. In seeking a use variance, New York State law requires an applicant to prove all four of the following “tests”.

- I. That the applicant cannot realize a reasonable financial return on initial investment for any currently permitted use on the property. “Dollars & cents” proof must be submitted as evidence. The property in question cannot yield a reasonable return for the following reasons:

A. Submit the following financial evidence relating to this property (attach additional evidence as needed):

1) Date of purchase: _____ Purchase amount: \$ _____

2) Indicate dates and costs of any improvements made to property after purchase:

<u>Date</u>	<u>Improvement</u>	<u>Cost</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

3) Annual maintenance expenses: \$ _____ 4) Annual taxes: \$ _____

5) Annual income generated from property: \$ _____

6) City assessed value: \$ _____ Equalization rate: _____ Estimated Market Value: \$ _____

7) Appraised Value: \$ _____ Appraiser: _____ Date: _____

Appraisal Assumptions: _____

B. Has property been listed for sale with the Multiple Listing Service (MLS)? Yes If "yes", for how long? _____ No

1) Original listing date(s): _____ Original listing price: \$ _____

If listing price was reduced, describe when and to what extent: _____

2) Has the property been advertised in the newspapers or other publications? Yes No

If yes, describe frequency and name of publications: _____

3) Has the property had a "For Sale" sign posted on it? Yes No

If yes, list dates when sign was posted: _____

4) How many times has the property been shown and with what results? _____

2. That the financial hardship relating to this property is unique and does not apply to a substantial portion of the neighborhood. Difficulties shared with numerous other properties in the same neighborhood or district would not satisfy this requirement. This previously identified financial hardship is unique for the following reasons:

AREA VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

The applicant requests relief from the following Zoning Ordinance article(s) See attached Exhibit C.

Dimensional Requirements

From

To

See Attached Exhibit B

<hr/>	<hr/>	<hr/>

Other:

To grant an area variance, the ZBA must balance the benefits to the applicant and the health, safety, and welfare of the neighborhood and community, taking into consideration the following:

- I. Whether the benefit sought by the applicant can be achieved by other feasible means. Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.) and why they are not feasible.

As described in the Narrative two prior plans were fully developed with regard to this site. One involved the adaptive reuse of the existing structure and the other the demolition of th existing structure. This Project attempts to use the concepts that were previously approved to construct condominiums consistent in mass, scale and design with the neighborhood while proposing a use of the land that is economically viable to finance, build and sell. There is no other adjacent land for sale and building two large single structures up to the permitted 70ft would not be consistent with the neighborhood.

2. Whether granting the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:

As depicted on the attached plans, elevations and streetscapes, the proposed buildings are consistent with the buildings throughout the neighborhood. Most of the original Skidmore buildings have been converted into multi-family structures. The City of Saratoga Springs has recognized this by modifying the Union Avenue property from Institutional Education Zoning to UR-4 (See October 1990 adopted Zoning Map). The removal of a vacant Moore Hall and construction of those residential units will be to the benefit of the nearby properties and be significantly more consistent with the streetscape of Union Avenue and White Street.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

The reality of this undertaking is that larger numbers of multi-family dwellings are needed to replace the previously approved Moore Hall. The front yard setback for the Union Avenue building is maintained and is at a point that is consistent with the existing structures in close proximity on the south side of Union Avenue. The building on White Street is generally in line with other structures on that side of the street. The placement of the structures on North Lane are also consistent with neighboring improvements. The use of the "build-to line" also allows for structure placement that will allow for the optimum consistency with neighboring structures. Finally, the term "substantial" is not merely a request for a mathematical calculation. It calls on the Board to review "substantiality" in the context of the existing and historic neighborhood. In this case, the requested variances are not "substantial".

4. Whether the variance will have adverse physical or environmental effects on neighborhood or district. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:

The use of this Property as proposed is consistent not only with the Zoning Code, but the stated "Intent" for this particular Zone. The placement and size of the structure will be consistent with other historic buildings in this area of the City. There will be no demand or requirement to use on-street parking for the proposed number of units. The granting of this variance will replace, with a permitted use, a structure that is wholly inconsistent with the neighborhood and, as a result, will have a positive effect on the neighborhood.

