



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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ROBERT F. BRISTOL, Vice-Chair
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AMY DURLAND, Alternate
RUTH HORTON, Alternate

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. **16.011 Commissary Kitchen**

41 Washington Street, Site plan review for commercial kitchen expansion in the Transect-6 (T-6) Urban Core District.

Documents: [16.011 COMMISSARYKITCHENSITEPLAN_APP_REDACTED.PDF](#), [16-78MV \(CITY OF SARATOGA SPRINGS-ADELPHI HOTEL COMMISSARY KITCHEN\).PDF](#), [16.011 COMMISSARYKITCHENSITEPLAN_DRCAPPRENDERANDELEVATIONS.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.



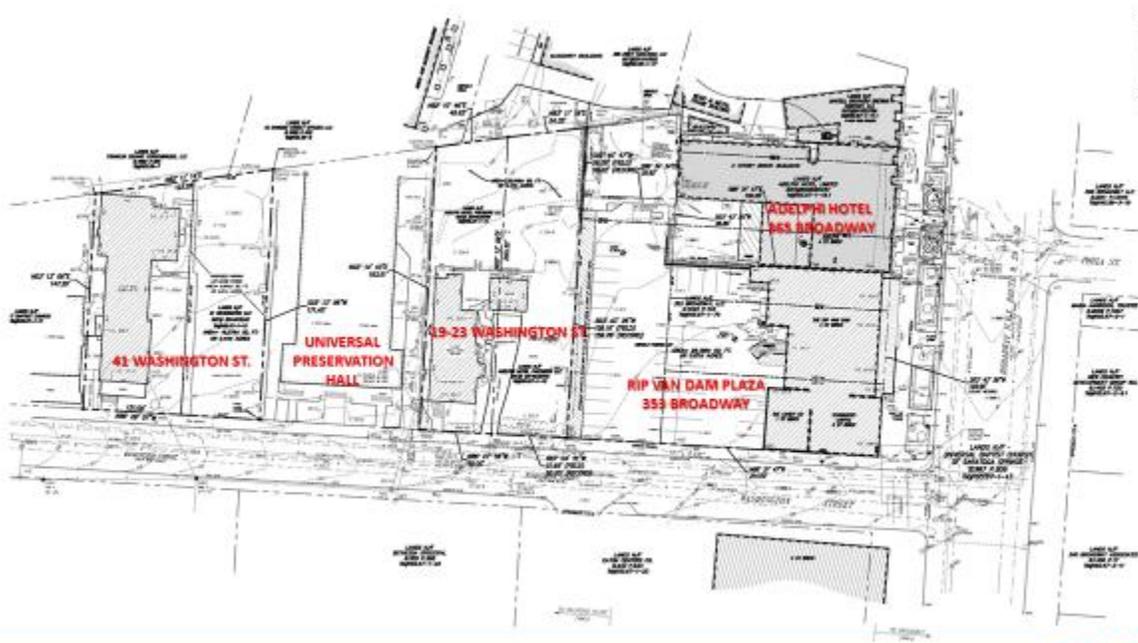
View from Washington Street, looking west

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.



CITY OF SARATOGA SPRINGS

PLANNING BOARD

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Saratoga Springs, New York 12866-2296
Tel: 518-587-3550 fax: 518-580-9480
<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

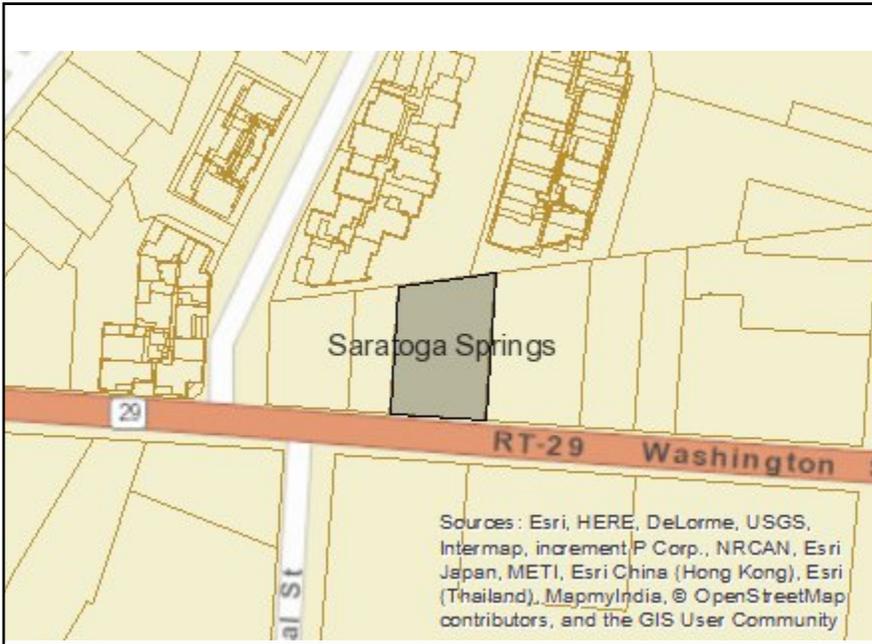
Instructions for Completing

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
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:			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 the NYSDEC</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.

Site Plan Review 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

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Site Plan Review Application
CHA Project No.: 28352-6001**

Dear Ms. Maynard,

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- Application for Site Plan Review
- Site Plan Review Submittal Checklist
- Short Environmental Assessment Form
- Site Plans
- Architectural Plans and Elevations
- Site Plan Review application fee (\$500 check payable to Commissioner of Finance)

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

Very truly yours,

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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 Site Plan Application Narrative.docx

41 Washington Street Commissary Kitchen – Project Narrative

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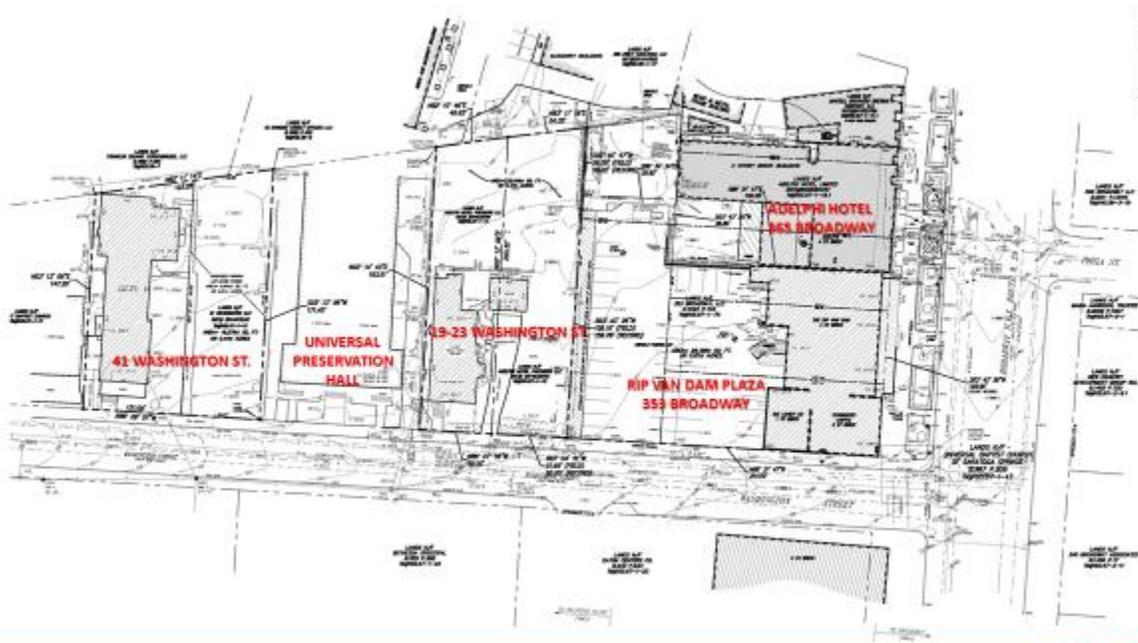
View from Washington Street, looking west

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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.



