



## CITY OF SARATOGA SPRINGS

### PLANNING BOARD

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

MARK TORPEY, *Chair*  
ROBERT F. BRISTOL, *Vice-Chair*  
TOM L. LEWIS  
CLIFFORD VAN WAGNER  
HOWARD PINSLEY  
JANET CASEY  
JAMIN TOTINO  
AMY DURLAND, *Alternate*  
RUTH HORTON, *Alternate*

### Planning Board Meeting City Council Room – 7:00 PM

#### Agenda

Planning Board Meeting – Thursday, September 8, 2016

City Council Room – 7:00 PM

Workshop: Tuesday, September 6, 2016 At 5pm In The City Council Room

Salute To Flag

#### A. Applications Under Consideration

##### 1. **16.026 Allerdice Glass & Aluminum**

**120 Excelsior Avenue**, Special use permit for manufacturing, retail, office and recreational facility within the Transect-5 (T-5) District.

Documents:

[16.026 ALLERDICEGLASSANDALUMINIUM\\_COUNTYRESPONSE.PDF](#)  
[16.026 ALLERDICEGLASSANDALUMINIUM\\_APP\\_REDACTED.PDF](#)  
[16.026 ALLERDICEGLASSANDALUMINIUM\\_SITEPLANWAIVER\\_REDACTED.PDF](#)

##### 2. **16.027 West Avenue Apartments**

**246 West Ave**, Special use permit for construction of 16 multi-family residential units within the Transect-4 Urban Neighborhood (T-4) District.

Documents:

[16.027 WESTAVEPTSSUP\\_FULLAPP\\_REDACTED.PDF](#)

##### 3. **16.028 West Ave Apartments**

Site plan for construction of 16 multi-family residential units within the Transect-4 (T-4) District.

Documents:

[16.028 WESTAVEPTSSITEPLAN\\_FULLAPP\\_REDACTED.PDF](#)

##### 4. **16.031 Zumpano Subdivision**

**119 East Avenue**, proposed final 2 lot subdivision within the Urban Residential-3 (UR-3) District.

Documents:

[16.031 ZUMPANOSUBDIVISION\\_APP\\_REDACTED.PDF](#)

##### 5. **16.033 Interlaken PUD Proposed Amendment**

**Request for Advisory Opinion from the City Council.**

Documents:

[16.033 INTERLAKENZONINGAMEND\\_APP\\_REDACTED.PDF](#)

##### 6. **16.034 Inclusionary Housing Proposed Zoning Text Amendment**

**Request for Advisory Opinion from the City Council.**

Documents:

[16.034 SPAHOUSINGZONINGAMEND\\_APP\\_REDACTED.PDF](#)  
[16.034 SPAHOUSINGZONINGAMEND\\_SUSTAINSARATOGACORR.PDF](#)  
[16.034 SPAHOUSINGZONINGAMEND\\_SARATOGABUILDERSCORR.PDF](#)

#### B. Discussion: Spring Run Preserve Proposed Membership

Approval Of Minutes: July 28, 2016

Next Meeting: Thursday, September 22, 2016 (W/ Monday, September 19, 2016 Caravan & Workshop)



## **SARATOGA COUNTY PLANNING BOARD**

**TOM L. LEWIS**  
CHAIRMAN

**JASON KEMPER**  
DIRECTOR

July 26, 2016

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

### **SCPB Referral Review#16-141-Special Use Permit-Wallace Allerdice/Allerdice Glass & Aluminum**

Special Use Permit for manufacturing/sales/ personal training studio within T-5 District.

Excelsior Avenue, off/parallel to NYS Route 50, east of Marion Avenue

Received from the City of Saratoga Springs Planning Board on July 8, 2016.

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

**Decision:** No Significant Countywide or Intercommunity Impact

**Comment:** The Saratoga County Planning Board recognizes no impact of a county nature in its review of the proposal to consider the existing use/business under a special use permit which was not required under the zoning criteria at the time of the original 1999 application for site plan review. We note a change in the property's designation to T-5 (Transect 5) in 2004 and the intent to include an existing user in the building other than the owner (and other defined uses) under the umbrella of the SUP.

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

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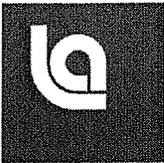
Michael Valentine, Senior Planner  
Authorized Agent for Saratoga County

**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.

50 WEST HIGH STREET  
BALLSTON SPA, NY 12020

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





June 23, 2016

Mr. Mark Torpey - Chair  
Saratoga Springs Planning Board  
City Hall – 474 Broadway  
Saratoga Springs, NY 12866

**Re: *Special Use Permit Application  
Allerdice Glass & Aluminum  
Saratoga Springs, NY***

Dear Mr. Torpey,

Please accept the attached application for a Special Use Permit for the existing Allerdice Glass & Aluminum site. The Planning Board originally granted Site Plan approval on May 5, 1999. A building addition was approved with a site plan amendment on October 3, 2001. Additional expansions were approved in 2004 and 2008 although the last expansion was not constructed.

The original zoning for the property was Inner Excelsior Avenue District (IEAD) which was changed to Transect – 5 (T-5) in 2004. A special use permit was not required under the original zoning but is required in the T-5 Zone. Therefore, a Special Use permit does not exist for this property.

We are seeking a special use permit for the existing Glass & Aluminum business, and a personal training facility.

If you have any questions, please let me know and I would be happy to furnish additional information.

Sincerely,

David Carr, Jr, RLA  
for  
The LA Group, P.C.

enclosures

cc:



# 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: SPECIAL USE PERMIT

(Rev: 05/2016)

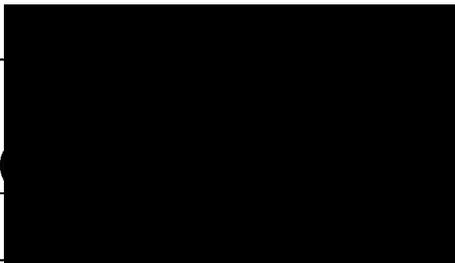
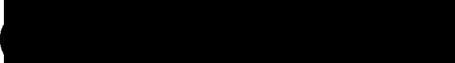
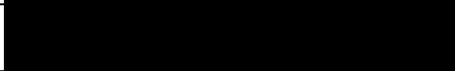
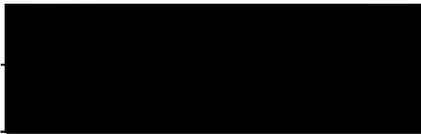
Project Name: Allerdice Glass & Aluminum

Property Address/Location: 120 Excelsior Avenue

Tax Parcel #: 166-4-3.1 Zoning District: T-5, Neighborhood Center  
(for example: 165.52-4-37)

Proposed Use: Window and Door Manufacturing/Sales/Personal Training Studio

Type of Special Use Permit:  Permanent  Temporary  Renewable

	<u>APPLICANT(S)*</u>	<u>OWNER(S) (If not applicant)</u>	<u>ATTORNEY/AGENT</u>
Name	<u>Wallace Allerdice</u>		<u>Dave Carr, RLA</u>
Address			<u>The LA Group, PC</u> <u>40 Long Alley</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.

### 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.

3 hard copies (\*I signed original) and one electronic copy (PDF) of complete application and ALL attachments.

Submission Deadline - Check City's website ([www.saratoga-springs.org](http://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: William W. O'Rourke

Date: 6/21/2016

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

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

617.20  
Appendix B  
Short Environmental Assessment Form

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Allerdice Glass & Aluminum Special Use Permit			
Project Location (describe, and attach a location map): 120 Excelsior Avenue			
Brief Description of Proposed Action: The proposed action includes application for a special Use permit for an existing glass and aluminum sales and manufacturing facility and a personal training studio.			
Name of Applicant or Sponsor: Wallace Allerdice		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: [REDACTED]			
City/PO: [REDACTED]		State: [REDACTED]	Zip Code: [REDACTED]
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 <input type="checkbox"/>
			YES <input type="checkbox"/>
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 <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		3.0 acres	
b. Total acreage to be physically disturbed?		0.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		9.6 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 checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" 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			



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)? If Yes, explain purpose and size: _____ A retention pond exists on-site which was constructed as part of the original site plan approval. _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ National Grid Coal Tar Remediation. _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: Wallace Allerdice	Date: 6/26/2016	
Signature: 		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

**RESET**



**Vicinity Map:**

SCALE: 1" = 300'



**Site Statistics:**

Parcel Size	3.0 Acres
Tax Map No.	166-4-3.1 (Inside District)
Existing Zoning	T-5, Neighborhood Center

**Proposed Uses:**

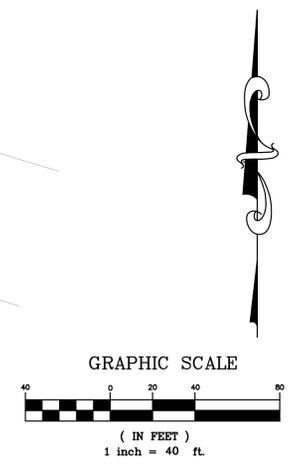
Proposed Uses	Maximum SF	Existing SF	Parking Requirements
Retail	5,000 SF	1,000 SF	1 /300 SF; 1 /2 Employees
Office (Including Real Estate Office)	10,000 SF	2,450 SF	1 /300 SF
Recreational Facility	5,000 SF	2,650 SF	1 /5 Seats
Manufacturing & Assembly	20,000 SF		1 /2 Employees + 1 Company Vehicle
Warehouse	20,000 SF	13,525 SF	1 /2 Employees + 1 Company Vehicle

**Proposed Accessory Uses:**

Proposed Uses	Maximum SF
Outdoor Display/Storage	1,500 SF

**Parking Statistics:**

Existing Facility	Square Footage	Parking Requirements
Office (1 per 300 SF required)	2,450 SF	8 spaces
Showroom (1 per 300 SF required)	1,000 SF	3 spaces
Warehouse (1 per company vehicle required)	13,525 SF	6 spaces (6 company vehicles)
(1 per 2 employees required)		9 spaces (18 employees)
Personal Training Studio (no use/activity category)	2,650 SF	4 spaces
	19,625 SF	
Required Parking		30 spaces
Existing Parking		24 spaces outside
		7 spaces inside
		31 spaces available
Possible Future Parking		14 spaces (If required with future site plan)



the LA group  
Landscape Architecture  
and Engineering, P.C.  
40 Long Alley  
Saratoga Springs  
New York 12866  
518/587-8100  
Telefax 518/587-0180



Unauthorized alteration or addition to this document is a violation of Section 7209 of the New York State Education Law.

© the LA Group 2007

Design DRC

Drawn KMK

Checked DRC

PREPARED FOR:  
Wallace Allerdice  
150 Excelsior Ave.  
Saratoga Springs, N.Y. 12866

ALLERDICE GLASS & ALUMINUM  
120 Excelsior Ave.  
Saratoga Springs, N.Y.  
Title  
Sketch Plan

Revisions  
3/12/2014  
4/07/2014  
6/20/2016

Project 201412  
Date 10/21/14  
CAD # 201412base

Drawing  
1 of 1

August 23, 2016

Mr. Mark Torpey, Chairman  
City of Saratoga Springs Planning Board  
City Hall  
Saratoga Springs, NY 12866

Re: Allerdice Glass & Aluminum  
Special Use Permit/Site Plan Approval

Dear Mr. Torpey,

The applicant submitted an application for Special Use Permit approval on June 23, 2016. While appearing at the Planning Boards July 25<sup>th</sup> workshop and through subsequent conversations with the City Planner, we learned that the project was also subject to Site Plan approval.

According to Section 7.2.2, B, 1, "Site Plan Review Applicability and Exemptions" of Chapter 240, the City of Saratoga Springs Zoning Ordinance; the proposal is not exempt from Site Plan review because the establishment of a Special Use Permit will require an increase in the number of required parking spaces. When the project was last approved in 2004, the required number of parking spaces was seven; however 24 outside spaces were approved due to the requirements of the use. The current uses require 30 spaces and 31 spaces are located on the site and within the existing building.

Since no additional parking needs to be constructed with this application, we are requesting the required Site Plan application be waived.

We look forward to presenting the revised plans to the Planning Board.

Sincerely,



David Carr Jr, RLA  
Associate Principal  
For  
The LA Group, P.C.

G:\Proj-2013\201391\_Prime\_Excelsior\_Expansion\201391Admin\01Correspondence\2.2Letters\2014\_10\_08 Coverletter.docx



# 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: SPECIAL USE PERMIT

(Rev: 05/2016)

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 \_\_\_\_\_

Pho \_\_\_\_\_

Ema \_\_\_\_\_

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.

3 hard copies (\*1 signed original) and one electronic copy (PDF) of complete application and ALL attachments.

Submission Deadline - Check City's website ([www.saratoga-springs.org](http://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.

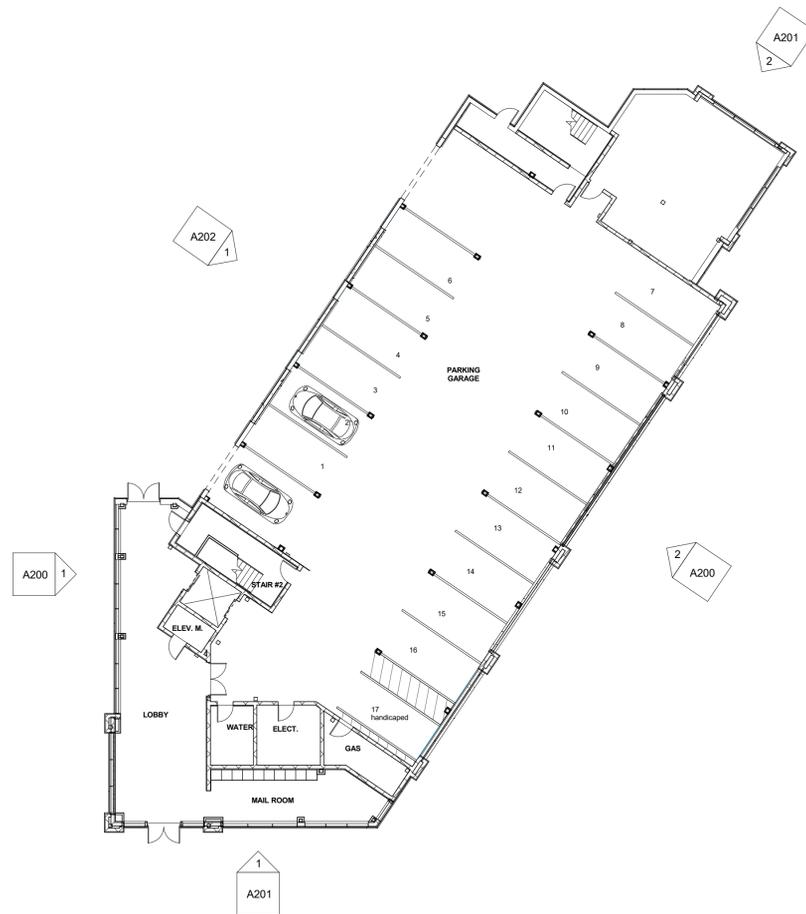
Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

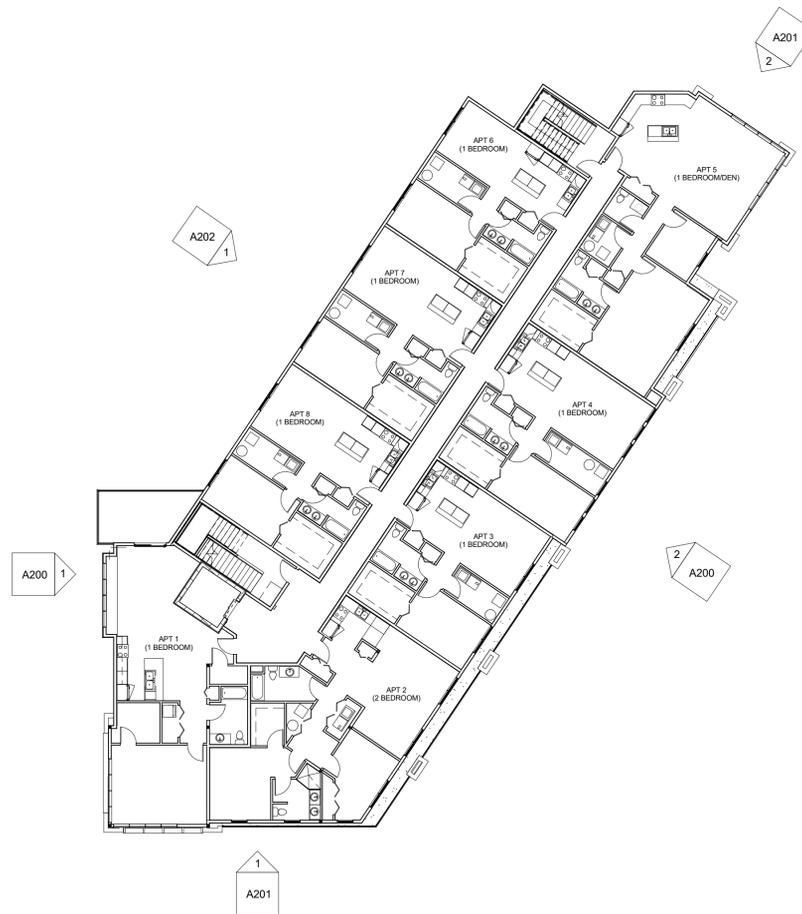
If applicant is not current owner, owner must also sign.

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_



① Level 1 (GROUND LEVEL PARKING)  
1/16" = 1'-0"



② LEVEL 2  
1/16" = 1'-0"



③ LEVEL 3  
1/16" = 1'-0"

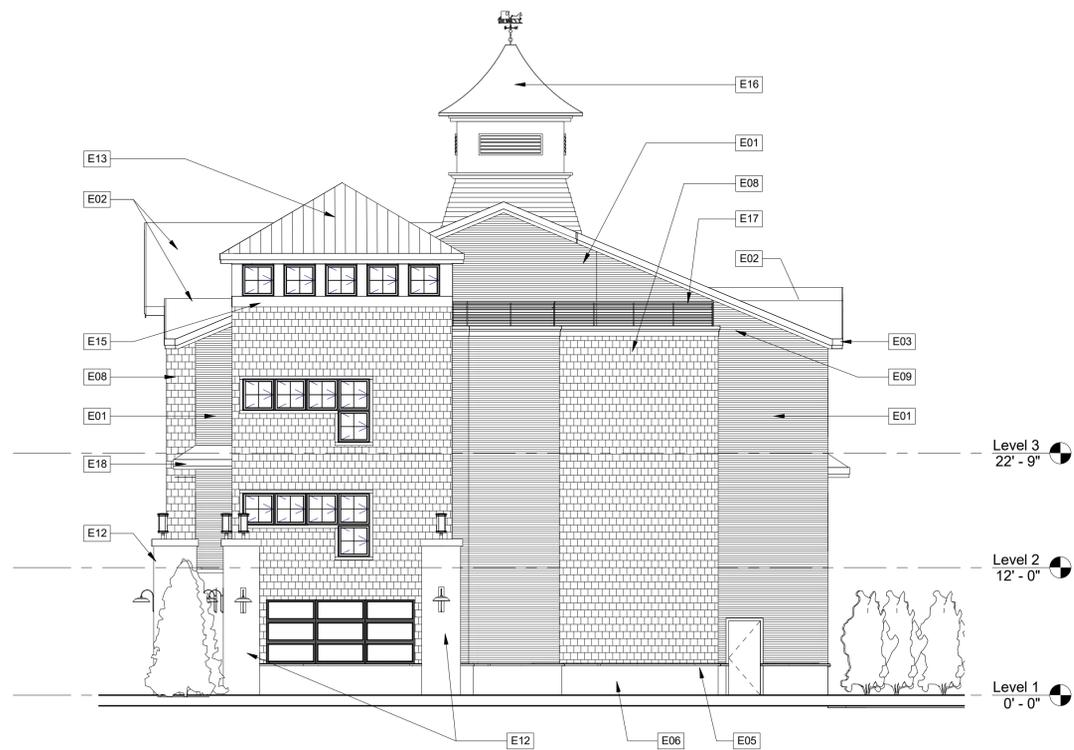


1 NORTH ELEVATION  
1/8" = 1'-0"

ELEVATION NOTES	
LABEL	ELEVATION NOTE
E01	"SMARTSIDE" ENGINEERED WOOD LAP SIDING FACTORY FINISHED COLOR TBD
E02	"SMARTSIDE" ENGINEERED WOOD TRIM FASCIA BOARDS & VENTED SOFFIT FACTORY FINISHED COLOR TBD
E03	"SMARTSIDE" ENGINEERED WOOD TRIM CORNER BOARDS FACTORY FINISHED COLOR TBD
E04	"SMARTSIDE" ENGINEERED WOOD TRIM CORNER BOARDS FACTORY FINISHED COLOR TBD
E05	CULTURED STONE SILL
E06	CULTURED STONE VENEER TBD
E07	DECORATIVE HEAVY TIMBER BRACKETS, PAINTED COLOR TBD
E08	"SMARTSIDE" ENGINEERED WOOD SHAKE SIDING FACTORY FINISHED COLOR TBD
E09	COLUMNS WRAPED WITH "SMARTSIDE" ENGINEERED WOOD TRIM BORADS FACTORY FINISHED COLOR TBD
E10	FYPON OR EQUAL DECORATIVE ROUND LOUVER & TRIM
E11	DECORATIVE TRUSS & TRIM PAINTED COLOR TBD
E12	CULTURED STONE VENEER PIER WITH CONCRETE CAP
E13	STANDING SEAM METAL ROOF, COLOR TBD
E14	"MIRATEC" AND "EXTIRA" COMPOSITE BOARDS (PANEL & TRIMS) PAINTED, COLOR TBD
E15	"SMARTSIDE" ENGINEERED WOOD TRIM BOARDS FACTORY FINISHED COLOR TBD
E16	CUPOLA (CONTRACTORS OPTION TO BUILD IN PLACE OR INSTALL PREMANUFACTURED UNIT)
E17	CABLE PIPE RAIL WITH PAINTED POSTS COLOR TBD
E18	ROOF CANOPY WITH ASPHALT SHINGLES AND "SMARTSIDE" FASCIA BOARDS & SOFFITS



2 SOUTH (BIKE PATH) ELEVATION  
1/8" = 1'-0"



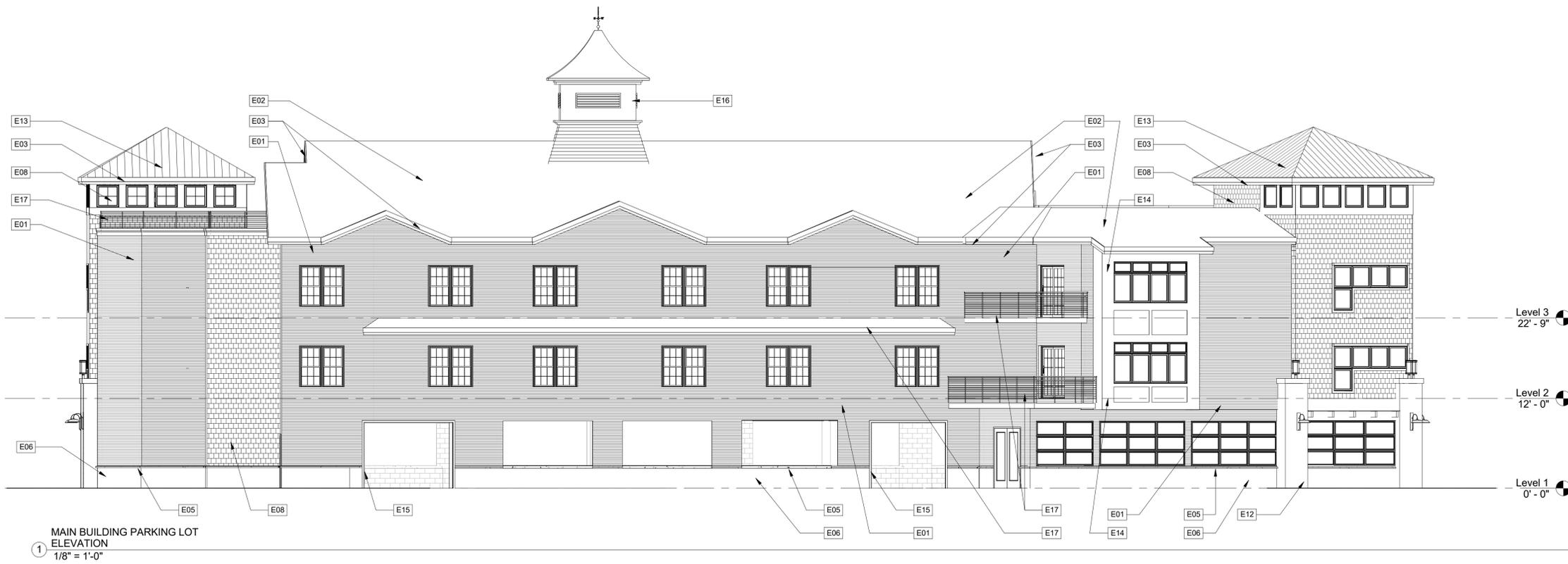
② EAST ELEVATION  
1/8" = 1'-0"



① WEST ELEVATION  
1/8" = 1'-0"