5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance). Explain whether the alleged difficulty was or was not self-created:

The proposed need for Area Variance, may be self-created, but the adaptive re-use of the legal pre-existing, non-conforming structure, did not appear to be consistent with the wishes of many neighbors.

As a result, the construction of an economically viable Project consistent in mass and size with the neighborhood had to be designed. That is what has been done with the proposed utilization of this site. As a result, with the use of some "Area Variances" we have self-created a Project that is consistent with the neighborhood as it actually exists today.

In accord with Article 240-14.4A(1)(b)(6) of the Zoning Ordinance, "any request for an area variance, which shall effect a change in density, shall be applied for and considered as a use variance and decided under criteria for the same". A request that involves any of the following relief will require an application for a use variance and will be decided under the use variance criteria:

- (1) Dimensional relief from minimum lot size requirements that would allow additional permitted units and/or uses
- (2) Relief from on site parking requirements
- (3) Reduction in land area requirements for multi-family units

DISCLOSURE

Does any City officer, employee, or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? No Yes If "yes", a statement disclosing the name, residence and nature and extent of this interest must be filed with this application.

APPLICANT CERTIFICATION

I/we, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Zoning Board of Appeals.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.

Furthermore, I/we hereby authorize the members of the Zoning Board of Appeals and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this appeal.

Moore Hall, LLC

BY: 

(applicant signature)

Sworn to before me this date:

Date: 3/18/16

(applicant signature)



Notary Public
KEITH M. FERRARA
Notary Public, State of New York
No. 4664215
Qualified in Saratoga County
Commission Expires 5-31-17

EXHIBIT A

Narrative

The history of Skidmore College within Saratoga Springs is that of a quality institution of higher education that has transitioned from approximately 1100 students in 1957 and 80 buildings predominately in the Union Avenue section of the City to its present location on North Broadway. As the college grew so did its need for a more centralized dormitory facility and cafeteria. As a result, in approximately 1957 Moore Hall was completed and dedicated. This facility, with associated parking, spreads from the south side of Union Avenue, across North Lane and up to the north border of White Street. The building itself is constructed of steel and concrete and, if properly maintained, will continue to be a viable structure for decades to come.

Moore Hall continued to be used as a remote Skidmore dormitory until the turn of the Century when it was sold to 46 Union Avenue, LLC, which intended to demolish the building and replace it with a very high end condominium project. The Project for this redevelopment of the site proved not to be an economically viable project, and as a result, the building remained vacant.

In 2014-2015, amid the communal request to find a more affordable living option for the workers in Saratoga Springs, a project was presented to convert the existing building into 53 residential units. This application, which continues to be before the municipal land use boards, brought forth the concept of urban “micro apartments” to reduce the individual units’ size and thus rental costs. Although the proximity of the structure to the urban core of the City was ideal for eliminating the need for the tenants to own and/or operate a motor vehicle, this application is opposed by many of the neighbors, because of the need for on street parking. As a result, Moore Hall continues to be vacant and looms over this important entrance to the City.

Project

There are certain realities that exist with this site. The only reasonable adaptive reuse of Moore Hall is not acceptable to many of the neighbors and the previously approved condominium project was not large enough to absorb the cost associated with the full redevelopment of this real property.

As a result, this Project presents a proposed use of this site that is consistent in mass, scale and design with this location and neighborhood, presents on-site parking in full compliance with the Zoning Code, is economically viable, and will result in the removal of Moore Hall from the street scape.

The four tax parcels that are to be used are all located in the UR-4 Zone. As depicted on the Plans, elevations and maps attached, the integrated Project consists of 22 units on the Union Avenue Parcel consisting of 18 units in the structure predominantly facing Union Avenue and two (2) units each in the two (2) connected building on the north side of North Lane. The parcel extending from White Street on the south to the south side of North Lane will consist of three (3) units structure facing White Street and one unit on the north side of the site adjacent to North

Lane for a total of twenty six (26) total units in the project. As specified above, all buildings in this land owner's association will have on-site parking as required by the Code.