CITY OF SARATOGA SPRINGS

PLANNING BOARD

City Hall - 474 Broadway
Saratoga Springs, New York 12866-2296
Tel: 518-587-3550 fax: 518-580-9480
<http://www.saratoga-springs.org>

[FOR OFFICE USE]

(Application #)

(Date received)

APPLICATION FOR:
SITE PLAN REVIEW
(INCLUDING PUD)

(Rev: 12/2015)

*****Application Check List - All submissions must include completed application check list and all required items.**

Project Name: Commissary Kitchen

Property Address/Location: 41 Washington Street

Tax Parcel #: 165.67-1-12 Zoning District: T-6 Urban Core
(for example: 165.52-4-37)

Proposed Use: Commercial Kitchen

Date special use permit granted (if any): _____ Date zoning variance granted (if any): _____

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

	<u>APPLICANT(S)*</u>	<u>OWNER(S) (If not applicant)</u>	<u>ATTORNEY/AGENT</u>
Name	<u>Adelphi Hotel Partners c/o Jeff Ward</u>	<u>same as Applicant</u>	<u>CHA Consulting Inc. c/o Tony Stellato</u>
Address	<u>8 Paddocks Circle</u> <u>Saratoga Springs, NY 12866</u>		<u>3 Winners Circle</u> <u>Albany, NY 12205</u>
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.

Application Fee: A check for the total amount below payable to: "Commissioner of Finance" MUST accompany this application.

<input type="checkbox"/>	<u>Sketch Plan</u> -	\$250	\$ _____
<input checked="" type="checkbox"/>	<u>Final Site Plan Approval</u>		
	Residential -	\$250 plus \$150/unit	\$ _____
	Non-Residential -	\$500 plus \$100/1,000 SQ. FT.	\$ <u>500.00</u>
<input type="checkbox"/>	<u>Modification</u>		
	Residential -	\$250	\$ _____
	Non-Residential -	\$500	\$ _____
			Total \$ _____

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 x _____. 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 Site Plan Review by the Planning Board for the identified property above. I agree to meet all requirements under Section 240-7.2 of the Zoning Ordinance 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: _____



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[FOR OFFICE USE]

(Application #)

(Date received)

Rev.12/2015

SITE PLAN REVIEW SUBMITTAL CHECKLIST

Project Name: Commissary Kitchen

Listed below are the minimum submittal requirements for site plan review as set forth in The City of Saratoga Springs' Zoning Ordinance Appendix B. The Planning Board reserves the right to request additional information, as necessary, to support an application. The Board also reserves the right to reject the application if these minimum requirements are not met. Please complete the checklist below and provide with your submission.

REQUIRED ITEMS:

CHECK EACH ITEM	
<input type="checkbox"/>	1. Completed Site Plan Application and Application Fee
<input checked="" type="checkbox"/>	2. SEQR Environmental Assessment Form- short or long form as required by action.
<input checked="" type="checkbox"/>	3. Set of plans including: (4) large scale plans (sheets <u>must be</u> 24" x 36", drawn to a scale of not more than 1"=50 feet), (8) 11x17. A digital version of all submittal items (pdf) shall be provided.
<input type="checkbox"/>	4. Basic or Full Storm Water Pollution Prevention Plan as required per City Code Chapter 242.
<input type="checkbox"/>	5. Copy of signed DPW water connection agreement for all projects involving new water connections to the City system
<input type="checkbox"/>	6. Engineering Report for Water and Sanitary
<input type="checkbox"/>	7. Complete Streets Checklist
<input type="checkbox"/>	8. Project Cost Estimate-Quantities of work items and estimate of costs

REQUIRED ITEMS ON SITE PLAN, AS APPLICABLE:

<input checked="" type="checkbox"/>	1. Property line survey prepared by a licensed land surveyor. Site plan must reference such survey with all corners set and marked on plan. A copy of the original property survey must also be included.
<input checked="" type="checkbox"/>	2. North arrow and map scale
<input checked="" type="checkbox"/>	3. Parcel tax map number
<input checked="" type="checkbox"/>	4. Site location map
<input checked="" type="checkbox"/>	5. Site vicinity map (all features within 300 feet of property)
<input checked="" type="checkbox"/>	6. Identification of zoning district with corresponding area requirements

<input type="checkbox"/>	7. Building setback lines, either listed or shown on plans.
<input checked="" type="checkbox"/>	8. Title block with project name; name and address of applicant; and name and address of property owner (if different)
<input checked="" type="checkbox"/>	9. Topography data tied to NGVD 1929 datum
<input checked="" type="checkbox"/>	10. Name of all adjacent property owners
<input checked="" type="checkbox"/>	11. Parcel street address (existing and any proposed postal addresses)
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	12. Identification of all existing or proposed easements, covenants or legal rights-of-way on this property
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	13. References to all prior variances or special use permits
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	14. Existing and proposed contours and spot grades (at 2 foot intervals)
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	15. Identification of all spoil or borrow areas
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	16. Identification of all watercourses, designated State wetlands, buffers, Federal wetlands, floodplains, rock outcroppings, etc.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	17. Location of proposed storage
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	18. Identification of all existing or proposed sidewalks or pedestrian paths (show type, size and condition of existing sidewalks)
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	19. Location, design specifications and construction material for all proposed site improvements (drains, culverts, retaining walls, berms, fences, etc.)
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	20. Location and distance to fire hydrant
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	21. Location, size, and material of all existing and proposed utility services
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	22. Parking lot layout plan and identification of all loading areas (number all spaces)
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	23. Parking demand calculations
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	24. Identification of parking spaces and access points for physically impaired persons
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	25. Location and screening plan for dumpster or recycling bins
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	26. Location, design, type of construction and materials, proposed use and exterior dimensions of all buildings (existing and proposed) on site
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	27. Identification of storage of any potentially hazardous materials
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	28. Planting plan identifying quantity, species and size of all proposed new plant materials. Label existing plant material to be retained or removed.
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	29. Lighting plan showing type, location and intensity of all existing and proposed exterior lighting fixtures
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	30. Erosion and sediment control plan – including designated concrete truck washout area

Checklist prepared by: Tony Stellato Date: 3/25/16

Short Environmental Assessment Form

Part 1 - Project Information

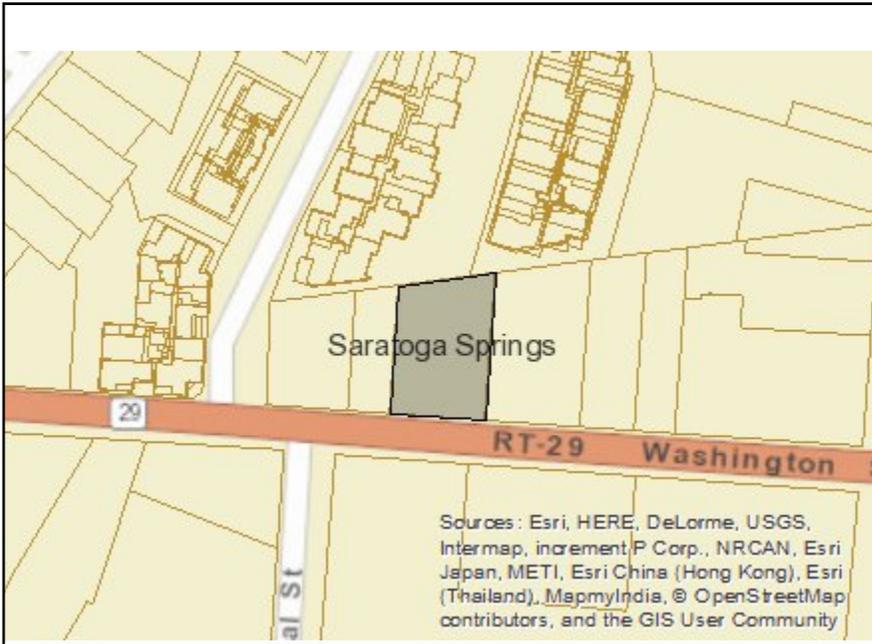
Instructions for Completing

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 [REDACTED]	
		E-Mail: [REDACTED]	
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			