ELEVATION NOTES	
LABEL	ELEVATION NOTE
E01	"SMARTSIDE" ENGINEERED WOOD LAP SIDING FACTORY FINISHED COLOR TBD
E02	"SMARTSIDE" ENGINEERED WOOD TRIM FASCIA BOARDS & VENTED SOFFIT FACTORY FINISHED COLOR TBD
E03	"SMARTSIDE" ENGINEERED WOOD TRIM CORNER BOARDS FACTORY FINISHED COLOR TBD
E04	"SMARTSIDE" ENGINEERED WOOD TRIM CORNER BOARDS FACTORY FINISHED COLOR TBD
E05	CULTURED STONE SILL
E06	CULTURED STONE VENEER TBD
E07	DECORATIVE HEAVY TIMBER BRACKETS, PAINTED COLOR TBD
E08	"SMARTSIDE" ENGINEERED WOOD SHAKE SIDING FACTORY FINISHED COLOR TBD
E09	COLUMNS WRAPED WITH "SMARTSIDE" ENGINEERED WOOD TRIM BORADS FACTORY FINISHED COLOR TBD
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E13	STANDING SEAM METAL ROOF, COLOR TBD
E14	"MIRATEC" AND "EXTIRA" COMPOSITE BOARDS (PANEL & TRIMS) PAINTED, COLOR TBD
E15	"SMARTSIDE" ENGINEERED WOOD TRIM BOARDS FACTORY FINISHED COLOR TBD
E16	CUPOLA (CONTRACTORS OPTION TO BUILD IN PLACE OR INSTALL PREMANUFACTURED UNIT)
E17	CABLE PIPE RAIL WITH PAINTED POSTS COLOR TBD
E18	ROOF CANOPY WITH ASPHALT SHINGLES AND "SMARTSIDE" FASCIA BOARDS & SOFFITS

ELEVATION NOTES	
LABEL	ELEVATION NOTE
E01	"SMARTSIDE" ENGINEERED WOOD LAP SIDING FACTORY FINISHED COLOR TBD
E02	"SMARTSIDE" ENGINEERED WOOD TRIM FASCIA BOARDS & VENTED SOFFIT FACTORY FINISHED COLOR TBD
E03	"SMARTSIDE" ENGINEERED WOOD TRIM FASCIA BOARDS & VENTED SOFFIT FACTORY FINISHED COLOR TBD
E04	"SMARTSIDE" ENGINEERED WOOD TRIM CORNER BOARDS FACTORY FINISHED COLOR TBD
E05	CULTURED STONE SILL
E06	CULTURED STONE VENEER TBD
E07	DECORATIVE HEAVY TIMBER BRACKETS, PAINTED COLOR TBD
E08	"SMARTSIDE" ENGINEERED WOOD SHAKE SIDING FACTORY FINISHED COLOR TBD
E09	COLUMNS WRAPED WITH "SMARTSIDE" ENGINEERED WOOD TRIM BORADS FACTORY FINISHED COLOR TBD
E10	FYPON OR EQUAL DECORATIVE ROUND LOUVER & TRIM
E11	DECORATIVE TRUSS & TRIM PAINTED COLOR TBD
E12	CULTURED STONE VENEER PIER WITH CONCRETE CAP
E13	STANDING SEAM METAL ROOF, COLOR TBD
E14	"MIRATEC" AND "EXTIRA" COMPOSITE BOARDS (PANEL & TRIMS) PAINTED, COLOR TBD
E15	"SMARTSIDE" ENGINEERED WOOD TRIM BOARDS FACTORY FINISHED COLOR TBD
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# 246 WEST AVE APARTMENTS

Saratoga, New York

PERSPECTIVE



RE4ORM ARCHITECTURE



# 246 WEST AVE APARTMENTS

Saratoga, New York

PERSPECTIVE



RE4ORM ARCHITECTURE



# 246 WEST AVE APARTMENTS

Saratoga, New York

PERSPECTIVE



RE4ORM ARCHITECTURE

# Site Plan 246 West Avenue Apartments

City of Saratoga Springs, New York

City PB#

June 23, 2016



## Vicinity Map:

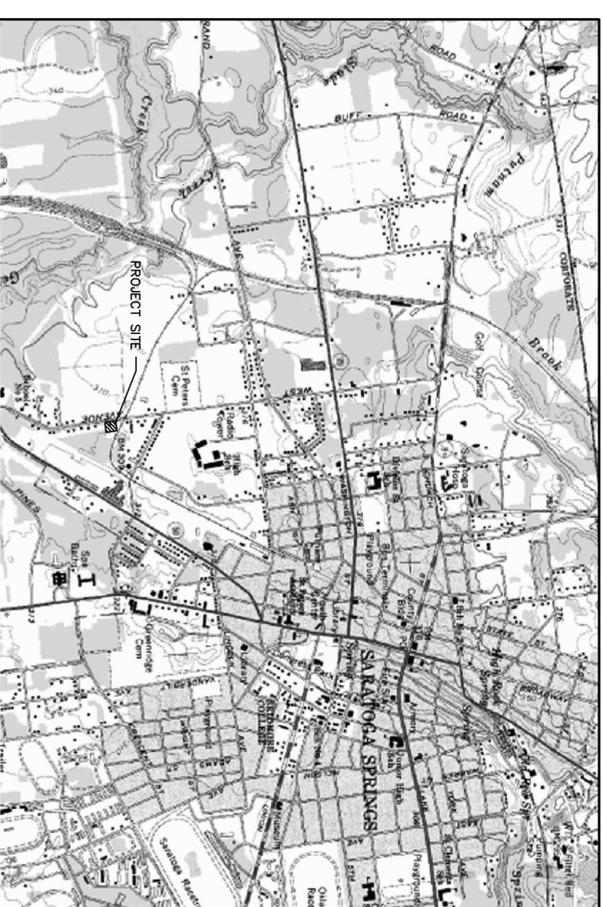
SCALE: NTS



### CITY OF SARATOGA SPRINGS STANDARD NOTES

1. All work must conform to all Federal, State and City Codes, specifications, ordinances, rules and regulations.
2. The elevation base for the contours and benchmarks are based on the National Geodetic Vertical Datum, 1929.
3. All refuse, debris and miscellaneous items to be removed shall be legally disposed of off-site by the Contractor to a location approved by the City Engineer.
4. The Contractor must set up a pre-construction meeting with the City Engineer prior to any construction. Construction inspections by the a designated representative of design professional are required. The cost of the construction inspection is the responsibility of the Applicant/Developer.
5. The contractor must obtain a blasting permit from the Building Inspector if any blasting is required for the project.
6. The contractor must obtain a street opening permit issued by the Department of Public Works for any work in the street or right-of-way of any City street, road or alley.
7. All points of construction ingress or egress shall be maintained to prevent tracking or flowing of sediment or debris onto a public road.
8. No Certificate of Occupancy will be issued until all site work has been completed in accordance with the approved plans; and an as-built drawing has been prepared in accordance with the requirements of the City Engineer.
9. The applicant must verify that the proposed project can accommodate the turning movements of any fire truck that the fire department so designates.

SITE STATISTICS	
PROPOSED USE:	16 Apartments
TAX MAP PARCEL NUMBER	178.33-1-20&21
LEASE LOT SIZE	.51 ACRES
EXISTING ZONING	T-4 Urban Neighborhood
BUILDING SETBACKS	REQUIRED
BUILD-TO-LINE	12'-18"
FRONTAGE BUILDOUT	50% MIN.
SIDE SETBACK	12' AVERAGE PRINCIPAL BLDG
REAR SETBACK	6' MIN OUTBUILDING
	24' PRINCIPAL BLDG
	5' MIN OUTBUILDING
BUILDING HEIGHT	2 STORY MIN, 40' MAX HT.
PARKING REQUIREMENTS	24 SPACES
RESIDENCES WITHIN T-4 ZONE	24 SPACES
1.5 PER DWELLING UNIT	7 SPACES OUTSIDE BUILDINGS 17 SPACES WITHIN THE BUILDINGS
	PROPOSED
	12.5'
	63%
	15.5'
	8.02'
	27.07'
	9.34'
	3 STORY, 40'-0"



## Project Location Map:

SCALE: NTS



### SHEET INDEX:

L-1	COVER SHEET
L-1	BOUNDARY AND TOPOGRAPHIC SURVEY
L-2	SITE DEMOLITION AND PREPARATION PLAN
L-2	SITE LAYOUT AND MATERIALS PLAN
L-3	SITE GRADING AND DRAINAGE PLAN
L-4	SITE UTILITY PLAN
L-4.1	OFF-SITE WATERLINE CONNECTION
L-5	SITE LANDSCAPE PLAN
L-6	SITE LIGHTING PLAN
L-7	SITE DETAILS
L-8	SITE DETAILS
L-9	SITE DETAILS
L-10	SITE DETAILS
L-11	STORMWATER DETAILS
L-12	SITE DETAILS

## Applicant:

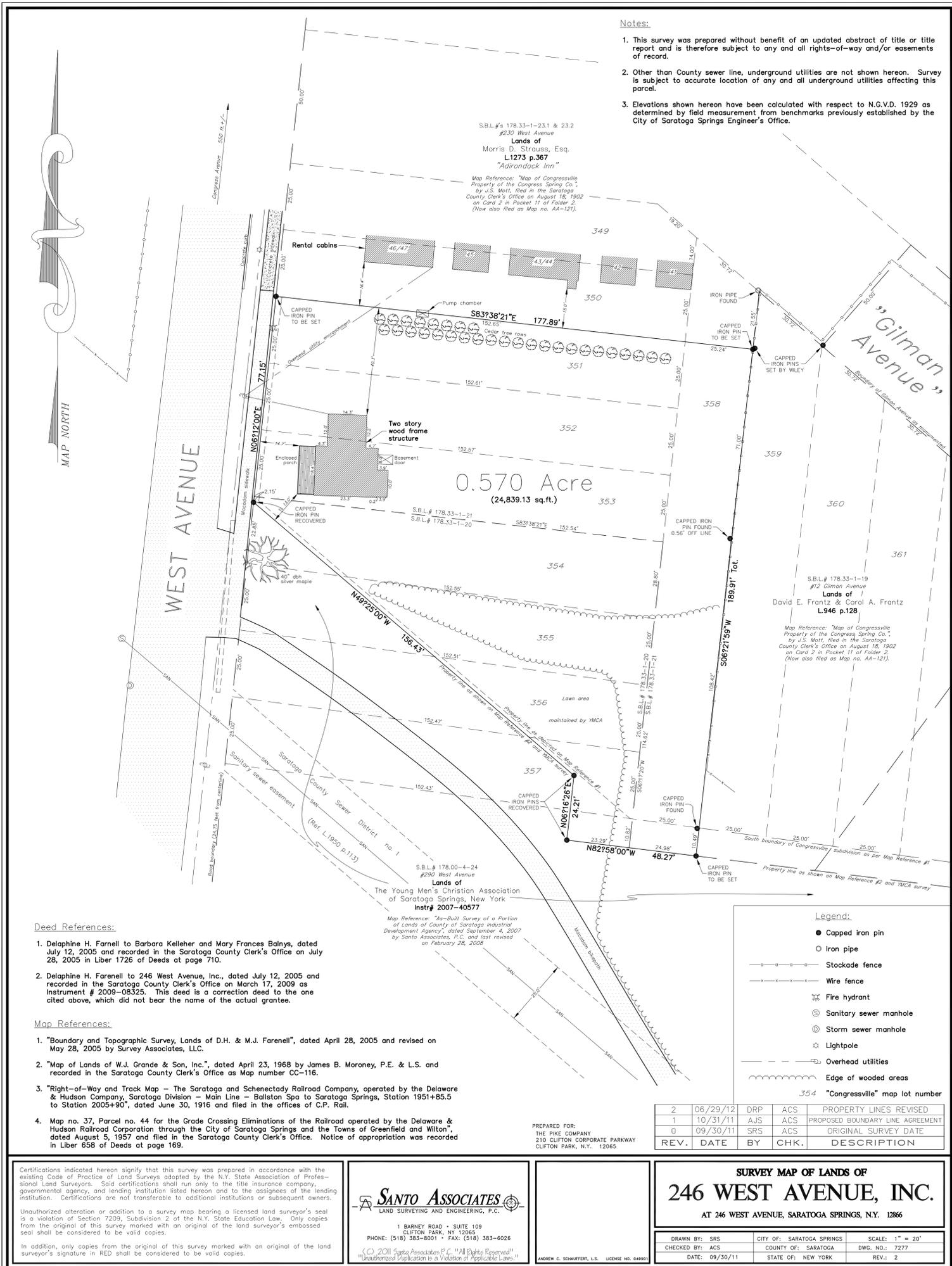
John-Paul Builders, LLC  
796 Burdeck Street  
Schenectady, NY 12306

## Prepared By:

the LA group  
Landscape Architecture  
and Engineering, P.C.

40 Long Alley  
Saratoga Springs  
New York 12866  
518/567-8100  
Telefax 518/567-0180

Approval \_\_\_\_\_  
Approved under authority of a resolution adopted  
by the Planning Board of the City of Saratoga Springs.  
Chairperson \_\_\_\_\_  
Date Signed \_\_\_\_\_



- Notes:**
1. This survey was prepared without benefit of an updated abstract of title or title report and is therefore subject to any and all rights-of-way and/or easements of record.
  2. Other than County sewer line, underground utilities are not shown hereon. Survey is subject to accurate location of any and all underground utilities affecting this parcel.
  3. Elevations shown hereon have been calculated with respect to N.G.V.D. 1929 as determined by field measurement from benchmarks previously established by the City of Saratoga Springs Engineer's Office.

S.B.L.#s 178.33-1-23.1 & 23.2  
 #230 West Avenue  
**Lands of**  
 Morris D. Strauss, Esq.  
 L.1273 p.367  
 "Adirondack Inn"  
 Map Reference: "Map of Congressville Property of the Congress Spring Co.", by J.S. Mott, filed in the Saratoga County Clerk's Office on August 18, 1902 on Card 2 in Pocket 11 of Folder 2. (Now also filed as Map no. 44-121).

S.B.L.# 178.33-1-19  
 #12 Gilman Avenue  
**Lands of**  
 David E. Frantz & Carol A. Frantz  
 L.946 p.128  
 Map Reference: "Map of Congressville Property of the Congress Spring Co.", by J.S. Mott, filed in the Saratoga County Clerk's Office on August 18, 1902 on Card 2 in Pocket 11 of Folder 2. (Now also filed as Map no. 44-121).

S.B.L.# 178.00-4-24  
 #290 West Avenue  
**Lands of**  
 The Young Men's Christian Association of Saratoga Springs, New York  
 Instr# 2007-40577  
 Map Reference: "As-Built Survey of a Portion of Lands of County of Saratoga Industrial Development Agency," dated September 4, 2007 by Santo Associates, P.C. and last revised on February 28, 2008

**Deed References:**

1. Delaphine H. Farnell to Barbara Kelleher and Mary Frances Balnys, dated July 12, 2005 and recorded in the Saratoga County Clerk's Office on July 28, 2005 in Liber 1726 of Deeds at page 710.
2. Delaphine H. Farnell to 246 West Avenue, Inc., dated July 12, 2005 and recorded in the Saratoga County Clerk's Office on March 17, 2009 as Instrument # 2009-08325. This deed is a correction deed to the one cited above, which did not bear the name of the actual grantee.

**Map References:**

1. "Boundary and Topographic Survey, Lands of D.H. & M.J. Farnell", dated April 28, 2005 and revised on May 28, 2005 by Survey Associates, LLC.
2. "Map of Lands of W.J. Grande & Son, Inc.", dated April 23, 1968 by James B. Moroney, P.E. & L.S. and recorded in the Saratoga County Clerk's Office as Map number CC-116.
3. "Right-of-Way and Track Map - The Saratoga and Schenectady Railroad Company, operated by the Delaware & Hudson Company, Saratoga Division - Main Line - Ballston Spa to Saratoga Springs, Station 1951+85.5 to Station 2005+90", dated June 30, 1916 and filed in the offices of C.P. Rail.
4. Map no. 37, Parcel no. 44 for the Grade Crossing Eliminations of the Railroad operated by the Delaware & Hudson Railroad Corporation through the City of Saratoga Springs and the Towns of Greenfield and Wilton", dated August 5, 1957 and filed in the Saratoga County Clerk's Office. Notice of appropriation was recorded in Liber 658 of Deeds at page 169.

**Legend:**

- Capped iron pin
- Iron pipe
- Stockade fence
- Wire fence
- ⊕ Fire hydrant
- ⊙ Sanitary sewer manhole
- ⊕ Storm sewer manhole
- ☆ Lightpole
- Overhead utilities
- ⌋ Edge of wooded areas

354 "Congressville" map lot number

REV.	DATE	BY	CHK.	DESCRIPTION
2	06/29/12	DRP	ACS	PROPERTY LINES REVISED
1	10/31/11	AJS	ACS	PROPOSED BOUNDARY LINE AGREEMENT
0	09/30/11	SRS	ACS	ORIGINAL SURVEY DATE

PREPARED FOR:  
 THE PIKE COMPANY  
 210 CLIFTON CORPORATE PARKWAY  
 CLIFTON PARK, N.Y. 12065

Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice of Land Surveys adopted by the N.Y. State Association of Professional Land Surveyors. Said certifications shall run only to the title insurance company, governmental agency, and lending institution listed hereon and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the N.Y. State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid copies.

In addition, only copies from the original of this survey marked with an original of the land surveyor's signature in RED shall be considered to be valid copies.

**SANTO ASSOCIATES**  
 LAND SURVEYING AND ENGINEERING, P.C.  
 1 BARNEY ROAD - SUITE 109  
 CLIFTON PARK, NY 12065  
 PHONE: (518) 383-8001 • FAX: (518) 383-6026  
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 Unauthorized Duplication is a Violation of Applicable Laws.

ANDREW C. SCHAFFERT, L.S. LICENSE NO. 04890

**SURVEY MAP OF LANDS OF**  
**246 WEST AVENUE, INC.**  
 AT 246 WEST AVENUE, SARATOGA SPRINGS, N.Y. 12866

DRAWN BY: SRS	CITY OF: SARATOGA SPRINGS	SCALE: 1" = 20'
CHECKED BY: ACS	COUNTY OF: SARATOGA	DWG. NO.: 7277
DATE: 09/30/11	STATE OF: NEW YORK	REV.: 2

**SITE PREPARATION &  
DEMOLITION NOTES:**

- ALL REFUSE, DEBRIS AND MISCELLANEOUS ITEMS TO BE REMOVED, THAT ARE NOT TO BE STOCKPILED FOR LATER USE ON THE PROJECT OR DELIVERED TO THE OWNER, SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS APPLICABLE, AND REUSED AS DIRECTED BY THE OWNER OR LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR.
- CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL TO FULL DEPTH WITHIN LIMIT OF GRADING BEFORE COMMENCING EXCAVATION AND GRADING OPERATIONS. TOPSOIL SHALL NOT BE REMOVED FROM THE SITE, UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS THAT ARE DUE TO CONTRACTOR OPERATIONS AND WHICH ARE OUTSIDE THE LIMIT OF WORK.
- THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY AND PAY ALL ASSOCIATED COSTS.
- ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS. ANY MUD ON PUBLIC WAYS ORIGINATING FROM THE JOB SITE SHALL BE CLEANED BY THE CONTRACTOR DAILY.
- CONTRACTOR SHALL SECURE ALL PERMITS THAT MAY BE REQUIRED FROM ALL JURISDICTIONS AFFECTED BY THIS WORK.
- ANY TREE AND SHRUB REMOVAL SHALL INCLUDE THE FILLING, CUTTING, GRUBBING OUT OF ENTIRE ROOT SYSTEM AND SATISFACTORY OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS, VEGETATIVE AND EXTRANEOUS DEBRIS PRODUCED THROUGH THE REMOVAL OPERATIONS.
- CONTRACTOR SHALL APPLY FOR AND OBTAIN DEMOLITION PERMIT FROM CITY PRIOR TO ANY DEMOLITION WORK ON-SITE. EXISTING WATER AND SEWER CONNECTIONS MUST BE DEMONSTRATED TO CITY ENGINEER.



the LA group  
Landscape Architecture  
and Engineering, PC  
40 Long Alley  
Saratoga Springs  
New York 12866  
P 518/587-8100  
F 518/587-0180  
www.thelagroup.com

Unauthorized alteration or addition to this document is a violation of Section 7209 of the New York State Education Law

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Design MCB

Drawn MCB

Checked CMI

PREPARED FOR:  
John-Paul Builders, LLC  
796 Burdett Street  
Schenectady, NY 12306

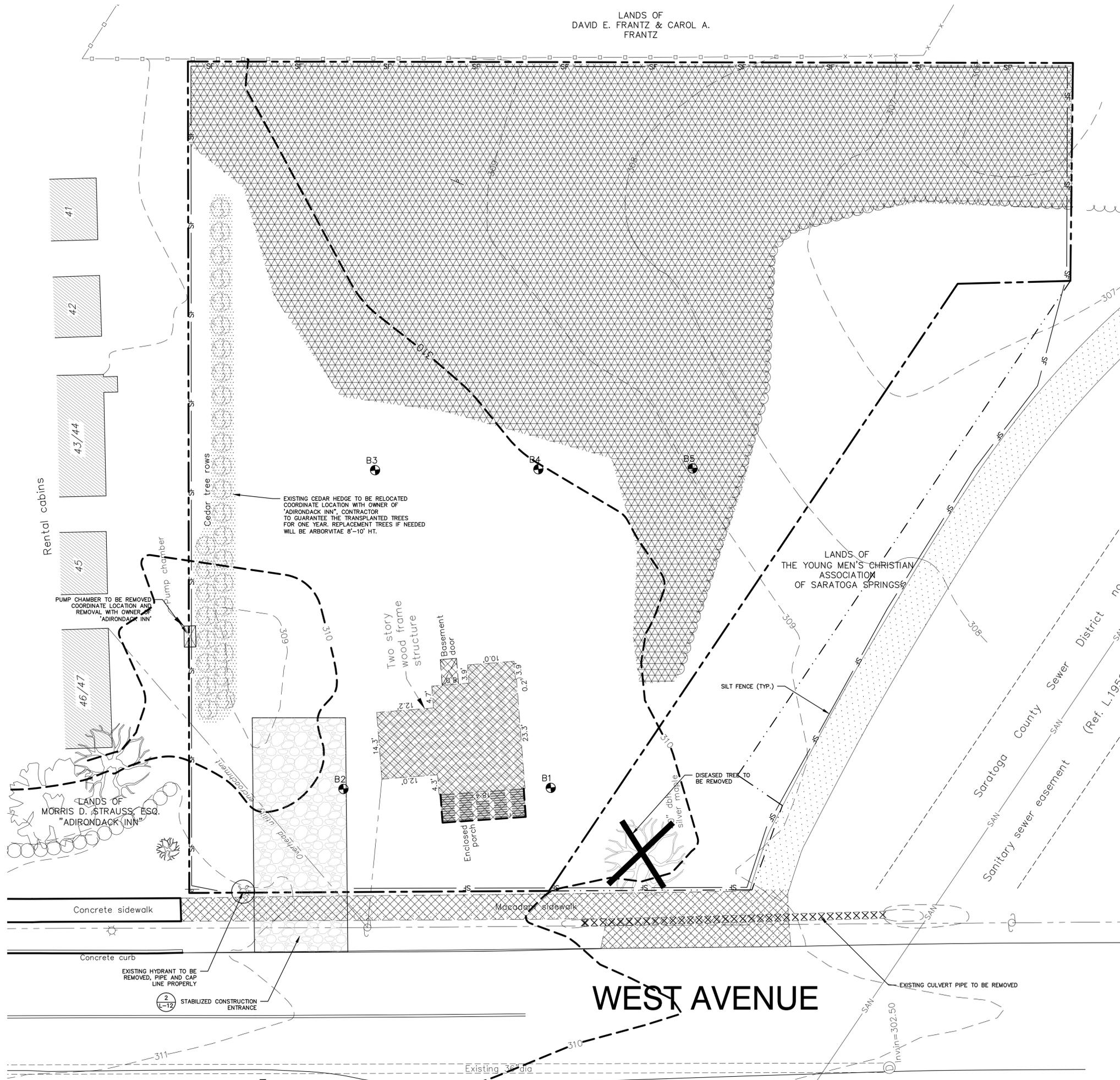
246 WEST AVENUE APARTMENTS  
SARATOGA SPRINGS, NY  
Title  
SITE DEMOLITION AND PREPERATION PLAN

Revisions

City #: 201178  
Project: 6/23/2016  
Date: 6/23/2016

Drawing

L-1



BORING RESULTS FROM GEOTECHNICAL EVALUATION FOR PROPOSED OFFICE COMPLEX: PREPARED BY, DENTE ENGINEERING: APRIL 2005

BORING 1:  
0-8" TOPSOIL  
8"-96" BROWN F-M SAND, TRACE SILT: WET AT 84"  
96"-21' GRADES F-C SAND, LITTLE FINE GRAVEL, TRACE SILT  
21"-26' GRADES DARK GRAY  
26"-31' GRADES GRAY FINE SAND, TRACE SILT  
31"-46' GRAY F-M SAND, SOME SILT  
46"-51' GRADES SILT, TRACE FINE SAND  
51"-52' GRADES FINE SAND, TRACE SILT

BORING 2:  
0-10" TOPSOIL  
10"-60" BROWN F-M SAND, TRACE SILT  
60"-84" BROWN FINE SAND & SILT WITH PARTINGS FINE SAND, TRACE SILT  
84"-17' FROWN F-C SAND, TRACE TO LITTLE FINE GRAVEL, TRACE SILT: WET AT 84"

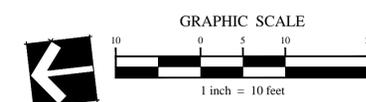
BORING 3:  
0-12" TOPSOIL BECOMES BROWN F-M SAND TRACE SILT  
12"-9" DARK BROWN F-M SAND, TRACE SILT: WET AT 9'  
9"-16' BROWN F-C SAND, TRACE TO LITTLE FINE GRAVEL, TRACE SILT  
16"-17' BECOMES GRAY SAND

BORING 4:  
0-12" TOPSOIL BECOMES BROWN F-M SAND, TRACE SILT  
12"-96" BROWN F-M SAND, TRACE SILT  
96"-10' MOTTLED SILT, SOME FINE SAND: WET AT 10'  
10"-16' BROWN F-C SAND, TRACE SILT  
16"-17' GRADES TRACE FINE GRAVEL