To give the developer minor flexibility with regard to the placement of the structures, we are seeking Area Variances that are based on a "build-to" line and not the specific location of the overhang roof line of any one of the structures.

The structures on the Union Avenue parcel will share a foundation that connected all proposed buildings so that only one principal structure is being constructed on that Parcel. The Parcel on White Street will contain one 3 unit building and a single unit building. Section 2.3 (A)(2) and (3) of the City Zoning Code allows for more than one principal building on a lot in this zone.

Table 1 set out in Section Two of the Zoning Code specifies that the Urban Residential 4 (UR-4) Zone of the City is set up to "accommodate a mix of single family, two family and multi-family uses". That is exactly and specifically what this Project is intended to achieve.

EXHIBIT B

Union Avenue frontage

Description	From	To
Side yard setback (West and East)	One side 20 min (total 45)	10 (each side)
Total side yard setback	45	20
Rear yard setback (North Lane)	25	16
Building Lot coverage	25%	52.3%
Density per residential unit	3,000 sf/unit	1901 sf/unit

White Street frontage

Description	From	To
Side yard setback (West and East)	One side 20 min (total 45)	10 (each side)
Total side yard setback	45	20
Front yard setback (White Street)	25	5
Rear yard setback (North Lane)	25	10
Building Lot coverage	25%	39%

**BUILDING INSPECTOR DENIAL
OF APPLICATION FOR LAND USE AND/OR BUILDING**

APPLICANT: _____ TAX PARCEL NO.: _____ - _____ - _____

PROPERTY ADDRESS: _____ ZONING DISTRICT: _____

This applicant has applied to use the identified property within the City of Saratoga Springs for the following:

This application is hereby denied upon the grounds that such use of the property would violate the City Zoning Ordinance article(s)

_____. As such, the following relief would be required to proceed:

Extension of existing variance Interpretation Hardship Appeal from Architectural/Historic Review

Use Variance to permit the following: _____

Area Variance seeking the following relief:

Dimensional Requirements

From

To

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Other: _____

Advisory Opinion required from Saratoga County Planning Board

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Moore Hall Redevelopment (46 Union Ave. & 35 White Street)		
Project Location (describe, and attach a general location map): 46 Union Avenue and 35 White Street, Saratoga Springs		
Brief Description of Proposed Action (include purpose or need): To re-develop the existing parcels to include 26 residential condominiums. The building on Union Avenue will include 18 units, there are four carriage house/townhouse units with entrances onto North Lane, three row house units front on White Street.		
Name of Applicant/Sponsor: Moore Hall, LLC	Telephone: [REDACTED]	E-Mail: [REDACTED]
Address: 18 Division Street, Suite 401		
City/PO: Saratoga Springs	State: NY	Zip Code: 12866
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): 46 Union Avenue, LLC	Telephone: [REDACTED]	E-Mail: [REDACTED]
Address: 300 South Division Street		
City/PO: Buffalo	State: NY	Zip Code: 14204

B. Government Approvals

B. Government Approvals Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Saratoga Springs Planning Board Site Plan Approval	April 2016
c. City Council, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Saratoga Springs Zoning Board Area Variances	March 2016
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Saratoga Springs; Historic Review Approval from Design Review Commission	April 2016
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Saratoga County Planning Board Advisory opinion	March 2016
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
UR-4

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Saratoga Springs City School District

b. What police or other public protection forces serve the project site?
City of Saratoga Springs

c. Which fire protection and emergency medical services serve the project site?
City of Saratoga Springs

d. What parks serve the project site?
All parks with the City Limits

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? _____ 1.29 acres
b. Total acreage to be physically disturbed? _____ 1.29 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.29 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ 12 months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	26 condominiums
At completion of all phases	_____	_____	_____	26 condominiums