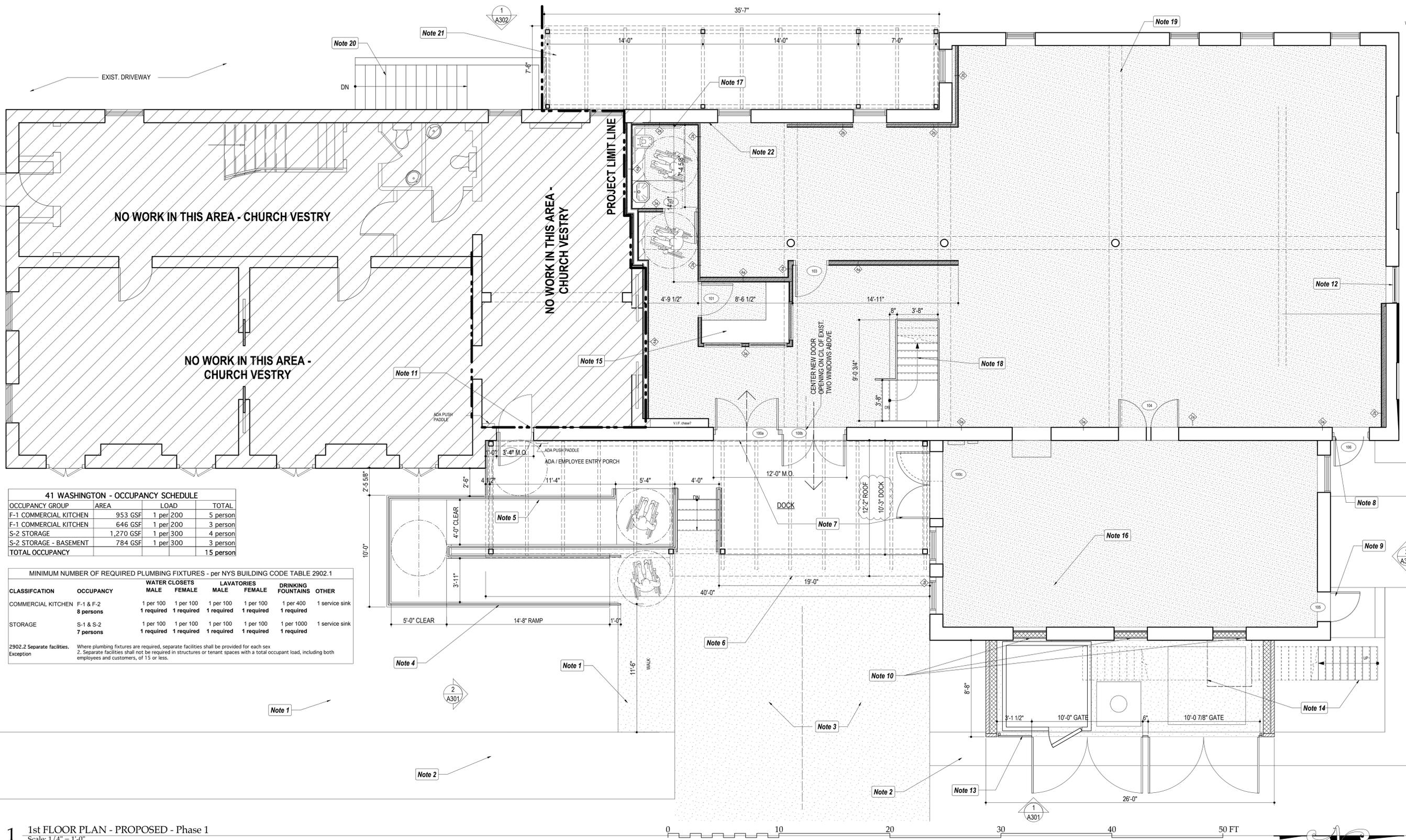
<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p>	<p>YES</p>
<p>19. Has the site of the proposed 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 the NYSDEC</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



41 WASHINGTON - OCCUPANCY SCHEDULE

OCCUPANCY GROUP	AREA	LOAD	TOTAL
F-1 COMMERCIAL KITCHEN	953 GSF	1 per 200	5 person
F-1 COMMERCIAL KITCHEN	646 GSF	1 per 200	3 person
S-2 STORAGE	1,270 GSF	1 per 300	4 person
S-2 STORAGE - BASEMENT	784 GSF	1 per 300	3 person
TOTAL OCCUPANCY			15 person

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES - per NYS BUILDING CODE TABLE 2902.1

CLASSIFICATION	OCCUPANCY	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS		OTHER
		MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	
COMMERCIAL KITCHEN	F-1 & F-2 8 persons	1 per 100 1 required	1 per 400 1 required	1 per 1000 1 required	1 service sink			
STORAGE	S-1 & S-2 7 persons	1 per 100 1 required	1 per 1000 1 required	1 per 1000 1 required	1 service sink			

2902.2 Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or less.

1 1st FLOOR PLAN - PROPOSED - Phase 1
 Scale: 1/4" = 1'-0"

DOOR SCHEDULE - COMMISSARY - 41 WASHINGTON STREET, SARATOGA SPRINGS, NY

Code	Room	Type	Quantity	WxH	Finish	Thick	Frame Type	Frame Finish	Hardware Group	Fire Rating	Comments
001	Stair	Service Door	1	44" x 84" - VERIFY	HM	Painted	1 3/4"	Hollow Metal	Painted	Service Entry	45 min. Vision Panel - max. 100 sq.in., wire glass
100a	Entry	New Bi-parting Swing Door	1	68" x 96"	Metal-clad Wood & Safety Glass	Painted	1 3/4"	Hollow Metal	Painted	Entry Heavy Duty	NA Inswing
100b	Entry	New Bi-parting Swing Door	1	68" x 96"	Metal-clad Wood & Safety Glass	Painted	1 3/4"	Hollow Metal	Painted	Entry Heavy Duty	NA Outswing
100c	Entry - Kitchen	New Bi-parting Swing Door	1	68" x 96"	HM	Painted	1 3/4"	Hollow Metal	Painted	Entry Heavy Duty	NA Outswing - w/ Vision Panes
101	Office	New Swing Door	1	34" x 84"	HM	Painted	1 3/4"	HM - Welded	Painted	Privacy Set	NA w/ Large Vision Panel
102	ADA BATHROOM	New Swing Door	1	34" x 84"	HM	Stained	1 3/4"	HM - Welded	Painted	Privacy Set	NA ADA Compliant
103	Butcher Room	New Swing Door	1	34" x 84"	HM	Stainless Steel	1 3/4"	HM - Welded	Painted	Double-Acting	NA w/ Large Vision Panel. Verify security req'ts.
104	Cave Du Jour	Swing Kitchen Doors	1	60" x 84"	Stainless Clad	Brushed	1 3/4"	Double acting	Painted	Double-Acting	NA Vision Panel. Verify Security req'ts [locking?]
105	Kitchen Entry	Service Door	1	36" x 84" - VERIFY	Existin HM	Painted	1 3/4"	Hollow Metal	Painted	Service Entry	Verify condition of Exist. door.
106	Kitchen Entry	Service Door	1	36" x 84" - VERIFY	HM	Painted	1 3/4"	Hollow Metal	Painted	Service Entry	New door in expanded masonry opening
107	Employee / ADA Entry	New Entry Single Door	1	36" x 96"	Metal-clad Wood & Safety Glass	Painted	1 3/4"	Metal	Painted	Entry Heavy Duty	NA Outswing - provide ADA push paddle for compliant operation.