BORING 5:  
0-8" TOPSOIL  
8"-84" BROWN F-M SAND, SOME SILT TRACE GRAVEL: POSSIBLE FILL: WET AT 60"  
84"-16' BROWN F-C SAND TRACE GRAVEL & SILT  
16"-17' BECOMES GRAY/BROWN SAND

**LEGEND**

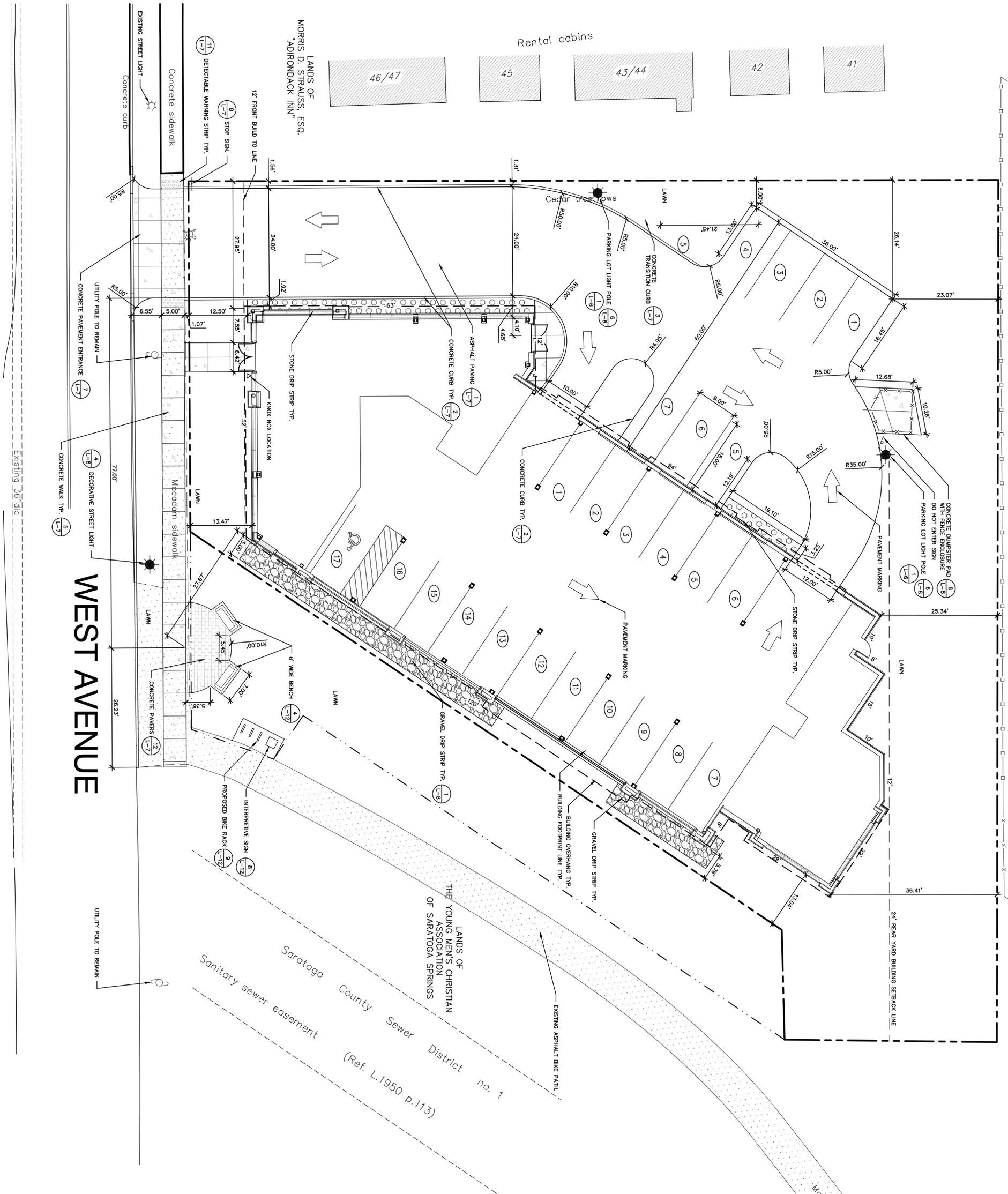
- EXISTING BUILDING OR PAVEMENT TO BE REMOVED
- EXISTING VEGETATION TO BE REMOVED
- SILT FENCE TYP. (3 L-17)



Approval  
Approved under authority of a resolution adopted by the Planning Board of the City of Saratoga Springs.  
Date Signed \_\_\_\_\_ Chairperson

Prepared By: ANDREW LONGACKE  
Date: 6/23/2016 11:58 AM  
Drawing: 06/23/2016 11:58 AM, W:\\_A\_2462017\2462017\0401-1\_EC.dwg

LANDS OF  
 DAVID E. FRANTZ & CAROL A.  
 FRANTZ

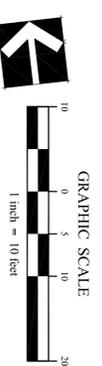
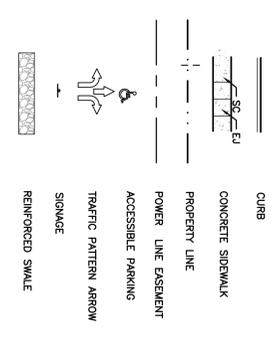


# WEST AVENUE

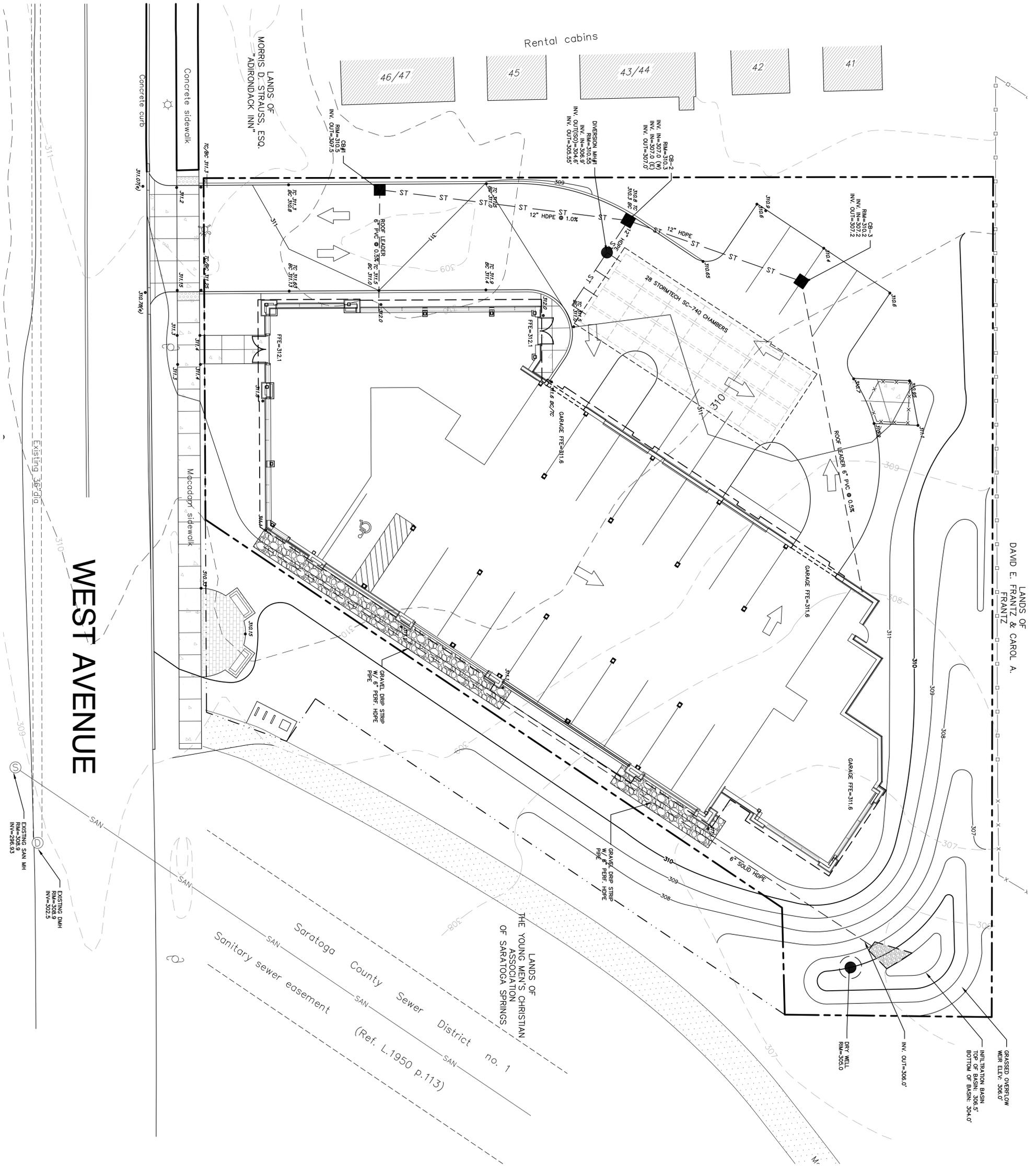
## LAYOUT NOTES

1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
2. ALL LINE AND GRADE PER DRAWINGS SHALL BE Laid OUT BY A NEW YORK STATE REGISTERED CIVIL ENGINEER OR SURVEYOR ENGAGED BY THE ARCHITECTS AND SITE IMPROVEMENTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. STORAGE AREAS FOR CONTRACTOR'S EQUIPMENT AND MATERIALS SHALL BE ON AND WITHIN LIMITS OF WORK AS SHOWN ON THE PLANS AND AS APPROVED BY THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES IN THE SITE STAKING TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
5. AT ALL LOCATIONS WHERE EXISTING CURBS, BITUMINOUS CONCRETE ROADWAY OR CONCRETE SIDEWALK ADJUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SHOWN TO A DETAIL. TACK COAT EXPOSED EDGES OF EXISTING BITUMINOUS CONCRETE PAVEMENT.
6. BITUMINOUS PAVEMENT SHALL NOT BE Laid WHEN AIR TEMPERATURE IS LESS THAN 40° F., AND AIR TEMPERATURE IS LESS THAN 50° F.
7. ALL LIGHT STAKES SHALL BE LOCATED AT A MINIMUM OF 10 FEET FROM THE BACK OF CURB TO INSTALLATION.
8. DIMENSIONS ON PARKING LOTS AND ROWWAYS ARE FROM FACE OR BOTTOM OF CURB TO FACE OR BOTTOM OF CURB.
9. ALL NEW WORK SHALL BE STAKED-OUT PRIOR TO CONSTRUCTION. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY DISCREPANCIES.
10. FIELD ADJUSTMENTS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND CITY ENGINEER WITHOUT EXCEPTION.
11. ALL EXISTING UTILITIES SHOWN IN THEIR RELATIVE POSITION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

## LEGEND



Approval: \_\_\_\_\_  
 Approved under authority of a resolution adopted by the Planning Board of the City of Saratoga Springs.  
 Date Signed: \_\_\_\_\_  
 Chairperson



LANDS OF  
 DAVID E. FRANITZ & CAROL A.  
 FRANITZ

WEST AVENUE

EXISTING SAN MH  
 INV.=295.93

EXISTING DMH  
 RM=308.9  
 INV=302.5

### GRADING NOTES

1. SURVEY INFORMATION PROVIDED BY SAITO ASSOCIATES LAND SURVEYING AND ENGINEERING, P.C. IS TO BE USED AS A FIELD SURVEY CONTROL SURVEY. THE CONTRACTOR SHALL VERIFY ALL CONTOURS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL CONDITIONS TO THE OWNER'S REPRESENTATIVE.
2. ALL GRADES SET IN THE FIELD SHALL BE COMPLETED BY A NEW YORK STATE LICENSED LAND SURVEYOR.
3. THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL CONDITIONS TO THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL VERIFY PROPOSED GRADES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR SHALL PROVIDE DUST AND EROSION CONTROL, AS APPROVED BY THE OWNER'S REPRESENTATIVE.
6. ALL TIL SLOPES 3:1 OR GREATER SHALL RECEIVE BIO-ERODIBLE FABRIC OR APPROVED EQUAL FOR EROSION CONTROL. THE CONTRACTOR SHALL PROVIDE SMOOTH ROUNDED TRANSITIONS AT ALL TOP AND BOTTOM OF SLOPES.
7. THE CONTRACTOR SHALL BLEND ALL NEW EXISTING EXISTING SANITARY SEWER TRANSITIONS AT ALL TOP AND BOTTOM OF SLOPES.

### LEGEND

- 320 — EXISTING CONTOUR LINE
- 320 — PROPOSED CONTOUR LINE
- — EXISTING STORM MAIN
- — PROPOSED STORM MAIN
- — EXISTING BUILDING DRAINAGE LINES
- — PROPOSED DRYWELL
- PROPOSED CATCH BASIN
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MAIN LINE
- SAN

### 246 WEST AVENUE APARTMENTS

SARATOGA SPRINGS, NY

PREPARED FOR:  
 John-Paul Builders, LLC  
 796 Burdeck Street  
 Schenectady, NY 12306

the LA group  
 Landscape Architecture  
 and Engineering, PC  
 40 Long Alley  
 Saratoga Springs  
 New York 12866  
 P 518/587-4100  
 F 518/587-4180  
 www.thelagroup.com

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Design MCB  
 Drawn MCB  
 Checked CMI

Approved: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_

Approved under authority of a resolution adopted by the Planning Board of the City of Saratoga Springs.  
 Chairperson: \_\_\_\_\_

City #: 201178  
 Project: 623/2016  
 Date: 6/23/2016  
 Drawing: L-3

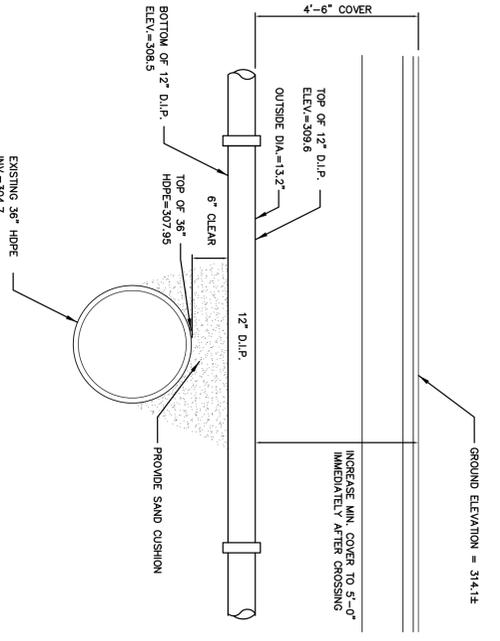
Revisions:


Title: SITE GRADING AND DRAINAGE PLAN



**WATER SYSTEM NOTES**

- A. The location of underground utilities shown on this plan shall be as shown. The Contractor shall contact U.P.O. (1-800-982-7892) and the proper local authorities or the utility company having jurisdiction to verify the location and depth of all existing underground utilities. Any coats required by the Contractor due to failure to contact the proper authorities shall become the responsibility of the Contractor.
- B. Extend designated limit of work as necessary to accomplish site utility work as required by stress drawings and specifications.
- C. Water service lines 4-inch and larger:
  1. Pipe and fittings
    - a. Ductile Iron Pipe: Class 52, ANSI/AWWA C151/A21.51
    - b. Mechanical Joint fittings: ANSI standard A21.10 and A21.11 (AWWA C110 and C111) Class 350.
  2. Coatings
    - a. Double cement mortar lining on interior and coal tar epoxy on exterior of pipe in accordance with ANSI/AWWA C104/A21.11
  3. Joints
    - a. Conforming with ANSI/AWWA C111/A21.11
    - b. Pipe - push on joint.
    - c. Fittings - mechanical joint, plain rubber gaskets.
    - d. Fittings - mechanical joint, plain rubber gaskets, fitted together with stainless galvanized locking steel set screws.
  4. Valve Boxes
    - a. Cast Iron Two piece valve box as manufactured by Clay Model (F2451), or approved equal.
    - b. Cast Iron Two piece valve box as manufactured by Clay Model (F2490), or approved equal, and be clearly marked "Water".
  5. Anchorage
    - a. Concrete thrust blocks must be used at all pipe and fitting connections, and at all tees, caps, fittings, hydrants and plugs.
- D. Water service lines 2 1/2-inch and smaller (no line shall be smaller than 3/4-inch):
  1. Pipe
    - a. Copper water tube, Type K, soft temper for underground service.
    2. Cooperation Slope
      - a. Mueller H-1500B with AWWA inlet threads or approved equal.
      - b. Valve: 1 1/2-inch and larger must be used with tapping sleeve.
    3. Curb-stop
      - a. Mueller H-1920S or H-15219 curb-stops, non-draining or approved equal.
  2. Hydrants
    - a. Hydrants shall be Mueller A-403 compression-type hydrants, or approved equal having the following features:
      1. Each valve shall be furnished complete with operating nut, handle, and gaskets, which conform to AWWA C-110, AWWA C-111.
      2. Butteryfly Valves - Mueller Unseal III
        - a. With the exception of tapping valves, all valves shall be Mueller, or approved equal, butterfly valves.
        - b. Butterfly valves, 12-inches and larger, shall be iron body, bronze mounted, 360-degree rubber lined, and shall conform to AWWA C554. gland bolts shall be zinc coated steel.
        - c. All valves shall have a minimum working pressure rating of 200 psig.
        - d. Conforming to ANSI A21.10, A21.11.
        - e. Valves shall open right (clockwise) with a standard 2-inch square operating nut, with a standard 2-inch square operating nut, with arrow cast on it showing the direction of opening.
        - f. The valve dash shall hold at any position.
        - g. The valve dash shall hold at any position.
        - h. The valve shall be equipped with a mechanical stop to prevent overtravel.
        - i. Each valve shall be furnished complete with operating nut, handle, and gaskets, which conform to AWWA C-110, AWWA C-111.
      3. Fire hydrants shall be Mueller A-403 compression-type hydrants, or approved equal having the following features:
        - a. 5 1/4-inch valve opening with a 6-inch inlet.
        - b. Two (2) 2 1/2-inch hose nozzle and one (1) 4" Storz pumper nozzle, national standard thread.
        - c. Operating nut shall be national standard.
        - d. Break tongue - traffic type construction.
        - e. Open right (clockwise).
        - f. Hydrants are to be painted a minimum of one (1) coat of red primer and one (1) coat of white industrial enamel as per paint schedule.
        - g. Water meter and service shall be installed at 5'-0" minimum cover depth below finished grade of 5'-0".
  3. Fire hydrants shall be Mueller A-403 compression-type hydrants, or approved equal having the following features:
    - a. Characterization, pressure and leakage tests of water meters, valves, and fittings shall be performed in accordance with regulations, and AWWA Standards and shall be performed under the supervision of the Owner's Representative and City Engineer. Bacteria examination and distribution of a NIOSH approved laboratory will be done prior to turning water main over to the Owner.
    - h. Water valve boxes, including structure fire, new structure fire, etc., shall be adjusted to conform to new finished pavement grades unless otherwise noted and/or directed by Owner's Representative.



**1 WATER AND STORM DRAIN CROSSING DETAIL**  
SCALE: NTS

**SEWER SYSTEM NOTES**

1. Installation of polyvinyl chloride plastic (PVC) sewer pipe shall be in accordance with manufacturer's recommendations, and in accordance with ASTM D 2221.
2. Manhole frames and covers shall be Compulast Forman Co. manhole frames and covers, 24\"/>

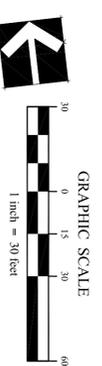
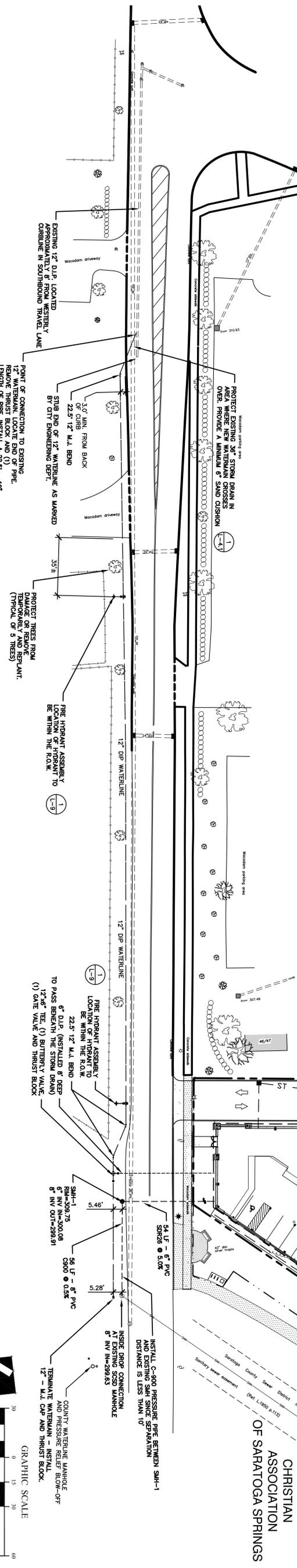
**NOTES PER SARATOGA COUNTY SEWER DISTRICT**

1. SOR 26 PIPE WITH SDR 26/35 FITTINGS WILL BE USED FOR SERVICE LATERALS.
2. THE CONTRACTOR WILL CONTACT SCSO (518)368-7298 AT LEAST 48 HOURS BEFORE CONSTRUCTION BEGINS.
3. NO DISCHARGE OF FLOWS WILL BE ALLOWED UNTIL FINAL APPROVAL OF THE PROJECT HAS BEEN GRANTED.

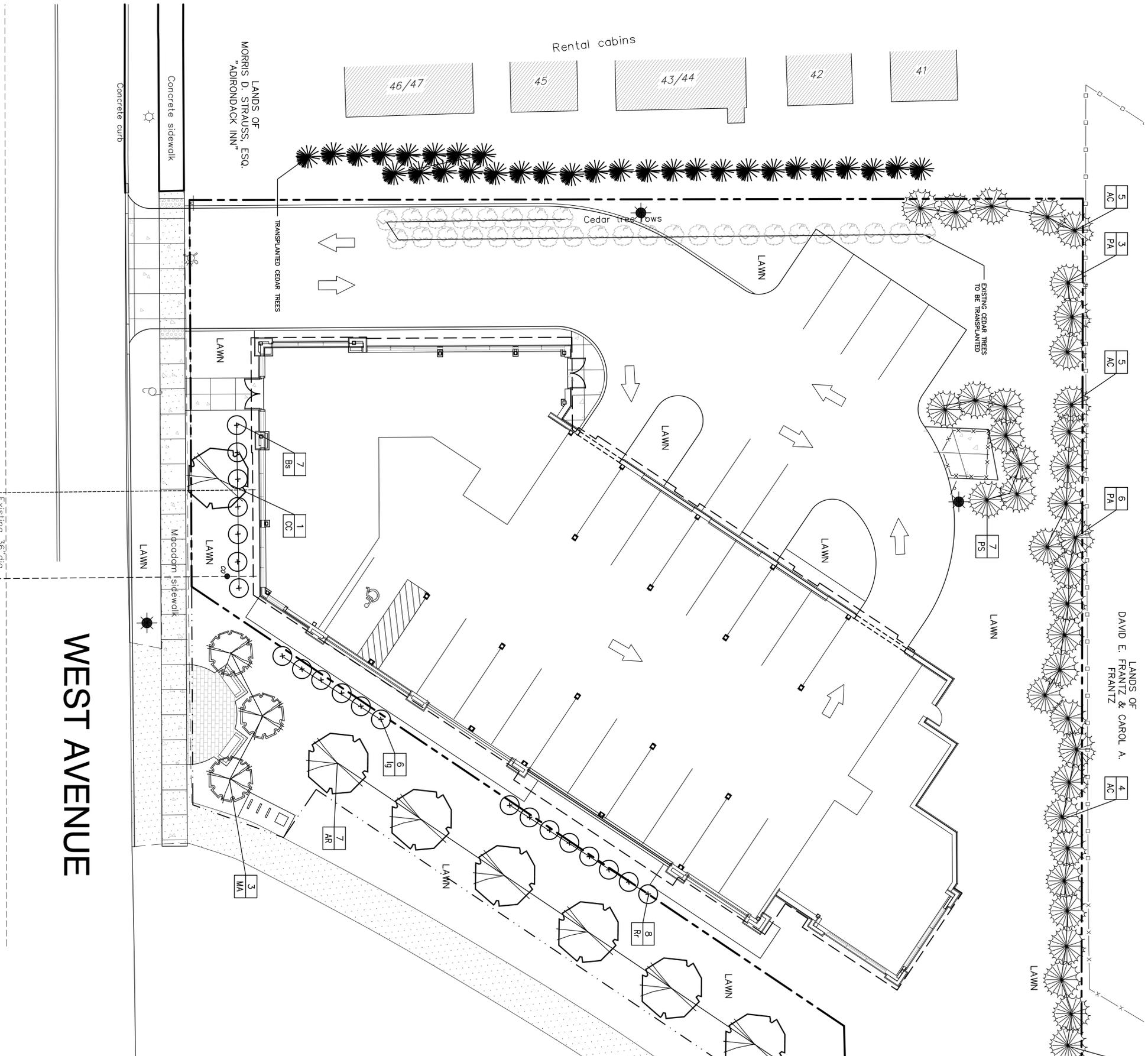
LANDS OF  
DAVID E. FRANTZ &  
CAROL A. FRANTZ

LANDS OF  
MORRIS D. STRAUSS,  
ESQ.  
"ADIRONDACK INN"

LANDS OF  
THE YOUNG MEN'S  
CHRISTIAN  
ASSOCIATION  
OF SARATOGA SPRINGS



Approval \_\_\_\_\_  
Approved under authority of a resolution adopted by the Planning Board of the City of Saratoga Springs.  
Date Signed \_\_\_\_\_  
Chairperson \_\_\_\_\_



WEST AVENUE

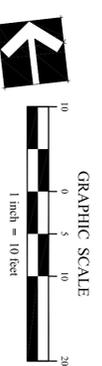
PLANTING SCHEDULE

SYMBOL/ACCT	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
<b>DECIDUOUS TREES</b>						
AR	7	Acer rubrum Red Sunset	Red Sunset Red Maple	2 1/2" - 3" cal	B & B	
CC	3	Cornus fragilis Inermis	Hamamelis, cockspur hawthorn	2 1/2" - 3" cal	B & B	Use small tree from zoning because of fragrant leaves
MA	3	Malus 'Sargento'	Crabapple	2 1/2" - 3" cal	B & B	
<b>EVERGREEN TREES</b>						
AC	14	Abies concolor	White Fir	6 - 7' ht	B & B	
PA	16	Picea Abies	Norway Spruce	6 - 7' ht	B & B	
FS	7	Pinus Strobus	White Pine	6 - 7' ht	B & B	
<b>SHRUBS</b>						
Ba	7	Buxus sempervirens	Common Boxwood	30 - 36"	B & B	
Ig	6	Ilex Opaca	Inherry	18 - 24"	C.C.	
Rt	8	Rosa rugosa	Rose bush	24 - 30"	C.C.	