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,
 i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 If Yes:
 i. What is the purpose of the excavation or dredging? Foundation excavation
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): 25 tons
 • Over what duration of time? 6 weeks
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
Concrete foundation from existing building
 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____
 v. What is the total area to be dredged or excavated? _____ .75 acres
 vi. What is the maximum area to be worked at any one time? _____ .75 acres
 vii. What would be the maximum depth of excavation or dredging? _____ 6 feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____
The excavated foundation will be the site of new structures or parking.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed _____
- expected acreage of aquatic vegetation proposed to be removed _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

• proposed method of plant removal: _____

• if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes: Existing 53 room dormitory and dining hall - approx. 12,000 gal/day

i. Total anticipated water usage/demand per day: _____ 6,600 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: Saratoga Springs
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

• Describe extensions or capacity expansions proposed to serve this project: _____

• Source(s) of supply for the district: Saratoga Springs

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes: Existing 53 room dormitory and dining hall - approx. 12,000 gal/day

i. Total anticipated liquid waste generation per day: _____ 6,600 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary waste

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: Saratoga County Sewer District #1
- Name of district: Saratoga County Sewer District #1
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will line extension within an existing district be necessary to serve the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or .96 acres (impervious surface) .88 acres existing

_____ Square feet or 1.29 acres (parcel size)

ii. Describe types of new point sources. the redevelopment project will have storm pipe connections to existing city storm system. Connections to system exist as part of current development.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater runoff will be collected on site for infiltration and detention.

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

- i. Estimate methane generation in tons/year (metric): _____
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

- i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
 - ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____
 - iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
 - iv. Does the proposed action include any shared use parking? Yes No
 - v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____
- vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No
- vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
- viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

- i. Estimate annual electricity demand during operation of the proposed action: _____
420,000 kWh
- ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Local grid utility
- iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

- i. During Construction:
 - Monday - Friday: _____ 7 am - 9 pm
 - Saturday: _____ 7 am - 9 pm
 - Sunday: _____ 7 am - 9 pm
 - Holidays: _____
- ii. During Operations:
 - Monday - Friday: _____ 24 Hours - residential
 - Saturday: _____ 24 Hours - residential
 - Sunday: _____ 24 Hours - residential
 - Holidays: _____ 24 Hours - residential

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:
Construction and Demolition Activities

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
Describe: _____

n.. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Lighting will be included for building entrances and exits, low level lighting along walks, dark-sky friendly lighting for parking spaces between building.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products (185 gallons in above ground storage or an amount in underground storage)? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ 4 tons per _____ 12 months (unit of time)
- Operation : _____ 1 tons per _____ 1 month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Cardboard recycling
- Operation: Recycling of all recyclable materials

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Local Hauler
- Operation: Local Hauler

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- ii. Anticipated rate of disposal/processing:
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
Diasposal of Friable asbestos before building demolition
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
An abatement contractor removes the identified materials and disposes of them in the proper way. It is a one time handling of the hazardous material. It is not on going.
- iii. Specify amount to be handled or generated _____ tons/month **20 tons total**
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____
Albany Landfill

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
- Forest Agriculture Aquatic Other (specify): Multi-family, Educational, Parkland, Mixed use office/residential

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.88	.96	+.08
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Lawn</u>	.41	.33	-.08

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
Empire State College, Katrina Trask Nursery School at Presbyterian Church, Waldorf School,

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ < 8 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

WnA Windsor loamy sand	_____	100 %
_____	_____	_____ %
_____	_____	_____ %

d. What is the average depth to the water table on the project site? Average: _____ < 10 feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	_____	100 % of site
<input type="checkbox"/> Moderately Well Drained:	_____	_____ % of site
<input type="checkbox"/> Poorly Drained:	_____	_____ % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	_____	100 % of site
<input type="checkbox"/> 10-15%:	_____	_____ % of site
<input type="checkbox"/> 15% or greater:	_____	_____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

• Streams:	Name _____	Classification _____
• Lakes or Ponds:	Name _____	Classification _____
• Wetlands:	Name _____	Approximate Size _____
• Wetland No. (if regulated by DEC)	_____	