- Notes: A-101 PROPOSED PLAN - PHASE 1**
- NEW CONC. SIDEWALK
 - EXIST. CONC. SIDEWALK
 - NEW CONCRETE LOADING SPACES
 - NEW CONC. RAMP w/ STEEL RAILS - PTD. BLACK
 - NEW CONC. PORCH w/ STEEL RAILS - PTD. BLACK
 - NEW ROOF OVER DOCK & ENTRY.
 - NEW EXPANDED OPENING FOR DOUBLE DOORS.
 - NEW DOOR IN EXIST. M.O.
 - EXIST. DOOR TO REMAIN
 - NEW BRICK INFILL IN EXIST. M.O. - SET BACK FROM EXIST. BRICK MIN. 1"
 - NEW DOOR IN NEW M.O.
 - NEW WINDOW IN EXIST. BLOCKED UP M.O.
 - PROPOSED DUMPSTER LOCATION. MIN. 8 FT. HIGH SIDEWALLS [BRICK ON CMU TO MATCH EXIST. KITCHEN BUILDING. PROVIDE LOCKABLE METAL G

- ATES w/ WOOD OR METAL SLAT INFILL TO BLOCK VIEW. PROVIDE CONC. PAD FOR DUMPSTERS.
- EXIST. FIRE ESCAPE : FLIP 180°, ALTER EXIT. RAILS @ EXIST. LANDING ABOVE.
- NEW RECEIVING OFFICE
- NEW ADA BATHROOM
- NEW STAIR DOWN TO BASEMENT [PHASE 1 LOCATION] SEE STRUCT. DRAWINGS FOR NEW FRAMING & DETAILS.
- NEW REFRIGERATED WALK-IN BOXES - SEE KIT EQUIP PLAN
- EXIST. AREAWAY STAIR DOWN TO BASEMENT.
- NEW ROOF [PHASE 1] OVER CONDENSOR UNITS & OVER PHASE 2 EGRESS LANDING PLATFORM.
- NOTE: HOLD OFF EXIST. PLASTER WALLS WHERE POSSIBLE - SECURE FURRING AT FLOOR & CEILING ONLY.

FILING SET: 02/26/2016



SALT & CHAR

ISSUE	DATE	DOB	Consultant	D.R.C	Contractor	Owner/Rep	LANDLORD
BLDG. DEPT. SET	02/26/2016						



DESIGN ARCHITECT
CMS ARCHITECTURE + DESIGN
 180 5th Avenue - 2nd Floor, New York, NY 10010
 212.242.5277 Fax 212.481.8456
 design@cmsarchitecture.com

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STRUCTURAL ENGINEERING
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 Clifton Park, NY 12065 f. 518.456.5514
 www.ryanbiggs.com

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 Suite 102, P.O. Box 5777
 Scranton, PA 18505

KITCHEN DESIGN CONSULTANTS
YUI DESIGN
 YuiDesign, Inc.
 704 Sligo Creek Parkway
 Takoma Park, MD 20912
 301.270.8950

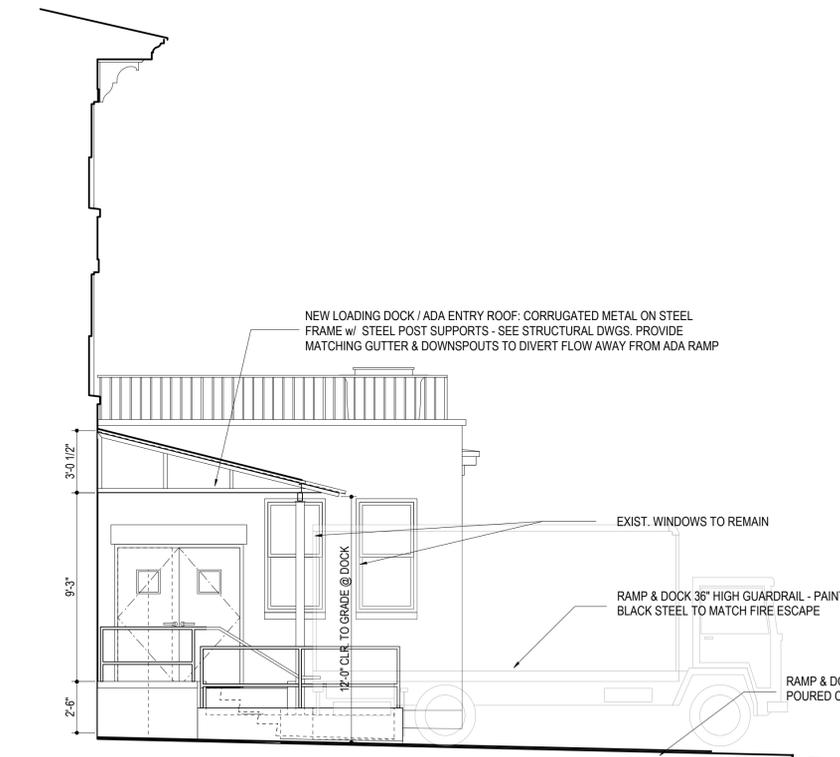
SEAL:

PROJECT:
COMMISSARY
 41 WASHINGTON ST.
 SARATOGA SPRINGS, NY

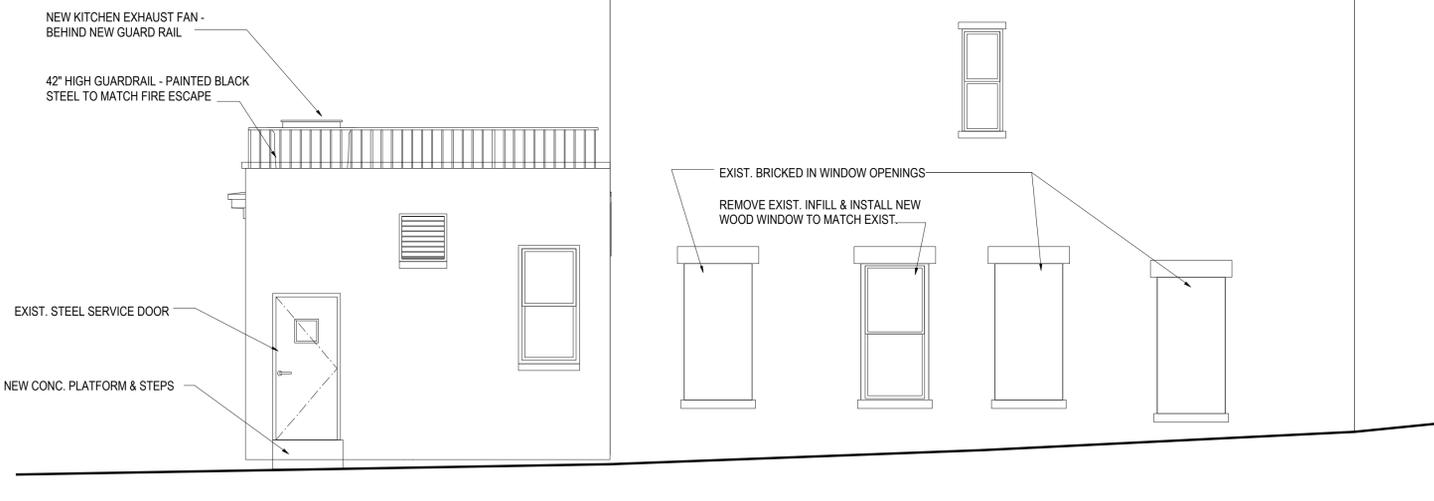
ELEVATIONS PROPOSED

DATE: February 25, 2016
 PROJECT NO: 1516
 DRAWING BY: DK
 CHK BY: CMS

A 301.00



2 SOUTH ELEVATION - PROPOSED
 Scale: 1:50



3 NORTH ELEVATION - PROPOSED
 Scale: 1:50

FILING SET: 02/26/2016



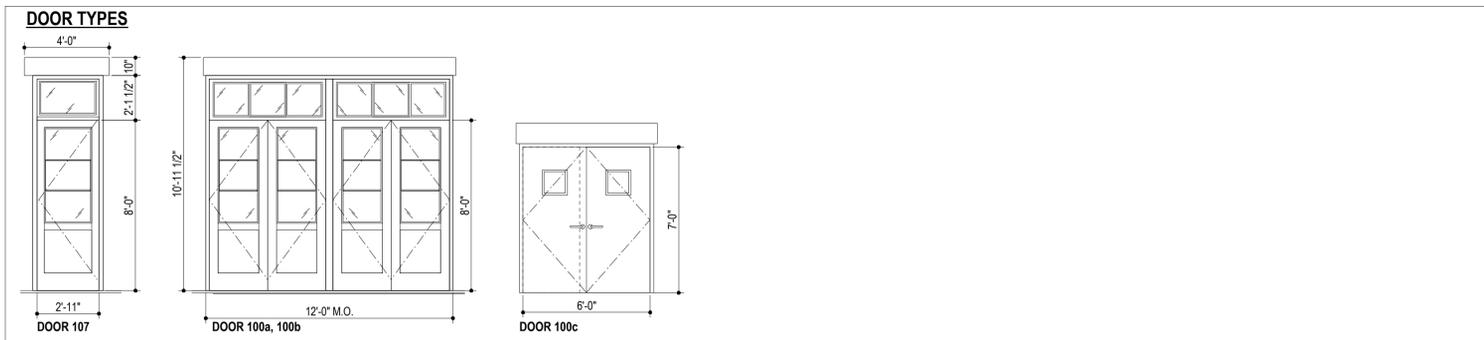
1 EAST ELEVATION - PROPOSED
 Scale: 1:50

0 10 20 30 40 50 FT



SALT & CHAR

ISSUE	DATE	DOB	Consultants	D.R.C	Contractor	Owner/Rep	LANDLORD
BLDG. DEPT. SET	02/26/2016						



Code	Room	Type	Quantity	WxH	Finish	Thick	Frame Type	Frame Finish	Hardware Group	Fire Rating	Comments	
001	Stair	Service Door	1	44" x 84" - VERIFY	HM				Service Entry	45 min.	Vision Panel - max. 100 sq.in., wire glass	
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107	Employee / ADA Entry	New Entry Single Door	1	36" x 96"	Metal-clad Wood & Safety Glass	Painted	1 3/4"	Metal	Painted	Entry Heavy Duty	NA	Outswing - provide ADA push paddle for compliant operation.

FILING SET: 02/26/2016



1 WEST ELEVATION - PROPOSED
Scale: 1:50



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 Scranton, PA 18505

KITCHEN DESIGN CONSULTANTS
YUI DESIGN
 YuiDesign, Inc.
 704 Sligo Creek Parkway
 Takoma Park, MD 20912
 301.270.8950

SEAL:

PROJECT:
COMMISSARY
 41 WASHINGTON ST.
 SARATOGA SPRINGS, NY
 Thursday, February 11, 2016

**WEST ELEVATION
DOOR TYPES & SCHED.**

DATE: February 25, 2016
 PROJECT NO: 1516
 DRAWING BY: DK
 CHK BY: CMS

A 302.00

SUGGESTED DESCRIPTION:

39 WASHINGTON STREET

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE ON THE NORTHERLY SIDE OF WASHINGTON STREET IN THE CITY OF SARATOGA SPRINGS, COUNTY OF SARATOGA AND STATE OF NEW YORK AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND CAPPED IRON ROD ALONG THE NORTHERLY STREET BOUNDARY OF WASHINGTON STREET AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF UNIVERSAL BAPTIST CHURCH OF SARATOGA SPRINGS, AS DESCRIBED IN LIBER 967 OF DEEDS AT PAGE 809 ON THE EAST AND LANDS OF NOW OR FORMERLY OF 41 WASHINGTON LLC, AS DESCRIBED IN INSTRUMENT #2014015245, ON THE WEST; THENCE NORTH 86°-28'-07" WEST, ALONG SAID NORTHERLY STREET BOUNDARY OF WASHINGTON STREET, A DISTANCE OF 121.00 FEET TO A FOUND CAPPED IRON ROD AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF FIRST BAPTIST CHURCH, ON THE WEST AND SAID LANDS OF 41 WASHINGTON LLC, ON THE EAST; THENCE NORTH 03°-13'-06" EAST, ALONG SAID PROPERTY DIVISION LINE, A DISTANCE OF 147.20 FEET TO A FOUND CAPPED IRON ROD AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF FRANKLIN SQUARE CONDOMINIUMS, LLC, AS DESCRIBED IN LIBER 1690 OF DEEDS AT PAGE 584, ON THE NORTH, AND SAID LANDS OF 41 WASHINGTON LLC, ON THE SOUTH; THENCE NORTH 82°-11'-14" EAST ALONG SAID LANDS OF FRANKLIN SQUARE CONDOMINIUMS, LLC AND LANDS NOW OR FORMERLY OF 10 DIVISION STREET OFFICES LLC, AS DESCRIBED IN LIBER 1688 OF DEEDS AT PAGE 402, A DISTANCE OF 123.28 FEET TO A FOUND CAPPED IRON ROD AT ITS INTERSECTION WITH THE FIRST MENTIONED PROPERTY DIVISION LINE; THENCE SOUTH 03°-13'-06" WEST ALONG SAID PROPERTY DIVISION LINE, A DISTANCE OF 171.45 FEET TO THE POINT OR PLACE OF BEGINNING AND BEING 19,279 SQUARE FEET OR 0.44 ACRES OF LAND, MORE OR LESS AND KNOWN AS CITY OF SARATOGA SPRINGS TAX MAP NUMBER 165.67, BLOCK 1, PARCEL 12.

PARKING LOT LEASE PARCEL OVER 39 WASHINGTON STREET

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE ON THE NORTHERLY SIDE OF WASHINGTON STREET IN THE CITY OF SARATOGA SPRINGS, COUNTY OF SARATOGA AND STATE OF NEW YORK AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND CAPPED IRON ROD ALONG THE NORTHERLY STREET BOUNDARY OF WASHINGTON STREET AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF UNIVERSAL BAPTIST CHURCH OF SARATOGA SPRINGS, AS DESCRIBED IN LIBER 967 OF DEEDS AT PAGE 809 ON THE EAST AND LANDS OF NOW OR FORMERLY OF 41 WASHINGTON LLC, AS DESCRIBED IN INSTRUMENT #2014015245, ON THE WEST; THENCE NORTH 86°-28'-07" WEST, ALONG SAID NORTHERLY STREET BOUNDARY OF WASHINGTON STREET, A DISTANCE OF 53.87 FEET TO A POINT; THENCE NORTH 03°-13'-06" EAST, THROUGH SAID LANDS OF 41 WASHINGTON LLC, 160.65 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF FRANKLIN SQUARE CONDOMINIUMS, LLC, AS DESCRIBED IN LIBER 1690 OF DEEDS AT PAGE 584, ON THE NORTH, AND SAID LANDS OF 41 WASHINGTON LLC, ON THE SOUTH; THENCE NORTH 82°-11'-14" EAST ALONG SAID LANDS OF FRANKLIN SQUARE CONDOMINIUMS, LLC AND LANDS NOW OR FORMERLY OF 10 DIVISION STREET OFFICES LLC, AS DESCRIBED IN LIBER 1688 OF DEEDS AT PAGE 402, A DISTANCE OF 54.88 FEET TO A POINT AT ITS INTERSECTION WITH THE FIRST MENTIONED PROPERTY DIVISION LINE; THENCE SOUTH 03°-13'-06" WEST ALONG SAID PROPERTY DIVISION LINE, A DISTANCE OF 171.45 FEET TO THE POINT OR PLACE OF BEGINNING AND BEING 8,945 SQUARE FEET OR 0.21 ACRES OF LAND, MORE OR LESS.