LANDS OF THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF SARATOGA SPRINGS

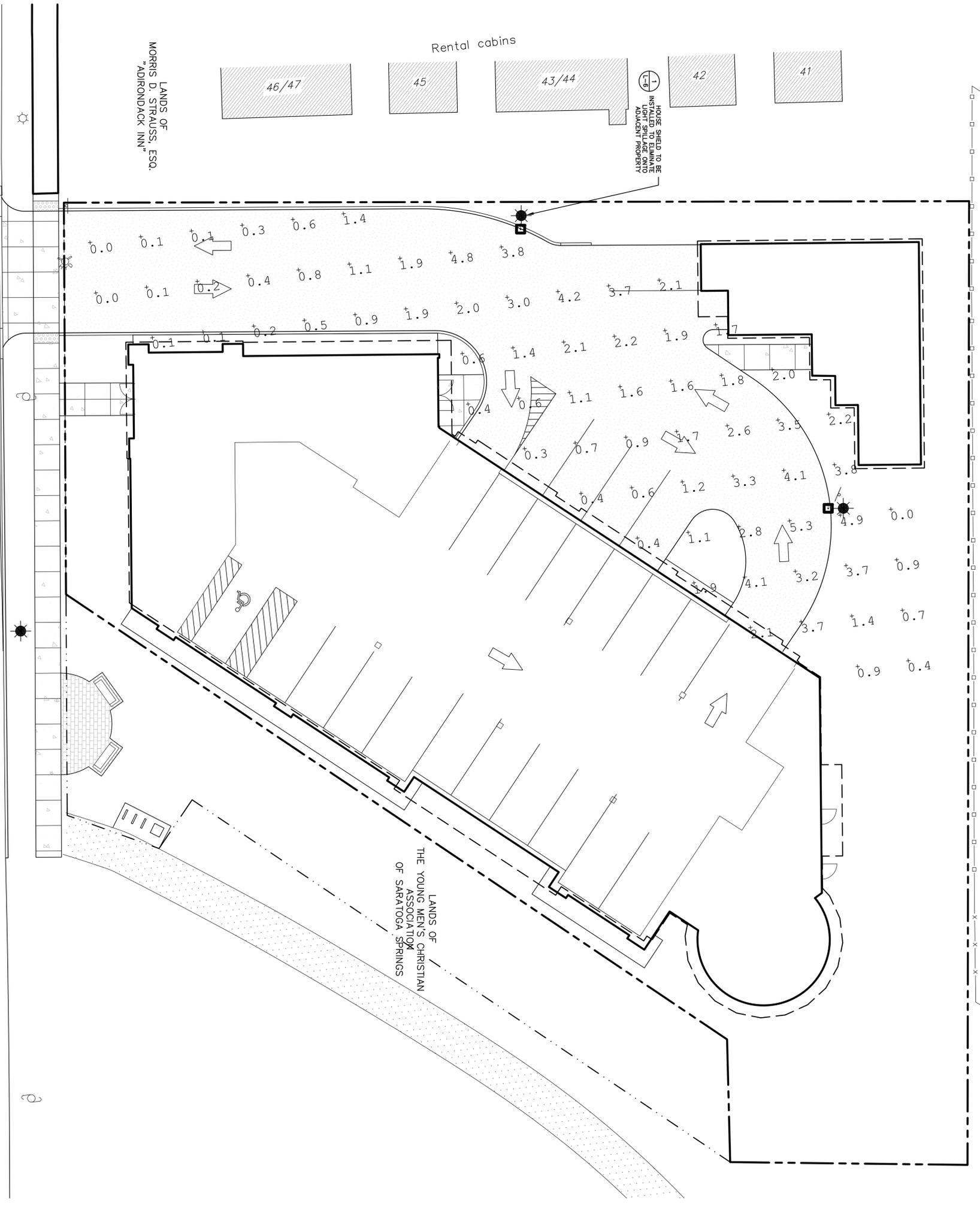
- PLANTING NOTES**
- All new plant material shall conform to the minimum guidelines established by the American Standard Nurserymen, Inc.
  - All new plants to be balled and burlapped or container-grown unless otherwise noted on plant list.
  - Any proposed substitutions of plant species shall be provided in writing, including a drawing of the plant height, culture, and only as approved by the Owner's Representative.
  - All new plant material for the project shall be of specimen quality unless approved otherwise by the Owner's Representative.
  - Where plants size is indicated as a range, the plants provided shall be a fair representation of that range.
  - The Contractor shall supply all new plant material in the Drawings, except to complete the planting shown on the Drawings, to the satisfaction of the Owner's Representative after delivery and prior to installation.
  - Contractor shall obtain plant approval from Owner's Representative after delivery and prior to installation. **Lawn Mix:**
  - % BY WEIGHT SPECIES**

50%	Tall Fescue	90%	GERMINATION
30%	Perennial Ryegrass	50%	Red Top
20%	Turf-Type Perennial Ryegrass	50%	White Clover
  - Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Owner's Representative.
  - Stake location of all proposed planting for approval by the Owner's Representative prior to the commencement of planting.
  - New plant material shall bear some relationship to finished grade as it sits to previous grade in the nursery.
  - All plant boxes to receive three inches (3") of bark mulch and shall be watered daily or as per specifications.
  - Prepare all planting areas to minimum overall depths shown on drawings.
  - Amended topsoil backfill shall consist of (1) part to 4 cu. yds. topsoil.
  - All disturbed areas not scheduled for other work shall receive four inches (4") of suitable on-site or imported topsoil prior to seeding or sodding as specified.
  - Contractor shall guarantee all planted materials a minimum of 1 year time.
  - Contractor shall maintain all work including watering, mowing, and protection from traffic until final completion of the project.
  - Contractor is responsible to repair or replace all items damaged outside construction limits or disturbed on site which are not part of the identified work of this Contract.
  - Contractor to provide and maintain erosion control in the field. Remove upon stabilization of ground cover.



Approval: \_\_\_\_\_  
 Approved under authority of a resolution adopted by the Planning Board of the City of Saratoga Springs.  
 Date Signed: \_\_\_\_\_  
 Chairperson

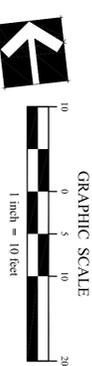
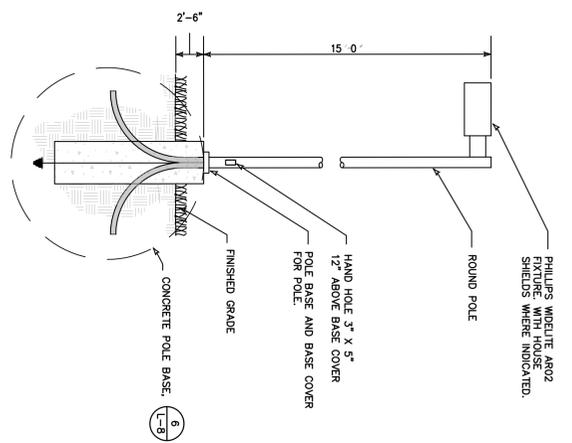
LANDS OF  
 DAVID E. FRANTZ & CAROL A.  
 FRANTZ



# WEST AVENUE

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Total Lamp Lumens/ Life
⊕	2	AR02	SINGLE	13000
				0.880
				AR02-150H Type 2

## 1 PARKING LOT LIGHT POLE DETAIL



Approval \_\_\_\_\_  
 Approved under authority of a resolution adopted by the Planning Board of the City of Saratoga Springs.  
 Date Signed \_\_\_\_\_  
 Christopher

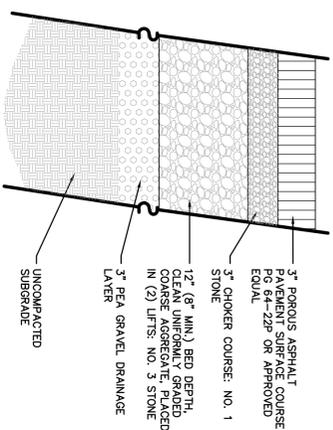
**246 WEST AVENUE**  
 RESIDENTIAL CONDOMINIUM COMPLEX  
 SARATOGA SPRINGS, NY  
 Title  
**SITE LIGHTING PLAN**

PREPARED FOR:  
 The PIKE Company, INC.  
 210 Clifton Corporate Parkway  
 Clifton Park, NY 12065

the LA group  
 Landscape Architecture  
 and Engineering, PC  
 40 Long Alley  
 Saratoga Springs  
 New York 12866  
 P 518/587-4100  
 F 518/587-0180  
 www.thelagroup.com  
 © the LA Group 2008



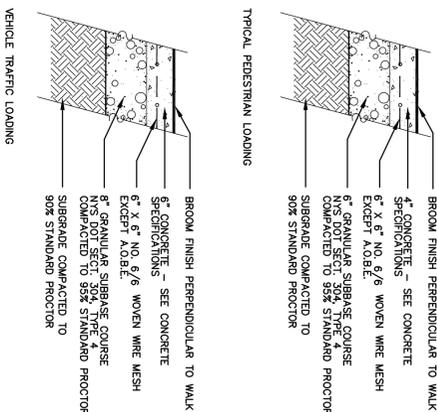
Drawing  
**L-6**



### 1 POROUS PAVEMENT

N.T.S.

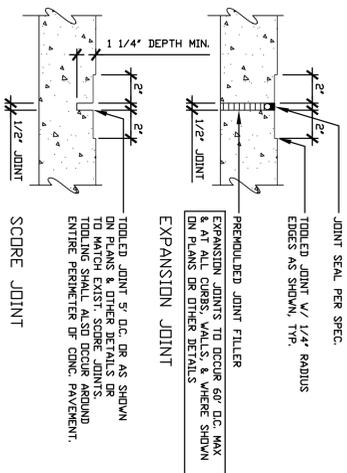
NOTES:  
 EXPANSION JOINT SPACING - 20'-25'  
 O.C.  
 CONTROL JOINT SPACING - 5' O.C.  
 NOMINAL CROSS SLOPE 1/8" TO 1/4" TYP. TOWARDS STREET OR A.O.B.E.  
 MAX. SLOPE ALONG THE LENGTH OF THE WALK SHOULD NOT EXCEED 1:12  
 CONSTRUCTION JOINT DETAILS TO BE SUBMITTED AND APPROVED BY CITY ENGINEER. SIDEWALKS WITH NO. 5 SUBGRADE SHOULD BE 5' CITY ENGINEER.



GENERAL DESIGN CRITERIA FOR CONSTRUCTING SIDEWALKS WITHIN SARATOGA SPRINGS RIGHT OF WAY:  
 1.) SIDEWALKS MUST BE PLACED IN THE PUBLIC RIGHT OF WAY AT THE PROPERTY LINE.  
 2.) SIDEWALKS MUST NOT DROP DOWN WHEN CROSSING A DRIVEWAY.  
 3.) SIDEWALKS MUST NOT EXTEND ACROSS PUBLIC STREETS OR ALLEYS.  
 GENERAL DESIGN CRITERIA FOR CONSTRUCTING SIDEWALKS WITHIN SARATOGA COUNTY RIGHT OF WAYS WITHIN SARATOGA SPRINGS:  
 1.) ALL SIDEWALK INSTALLATIONS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER. PLANS MUST BE APPROVED BY THE COUNTY COMM. OR PUBLIC WORKS.  
 2.) SIDEWALKS MUST BE PLACED ON THE BACK SIDE OF DITCHES OR 8'(MIN.) FROM THE EDGE OF SHOULDER.  
 3.) SIDEWALKS MUST BE CONSTRUCTED SO AS NOT TO INTERFERE WITH DRAINAGE.

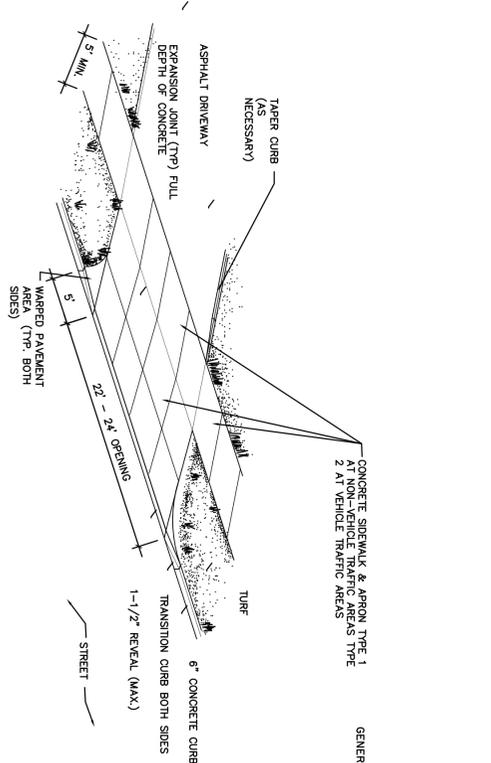
### 5 CONCRETE PAVEMENT DETAIL

N.T.S.



### 6 CONCRETE PAVT. EXPANSION SCORE JOINT DETAIL

N.T.S.

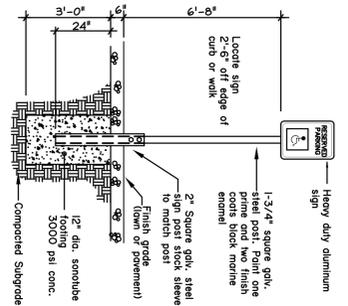


### 8 TRAFFIC SIGN DETAIL / SIGN SCHEDULE

N.T.S.

TEXT	LETTER	APPROX. SIZE OF SIGN	MULT.C.D. NO.
STOP	MULT.C.D.	30"x30"	R1-C

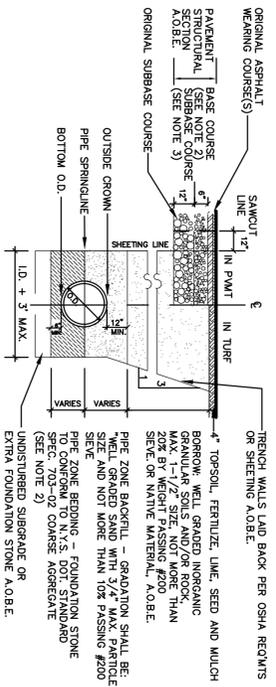
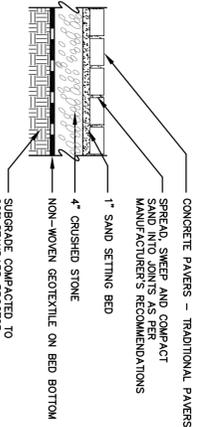
NOTE: OWNER TO APPROVE LOCATIONS PRIOR TO INSTALLATION.  
 SCHEDULE



### ELEVATION

### 12 UNIT PAVER WALKS

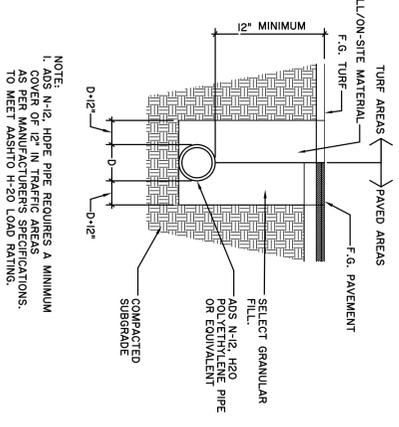
N.T.S.



NOTES:  
 1. STREET OPENING PERMIT IS REQUIRED  
 2. FOUNDATION STONE - N.Y.S. DOT STD. SPEC. 703-02  
 SIZE DETERMINATION #1: 100% PASSING 1" SEIVE, 90-100% PASSING 1/2" SEIVE, 0-15% PASSING 1/4" SEIVE  
 OR  
 SIZE DETERMINATION #2: 100% PASSING 1-1/2" SEIVE, 90-100% PASSING 1" SEIVE, 0-15% PASSING 1/2" SEIVE  
 GRADATION/SIZE DESIGNATION TO BE DETERMINED BY ENGINEER BASED ON FIELD CONDITIONS.  
 3. SUBBASE COURSE FOR PAVEMENT: CONFORM TO N.Y.S. DOT STD. 304-2, TYPE 4.  
 STRUCTURAL PAVEMENT SECTION SHOWN SHALL BE CONSTRUCTED IN DEPTH OF PAVEMENT SECTION SHOWN ON DRAWING NO. 1-4, A.O.B.E.  
 4. TRENCH WALLS Laid BACK PER OSHA REQUIRES OR SHEETING A.O.B.E.  
 5. TOPSOIL, FERTILIZE, LIME, SEED AND MULCH BORROW WELL GRADED INORGANIC GRANULAR SOILS AND/OR ROCK MATERIALS SHALL BE PLACED AT LEAST 20% BY WEIGHT PASSING #20 SEIVE OR NATIVE MATERIAL, A.O.B.E.  
 6. PIPE ZONE BACKFILL - GRADATION SHALL BE: "WELL GRADED SAND WITH 3/4" MAX. PARTICLE SIZE AND NOT MORE THAN 10% PASSING #200 SEIVE. FINE SANDS - FOUNDATION STONE TO CONFORM TO N.Y.S. DOT STANDARD TO SPEC. 703-02 COARSE AGGREGATE (SEE NOTE 2)  
 7. UNDISTURBED SUBGRADE OR EXTRA FOUNDATION STONE A.O.B.E.

### 9 SANITARY PIPE TRENCH DETAIL

N.T.S.

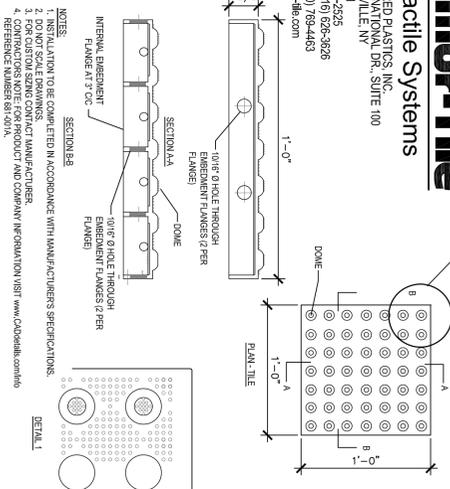


### 10 PIPE TRENCH (STORM SYSTEM)

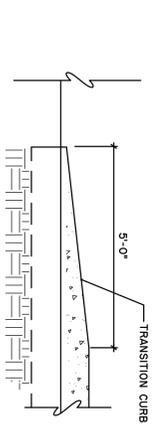
N.T.S.

### 11 TACTILE WARNING STRIP

N.T.S.



Approval \_\_\_\_\_  
 Approved under authority of a resolution adopted by the Planning Board of the City of Saratoga Springs.  
 Date Signed \_\_\_\_\_  
 Christopher \_\_\_\_\_



### 2 CONCRETE CURB DETAIL

N.T.S.

### 3 CURB END TRANSITION DETAIL

N.T.S.

CITY OF SARATOGA SPRINGS  
 CONCRETE SPECIFICATIONS

THESE GENERAL CONCRETE SPECIFICATIONS SHALL APPLY TO ALL CONCRETE WORK WITHIN THE CITY OF SARATOGA SPRINGS INSTALLED WITHIN A CITY RIGHT-OF-WAY AND/OR WITHIN THE APPROVAL AUTHORITY OF THE PLANNING BOARD.  
 ALL CONCRETE THAT MAY COME IN CONTACT WITH DEIONIC CHEMICALS SHALL MEET OR EXCEED THESE MINIMUM SPECIFICATIONS.

CONCRETE SHALL BE ONLY PORTLAND CEMENT CONCRETE AIR-ENTRAINED OR DURABLE MATERIALS AND SHALL HAVE (1) A LOW WATER-CEMENT RATIO (MAXIMUM 0.45), (2) A SLUMP OF 4 INCHES OR LESS, (3) A MAX. CURING RATE OF 0.5 PER CENT PER DAY, (4) PROPER CURING, (5) THE REEDS (3) A MAX. COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, AND (6) A MINIMUM 30-DAY DRYING PERIOD AFTER PLACEMENT. (7) A MINIMUM OF 7 DAYS MOST CURING AT OR ABOVE 50 DEGREES F. (7) A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, AND (8) A MINIMUM 30-DAY DRYING PERIOD AFTER DRYING PERIOD. THE EXACT LENGTH OF TIME FOR SUFFICIENT DRYING TO TAKE PLACE MAY VARY WITH CLIMATE AND WEATHER CONDITIONS.

TECHNICAL SPECIFICATIONS FOR CONCRETE AS HEREIN DENIED SHALL COMPLY WITH THE APPLICABLE SPECIFICATIONS OF THE "NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND MATERIALS", 1985.  
 ANY CLARIFICATION, REVISIONS, MODIFICATIONS THERETO SHALL ONLY BE MADE SUBJECT TO APPROVAL OF THE CITY OF SARATOGA SPRINGS PLANNING BOARD.

4. SUPER PLASTICIZER MAY BE USED TO INCREASE SLUMP AND WORKABILITY WITHOUT INCREASING THE WATER-CEMENT RATIO.

### 4 CONCRETE SPECIFICATIONS

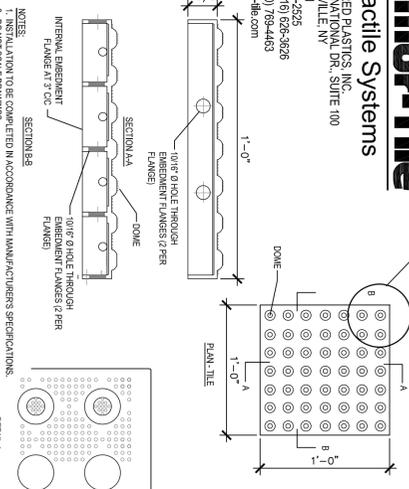
N.T.S.

### 7 COMMERCIAL ENTRANCE DETAIL

N.T.S.

## Armor-Tile

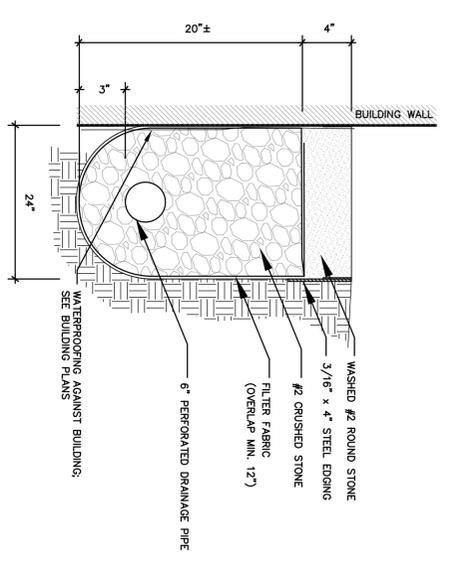
Tactile Systems  
 ENGINEERED PLASTICS, INC.  
 300 INTERNATIONAL DR., SUITE 100  
 WESTVILLE, NY  
 USA 44221  
 1 (800) 682-2525  
 PHONE: (716) 626-9226  
 FAX: 1 (800) 759-4463  
 www.armor-tile.com



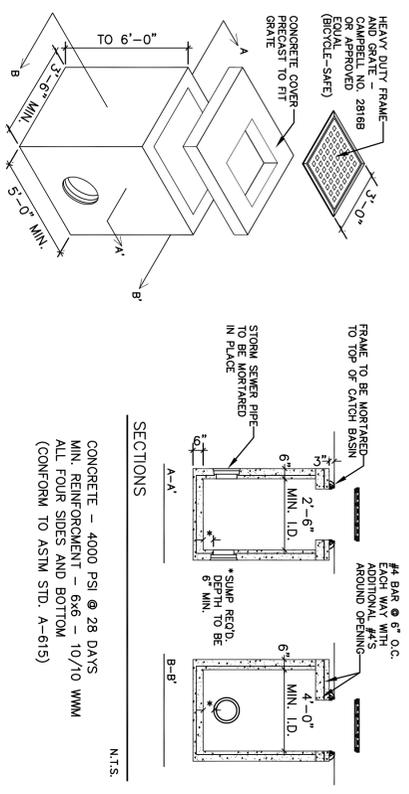
NOTES:  
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
 2. DO NOT SCALE DRAWINGS. CONTACT MANUFACTURER.  
 3. CONTACT MANUFACTURER FOR PRODUCT AND COMPANY INFORMATION VISIT: www.ChromeTile.com  
 4. REFERENCE NUMBER 681-001A.