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ Multiple bird species _____ Small rodents _____ Insects _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Describe the habitat/community (composition, function, and basis for designation): _____ _____	
ii. Source(s) of description or evaluation: _____	
iii. Extent of community/habitat:	
<ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature	
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. CEA name: _____	
ii. Basis for designation: _____	
iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: Saratoga Springs Downtown District, Union Avenue Historic District

iii. Brief description of attributes on which listing is based:
The structure is within the state listed district. (non-contributing structure)

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: All city and state parks within the city limits, Yaddo, NYRA

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State park, historic gardens, historic race track

iii. Distance between project and resource: _____ up to 5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Algo Bonacio Jr. Date 3/18/16

Signature  Title member



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

February 26, 2016

Mr. Michael Hale
The LA Group
40 Long Alley
Saratoga Springs, NY 12866

Re: DEC
Moore Hall Demolition & New Construction
28 Union Avenue, Saratoga Springs, NY 12866
16PR00001

Dear Mr. Hale:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP).

At your request, OPRHP is providing you with our comments regarding the archaeological component of your project's review. During the review OPRHP considers the proposed project's impacts to previously identified archaeological sites as well as the likelihood of there being unidentified archaeological sites and whether or not the project could impact those archaeological resources.

After reviewing the project and our records we determined that there were no previously identified archaeological sites in the project area and the potential for unidentified archaeological deposits being present was limited due to substantial prior ground disturbance from previous development of the site.

OPRHP has no archaeological concerns with the proposed project. Please continue the consultation process as impacts to buildings and structures are still being evaluated by other staff members.

Sincerely,

Daniel A. Bagrow
Scientist (Archaeology)

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, 5th Floor, Albany, New York 12233-4757
Phone: (518) 402-8935 • **Fax:** (518) 402-8925
Website: www.dec.ny.gov



February 10, 2016

Michael Hale
The LA Group
40 Long Alley
Saratoga Springs, NY 12866

Re: Moore Hall student residential building, Union Avenue
Town/City: City Of Saratoga Springs. County: Saratoga.

Dear Michael Hale:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

We have no records of rare or state-listed animals or plants, or significant natural communities at your site or in its immediate vicinity.

The absence of data does not necessarily mean that rare or state-listed species, significant natural communities, or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information that indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities, and other significant habitats maintained in the Natural Heritage Database. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,

A handwritten signature in black ink that reads "Nick Conrad". The signature is written in a cursive, slightly slanted style.