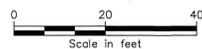
SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
SUBJECT TO ANY STATE OF FACTS THAT AN UP TO DATE ABSTRACT OF TITLE WOULD DISCLOSE.

LEGEND

	CONIFEROUS TREE		EDGE OF ASPHALT
	DECIDUOUS TREE		EDGE OF BRICK
	BORING		EDGE OF CONCRETE
	WATER VALVE		EDGE OF GRAVEL
	WATER SHUT OFF		PARKING STRIPING
	FIRE HYDRANT		CONCRETE CURB
	GAS VALVE		BUILDING
	LIGHT POLE		FENCE LINE
	POWER POLE		MAIN PROPERTY
	TRAFFIC SIGNAL BOX		ABUTTERS PROPERTY
	SANITARY MANHOLE		ELECTRIC LINE
	TELEPHONE MANHOLE		GAS LINE
	SIGN (SINGLE)		OVERHEAD LINE
	PK NAIL		SANITARY LINE
			STORM LINE
			TELEPHONE LINE
			WATER LINE
			RETAINING WALL
			WOODS LINE

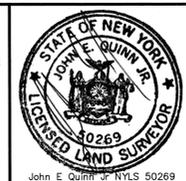
ZONING INFORMATION:

SITE WITHIN T-6 (TRANSECT - 6 URBAN CORE)
PER CITY OF SARATOGA SPRINGS ZONING ORDINANCE
- MAX BUILDING HEIGHT: 2 STORY MINIMUM / 70' MAX HEIGHT
- MINIMUM % BUILD OUT ALONG FRONTAGE: 80%
- BUILD-TO DISTANCE FROM FRONT LOT LINE: 0' - 12'
- SIDE SETBACK: 0' MINIMUM
- REAR SETBACK: 0' MINIMUM



Revisions:	Drawn By:	App'd. By:	Date:
REVISED PER RBC CONSTRUCTION	WTW	JEQ	12/11/14
MAP ISSUED	MJB	JEQ	11/10/14

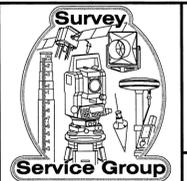
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID COPIES. CERTIFICATES INDICATED OR IMPLIED HEREON SHALL RUN ONLY TO THE PARTY FOR WHOM THIS SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE ADDITIONAL PARTIES LISTED HEREON. CERTIFICATES ARE NOT TRANSFERABLE TO ADDITIONAL PARTIES, OR SUBSEQUENT OWNERS, NOT LISTED HEREON.



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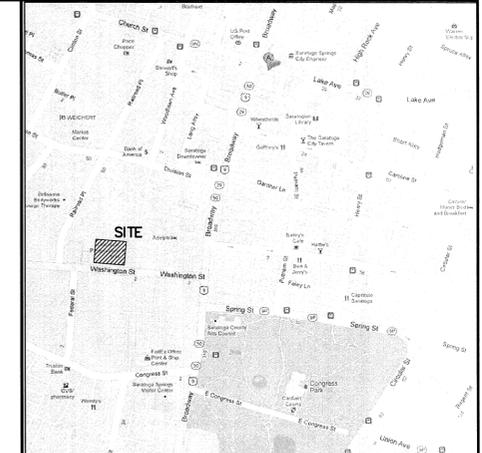
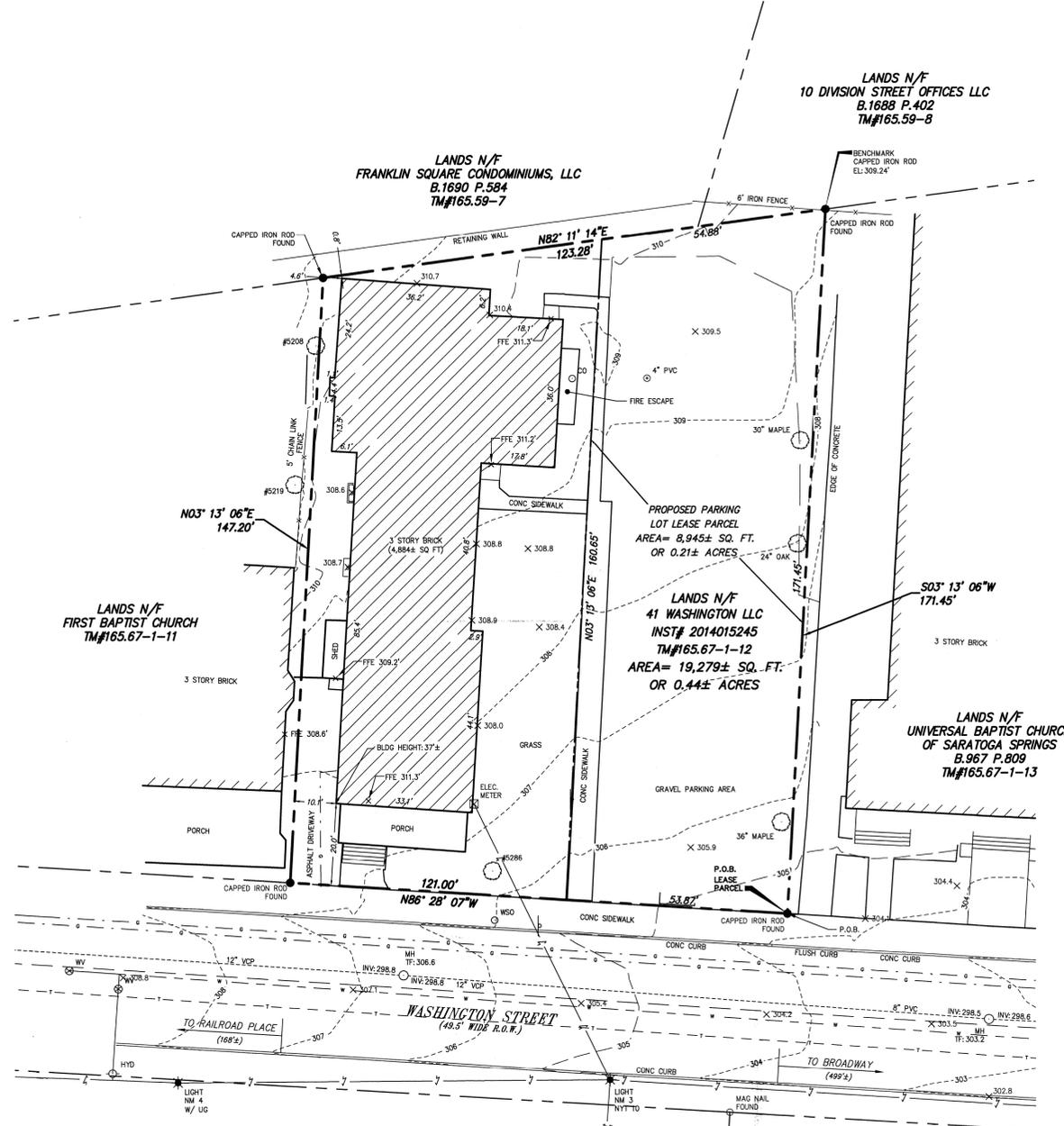
III Winners Circle, PO Box 5269 - Albany, NY 12205-0269
Main: (518) 453-4000 - www.chacompanies.com

CHA Project Number: 28352-1002-34000



ALTA/ASCM LAND TITLE SURVEY
LANDS OF
41 WASHINGTON LLC
#39 WASHINGTON STREET
(a.k.a. #41 WASHINGTON STREET)
CITY OF SARATOGA SPRINGS COUNTY OF SARATOGA
STATE OF NEW YORK