### 11 TACTILE WARNING STRIP

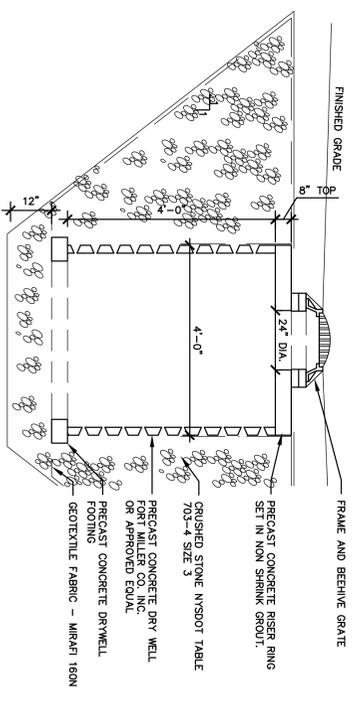
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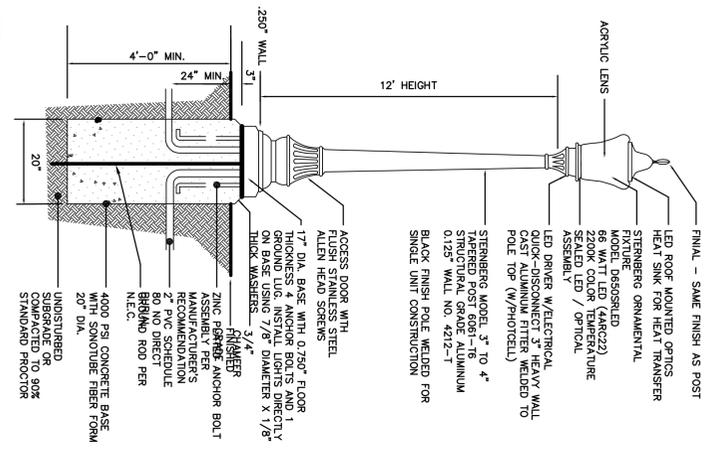
**1** PERFORATED DRAINAGE TRENCH DETAIL  
 N.T.S.



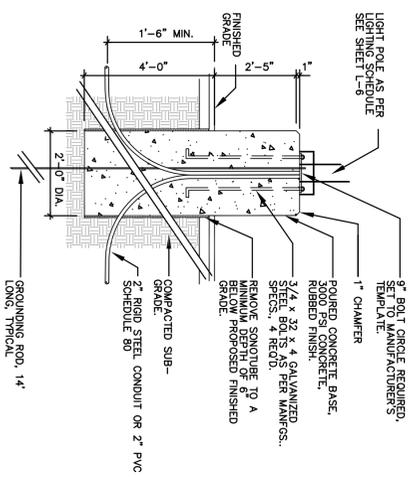
**2** CATCH BASIN DETAIL  
 N.T.S.



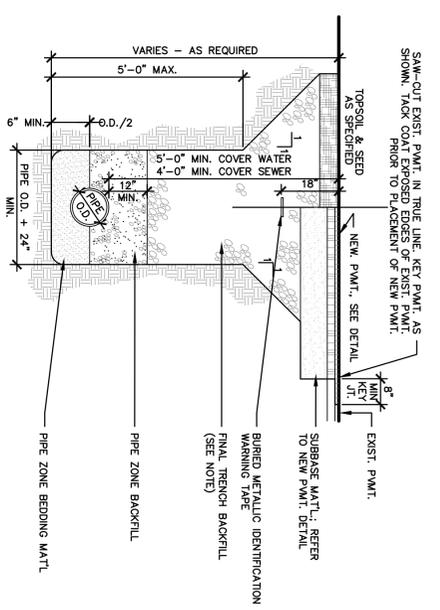
**3** DRYWELL DETAIL  
 N.T.S.



**4** DECORATIVE STREET LIGHT DETAIL  
 N.T.S.



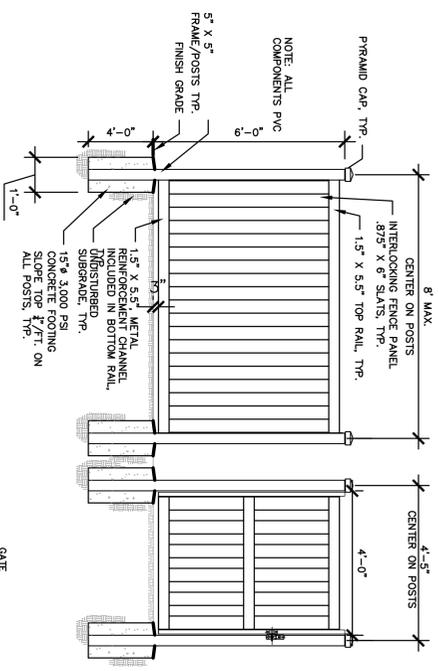
**6** LIGHT POLE BASE - PEDESTAL DETAIL  
 N.T.S.



**7** PIPE TRENCH-SECTION  
 SCALE: 1/8" = 1'-0"

ITEM	DEPTH	MATERIAL	NSDOT TYPE	METHOD OF PLACEMENT
PIPE ZONE BEDDING	6" MIN.	ANGULAR CRUSHED STONE	1A2	MECHANICAL COMPACTION
PIPE ZONE BACKFILL	12" MIN.	CLEAN SAND OR GRAVEL	1A OR 1	MECHANICAL COMPACTION
FINAL TRENCH BACKFILL	VARIES	SEE NOTE	SEE NOTE	MECHANICAL COMPACTION

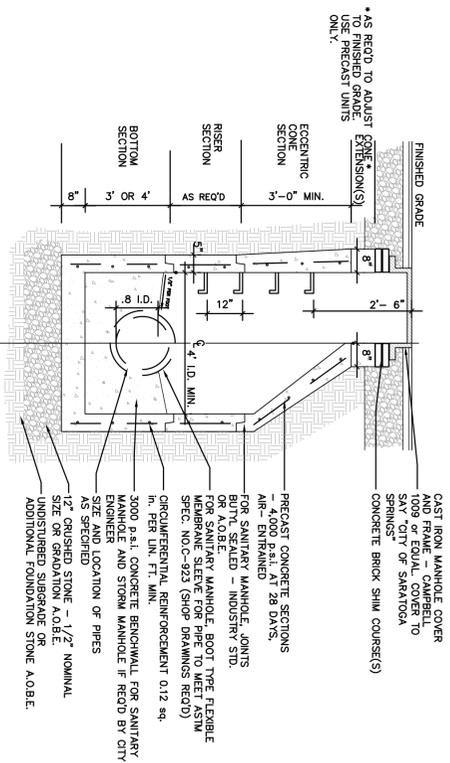
NOTES:  
 1. FINAL TRENCH BACKFILL SHALL BE EXCAVATED MATERIAL BEING REUSED FROM THE EXISTING PROJECT.  
 1.a. IN NON-PAVED AREAS, FINAL TRENCH BACKFILL SHALL BE EXCAVATED MATERIAL BEING REUSED FROM THE EXISTING PROJECT.  
 1.b. IN PAVED AREAS, FINAL TRENCH BACKFILL SHALL BE NSDOT TYPE 1 (ITEM NO. 304.02) PERCENT.  
 2. ALL PIPE ZONE BEDDING, PIPE ZONE BACKFILL, AND FINAL TRENCH BACKFILL SHALL BE PLACED IN 6 INCH MAX. COMPACTED LIFTS. ALL BEDDING AND BACKFILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO THE SATISFACTION OF THE ENGINEER.  
 3. EXCAVATION SHALL BE KEPT DRY AND DRAINAGED AT ALL TIMES.



**8** DUMPSTER PAD ENCLOSURE  
 SCALE: 1/8" = 1'-0"

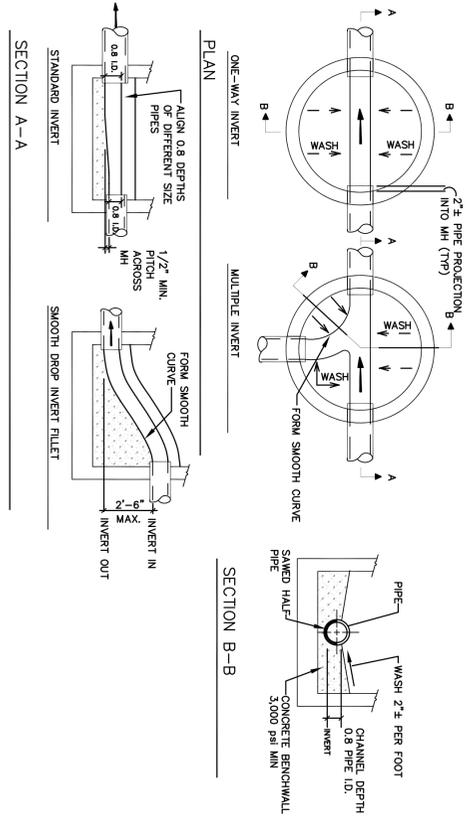
Approval \_\_\_\_\_  
 Approved under authority of a resolution adopted by the Planning Board of the City of Saratoga Springs.  
 Date Signed \_\_\_\_\_  
 Chairperson \_\_\_\_\_





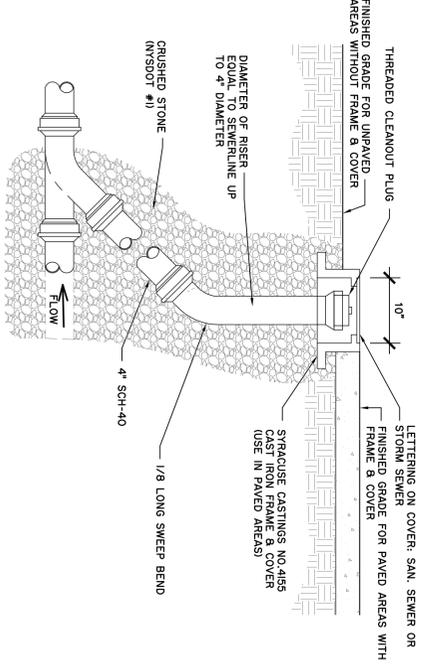
### 1 SANITARY SEWER MANHOLE DETAIL

N.T.S.



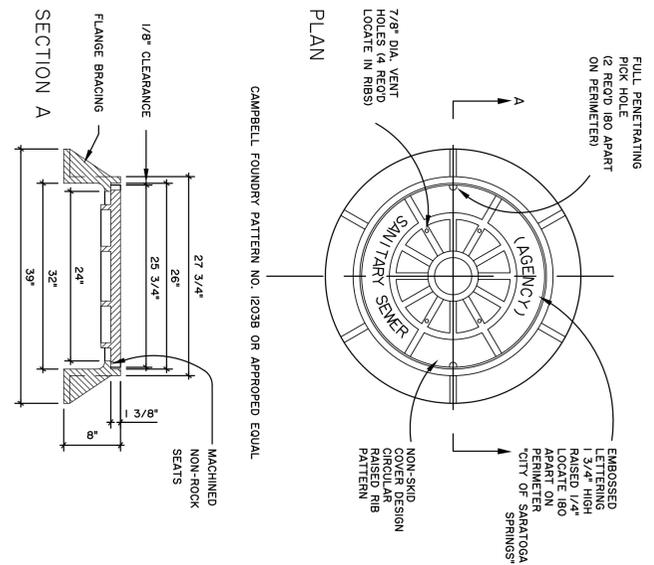
### 2 MANHOLE BENCH DETAIL

N.T.S.



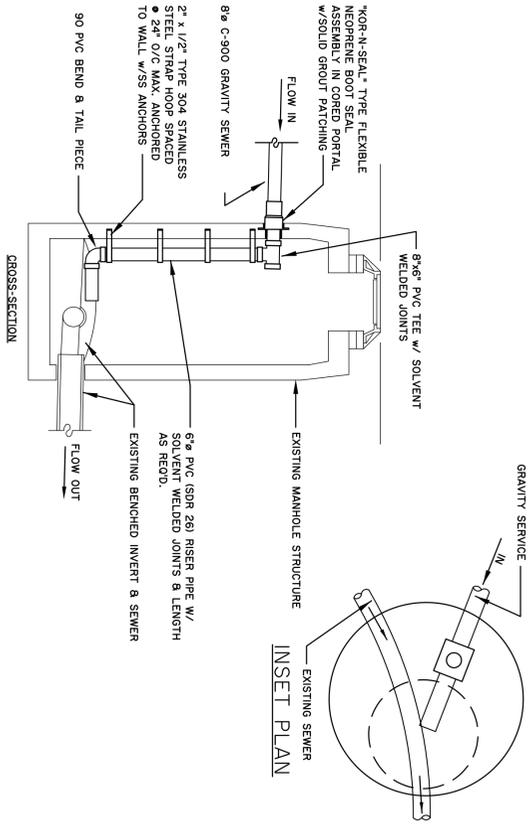
### 3 SANITARY SEWER CLEANOUT DETAIL

N.T.S.



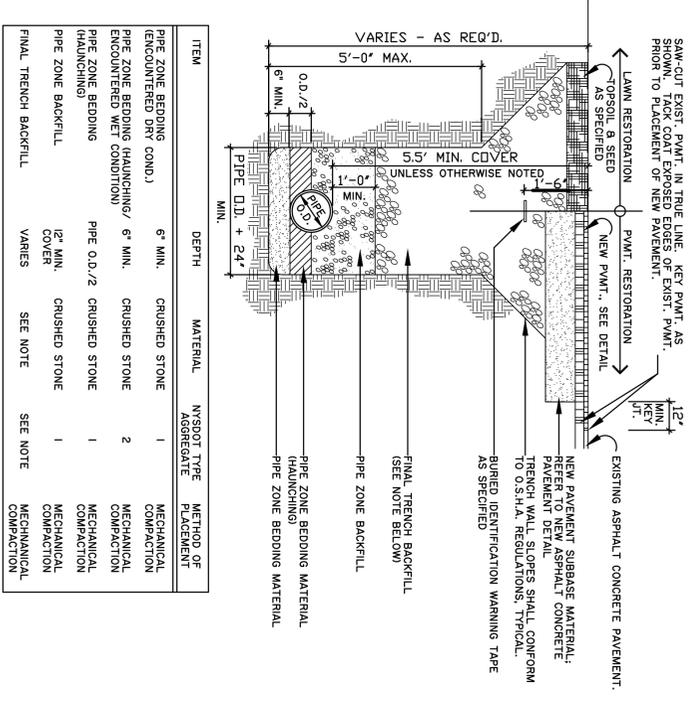
### 4 SANITARY MANHOLE FRAME AND COVER DETAIL

N.T.S.



### 5 SANITARY DROP @ EXISTING MANHOLE

N.T.S.



### 6 TYPICAL WATER PIPE TRENCH DETAIL

N.T.S.

ITEM	DEPTH	MATERIAL	ANSI/TYPICAL	METHOD OF PLACEMENT
PIPE ZONE BEDDING (CONC)	6" MIN.	CRUSHED STONE	1	MECHANICAL COMPACTION
PIPE ZONE BEDDING (HAUNCHING/ ENCOUNTERED WET CONDITION)	6" MIN.	CRUSHED STONE	2	MECHANICAL COMPACTION
PIPE ZONE BEDDING (HAUNCHING)	PIPE O.D./2	CRUSHED STONE	1	MECHANICAL COMPACTION
PIPE ZONE BEDDING	12" MIN.	CRUSHED STONE	1	MECHANICAL COMPACTION
FINAL TRENCH BACKFILL	VARIES	SEE NOTE	SEE NOTE	MECHANICAL COMPACTION

- NOTES:
- FINAL TRENCH BACKFILL
  - IN NON-PAVED AREAS, FINAL TRENCH BACKFILL SHALL BE EXCAVATED MATERIAL (RECOUNTED WET CONDITION) OR CRUSHED STONE. THE BACKFILL SHALL BE MECHANICALLY COMPACTED TO THE SATISFACTION OF THE ENGINEER.
  - EXCAVATION SHALL BE KEPT DRY AND DEMATERED AT ALL TIMES DURING TRENCHING OPERATIONS.
  - ALL PAVEMENT SAWCUTS SHALL BE IN SOUND EXISTING PAVEMENT ACCEPTABLE TO THE ENGINEER.

246 WEST AVENUE  
 RESIDENTIAL CONDOMINIUM COMPLEX  
 SARATOGA SPRINGS, NY

Title  
 SITE DETAILS

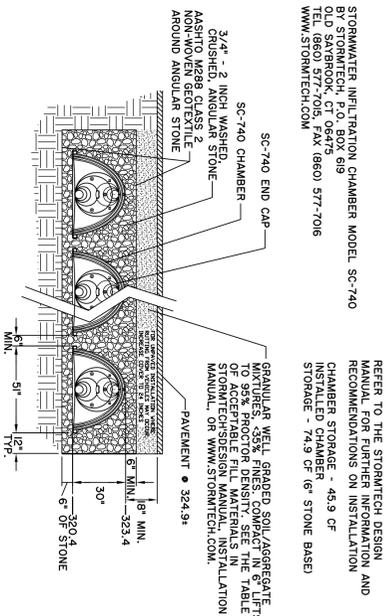
Revisions  
 MYLAR CHECK SET  
 9/28/2012  
 MYLAR SET  
 NOVEMBER 2012  
 MAY 2014

City #: 12.006.1  
 Project: 201178  
 Date: 1/25/2012  
 Drawing  
 L-10

PREPARED FOR:  
 The PIKE Company, INC.  
 210 Clifton Corporate Parkway  
 Clifton Park, NY 12065

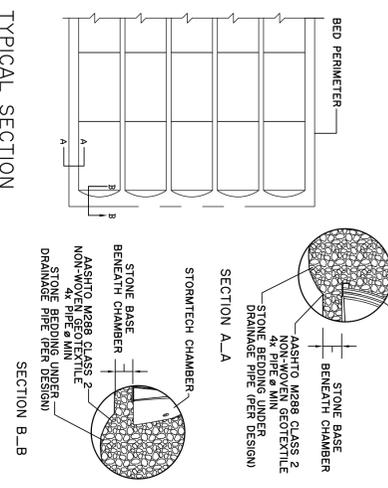
the LA group  
 Landscape Architecture  
 and Engineering, PC  
 40 Long Alley  
 Saratoga Springs  
 New York 12866  
 P 518/597-4100  
 F 518/597-4180  
 www.laengr.com

Approval  
 Approved under authority of a resolution adopted  
 by the Planning Board of the City of Saratoga Springs.  
 Date Signed \_\_\_\_\_

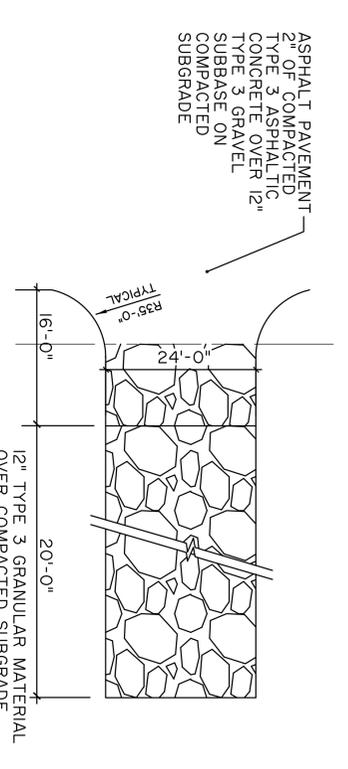


STORMWATER INFILTRATION CHAMBER MODEL SC-740  
 BY STORMTECH, P.O. BOX 618  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: (860) 577-7015, FAX: (860) 577-7016  
 WWW.STORMTECH.COM

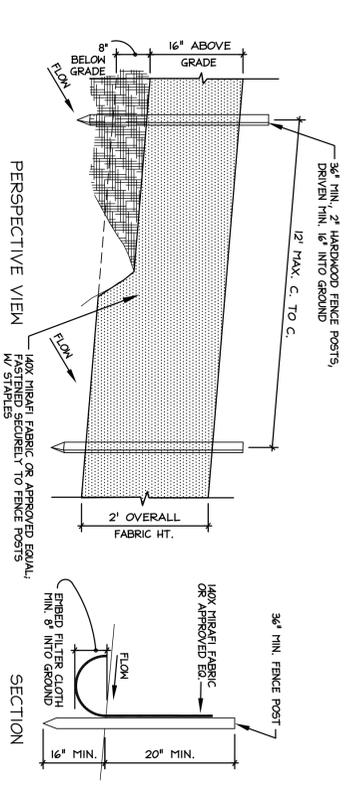
REFER TO THE STORMTECH DESIGN MANUAL FOR FURTHER INFORMATION AND RECOMMENDATIONS ON INSTALLATION AND CHAMBER STORAGE - 45.9 CF  
 INSTALLED CHAMBER - 74.9 CF OF 6\"/>



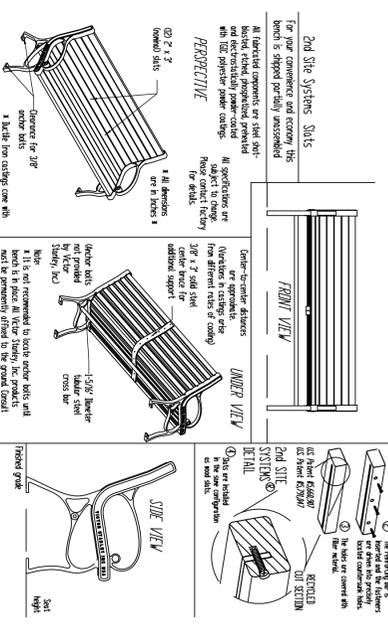
### 1 STORMWATER INFILTRATION CHAMBER DETAIL



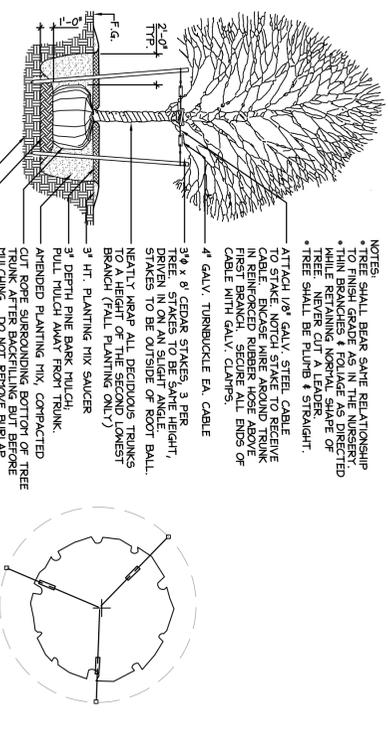
### 2 STABILIZED CONSTRUCTION ACCESS



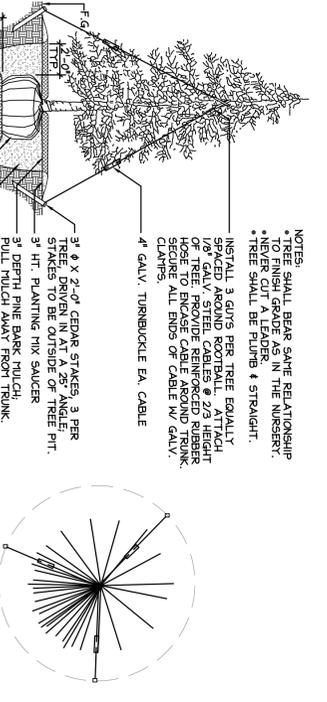
### 3 SILT FENCE DETAIL



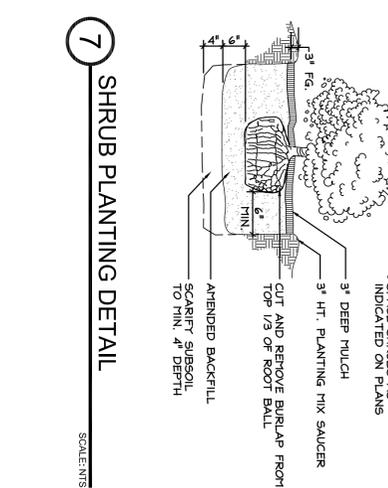
### 4 6' BENCH DETAIL



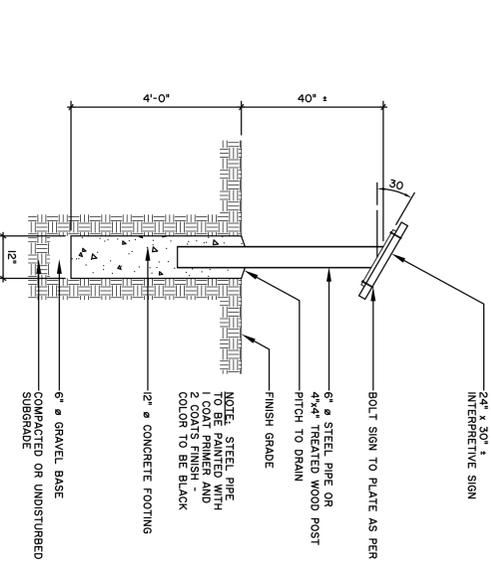
### 5 DECIDUOUS TREE PLANTING



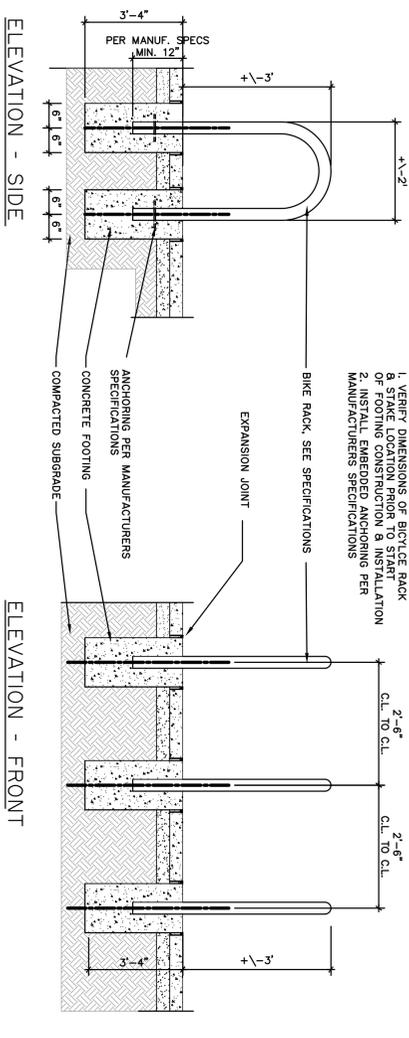
### 6 EVERGREEN TREE PLANTING



### 7 SHRUB PLANTING DETAIL



### 8 INTERPRETIVE SIGN DETAIL



### 9 BICYCLE RACK

Approval \_\_\_\_\_  
 Approved under authority of a resolution adopted by the Planning Board of the City of Saratoga Springs.  
 Date Signed \_\_\_\_\_  
 Christopher

## LETTER OF TRANSMITTAL

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

DATE: 6/23/2016

JOB NO.: 201178

RE: 246 West Avenue Apartments

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
3			Full size Site Plan Application Plan Sets
1			Site Plan Application fee check for \$2,650
3			Site plan application form
3			Site plan application check lists
3			Cost Estimate for Letter of Credit
3			Stormwater Management Report (within SWPPP)
3			Draft SWPPP
3			Engineer's Utility Report
3			11 x 17 Architectural plans (elevations and floor plans)
3			Complete Streets Checklist
3			Water Service Agreement
3			Short EAF
3			Special use permit application form
1			Special use permit fee \$750
1			CD of application materials

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

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: <b>SITE PLAN REVIEW</b> (INCLUDING PUD)
--

(Rev: 12/2015)

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

Project Name: \_\_\_\_\_

Property Address/Location: \_\_\_\_\_

Tax Parcel #: \_\_\_\_\_ Zoning District: \_\_\_\_\_  
*(for example: 165.52-4-37)*

Proposed Use: \_\_\_\_\_

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 _____	_____	_____
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.