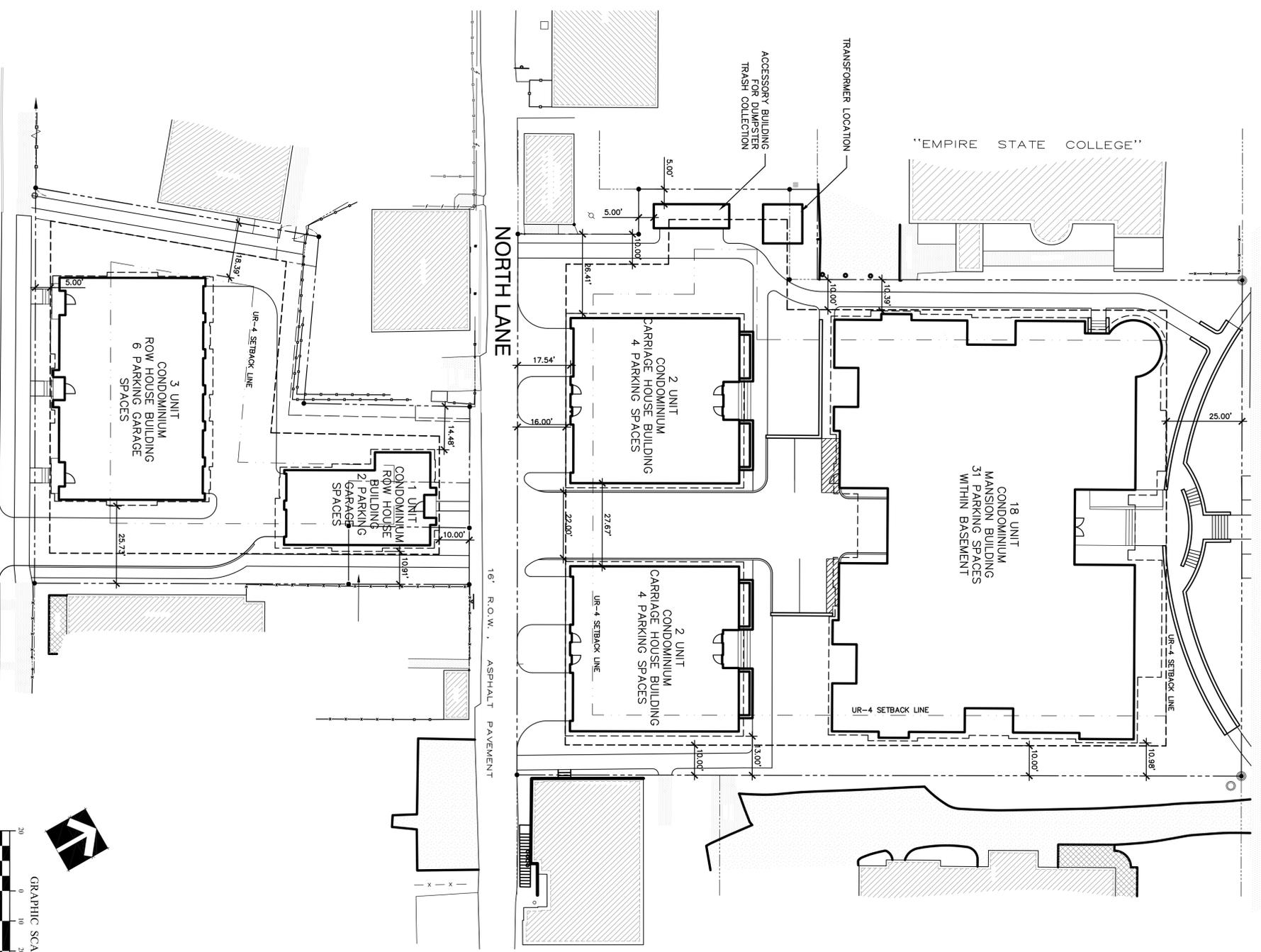
Nicholas Conrad
Information Resources Coordinator
New York Natural Heritage Program

UNION AVENUE

WHITE STREET 50' R.O.W. ASPHALT PAVEMENT

NORTH LANE

16' R.O.W. ASPHALT PAVEMENT



SITE STATISTICS

TAX MAP PARCELS 165.76-1-32, 165.76-1-33, 165.76-1-34, 13, 165.76-1-40
 EXISTING ZONING - UR-4
 PARCEL SIZE - 1.29 ACRES

BUILDING VARIANCES

UNION AVENUE

SIDE YARD SETBACK REQUIRED - 20' MINIMUM, 45' TOTAL
 PROVIDED - 10', 10'
 VARIANCE REQUESTED 10'
 REAR YARD SETBACK REQUIRED - 25'
 PROVIDED - 16' NORTH LANE
 VARIANCE REQUESTED 9'

MAXIMUM BUILDING COVERAGE REQUIRED - 25%
 PRINCIPAL BUILDING PROPOSED - 52.39%
 VARIANCE REQUESTED 27.39%

DENSITY PER UNIT REQUIRED - 3,000 SF PER UNIT
 PROPOSED - 1,901 SF PER UNIT
 VARIANCE REQUESTED - 1099 SF PER UNIT

WHITE STREET

SIDE YARD SETBACK REQUIRED - 20' MINIMUM, 45' TOTAL
 PROVIDED - 10', 10'
 VARIANCE REQUESTED 10'
 REAR YARD SETBACK REQUIRED - 25'
 PROVIDED - 10' NORTH LANE
 VARIANCE REQUESTED 15'