Scale: 1" = 20'
DATE: November 12, 2014
Sheet 1 OF 1



- NOTES:**
- BASE MAPPING PREPARED BY CHA FROM A APRIL 2014 FIELD SURVEY.
 - NORTH ORIENTATION IS TRUE NORTH BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY. MAPPING PREPARED ON NEW YORK STATE PLANE COORDINATE SYSTEM - NAD83 EAST ZONE.
 - CONTOURS AND ELEVATIONS SHOWN ON NVD029 VERTICAL DATUM BASED ON GPS OBSERVATIONS.
 - REFERENCE IS MADE TO STEWART TITLE INSURANCE COMPANY, TITLE COMMITMENT, ORDER NUMBER S-61238, ISSUED BY SNEERINGER MONOHAN PROVOST REDGRAVE TITLE AGENCY, INC., HAVING AN EFFECTIVE DATE OF 11/05/14.
 - SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
 - THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6B, 7A, 8, 11B, 13, 14, 16, 17, 18, 19 AND 20A OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW YORK, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
 - SUBJECT PARCEL LOCATED WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP, SARATOGA COUNTY, NY, PANEL 433 OF 693, MAP NUMBER 3509100433E, EFFECTIVE DATE AUGUST 16, 1995.
 - UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES ARE SHOWN BASED ON THE FIELD SURVEYED LOCATION OF SURFACE FEATURES COMBINED WITH INFORMATION FROM AVAILABLE, IF ANY, RECORD PLANS. THE ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY DIFFER SOMEWHAT FROM WHAT IS SHOWN AND OTHERS MAY EXIST.
- MAP REFERENCES:**
- MAP ENTITLED "MAP OF A NUMBER OF BUILDING LOTS & BUILDINGS NEAR THE CONGRESS SPRING IN THE COUNTY OF SARATOGA BEING THE PROPERTY OF THE HEIRS OF GIDEON PUTNAM, DECEASED, AS THE SAME WAS SURVEYED IN 1810," AS PREPARED BY JAMES SCOTT, DATED AUGUST 1825.
 - MAP ENTITLED "LANDS TO BE CONVEYED TO LAURENCE H. BURD, JR." AS PREPARED BY W. BRUCE HAWKS P.L.S. 48979, DATED DECEMBER 9, 1987 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE AS C1-P1-F1.
 - MAP ENTITLED "LANDS OF SARATOGA HOTEL CORPORATION TO BE CONVEYED TO LAURENCE H. BURD AND ELEANOR G. BURD AND THE HUGUELY COMPANY," AS PREPARED BY W. BRUCE HAWKS P.L.S. 48979, DATED NOVEMBER 22, 1980.
 - MAP ENTITLED "THE LOFTS AT 18 DIVISION STREET SITUATE IN THE CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NY," AS PREPARED BY THOMPSON-FLEMING LAND SURVEYORS, P.C., DATED AUGUST 27, 2007 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE ON AUGUST 29, 2007 AS MAP L-714.
 - MAP ENTITLED "CONDOMINIUM MAP LANDS OF FRANKLIN SQUARE CONDOMINIUMS, LLC," AS PREPARED BY PAUL F. TOMMELL, DATED FEBRUARY 15, 2006 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE ON MARCH 1, 2006 AS MAP F-316.
 - MAP ENTITLED "FRANKLIN SQUARE - PHASE IV 70 RAILROAD PLACE CITY OF SARATOGA SPRINGS, NEW YORK LAYOUT LANDSCAPE & LIGHTING PLAN," AS PREPARED BY THE L.A. GROUP, DATED FEBRUARY 12, 2004 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE AS MAP B-695.
 - MAP ENTITLED "MAP OF LANDS OF THE BETHESDA CHURCH SITUATE AT WASHINGTON STREET CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NEW YORK," AS PREPARED BY THOMPSON-FLEMING LAND SURVEYORS, P.C., DATED MARCH 19, 2013.
 - MAP ENTITLED "SURVEY OF LAND OF ADELPHI HOTEL, LIMITED, A NEW YORK CORPORATION LOCATED AT 361-365 BROADWAY CITY OF SARATOGA SPRINGS (INSIDE DISTRICT)," AS PREPARED BY ENVIRONMENTAL DESIGN PARTNERSHIP, LLP, DATED APRIL 13, 2012.
 - MAP ENTITLED "LOT LINE ADJUSTMENT BETWEEN THE LANDS OF MARTELL BROTHERS BREWING COMPANY, LLC INSTRUMENT NO. 2011003784 AND MARTELL BREWING BROTHERS, LLC INSTRUMENT NO. 2011003786," AS PREPARED BY PAUL F. TOMMELL, DATED OCTOBER 27, 2011 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE AS M2012046.
 - MAP ENTITLED "AS-BUILT MAP FRANKLIN SQUARE CONDOMINIUMS PHASE 4 SITUATE AT 70 RAILROAD PLACE CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, N.Y.S.," AS PREPARED BY THOMPSON-FLEMING LAND SURVEYORS, P.C., DATED MARCH 19, 2007 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE AS MAP B-695A.
 - MAP ENTITLED "PLAT OF SURVEY OF THE RIV'N DAM BUILDING," AS PREPARED BY CHA, DATED MARCH 4, 2013.
 - MAP ENTITLED "ALTA/ASCM LAND TITLE SURVEY LANDS OF 41 WASHINGTON LLC #39 WASHINGTON STREET," AS PREPARED BY CHA, DATED APRIL 28, 2014 AND LAST REVISED 5/20/14.

JOHN E. QUINN, P.L.S.
NYLS 50269
DATE: 12/11/14

CERTIFIED TO:
STEWART TITLE INSURANCE COMPANY
ADELPHI HOTEL PARTNERS, LLC
41 WASHINGTON LLC
SNEERINGER MONOHAN PROVOST REDGRAVE TITLE AGENCY, INC
BANK OF AMERICA, N.A., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR



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.





SALT & CHAR

ISSUE	DATE	DOB	Consultant	D.R.C	Contractor	Owner/Rep	LANDLORD
BLDG. DEPT. SET	02/26/2016						



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CMS ARCHITECTURE + DESIGN
 180 5th Avenue - 2nd Floor, New York, NY 10010
 212.242.5277 Fax 212.481.8456
 design@cmsarchitecture.com

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 Clifton Park, NY 12065 f. 518.456.5514
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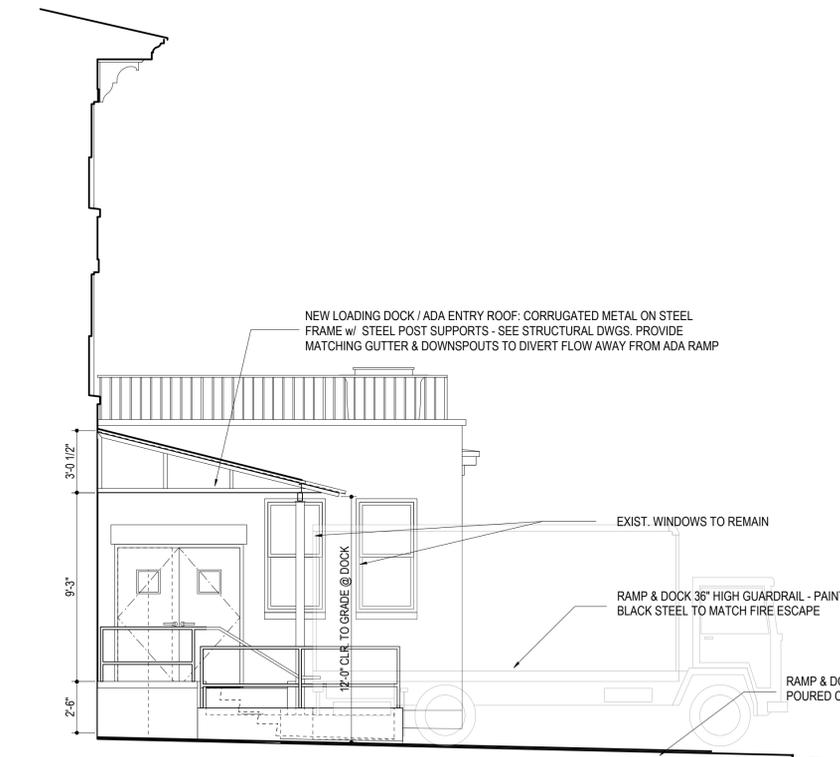
SEAL:

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 SARATOGA SPRINGS, NY

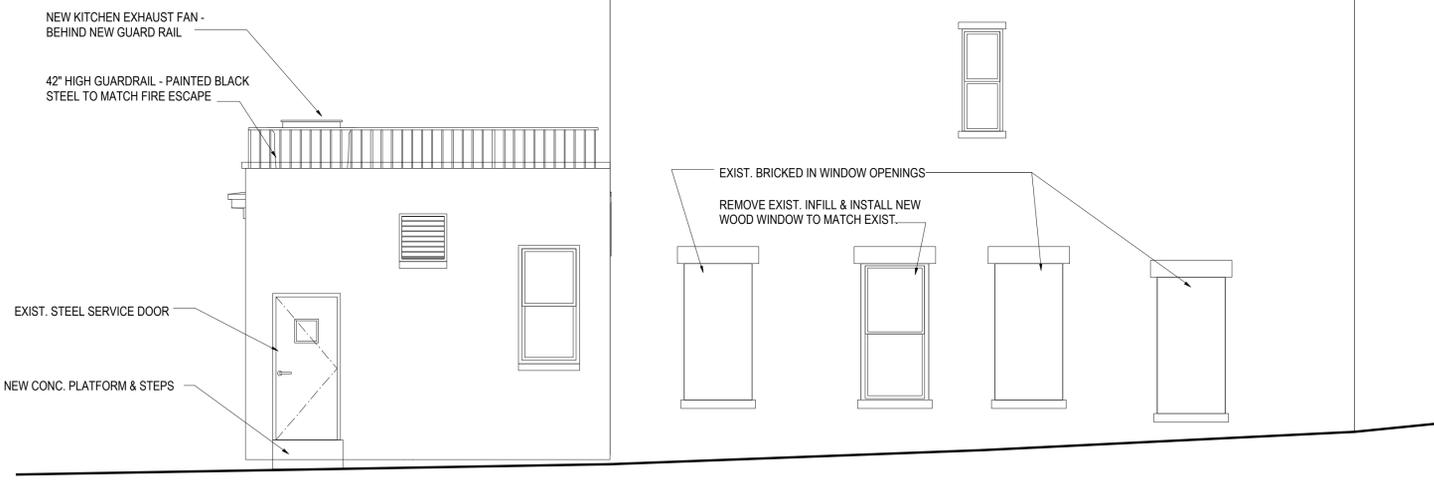
ELEVATIONS PROPOSED

DATE: February 25, 2016
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 DRAWING BY: DK
 CHK BY: CMS

A 301.00



2 SOUTH ELEVATION - PROPOSED
 Scale: 1:50



3 NORTH ELEVATION - PROPOSED
 Scale: 1:50

FILING SET: 02/26/2016



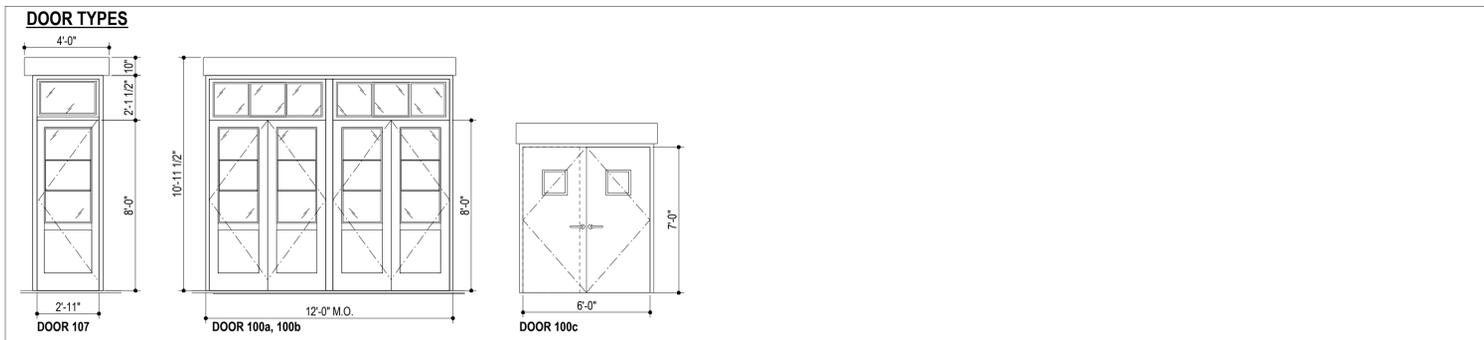
1 EAST ELEVATION - PROPOSED
 Scale: 1:50

0 10 20 30 40 50 FT



SALT & CHAR

ISSUE	DATE	DOB	Consultants	D.R.C	Contractor	Owner/Rep	LANDLORD
BLDG. DEPT. SET	02/26/2016						



Code	Room	Type	Quantity	WxH	Finish	Thick	Frame Type	Frame Finish	Hardware Group	Fire Rating	Comments	
001	Stair	Service Door	1	44" x 84" - VERIFY	HM				Service Entry	45 min.	Vision Panel - max. 100 sq.in., wire glass	
100a	Entry	New Bi-parting Swing Door	1	68" x 96"	Metal-clad Wood & Safety Glass	Painted	1 3/4"	Hollow Metal	Painted	Entry Heavy Duty	NA	Inswing
100b	Entry	New Bi-parting Swing Door	1	68" x 96"	Metal-clad Wood & Safety Glass	Painted	1 3/4"	Hollow Metal	Painted	Entry Heavy Duty	NA	Outswing
100c	Entry - Kitchen	New Bi-parting Swing Door	1	68" x 96"	HM	Painted	1 3/4"	Hollow Metal	Painted	Entry Heavy Duty	NA	Outswing - w/ Vision Panes
101	Office	New Swing Door	1	34" x 84"	HM	Painted	1 3/4"	HM - Welded	Painted	Privacy Set	NA	w/ Large Vision Panel
102	ADA BATHROOM	New Swing Door	1	34" x 84"	HM	Stained	1 3/4"	HM - Welded	Painted	Privacy Set	NA	ADA Compliant
103	Butcher Room	New Swing Door	1	34" x 84"	HM	Stainless Steel	1 3/4"	HM - Welded	Painted	Double-Acting	NA	w/ Large Vision Panel. Verify security req'ts.
104	Cave Du Jour	Swing Kitchen Doors	1	60" x 84"	Stainless Clad	Brushed	1 3/4"	Double acting	Painted	Double-Acting	NA	Vision Panel. Verify Security req'ts [locking?]
105	Kitchen Entry	Service Door	1	36" x 84" - VERIFY	Existin HM	Painted	1 3/4"	Hollow Metal	Painted	Service Entry		Verify condition of Exist. door.
106	Kitchen Entry	Service Door	1	36" x 84" - VERIFY	HM	Painted	1 3/4"	Hollow Metal	Painted	Service Entry		New door in expanded masonry opening
107	Employee / ADA Entry	New Entry Single Door	1	36" x 96"	Metal-clad Wood & Safety Glass	Painted	1 3/4"	Metal	Painted	Entry Heavy Duty	NA	Outswing - provide ADA push paddle for compliant operation.

FILING SET: 02/26/2016



1 WEST ELEVATION - PROPOSED
Scale: 1:50



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