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

Submission Deadline – Check City’s website ([www.saratoga-springs.org](http://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 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: \_\_\_\_\_



# 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)

Rev.12/2015

### SITE PLAN REVIEW SUBMITTAL CHECKLIST

Project Name: \_\_\_\_\_

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: \*3 hard copies and 1 digital copy of ALL materials are required.**

CHECK EACH ITEM	
<input type="checkbox"/>	1. Completed Site Plan Application (3 hard copies - *1 w/original signature - and 1 digital) and Fee
<input type="checkbox"/>	2. SEQR Environmental Assessment Form- short or long form as required by action.
<input type="checkbox"/>	3. Set of plans including: (3) large scale plans (sheets must be 24" x 36", drawn to a scale of not more than 1"=50 feet). One 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 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 type="checkbox"/>	2. North arrow and map scale
<input type="checkbox"/>	3. Parcel tax map number
<input type="checkbox"/>	4. Site location map
<input type="checkbox"/>	5. Site vicinity map (all features within 300 feet of property)
<input 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 type="checkbox"/>	8. Title block with project name; name and address of applicant; and name and address of property owner (if different)
<input type="checkbox"/>	9. Topography data tied to NGVD 1929 datum
<input type="checkbox"/>	10. Name of all adjacent property owners
<input type="checkbox"/>	11. Parcel street address (existing and any proposed postal addresses)
Yes <input 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 type="checkbox"/>	13. References to all prior variances or special use permits
<input 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 type="checkbox"/>	15. Identification of all spoil or borrow areas
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	16. Identification of all watercourses, designated State wetlands, buffers, Federal wetlands, floodplains, rock outcroppings, etc.
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	17. Location of proposed storage
<input 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 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 type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	20. Location and distance to fire hydrant
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	21. Location, size, and material of all existing and proposed utility services
<input 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 type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	25. Location and screening plan for dumpster or recycling bins
<input 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 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 type="checkbox"/>	30. Erosion and sediment control plan – including designated concrete truck washout area

Checklist prepared by: \_\_\_\_\_ Date: \_\_\_\_\_

# City of Saratoga Springs Complete Streets Checklist

**Saratoga Springs Complete Street Policy Vision (May 2012)**

*The City of Saratoga Springs Complete Streets Policy will encourage the development of a complete streets network throughout the City to create a more balanced transportation system. The Policy shall be consistent with and assist in achieving the goals and recommendations set forth in the City's Comprehensive Plan and other policy documents. The Policy shall ensure new and updated public and private projects are planned, designed, maintained and operated to enable safer, comfortable and convenient travel to the greatest extent possible for users of all abilities including pedestrians, bicyclists, motorists and transit riders.*

This checklist is intended to assist the City in achieving its vision for complete streets.

**Project Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Project Location / Limits:** \_\_\_\_\_

**Project Description:** \_\_\_\_\_

**Instructions: For each box checked, please provide a brief description for how the item is addressed, not addressed, or not applicable and include supporting documentation.**

Street Classification (identify street or streets within the project area)

Principal arterial     Minor arterial     Mixed use collector     Mixed use local   
 Residential collector     Residential local     Special use street

### EXISTING CONDITIONS

Item to Be Addressed/ Checklist Consideration	YES	NO	N/A	Required Description
<b><i>Existing Bicycle &amp; Pedestrian Operations</i></b>				
Do bicycle and pedestrian accommodations exist? (see page 2 for examples)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b><i>Existing Transit Operations</i></b>				
Do transit facilities exist within the study area, including bus and train stops/stations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Is the project area on a transit route? ( <a href="#">CDTA Service Routes</a> )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Are there bicycle racks, shelters, or parking for transit riders available?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b><i>Existing Access and Mobility</i></b>				
Do connective opportunities exist with schools, hospitals, senior care or community centers or persons with disabilities within project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Are there gaps inhibiting continuous access between schools, hospitals, senior care, or community centers or persons with disabilities within project area?"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b><i>Project Area Context</i></b>				
Are there prominent landmarks, recreation, shopping, employment center, cultural centers or other key destinations that offer opportunities to connect this site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Please list and/or describe planning or policy documents addressing bicyclist, pedestrian, transit, or truck/ freight use for the project area. Examples can include: <a href="#">City of Saratoga Springs Comprehensive Plan</a> , <a href="#">City of Saratoga Springs Open Space Plan</a> , <a href="#">Capital District Transportation Committee Bicycle/ Pedestrian Priority Network</a> , <a href="#">City Standard Details</a> , etc.				

**PROPOSED DESIGN**

Item to Be Addressed/ Checklist Consideration	YES	NO	N/A	Required Description
<b>Complete Streets Design</b>				
Bicyclist accommodations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pedestrian accommodations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access and Mobility accommodations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Transit accommodations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truck/ freight accommodations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Streetscape elements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<b>Bike Facilities:</b>	
Off-roadway bike accommodations	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Dedicated bike lane	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Shared-use lane	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Shoulder	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Acceptable actuated traffic signal bike detection, including turn lanes	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Do signals allow adequate minimum green time for bicyclist to safely cross intersection?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Signage and pavement markings specific to proposed bike facilities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Bicycle safe inlet grates	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Bicycle parking, eg. bike racks, bike lockers	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
<b>Transit Facilities:</b>	
Transit shelters	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Bus turnouts	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Standing pads	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Has CDTA been contacted?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
<b>Access and Mobility Facilities:</b>	
Adequate sidewalk or paved path	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Acceptable consideration/provision for accessible pedestrian traffic signal features	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Curb ramps, including detectable warning surface	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Acceptable slope and cross-slope for driveway ramps, sidewalks, crossings)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Have conflicts been reduced among pedestrian, bicyclists, and motor vehicles (access management)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA

<b>Pedestrian Facilities:</b>	
Sidewalks on both sides of the street	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Striped crosswalks	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Geometric modifications to reduce crossing distances such as curb extensions (e.g. bulb-outs)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Acceptable provision for pedestrian traffic signal features (e.g. ped. buttons)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Pedestrian signage for crossing & wayfinding	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Safety islands/medians on roadways with two or more traffic lanes in each direction	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Enhanced supplemental pedestrian treatments at uncontrolled marked crossings	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
<b>Connectivity:</b>	
Are there proposed connections to other bike paths, pedestrian facilities, or transit facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Are there proposed connections to any key destinations listed on page 1?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Are there proposed connections to neighborhoods?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
<b>Streetscape Elements:</b>	
Are streetscape elements proposed such as landscaping, street trees, planters, buffer strips, etc?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Pedestrian-level lighting	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Public seating or benches	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA

**Design Standards and Guidelines**

Design meets guidelines such as described below for bicycle/pedestrian/bus/transit facilities?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> NA	Describe
--	------------------------------	-----------------------------	-----------------------------	----------

\*American Association of State Highway and Transportation Officials (AASHTO) - *A Policy on Geometric Design of Highway and Streets, Guide for the Development of Bicycle Facilities and AASHTO Guide for the Planning, Design, and Operation of Pedestrian Facilities*; [Public Right-of-Way Accessibility Guide \(PROWAG\)](#); [Manual on Uniform Traffic Control Devices \(MUTCD\)](#); [Americans with Disabilities Act Accessibility Guidelines \(ADAAG\)](#); National Association of City Transportation Officials (NACTO) - [Urban Bikeway Design Guide](#). New York State Department of Transportation – [Highway Design Manual](#)

**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

**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.

<b>Part 1 - Project and Sponsor Information</b>				
Name of Action or Project: <b>246 West Avenue Apartments</b>				
Project Location (describe, and attach a location map): <b>246 West Avenue</b>				
Brief Description of Proposed Action: <b>16 residential units with associated parking. Watermain extension along West Ave.</b>				
Name of Applicant or Sponsor:		Telephone:		
		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.			<b>NO</b>	<b>YES</b>
			X	
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: <b>Site plan and Special use permit(Saratoga Springs Planning Board)</b> <b>Saratoga Springs Design review commission approval</b>			<b>NO</b>	<b>YES</b>
				X
3.a. Total acreage of the site of the proposed action?		.51	acres	
b. Total acreage to be physically disturbed?		.51	acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.51	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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>YMCA</u> <input type="checkbox"/> Parkland				



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)? If Yes, explain purpose and size: _____ _____ _____	<b>NO</b>	<b>YES</b>
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	<b>NO</b>	<b>YES</b>
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	<b>NO</b>	<b>YES</b>
	X	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: _____		Date: _____
Signature: _____		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**Engineering Report  
Water and Sanitary Sewer**

**For**

**246 West Avenue  
Residential Apartment Building  
SARATOGA SPRINGS, NEW YORK**

**Planning Board #16.XXX**

**Prepared For**

**John-Paul Builders, LLC  
796 Burdeck Street  
Schenectady, NY 12306  
Contact: John Luke Hodorowski**

**Prepared By**

**The LA Group, P.C.  
40 Long Alley  
Saratoga Springs, New York 12866**



**June 23, 2016**

## **I. Introduction**

John-Paul Builders, LLC is proposing to construct a sixteen-unit apartment building at 246 West Avenue (Tax Map Parcels 178.33-1-20 & 21) in the city of Saratoga Springs, NY. Currently, the site is developed as residence with a single home onsite. There are grassed and forested cover types on the property. The site is generally flat. The surrounding area is developed with a small hotel to the north, the Saratoga Springs YMCA to the south and residential housing to the east. This project is for the construction of a new apartment building.

## **II. Project Description**

The proposed sixteen-unit apartment project will consist of one building. The project is proposing a total of 16 residential units, totaling 18 bedrooms. The units will have internal fire sprinklers, and fire hydrants will be located on West Avenue.

## **III. Existing Water and Sanitary Sewer Utilities**

Water Distribution – A 6-inch cast-iron water line is present on West Avenue, immediately adjacent to the parcel. According to the City of Saratoga Springs DPW, this line is very old and fragile and will not likely support the design flows and pressures required by this project.

Several years ago, the YMCA agreed to and installed a new 12-inch ductile iron water line from the Ballston Avenue intersection up to their new facility. This 12-inch water main is located on the west side of West Avenue and ends approximately 800 feet south of the project.

There is a 12-inch ductile iron water main located on the west side of West Avenue terminating approximately 500 feet north of the project.

Sanitary Sewer – An existing 16-inch sanitary sewer main owned and maintained by the Saratoga County Sewer District No. 1 (SCSD #1) runs in a southeasterly direction past the property in an easement from the YMCA of Saratoga Springs. The nearest access manhole is located on the west side of West Avenue approximately 50 feet south of the southwest property corner.

**IV. Projected Water and Wastewater Flows**

The table below provides information on the anticipated wastewater flow rates for the project:

Description	Use Rate	Total Use
(18) bedrooms	110 gpd/bedroom <sup>1</sup>	1,980 gpd

Average daily flow for wastewater is estimated to be 1.4 gallons per minute (gpm) based on a 24 hour day. Estimated peak hourly flow is 5.9 gpm (4.2 x average).<sup>2</sup>

Average daily demand for water is estimated to be approximately equal to the wastewater flow or 1.4 gpm. Instantaneous peak demand is estimated to be 80 gpm.<sup>3</sup>

For the purposes of input into the City of Saratoga Springs water model, we offer the following estimated water demands for the project:

- Average Day Demand is 1.4 gallons per minute (GPM) over the 24 hour period.
- Max Day Demand is 2.8 gallons per minute (GPM) based on twice the average.
- Peak Hourly Flow is 5.9 gallons per minute (GPM) based on 4.2 times the average.
- Fire Flow Demand is 1,000 gallons per minute (GPM) per ISO guidelines.

**V. Proposed Water and Wastewater Utilities**

**Proposed Water Utilities**

To service the project, it was initially proposed to tap the existing 6-inch water main on West Avenue. Following discussions with the City, it was agreed to extend the existing 12-inch water main from the north up to the southerly property line. The line will be extended in a southerly direction, approximately 500 feet terminating with a new hydrant, valve and end cap for future connection. New fire hydrants will be installed to maintain a spacing of 400 feet. This arrangement will benefit the municipality in providing another link in the ultimate connection to the existing 12-inch water main brought up from Ballston Avenue by the YMCA.

The units will receive water service via a six-inch ductile iron water line. Once inside the main

building, the water service will be divided to individual meters to serve the units.

Needed Fire Flow (NFF) for residential occupancies such as apartment buildings protected by an automatic sprinkler system installed in accordance with NFPA 13R is the demand at the base of the automatic sprinkler riser. The minimum NFF is 1,000 gpm at 20 psi for a duration of 2 hours.<sup>4</sup>

Connections and appurtenances, including mechanical joints, tees, isolation valves, thrust blocks, trenching, bedding, service connections, as well as testing and disinfection will all be specified in accordance with City of Saratoga Springs standards.

### **Proposed Wastewater Utilities**

From the main building, sanitary wastewater will be piped in a six-inch PVC lateral installed at a slope of approximately 1.0% across West Avenue to a new sanitary sewer manhole. From this manhole the sewerline will be run adjacent to the westerly line of West Avenue to an existing SCSD #1 manhole.

All sanitary sewer lines and manhole connections will be furnished and installed according to Saratoga County Sewer District No. 1 standards.

### **Notes**

1. *From Table 1, Appendix 75-A Wastewater Treatment Standards - Residential Onsite Systems (110 gallons per day per bedroom)*
2. *From Figure 1, GLUMRB Recommended Standards for Wastewater Facilities*  
 $Q = (18 + P \frac{1}{2}) \div (4 + P \frac{1}{2})$  where  $P$  = population in thousands
3. *From Table XIV Community Water Systems Source Book, Ameen (5.0 gpm/residence)*
4. *Insurance Services Office, Inc. "Guide for Determination of Needed Fire Flow" (Chapter 1, Note 2)*

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# Stormwater Pollution Prevention Plan

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**for:**

**246 West Avenue Apartments**

**Owner/Operator(s):**

**John-Paul Builders, LLC**  
796 Burdeck Street  
Schenectady, NY 12306  
Contact: John Luke Hodorowski  
518-356-1435

**SWPPP Contact(s):**

The LA Group, PC  
40 Long Alley  
Saratoga Springs, NY 12866  
1-518-587-8100  
1-518-587-0180

**SWPPP Preparation Date:**

**June 23, 2016**



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## **Appendices**

- A HydroCAD Calculations and Storm Data**
- B Soil Survey and Map Set** – Location Map, Site Preparation and Demolition, Grading and Utility Plan
- C SWPPP Inspection Forms** –SWPPP Inspection Report
- D Other SWPPP Forms** – Construction Sequence, SWPPP Plan Changes, Spill Response Form, Stormwater Management Practice Maintenance Log



## 1.0 PERMIT OVERVIEW AND REQUIREMENTS

### 1.1 Permit Overview

This Stormwater Pollution Prevention Plan (SWPPP) is prepared to inform the landowner and construction personnel of the measures to be implemented for controlling runoff and pollutants from the site during and after construction activities.

The operator is responsible to maintain onsite in a secure location that is accessible during normal working hours to an individual performing a compliance inspection, the following information:

- ✓ the SWPPP,
- ✓ All inspection reports.

Technical standards are detailed in the “New York State Standards and Specifications for Sediment and Erosion and Sediment Control (August 2010)”, as well as illustrated on the Grading and Utility Plan included in **Appendix B**.

## 2.0 SWPPP REVIEW, UPDATE

### 2.1 SWPPP Review

City of Saratoga Springs requires preparation of a SWPPP for non-residential activities disturbing 0.1 acres or more. The project is proposed to disturb 0.51 acres. Project review will be conducted by the City of Saratoga Springs.

### 2.2 SWPPP Update

The permittee identified in this SWPPP shall amend the SWPPP under the following conditions:

- ✓ Whenever the current provisions prove to be ineffective in minimizing pollutants in stormwater discharge from the site
- ✓ Whenever there is a change in design, construction or operation that could have an effect on the discharge of pollutants
- ✓ To address issues or deficiencies identified during an inspection by the qualified inspector, the Department or other regulatory authority
- ✓ To identify a new subcontractor or owner that will implement any part of the SWPPP.

If modifications are required to the post-stormwater management practices the City of Saratoga Springs must be notified in writing of any planned amendments or modifications to the post-construction stormwater management practice component of the SWPPP.

### 3.0 SITE ASSESSMENT, EVALUATION AND PLANNING

#### 3.1 Project Location

The project is located at 246 West Avenue in the City of Saratoga Springs, Saratoga County, NY 12866.

See **Appendix B** for a general site location map.

#### 3.2 Pre-Development Conditions

Currently, the site is developed as residential with a single home onsite. There are grassed and forested cover types on the property. The site is generally flat. The surrounding area is developed with a small hotel to the north, the Saratoga Springs YMCA to the south and residential housing to the east.

#### 3.3 Project Scope

Specifically, this project is for the construction of a three-story apartment building with a total of 16 units. The total building footprint will be 9,800 square feet. There will be 24 parking spaces provided for the occupants of the apartments, 17 of which will be at the ground level of the three-story building. The Project will disturb approximately +/-0.51 acres.

#### 3.4 Receiving Waters

The closest NYSDEC mapped stream located in the project vicinity that the site drains to is an unnamed tributary to Geysers Creek (NYSDEC # 841-137.) This stream is located approximately 2,000 feet to the west of the site, in an agricultural field. This stream is classified as a C stream by NYSDEC.

#### 3.5 Historic Preservation Determination/Endangered Species

The project received SEQRA and planning board approval on December 9, 2011 at which time it was determined that there were no archeological or endangered species concerns within the project area.

#### 3.6 Soils

The USDA/NRCS soil survey map for this site shows Deerfield loamy fine sand and Windsor loamy sand series mapped in the project vicinity. These soils are classified in the hydrologic soil group 'A'. Soil borings were completed by Dente Engineering in April of 2005 that found the project area to have deep sands. Falling head permeability tests are to be completed to confirm infiltration rates. Soil survey and boring results can be found in **Appendix B**.

## 4.0 EROSION AND SEDIMENT CONTROL

### 4.1 Erosion and Sediment Control Practices

#### **Temporary Structural Practices**

- ✓ Silt Fence
- ✓ Dust Control
- ✓ Construction Entrance

#### **Permanent Structural Controls**

- ✓ Asphalt pavement/concrete walks

#### **Temporary Stabilization Practices (including vegetative practices)**

- ✓ Seed and mulch bare soil areas within 14 days of disturbance unless construction will resume in that area within 21 days.

#### **Permanent Stabilization Practices (including vegetative practices)**

- ✓ Seed and mulch all disturbed areas. Slopes that are 3:1 or steeper should receive a Rolled Erosion Control Product (RECP), sodding, and or hydro-seeding a homogenous mixture of wood fiber mulch with tackifying agent.

Refer to Construction Drawings attached in **Appendix B** for detailed information on each practice.

### 4.2 Erosion and Sediment Control Drawings

Erosion and Sediment Control practices are shown on the Construction Drawings included in **Appendix B**.

### 4.3 Construction Sequence of Operations

- ✓ Temporary structural erosion controls will be installed prior to earthwork as per the attached plans.
- ✓ Areas to be undisturbed for more than 14 days will be temporarily stabilized by seeding.
- ✓ Disturbed areas will be reseeded and mulched immediately after final contours are re-established and no more than 14 days after the completion of construction at that site.
- ✓ Temporary erosion control devices will not be removed until the area served is stabilized by the growth of vegetation and the area is certified as being stabilized by the Erosion Control Inspector.

Construction Activities	Start → Stop
Sequence must include major items such as, but not limited to, clearing and grubbing, excavation and grading, utility and infrastructure installation and any other activity resulting in soil disturbance. Include installation of erosion and sediment control practices and timing of installation.	
Install silt fence and construction fence prior to any site disturbance. Maintain erosion control measures for duration of site disturbances.	Week 1
Excavate and install underground utilities.	Weeks 1-3
Parking Lot Construction	Weeks 3-6
Building construction	Week 3- completion
Fine grade and landscape	After completion of building
Remove erosion and sediment control measures upon stabilization of contributing areas.	At completion 80% Germination

#### 4.4 Erosion and Sediment Control Practice Maintenance

Temporary erosion and sediment control practices will need to be maintained frequently during construction. It is the responsibility of the operator to inspect, and maintain the temporary controls so that they are working efficiently. The operator needs to pay close attention to SWPPP Inspection Reports that will advise of needed maintenance. Captured sediment will have to be removed periodically from each practice in order for the control to function properly. Temporary erosion and sediment control practice maintenance needs are listed below:

- ✓ Silt fence – maintenance shall be performed as needed and material removed when “bulges” develop in the silt fence.
- ✓ Stabilized construction entrance – entrance shall be maintained in a condition which shall prevent tracking. This may require periodic top dressing with additional aggregate. All sediment tracked onto or spilled on public rights of way shall be removed immediately. When necessary, wheels must be cleaned to remove sediment prior to entrance on public rights of way. When washing is required, it shall be done in an area stabilized with aggregate.

#### 4.5 Erosion and Sediment Control Inspection

- A qualified inspector shall conduct an assessment of the site prior to the commencement of construction and certify in an inspection report that the appropriate erosion and sediment controls described in the SWPPP have been adequately installed to ensure overall preparedness of the site for commencement of construction.
- This qualified inspector must be a Licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received 4 hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the qualified inspector shall receive 4 hours of training every 3 years.
- The day-to-day erosion control activities on the site will be monitored by the construction manager. The qualified inspector and his crews will make **at least one inspection every seven (7) days** of erosion control devices, and non-stabilized areas during construction. A maintenance inspection report will be completed by the qualified inspector after each inspection. The report form to be completed by the inspector is attached in **Appendix C**. Reports should be compiled and maintained on-site in the SWPPP 3-ring binder.
- All measures will be maintained in good working order; if repair is necessary, it will be initiated within 24 hours of report. The qualified inspector shall take photographs of any needed repairs and also photograph when the repairs are completed. These photographs will be time and date stamped and attached to the weekly inspection report.
- Seeded and planted areas will be inspected for bare spots, washouts, and healthy growth. If necessary, spot reseeding or sodding will be implemented.
- A trained contractor will be an employee from the contracting company responsible for the implementation of the SWPPP. This person will be onsite when any soil disturbing activities are being conducted. The trained contractor must have received 4 hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the qualified inspector shall receive 4 hours of training every 3 years. This trained contractor cannot conduct the regular SWPPP compliance inspections unless they meet the qualified inspector qualifications.

#### 4.6 Contractor Sequence Form

The operator shall prepare a summary of construction status using the Construction Sequence Form (included in **Appendix D**) once every month. Significant deviations to the sequence and reasons for those deviations (i.e. weather, subcontractor availability, etc.), shall be noted by the contractor. The schedule shall be used to record the dates for initiation of construction, implementation of erosion control measures, stabilization, etc. A copy of this table will be maintained at the construction site and updated.

## 5.0 POST CONSTRUCTION STORMWATER MANAGEMENT PRACTICES

### 5.1 Stormwater Management Controls

The project is proposing the use of underground infiltration chambers and an infiltration basin to capture and treat site runoff.

Stormwater runoff from the roof will discharge to the underground infiltration chambers. Runoff will be pretreated via an isolator row.

### 5.2 Post Construction Stormwater Management Drawings

Post construction stormwater management controls are shown on the Construction Drawings included in **Appendix B**.

### 5.3 Hydraulic and Hydrologic Analysis

The program utilized for quantifying stormwater runoff rates and volumes was **HydroCAD** software, produced by Applied Microcomputer Systems of Chocorua, NH. The SCS 24-hour Type II design storms for 1, 10, and 100-year frequency rainfall were analyzed (**Appendix A**).

- ✓ Hydrologic/hydraulic analysis for all structural components of the stormwater control system for the applicable design storms.
- ✓ Comparison of post-development stormwater runoff conditions with pre-development conditions.
- ✓ Dimensions, material specifications and installation details for each post-construction stormwater control practice.