MAXIMUM BUILDING COVERAGE REQUIRED - 25%
 PRINCIPAL BUILDING PROPOSED - 39%
 VARIANCE REQUESTED 14%

The LA GROUP
 Landscape Architecture and Engineering P.C.
 People. Purpose. Place.
 40 Long Alley # 518, 587 8100
 Saratoga Springs # 518, 587 0180
 NY 12866 www.thelagroup.com

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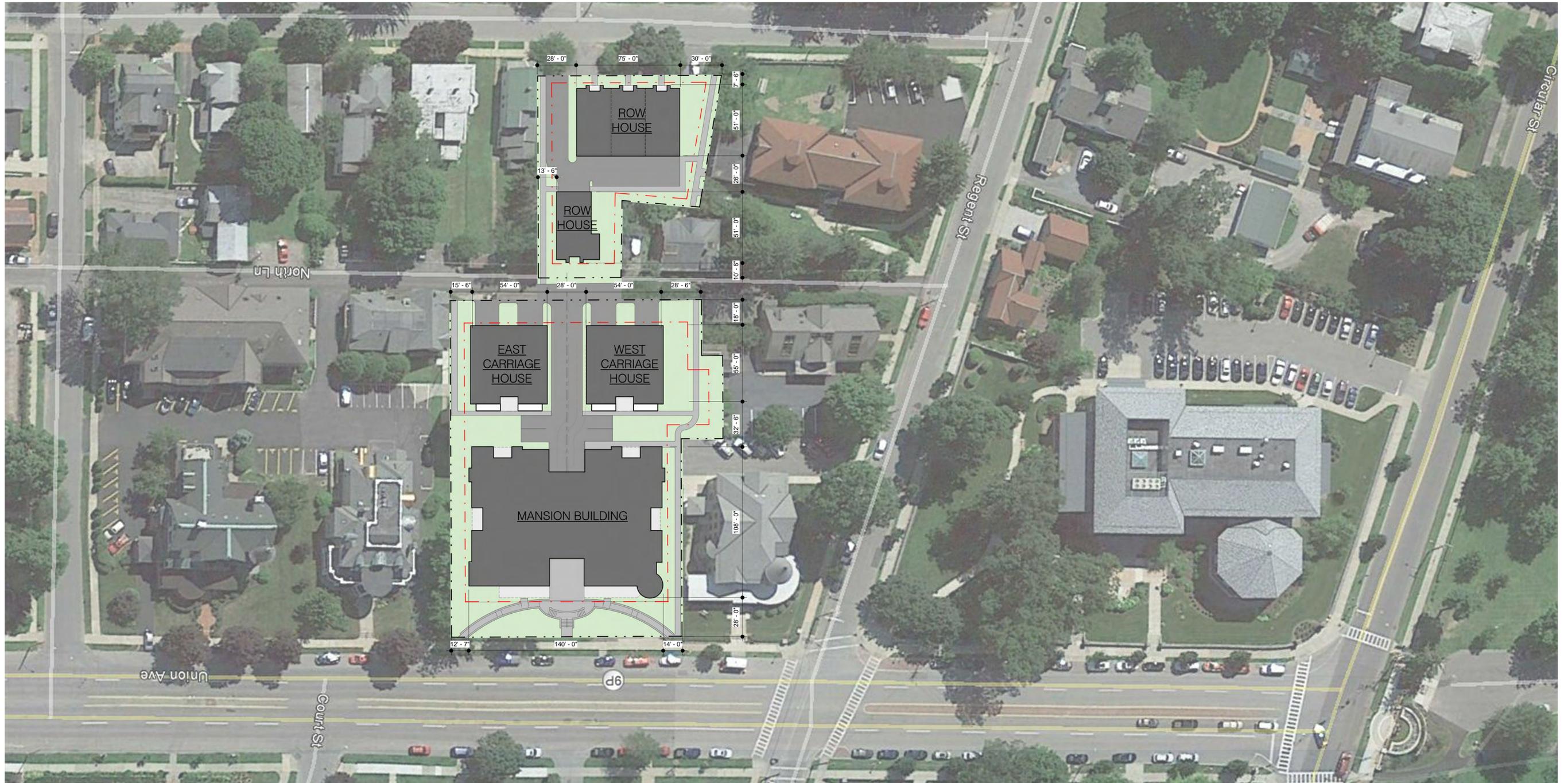
Prepared for:
Moore Hall, LLC
 18 Division Street
 Suite 401
 Saratoga Springs, NY 12866