### 5.4 Comparison of Pre and Post Construction Stormwater Runoff

**Stormwater Quantity. These calculations are based on the HydroCAD analysis.**

The design storms used for the pre-development versus post-development comparison were the 1, 10, and 100-year, 24-hour duration, SCS Type II events.

The rainfall amounts for these storms are 2.15, 3.75, and 6.20 inches, respectively.

Under pre-development conditions the majority of the site drains to the south east where runoff flows off site to lands owned by the Saratoga YMCA (AP-2) while the north western portion of the site flows to West Avenue (AP-1).

Post-development stormwater runoff will be directed to a proposed underground infiltration chamber gallery, infiltration trench and an infiltration basin ultimately entering the underlying soils.

The project proposes no increase in flow offsite to the south east or to West Avenue.

	Pre-Development	Post-Development
<b>10 year, 24 hour storm (Qp)</b>	0.28 CFS	0.11 CFS
<b>100 year, 24 hour storm (Qf)</b>	0.57 CFS	0.20 CFS

## 5.5 Water Quality Volume

The following formula was utilized to determine water quality volume:

$$WQ_v = \frac{(P)(R_v)(A)}{12}$$

Where:

$WQ_v$  = Water Quality Volume (acre/feet)

P = 90% Rainfall Event

$R_v$  =  $0.05 + 0.009(I)$  where I is impervious cover in percent

A = Subcatchment area in acres

Water quality volume at the site will be managed through the use of underground infiltration chambers and an infiltration pond.

SMP	Type	Provided
		(ac-ft)
SMP-1	Underground Infiltration Chambers	0.025
SMP-2	Infiltration Basin/Trench	0.011
Total		0.036

Stormwater runoff from the proposed parking lot and entrance drive will be piped to the underground infiltration chambers (SMP-1). The northern half of the roof will also be directed to the underground infiltration chambers while the southern portion will be directed into gravel drip strips (SMP-2). The remainder of the site and overflow from the gravel drip strips will be directed to the infiltration basin located in

the south east corner of the site (SMP-2). All practices provide WQv/RRv through infiltration. The required WQv for the project site is 0.036 ac-ft which equals the WQv provided (0.036 ac-ft).

### **5.6 Runoff Reduction Volume**

The total Runoff Reduction for this project is 0.036 ac-ft provided by SMP-1 and SMP-2. This is equal to 100% of the WQv.

### **5.7 Channel Protection Volume (CPv)**

Channel protection volume is not required as the entire CPv is reduced through infiltration.

## **6.0 POST CONSTRUCTION STORMWATER MAINTENANCE**

### **6.1 Mechanism of Operation and Maintenance**

John-Paul Construction, Inc. will be responsible for the long term operation and maintenance of the stormwater management practices for the life of the site.

### **6.2 Maintenance to be Performed**

Post-construction maintenance for this project will consist of regular inspections of permanent stormwater management facilities. These maintenance procedures are essential to assure continual performance of the stormwater management practices on your site. During the inspection and any maintenance activity to the stormwater management practices, the responsible party should fill out an inspection and maintenance log (**Appendix C**) to record that it was done.

The operator shall retain a qualified professional to: 1) summarize the inspections conducted, maintenance activities performed and repairs made throughout the year, and 2) certify to the City that the specific stormwater management facilities installed at the site are being properly maintained, are in good operation condition and functioning as intended.

### **Underground Pipe Storage/Infiltration System**

- The systems should be inspected quarterly for the first year and if there are no problems, the system can be inspected annually after the first year.
- If sediment is accumulating on the bottom of the system, pump in water via a flushing port or observation well and then pump the sediment laden water out via the flushing port or the inlet. This can be done with a vacuum truck. The system may have to be flushed multiple times until it is clean of sediment.

- Also, the manifold feeding the pipe storage should be flushed by pumping water in the manhole access and out the flushing port. This should be done during the routine inspection.

### **Infiltration Basin**

- The systems should be inspected quarterly for the first year and if there are no problems, the system can be inspected semi-annually after the first year.
- Periodically mow infiltration basin embankments and remove woody vegetation. Stabilize eroded banks and repair undercut and eroded areas at inflow location, as needed.
- If infiltration system does not drain within 72-hours following a rainfall event, then a qualified professional should assess the condition of the system to determine measures required to restore infiltration function, including but not limited to removal of accumulated sediments or reconstruction of the system.
- Every year disc aerate bottom of ponds.
- Every 5-years scrape bottom of ponds to remove sediment and restore to original cross-section and infiltration rate. Seed or sod to restore ground cover.

### **Drip Strip (Infiltration Trench)**

- Ensure strip is clear of debris and dewatering between storms.
- Replace stone as necessary if strip does not dewater between storms.

### **Catch Basins**

- Sediment removal with a vacuum truck should be done at least once a year, preferably after spring runoff and then in early fall, or when they are at 50% capacity, whichever comes first.
- Any mechanical valves should be operated for inspection every two months.

## **7.0 CONSTRUCTION WASTE**

**Waste Materials:** All waste materials generated during construction will be disposed at a suitable landfill or transfer station.

**Hazardous Waste:** The project will not be a generator of hazardous waste and it is not anticipated that any hazardous waste will be generated during construction. If there are any materials generated, a licensed hazardous waste carrier will be contracted to dispose the hazardous material at a suitable disposal site. If hazardous materials are discovered during construction, the work will be stopped until the issue is resolved.

**Waste:** Portable sanitary facilities will be made available to construction personnel and will be serviced regularly.

## 8.0 TEMPORARY STABILIZATION FOR FROZEN CONDITIONS

The following temporary stabilization measures **MUST** be performed when construction is occurring during winter/frozen ground conditions. The following requirements do not supersede any other requirements of this SWPPP as they apply to non-frozen ground conditions.

- Perimeter erosion control **MUST** still be installed prior to earthwork disturbance as per this SWPPP.
- Any areas that cannot be seeded to turf by October 1<sup>st</sup> or earlier will receive a temporary seeding. The temporary seeding will consist of winter rye seeded at the rate of 120 pounds per acre (2.5 pounds per 1,000 square feet) or stabilized as per the temporary stabilization for winter construction/frozen conditions.
- Any area of disturbance that will remain inactive for a period of 14 consecutive days **MUST** be mulched. This includes any previously disturbed areas that are covered with snow.
- Mulch **MUST** consist of loose straw applied at the rate of 2 to 3 bales (90 to 100 pounds) per thousand square feet.
- Mulch **MUST** be applied uniformly over the area of bare soil or bare soil that is covered with snow. For the latter condition, mulch **MUST** be applied on top of snow.
- Using a tracked vehicle, mulch **MUST** be crimped into the bare soil/snow. The tracked vehicle **MUST** be driven across the mulched areas in at least two directions to maximize crimping of mulch into the soil/snow.
- If mulch gets blown off an area to a significant degree, the site inspector **WILL** require that an area be re-mulched in accordance with Items 2 through 5 above, and this area **WILL** be included on the inspection checklist for the next inspection.
- If a particular area repeatedly experiences loss of mulch due to wind, then the inspector **WILL** require that an alternative method be used to secure the mulch in place. Such alternatives may include the use of netting, tackifier or other methods deemed appropriate by the inspector.
- During periods when snow is melting and/or surface soils are thawing during daytime hours, mulched areas **MUST** be re-tracked (crimped) as per Item 5 above at least once every seven days, more frequently if directed by the inspector. Additional mulch may be required to obtain complete coverage of an area. Biodegradable erosion control matting may be required on steeper slopes.
- Additional stabilization measures for non-frozen ground conditions described in this SWPPP **WILL** be implemented at the time deemed appropriate by the inspector.

During the winter season, if a site has been stabilized and soil disturbing activities have been suspended for the winter, weekly inspections can be suspended. However, monthly inspections must still be conducted. All normal weekly inspections must resume when soil disturbing activities resume.

## **9.0 SPILL PREVENTION PRACTICES**

### **Good Housekeeping and Material Management Practices**

The following good housekeeping and material management practices will be followed on site during the construction project to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff.

- Materials will be brought on site in the minimum quantities required.
- All materials stored on site will be stored in a neat, orderly manner in their appropriate containers, and if possible, under a roof or other enclosure.
- Products will be kept in their original containers with the original manufacturer's label.
- Substances will not be mixed with one another unless recommended by the manufacturer.
- Whenever possible, all of a product will be used up before disposal.
- Manufacturer's recommendations for proper use and disposal will be followed.
- The construction manager or his designee will inspect regularly to ensure proper use and disposal of materials on site.
- The contractor shall prohibit washing of tools, equipment, and machinery in or within 100 feet of any watercourse or wetland.
- All above grade storage tanks are to be protected from vehicle damage by temporary barriers.

### **Inventory for Pollution Prevention Plan**

The materials and substances listed below are expected to be on-site during construction.

- Petroleum for fueling vehicles will be stored in above ground storage tanks. Tanks will either be steel with an enclosure capable of holding 110% of the storage tank volume or of a Con-Store, concrete encased type typically employed by NYSDOT. Hydraulic oil and other oils will be stored in their original containers. Concrete and asphalt will be stored in the original delivery trucks.
- Fertilizer may be stored on site in its original container for a short period of time prior to seeding. Original containers will be safely piled on pallets or similar devices to protect from moisture.

- Paints and other similar materials will be stored in their original containers and all empty containers will be disposed of in accordance with label directions.
- Portable sanitary facilities, which contain chemical disinfectants (deodorants) will be located on-site, with the disinfectants held in the tank of the toilet.

### **Hazardous Products**

These practices are used to reduce the risks associated with hazardous materials.

- Products will be kept in original containers unless they are not re-sealable.
- Original labels and material safety data sheets will be retained; they contain important product information.
- If surplus product must be disposed of, manufacturers' or local and State recommended methods for proper disposal will be followed.

### **Spill Prevention**

The following product specific practices will be followed on site.

#### **Petroleum Products:**

- Construction personnel should be made aware that emergency telephone numbers are located in this SWPPP.
- The contractor shall immediately contact NYSDEC in the event of a spill, and shall take all appropriate steps to contain the spill, including construction of a dike around the spill and placing absorbent material over this spill.
- The contractor shall instruct personnel that spillage of fuels, oils, and similar chemicals must be avoided and will have arranged with a qualified spill remediation company to serve the site.
- Fuels, oils, and chemicals will be stored in appropriate and tightly capped containers. Containers shall not be disposed of on the project site.
- Fuels, oils, chemicals, material, equipment, and sanitary facilities will be stored/located away from trees and at least 100 feet from streams, wells, wet areas, and other environmentally sensitive sites.
- Dispose of chemical containers and surplus chemicals off the project site in accordance with label directions.
- Use tight connections and hoses with appropriate nozzles in all operations involving fuels, lubricating materials or chemicals.
- Use funnels when pouring fuels, lubricating materials or chemicals.
- Refueling and cleaning of construction equipment will take place in parking areas to provide rapid response to emergency situations.

- All on-site vehicles will be monitored for leaks and receive regular preventative maintenance to reduce the chance of leakage. Any vehicle leaking fuel or hydraulic fuel will be immediately scheduled for repairs and use will be discontinued until repairs are made.

**Fertilizers:**

- Fertilizer will be stored in its original containers on pallets with water resistant coverings.
- Proper delivery scheduling will minimize storage time.
- Any damaged containers will be repaired immediately upon discovery and any released fertilizer recovered to the fullest extent practicable.

**Paints:**

- All containers will be tightly sealed and stored when not required for use.
- Excess paint will not be discharged to the storm water system or wastewater system, but will be properly disposed of according to manufacturers' instructions or State and local regulations.

**Concrete Trucks:**

- Concrete trucks will be allowed to wash out or discharge surplus concrete or drum wash water only at designated locations on site.

**Asphalt Trucks:**

- Asphalt trucks shall not discharge surplus asphalt on the site.

**Spill Control Practices**

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup. The construction manager or site superintendent responsible for the day-to-day site operations will be the spill prevention and cleanup coordinator. He will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel will be posted in the material storage area and in the onsite construction office or trailer.

- Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies. Any spill in excess or suspected to be in excess of two gallons will be reported to the NYSDEC Regional Spill Response Unit. Notification to the

NYSDEC (1-800-457-7362) must be completed within two hours of the discovery of the spill.

- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not be limited to absorbent pads, brooms, dust pans, mops, rags, gloves, goggles, activated clay, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned up immediately after discovery.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with spilled substance.
- Spills of toxic or hazardous material will be reported to the appropriate State or local government agency, regardless of the size

## 10.0 CERTIFICATIONS

### Preparer Certification of Compliance with Federal, State, and Local Regulations

*This Stormwater Pollution Prevention Plan was prepared in accordance with the City of Saratoga Springs regulations.*

Name: Douglas Heller Title: Professional Engineer

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Company Name: The LA Group, PC

### Owner Pollution Prevention Plan Certification

*I certify under penalty of law that this document and all attachments were prepared under my direction or supervision to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who are directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.*

*I understand that SWPPP requires site inspections be conducted by a qualified professional once every seven (7) days. These inspections shall be performed by a qualified professional as defined in the SWPPP.*

**The Owner/Operator will be held financially responsible for any and all fines related to work tasks that are not specified by the Contractor(s)/Subcontractor(s) below.**

Name: John Luke Hodorowski Title: Owner

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Company Name: John-Paul Builders, Inc.

**Contractor and Subcontractor Certification**

*I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the qualified inspector during a site inspection. I also understand that the owner or operator must comply with the terms and conditions of the New York State Pollutant Discharge Elimination System (“SPDES”) general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceeding.*

Name \_\_\_\_\_ Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Phone Number \_\_\_\_\_

SWPPP Components You Are Responsible For

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

Name of Trained Individual Responsible for SWPPP Implementation \_\_\_\_\_ Title \_\_\_\_\_

Signature of Trained Individual Responsible for SWPPP Implementation \_\_\_\_\_ Date \_\_\_\_\_

**Contractor and Subcontractor Certification**

*I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the qualified inspector during a site inspection. I also understand that the owner or operator must comply with the terms and conditions of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceeding.*

Name \_\_\_\_\_ Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Company Name \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Phone Number \_\_\_\_\_

SWPPP Components You  
Are Responsible For

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

Name of Trained  
Individual Responsible for  
SWPPP Implementation \_\_\_\_\_ Title \_\_\_\_\_  
Signature of Trained  
Individual Responsible for  
SWPPP Implementation \_\_\_\_\_ Date \_\_\_\_\_

**Contractor and Subcontractor Certification**

*I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the qualified inspector during a site inspection. I also understand that the owner or operator must comply with the terms and conditions of the New York State Pollutant Discharge Elimination System (“SPDES”) general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceeding.*

Name \_\_\_\_\_ Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Phone Number \_\_\_\_\_

SWPPP Components You Are Responsible For

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

Name of Trained Individual Responsible for SWPPP Implementation \_\_\_\_\_ Title \_\_\_\_\_

Signature of Trained Individual Responsible for SWPPP Implementation \_\_\_\_\_ Date \_\_\_\_\_

**Contractor and Subcontractor Certification**

*I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the qualified inspector during a site inspection. I also understand that the owner or operator must comply with the terms and conditions of the New York State Pollutant Discharge Elimination System (“SPDES”) general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceeding.*

Name \_\_\_\_\_ Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Phone Number \_\_\_\_\_

SWPPP Components You Are Responsible For

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

Name of Trained Individual Responsible for SWPPP Implementation \_\_\_\_\_ Title \_\_\_\_\_

Signature of Trained Individual Responsible for SWPPP Implementation \_\_\_\_\_ Date \_\_\_\_\_

## 11.0 DEFINITIONS

**Construction Activity(ies)** - means any clearing, grading, excavation, filling, demolition, or stockpiling activities that result in soil disturbance. Clearing activities can include, but are not limited to, logging equipment operation, the cutting and skidding of trees, tree removal, stump removal and/or brush removal. Construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility.

**Construction Phasing Plan** - a plan designed to construct particular portions of an individual project at different times. Phasing is often used when a project is very large to limit the disturbance at a single time to 5 acres per phase.

**Erosion and Sediment Control Practices** – temporary measures installed prior to construction and maintained during construction to temporarily treat any stormwater runoff. Once construction is completed and post-construction stormwater management practices are installed and the site is stabilized, the erosion and sediment control practices are removed from the site.

**Final Stabilization** - means that all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other equivalent stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete pavement.

**Green Infrastructure** – in the context of stormwater management, the term green infrastructure includes a wide array of practices at multiple scales to manage and treat stormwater, maintain and restore natural hydrology and ecological function by infiltration, evapotranspiration, capture and reuse of stormwater, and establishment of natural vegetative features. On a regional scale, green infrastructure is the preservation and restoration of natural landscape features, such as forests, floodplains and wetlands, coupled with policies such as infill and redevelopment that reduce overall imperviousness in a watershed or ecoregion. On the local scale green infrastructure consist of site and neighborhood specific practices and runoff reduction techniques. Such practices essentially result in runoff reduction and or establishment of habitat areas with significant utilization of soils, vegetation, and engineered media rather than traditional hardscape collection, conveyance and storage structures. Some examples include green roofs, trees and tree boxes, pervious pavement, rain gardens, vegetated swales, planters, reforestation and protection and enhancement of riparian buffers and floodplains.

**Impervious Area (Cover)** - means all impermeable surfaces that cannot effectively infiltrate rainfall. This includes paved, concrete and gravel surfaces (i.e. parking lots, driveways, roads, runways, and sidewalks); building rooftops, and miscellaneous impermeable structures such as patios, pools, and sheds.

**Municipal Separate Storm Sewer (MS4)** – a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains):

- i. Owned or operated by a state, city, town, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, stormwater, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the CWA that discharges to surface waters of the State.
- ii. Designed or used for collecting or conveying stormwater
- iii. Which is not a combined sewer
- iv. Which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

**Notice of Intent** – a standardized format notification sent to the NYSDEC to inform them of the proposed activity to be sent after the SWPPP has been completed.

**Owner or Operator** – means the person, persons or legal entity which owns or leases the property on which the construction activity is occurring; and/or an entity that has operational control over the construction plans and specifications, including the ability to make modifications to the plans and specifications.

**Post-Construction Stormwater Management Practices** – permanent devices constructed or installed onsite to treat stormwater from a site when construction is completed.

**Qualified Inspector** - a Licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received 4 hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the qualified inspector shall receive 4 hours of training every 3 years.

**Regulated, Traditional Land Use Control MS4** - means a city, town, or village with land use control authority that is required to gain coverage under New York State DEC's SPDES General Permit for Stormwater Discharges from Municipal Separate Stormwater Sewer Systems (MS4s).

**Sequence of Operations** – the individual steps and their specific order which are undertaken in order to construct a project or a given phase of a project from beginning to end. (i.e. clearing, grading, foundation work, landscaping, etc.)

**State Pollutant Discharge Elimination System (SPDES)** – means the system established pursuant to Article 17 of the Environmental Conservation Law (ECL) and 6 NYCRR Part 750 for issuance of permits authorizing discharges to the waters of the state.

**Stormwater Pollution Prevention Plan (SWPPP)** - a report that is compiled providing detailed information about the proposed activity and the specifics to how the stormwater will be managed during construction and after construction is completed.

**Surface Waters of the State** - shall be construed to include lakes, bays, sounds, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic Ocean, within the territorial seas of the state of New York and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters that do not combine or effect a junction with natural surface or underground waters), which are wholly or partially within or bordering the state or within its jurisdiction. Waters of the state are further defined in 6 NYCRR Parts 800-941.

**Temporary Stabilization** – means that exposed soil has been covered with material(s) as set forth in the technical standard, New York Standards and Specifications for Erosion and Sediment Control, to prevent the exposed soil from eroding. The materials can include, but are not limited to, mulch, seed and mulch, and erosion control mats (e.g. jute twisted yarn, excelsior wood fiber mats).

**Trained Contractor** – means an employee from a contracting (construction) company responsible for the day to day implementation of the SWPPP. The trained contractor must have received 4 hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the qualified inspector shall receive 4 hours of training every 3 years.

It can also mean an employee from the contracting (construction) company that meets the qualified inspector qualifications (e.g. licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received 4 hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity.

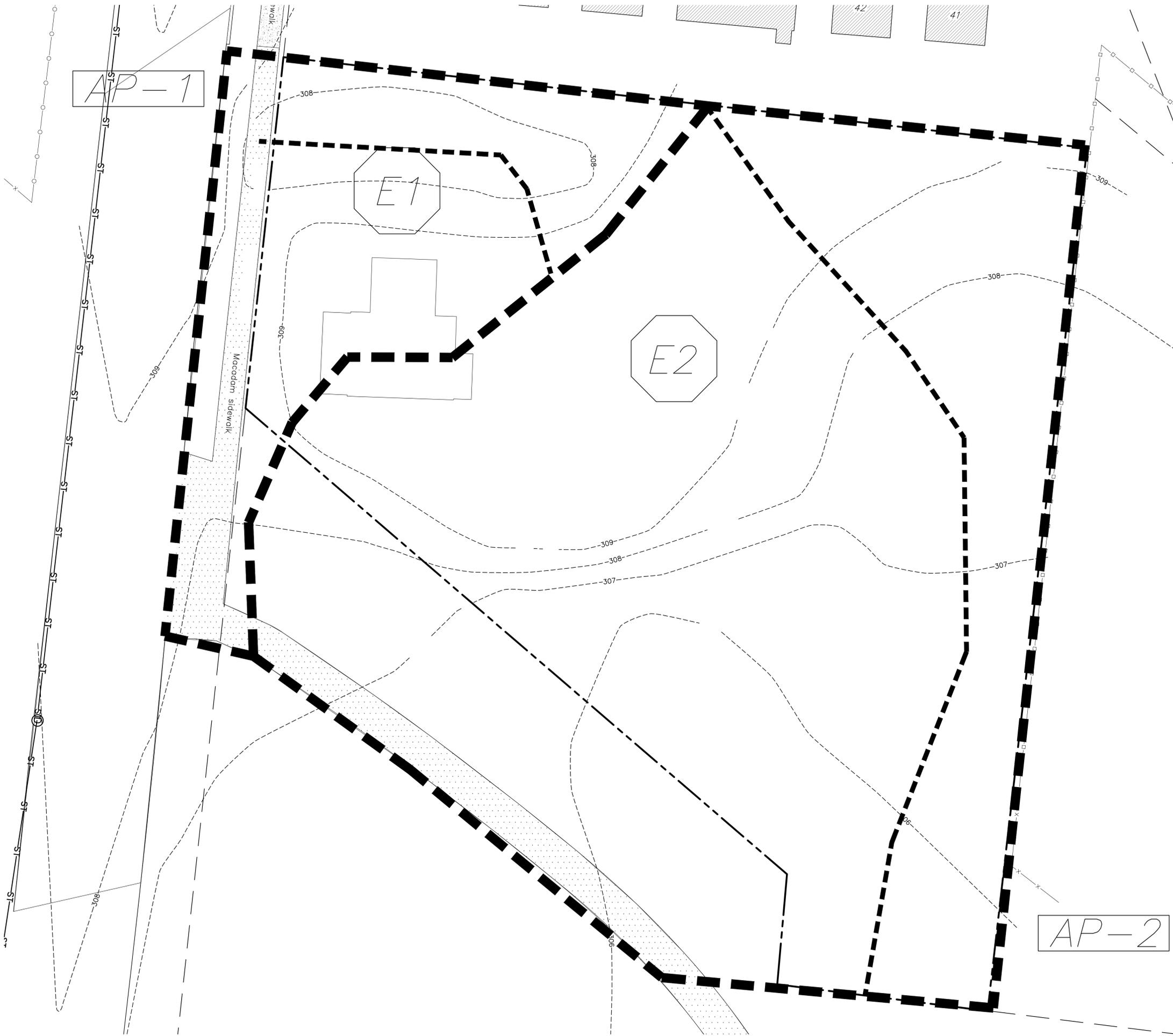
## **Appendix A**

### **HydroCAD Calculations and Storm Data**



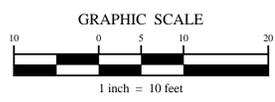
**HYDROCAD CALCULATIONS  
PRE DEVELOPMENT**





**LEGEND**

-  SUBCATCHMENT BOUNDARY
-  TIME OF CONCENTRATION PATH
-  SUBCATCHMENT ID
-  ANALYSIS POINT



Approval  
 Approved under authority of a resolution adopted \_\_\_\_\_  
 by the Planning Board of the City of Saratoga Springs.  
 Date Signed \_\_\_\_\_ Chairperson



**the LA group**  
 Landscape Architecture  
 and Engineering, PC  
 40 Long Alley  
 Saratoga Springs  
 New York 12866  
 P 518/587-8100  
 F 518/587-0180  
 www.thelagroup.com

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 New York State Education Law

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Design MCB  
 Drawn MCB  
 Checked CMI

PREPARED FOR:  
 John-Paul Builders, LLC  
 796 Burdeck Street  
 Schenectady, NY 12306

**246 WEST AVENUE APARTMENTS**  
 SARATOGA SPRINGS, NY  
 Title **EXISTING CONDITIONS WATERSHED MAP**

Revisions


City #: \_\_\_\_\_  
 Project: 201178  
 Date: 6/23/2016

Drawing

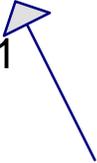
**W-1**

C:\Users\jlp\OneDrive\Documents\246 West Avenue Apartments\246 West Avenue Apartments.dwg  
 6/23/2016 10:57 AM  
 Plot Scale: 1/8" = 10'-0"  
 Plot Date: 6/23/2016 10:57 AM





AP-1



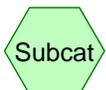
Subcat E1



Subcat E2



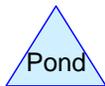
AP-2



Subcat



Reach



Pond



Link

## 201178 Pre-Development

Prepared by The LA Group

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Printed 6/23/2016

Page 2

### Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
19,423	39	>75% Grass cover, Good, HSG A (E1, E2)
2,705	98	Paved parking, HSG A (E1, E2)
9,702	30	Woods, Good, HSG A (E2)
<b>31,830</b>	<b>41</b>	<b>TOTAL AREA</b>