Project Title:
**Moore Hall
 Redevelopment**
 46 Union Ave and
 35 White St.
 Saratoga Springs, NY 12866

Project No.:	2014096
Design:	CHY
Drawn:	Scale:
Date:	Date:
Rev:	Descriptions:

Drawing No.







NORTH (UNION AVENUE) ELEVATION



EAST ELEVATION
(WEST SIMILAR)



SOUTH (COURTYARD) ELEVATION





CARRIAGE HOUSE EAST ELEVATION (SIMILAR AT WEST ELEVATION)







**SUNY EMPIRE
STATE COLLEGE**

REC'D APR 28 2016

April 28, 2016

Mark Torpey, Chairman
City of Saratoga Springs Planning Board
City Hall 474 Broadway Saratoga Springs, NY 12866

RE: Planning Board Agenda Item No. 15.045.1 Moore Hall Demo/Condo Construction

Dear Mr. Moore and Members of the Planning Board:

I am writing to you on behalf of SUNY Empire State College to express our concerns about the proposal before the Planning Board for the demolition of an existing dormitory building known as Moore Hall bordered by Union Avenue, White Street and the Empire State College structure located at 28 Union Avenue. We have concerns about the proposal that we would like included in the record of the April 28, 2016 Planning Board meeting.

These concerns are rooted in both aesthetic and pragmatic issues. The building at 28 Union, which we refer to as Alumni House, has special historic significance to both the college and the community of Saratoga Springs.

Designed by noted local architect R. Newton Brezee, 28 Union Avenue was built in 1903 as a 15-room single family home. Beginning in 2005, Empire State College undertook a two-year \$2.7 million restoration that stabilized the structure, brought it up to code, renovated its interior and significantly enhanced its historic and real value. The building now serves as a sought-after gathering place for college and external community events, the central office for our advancement work with donors and alumni, and a picturesque landmark for the college and the city, which is greatly enhanced by the green space around it. The building also sits almost directly on the property boundary with the Moore Hall site.

Despite all of the work completed over the past 10 years, this is still a 113-year-old structure. We fear that the proposed demolition and construction in such close proximity, particularly if it is a mere 10 feet from our property line, may harm the structure and compromise the integrity of 28 Union Avenue.

Reducing the side-yard setbacks between the properties increases the likelihood the building would sustain unintentional damage, which could have direct financial consequences for the college. Additionally, due to the nature of the adjacent construction, we would be forced to take out one-time insurance coverage, as we currently are "self-insured."

The proposed new building presents other serious and long-term concerns. The increased height of the proposed structures creates a shadow and reduces the amount of natural light on the east façade. This could cause mildew and moisture issues. The increase in hard or impervious surfaces and reduction of green space, along with the doubling of lot coverage, raises serious concerns, one of which is increasing storm water run-off.

The construction of our building at 28 Union includes sections of loose-laid stone and wood frame with a masonry veneer. The construction process for a building with underground parking raises special issues. The vibrations caused by excavation and construction could cause very serious, immediate and long-term damage to our property as well as other historic properties in a nationally recognized historic district.

Finally, the close proximity of demolition and construction 10 feet away from our side door is sure to create noise pollution, traffic congestion and other attendant issues certain to interfere with the daily operations of the college, particularly for the 14 employees who work in 28 Union and for attendees at events the college holds there.

On behalf of the entire college community and our neighbors near 28 Union Avenue, I respectfully request that the Planning Board take into consideration the concerns expressed here with regard to the proposal for the demolition of Moore Hall and the construction of 26 condominiums on the site.

Sincerely,

A handwritten signature in blue ink, appearing to read "Merodie A. Hancock", written over a horizontal line.

Merodie A. Hancock, Ph.D.
President