## 201178 Pre-Development

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Page 3

### Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
31,830	HSG A	E1, E2
0	HSG B	
0	HSG C	
0	HSG D	
0	Other	
<b>31,830</b>		<b>TOTAL AREA</b>

**201178 Pre-Development**

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Page 4

**Ground Covers (all nodes)**

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
19,423	0	0	0	0	19,423	>75% Grass cover, Good	
2,705	0	0	0	0	2,705	Paved parking	
9,702	0	0	0	0	9,702	Woods, Good	
<b>31,830</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>31,830</b>	<b>TOTAL AREA</b>	

**201178 Pre-Development**

Prepared by The LA Group

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Type II 24-hr 1 Year Rainfall=2.15"

Printed 6/23/2016

Page 5

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment E1: Subcat E1** Runoff Area=6,599 sf 22.24% Impervious Runoff Depth>0.43"  
Flow Length=80' Slope=0.0190 '/' Tc=9.3 min CN=WQ Runoff=0.09 cfs 235 cf

**Subcatchment E2: Subcat E2** Runoff Area=25,231 sf 4.91% Impervious Runoff Depth>0.09"  
Flow Length=215' Tc=12.3 min CN=WQ Runoff=0.07 cfs 198 cf

**Link AP-1: AP-1** Inflow=0.09 cfs 235 cf  
Primary=0.09 cfs 235 cf

**Link AP-2: AP-2** Inflow=0.07 cfs 198 cf  
Primary=0.07 cfs 198 cf

**Total Runoff Area = 31,830 sf Runoff Volume = 433 cf Average Runoff Depth = 0.16"**  
**91.50% Pervious = 29,125 sf 8.50% Impervious = 2,705 sf**

**201178 Pre-Development**

Prepared by The LA Group

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Type II 24-hr 10 Year Rainfall=3.75"

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Page 6

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment E1: Subcat E1** Runoff Area=6,599 sf 22.24% Impervious Runoff Depth>0.80"  
Flow Length=80' Slope=0.0190 '/' Tc=9.3 min CN=WQ Runoff=0.16 cfs 439 cf

**Subcatchment E2: Subcat E2** Runoff Area=25,231 sf 4.91% Impervious Runoff Depth>0.19"  
Flow Length=215' Tc=12.3 min CN=WQ Runoff=0.12 cfs 390 cf

**Link AP-1: AP-1** Inflow=0.16 cfs 439 cf  
Primary=0.16 cfs 439 cf

**Link AP-2: AP-2** Inflow=0.12 cfs 390 cf  
Primary=0.12 cfs 390 cf

**Total Runoff Area = 31,830 sf Runoff Volume = 829 cf Average Runoff Depth = 0.31"**  
**91.50% Pervious = 29,125 sf 8.50% Impervious = 2,705 sf**

**201178 Pre-Development**

Type II 24-hr 100 Year Rainfall=6.20"

Prepared by The LA Group

Printed 6/23/2016

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Page 1

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment E1: Subcat E1** Runoff Area=6,599 sf 22.24% Impervious Runoff Depth>1.71"  
Flow Length=80' Slope=0.0190 '/' Tc=9.3 min CN=WQ Runoff=0.29 cfs 943 cf

**Subcatchment E2: Subcat E2** Runoff Area=25,231 sf 4.91% Impervious Runoff Depth>0.61"  
Flow Length=215' Tc=12.3 min CN=WQ Runoff=0.28 cfs 1,286 cf

**Link AP-1: AP-1** Inflow=0.29 cfs 943 cf  
Primary=0.29 cfs 943 cf

**Link AP-2: AP-2** Inflow=0.28 cfs 1,286 cf  
Primary=0.28 cfs 1,286 cf

**Total Runoff Area = 31,830 sf Runoff Volume = 2,228 cf Average Runoff Depth = 0.84"**  
**91.50% Pervious = 29,125 sf 8.50% Impervious = 2,705 sf**

**Summary for Subcatchment E1: Subcat E1**

Runoff = 0.29 cfs @ 12.01 hrs, Volume= 943 cf, Depth> 1.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 Year Rainfall=6.20"

Area (sf)	CN	Description
5,132	39	>75% Grass cover, Good, HSG A
1,468	98	Paved parking, HSG A
6,599		Weighted Average
5,132		77.76% Pervious Area
1,468		22.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.3	80	0.0190	0.14		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 2.60"

**Summary for Subcatchment E2: Subcat E2**

Runoff = 0.28 cfs @ 12.06 hrs, Volume= 1,286 cf, Depth> 0.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 Year Rainfall=6.20"

Area (sf)	CN	Description
14,291	39	>75% Grass cover, Good, HSG A
1,238	98	Paved parking, HSG A
9,702	30	Woods, Good, HSG A
25,231		Weighted Average
23,993		95.09% Pervious Area
1,238		4.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.2	100	0.0300	0.18		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 2.60"
3.1	115	0.0150	0.61		<b>Shallow Concentrated Flow,</b> Woodland Kv= 5.0 fps
12.3	215	Total			

**Summary for Link AP-1: AP-1**

Inflow Area = 6,599 sf, 22.24% Impervious, Inflow Depth > 1.71" for 100 Year event  
Inflow = 0.29 cfs @ 12.01 hrs, Volume= 943 cf  
Primary = 0.29 cfs @ 12.01 hrs, Volume= 943 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Summary for Link AP-2: AP-2**

Inflow Area = 25,231 sf, 4.91% Impervious, Inflow Depth > 0.61" for 100 Year event  
Inflow = 0.28 cfs @ 12.06 hrs, Volume= 1,286 cf  
Primary = 0.28 cfs @ 12.06 hrs, Volume= 1,286 cf, Atten= 0%, Lag= 0.0 min

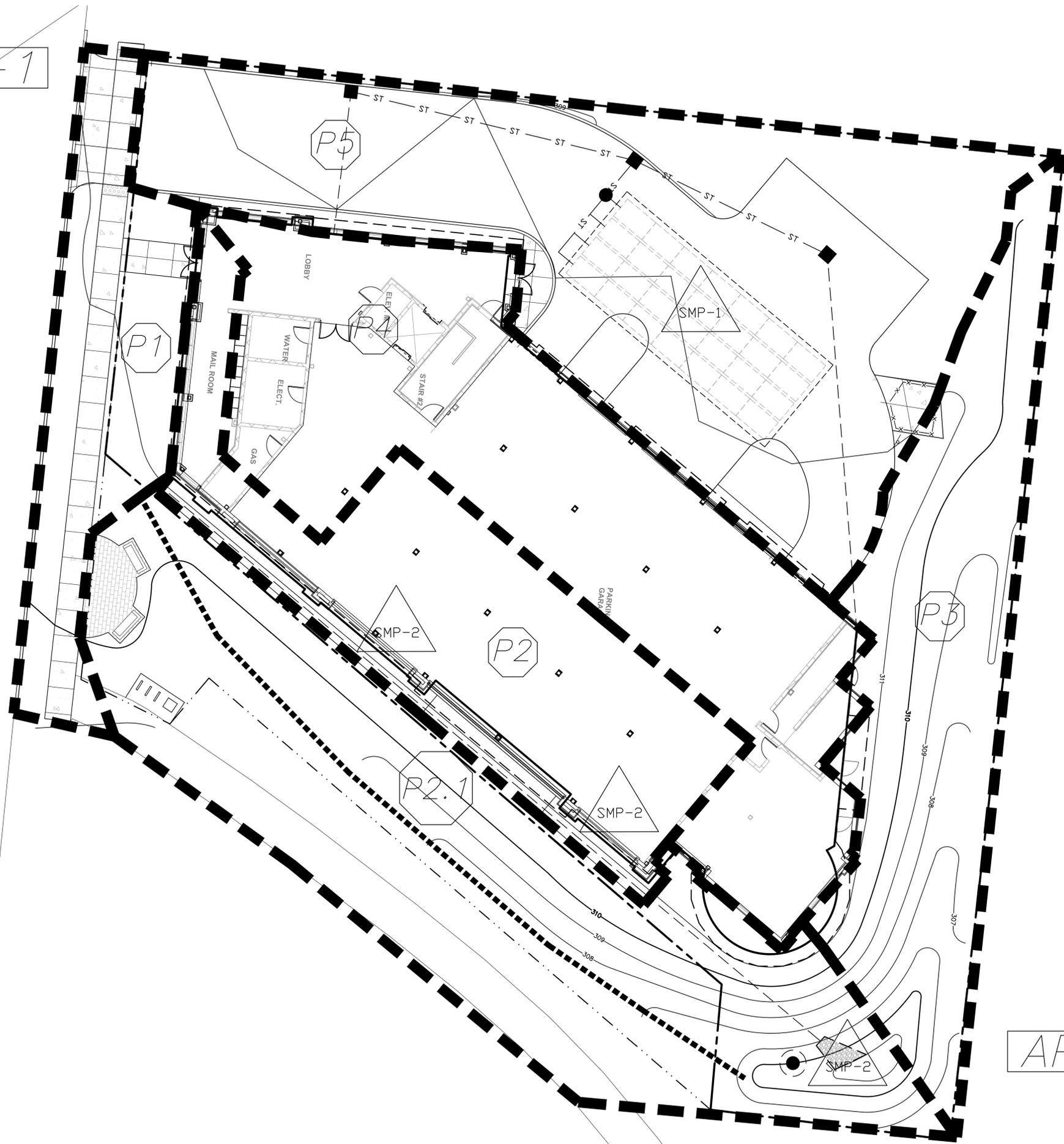
Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs



**HYDROCAD CALCULATIONS  
POST DEVELOPMENT**



AP-1



AP-2

### LEGEND

-  SUBCATCHMENT BOUNDARY
-  TIME OF CONCENTRATION PATH
-  SUBCATCHMENT ID
-  STORMWATER FACILITY
-  ANALYSIS POINT



**the LA group**  
 Landscape Architecture  
 and Engineering, PC  
 40 Long Alley  
 Saratoga Springs  
 New York 12866  
 P 518/587-8100  
 F 518/587-0180  
 www.thelagroup.com

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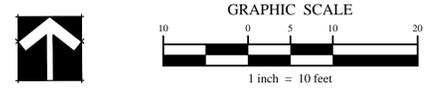
Design MCB  
 Drawn MCB  
 Checked CMI

PREPARED FOR:  
 John-Paul Builders, LLC  
 796 Burdeck Street  
 Schenectady, NY 12306

**246 WEST AVENUE APARTMENTS**  
 SARATOGA SPRINGS, NY  
 Title **PROPOSED CONDITIONS WATERSHED MAP**

Revisions  
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 City #: \_\_\_\_\_  
 Project: 201178  
 Date: 6/23/2016

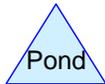
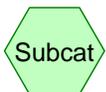
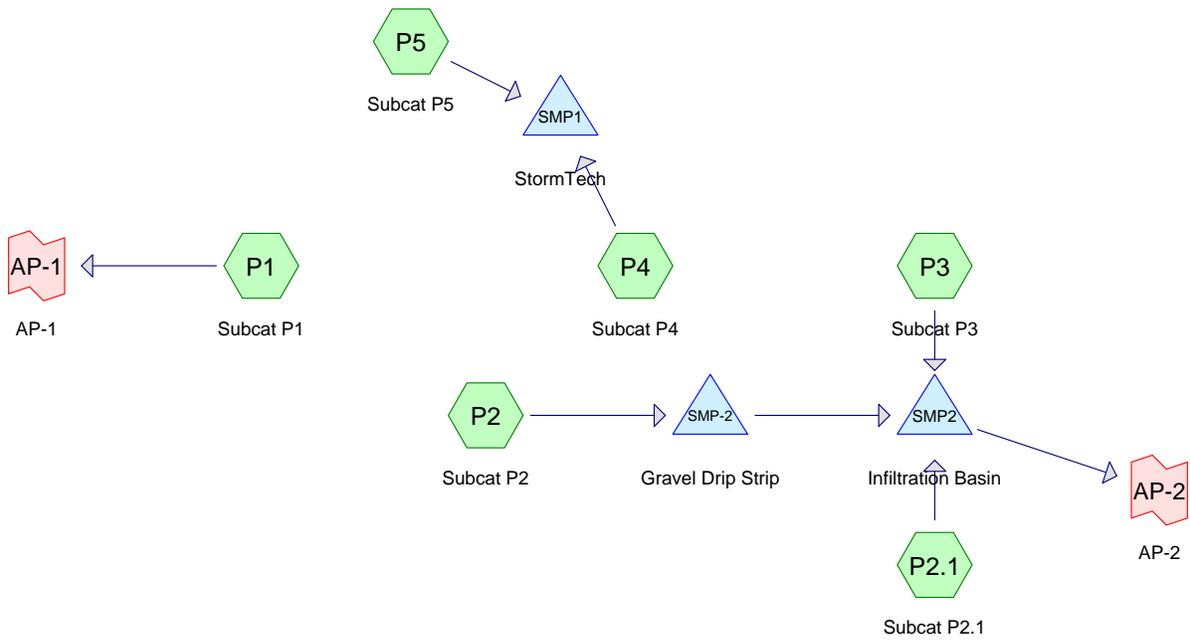
Drawing  
**W-2**



Approval  
 Approved under authority of a resolution adopted  
 by the Planning Board of the City of Saratoga Springs.  
 Date Signed \_\_\_\_\_ Chairperson

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 Date: 6/23/2016 10:40:00 AM  
 User: C:\Users\jlp\Documents\246 West Avenue Apartments.dwg





## 201178 Post-Development

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### Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
14,181	39	>75% Grass cover, Good, HSG A (P1, P2, P2.1, P3, P4, P5)
17,663	98	Paved parking, HSG A (P1, P2, P2.1, P3, P4, P5)
<b>31,844</b>	<b>72</b>	<b>TOTAL AREA</b>

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### Soil Listing (selected nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
31,844	HSG A	P1, P2, P2.1, P3, P4, P5
0	HSG B	
0	HSG C	
0	HSG D	
0	Other	
<b>31,844</b>		<b>TOTAL AREA</b>

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**Ground Covers (selected nodes)**

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover
14,181	0	0	0	0	14,181	>75% Grass cover, Good
17,663	0	0	0	0	17,663	Paved parking
<b>31,844</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>31,844</b>	<b>TOTAL AREA</b>

Sub  
Num

**201178 Post-Development**

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Type II 24-hr 1 Year Rainfall=2.15"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment P1: Subcat P1** Runoff Area=2,357 sf 40.48% Impervious Runoff Depth>0.78"  
Tc=6.0 min CN=WQ Runoff=0.06 cfs 153 cf

**Subcatchment P2: Subcat P2** Runoff Area=4,076 sf 84.94% Impervious Runoff Depth>1.63"  
Tc=6.0 min CN=WQ Runoff=0.23 cfs 554 cf

**Subcatchment P2.1: Subcat P2.1** Runoff Area=7,028 sf 16.75% Impervious Runoff Depth>0.32"  
Flow Length=160' Slope=0.0250 '/' Tc=10.3 min CN=WQ Runoff=0.07 cfs 188 cf

**Subcatchment P3: Subcat P3** Runoff Area=4,048 sf 1.07% Impervious Runoff Depth>0.02"  
Tc=6.0 min CN=WQ Runoff=0.00 cfs 7 cf

**Subcatchment P4: Subcat P4** Runoff Area=6,146 sf 99.96% Impervious Runoff Depth>1.92"  
Tc=6.0 min CN=WQ Runoff=0.41 cfs 984 cf

**Subcatchment P5: Subcat P5** Runoff Area=8,189 sf 71.84% Impervious Runoff Depth>1.38"  
Tc=6.0 min CN=WQ Runoff=0.39 cfs 942 cf

**Pond SMP-2: Gravel Drip Strip** Peak Elev=309.55' Storage=63 cf Inflow=0.23 cfs 554 cf  
Discarded=0.08 cfs 506 cf Primary=0.11 cfs 48 cf Outflow=0.19 cfs 554 cf

**Pond SMP1: StormTech** Peak Elev=304.84' Storage=521 cf Inflow=0.81 cfs 1,926 cf  
Outflow=0.16 cfs 1,925 cf

**Pond SMP2: Infiltration Basin** Peak Elev=304.27' Storage=104 cf Inflow=0.18 cfs 243 cf  
Discarded=0.03 cfs 241 cf Primary=0.00 cfs 0 cf Outflow=0.03 cfs 241 cf

**Link AP-1: AP-1** Inflow=0.06 cfs 153 cf  
Primary=0.06 cfs 153 cf

**Link AP-2: AP-2** Inflow=0.00 cfs 0 cf  
Primary=0.00 cfs 0 cf

**Total Runoff Area = 31,844 sf Runoff Volume = 2,828 cf Average Runoff Depth = 1.07"**  
**44.53% Pervious = 14,181 sf 55.47% Impervious = 17,663 sf**

**201178 Post-Development**

Type II 24-hr 10 Year Rainfall=3.75"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points  
 Runoff by SCS TR-20 method, UH=SCS, Weighted-Q  
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

<b>Subcatchment P1: Subcat P1</b>	Runoff Area=2,357 sf 40.48% Impervious Runoff Depth>1.44" Tc=6.0 min CN=WQ Runoff=0.11 cfs 282 cf
<b>Subcatchment P2: Subcat P2</b>	Runoff Area=4,076 sf 84.94% Impervious Runoff Depth>2.99" Tc=6.0 min CN=WQ Runoff=0.41 cfs 1,015 cf
<b>Subcatchment P2.1: Subcat P2.1</b>	Runoff Area=7,028 sf 16.75% Impervious Runoff Depth>0.61" Flow Length=160' Slope=0.0250 '/' Tc=10.3 min CN=WQ Runoff=0.12 cfs 356 cf
<b>Subcatchment P3: Subcat P3</b>	Runoff Area=4,048 sf 1.07% Impervious Runoff Depth>0.06" Tc=6.0 min CN=WQ Runoff=0.01 cfs 21 cf
<b>Subcatchment P4: Subcat P4</b>	Runoff Area=6,146 sf 99.96% Impervious Runoff Depth>3.51" Tc=6.0 min CN=WQ Runoff=0.73 cfs 1,799 cf
<b>Subcatchment P5: Subcat P5</b>	Runoff Area=8,189 sf 71.84% Impervious Runoff Depth>2.53" Tc=6.0 min CN=WQ Runoff=0.70 cfs 1,727 cf
<b>Pond SMP-2: Gravel Drip Strip</b>	Peak Elev=309.71' Storage=86 cf Inflow=0.41 cfs 1,015 cf Discarded=0.08 cfs 802 cf Primary=0.31 cfs 213 cf Outflow=0.39 cfs 1,015 cf
<b>Pond SMP1: StormTech</b>	Peak Elev=305.56' Storage=1,153 cf Inflow=1.43 cfs 3,525 cf Outflow=0.17 cfs 3,524 cf
<b>Pond SMP2: Infiltration Basin</b>	Peak Elev=305.15' Storage=290 cf Inflow=0.44 cfs 589 cf Discarded=0.08 cfs 590 cf Primary=0.00 cfs 0 cf Outflow=0.08 cfs 590 cf
<b>Link AP-1: AP-1</b>	Inflow=0.11 cfs 282 cf Primary=0.11 cfs 282 cf
<b>Link AP-2: AP-2</b>	Inflow=0.00 cfs 0 cf Primary=0.00 cfs 0 cf

**Total Runoff Area = 31,844 sf Runoff Volume = 5,198 cf Average Runoff Depth = 1.96"**  
**44.53% Pervious = 14,181 sf 55.47% Impervious = 17,663 sf**

**201178 Post-Development**

Type II 24-hr 100 Year Rainfall=6.20"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment P1: Subcat P1** Runoff Area=2,357 sf 40.48% Impervious Runoff Depth>2.71"  
Tc=6.0 min CN=WQ Runoff=0.20 cfs 533 cf

**Subcatchment P2: Subcat P2** Runoff Area=4,076 sf 84.94% Impervious Runoff Depth>5.14"  
Tc=6.0 min CN=WQ Runoff=0.69 cfs 1,744 cf

**Subcatchment P2.1: Subcat P2.1** Runoff Area=7,028 sf 16.75% Impervious Runoff Depth>1.41"  
Flow Length=160' Slope=0.0250 '/' Tc=10.3 min CN=WQ Runoff=0.24 cfs 828 cf

**Subcatchment P3: Subcat P3** Runoff Area=4,048 sf 1.07% Impervious Runoff Depth>0.56"  
Tc=6.0 min CN=WQ Runoff=0.05 cfs 189 cf

**Subcatchment P4: Subcat P4** Runoff Area=6,146 sf 99.96% Impervious Runoff Depth>5.95"  
Tc=6.0 min CN=WQ Runoff=1.21 cfs 3,050 cf

**Subcatchment P5: Subcat P5** Runoff Area=8,189 sf 71.84% Impervious Runoff Depth>4.42"  
Tc=6.0 min CN=WQ Runoff=1.17 cfs 3,017 cf

**Pond SMP-2: Gravel Drip Strip** Peak Elev=309.95' Storage=118 cf Inflow=0.69 cfs 1,744 cf  
Discarded=0.08 cfs 1,246 cf Primary=0.56 cfs 499 cf Outflow=0.64 cfs 1,744 cf

**Pond SMP1: StormTech** Peak Elev=307.10' Storage=2,253 cf Inflow=2.39 cfs 6,067 cf  
Outflow=0.18 cfs 6,065 cf

**Pond SMP2: Infiltration Basin** Peak Elev=305.97' Storage=662 cf Inflow=0.83 cfs 1,516 cf  
Discarded=0.14 cfs 1,435 cf Primary=0.00 cfs 0 cf Outflow=0.14 cfs 1,435 cf

**Link AP-1: AP-1** Inflow=0.20 cfs 533 cf  
Primary=0.20 cfs 533 cf

**Link AP-2: AP-2** Inflow=0.00 cfs 0 cf  
Primary=0.00 cfs 0 cf

**Total Runoff Area = 31,844 sf Runoff Volume = 9,361 cf Average Runoff Depth = 3.53"**  
**44.53% Pervious = 14,181 sf 55.47% Impervious = 17,663 sf**

**Summary for Subcatchment P1: Subcat P1**

Runoff = 0.20 cfs @ 11.97 hrs, Volume= 533 cf, Depth> 2.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 Year Rainfall=6.20"

Area (sf)	CN	Description
1,403	39	>75% Grass cover, Good, HSG A
954	98	Paved parking, HSG A
2,357		Weighted Average
1,403		59.52% Pervious Area
954		40.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

**Summary for Subcatchment P2: Subcat P2**

Runoff = 0.69 cfs @ 11.96 hrs, Volume= 1,744 cf, Depth> 5.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 Year Rainfall=6.20"

Area (sf)	CN	Description
614	39	>75% Grass cover, Good, HSG A
3,462	98	Paved parking, HSG A
4,076		Weighted Average
614		15.06% Pervious Area
3,462		84.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

**Summary for Subcatchment P2.1: Subcat P2.1**

Runoff = 0.24 cfs @ 12.03 hrs, Volume= 828 cf, Depth> 1.41"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 Year Rainfall=6.20"

Area (sf)	CN	Description
5,851	39	>75% Grass cover, Good, HSG A
1,177	98	Paved parking, HSG A
7,028		Weighted Average
5,851		83.25% Pervious Area
1,177		16.75% Impervious Area

**201178 Post-Development**

Type II 24-hr 100 Year Rainfall=6.20"

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.9	100	0.0250	0.17		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 2.60"
0.4	60	0.0250	2.37		<b>Shallow Concentrated Flow,</b> Grassed Waterway Kv= 15.0 fps
10.3	160	Total			

**Summary for Subcatchment P3: Subcat P3**

Runoff = 0.05 cfs @ 12.01 hrs, Volume= 189 cf, Depth> 0.56"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 Year Rainfall=6.20"

Area (sf)	CN	Description
4,004	39	>75% Grass cover, Good, HSG A
43	98	Paved parking, HSG A
4,048		Weighted Average
4,004		98.93% Pervious Area
43		1.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					<b>Direct Entry,</b>

**Summary for Subcatchment P4: Subcat P4**

Runoff = 1.21 cfs @ 11.96 hrs, Volume= 3,050 cf, Depth> 5.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 Year Rainfall=6.20"

Area (sf)	CN	Description
3	39	>75% Grass cover, Good, HSG A
6,144	98	Paved parking, HSG A
6,146		Weighted Average
3		0.04% Pervious Area
6,144		99.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					<b>Direct Entry,</b>

**Summary for Subcatchment P5: Subcat P5**

Runoff = 1.17 cfs @ 11.96 hrs, Volume= 3,017 cf, Depth> 4.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 Year Rainfall=6.20"

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Type II 24-hr 100 Year Rainfall=6.20"

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Area (sf)	CN	Description
2,306	39	>75% Grass cover, Good, HSG A
5,883	98	Paved parking, HSG A
8,189		Weighted Average
2,306		28.16% Pervious Area
5,883		71.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					<b>Direct Entry,</b>

**Summary for Pond SMP-2: Gravel Drip Strip**

Inflow Area = 4,076 sf, 84.94% Impervious, Inflow Depth > 5.14" for 100 Year event  
 Inflow = 0.69 cfs @ 11.96 hrs, Volume= 1,744 cf  
 Outflow = 0.64 cfs @ 11.99 hrs, Volume= 1,744 cf, Atten= 7%, Lag= 1.9 min  
 Discarded = 0.08 cfs @ 11.65 hrs, Volume= 1,246 cf  
 Primary = 0.56 cfs @ 11.99 hrs, Volume= 499 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Peak Elev= 309.95' @ 11.99 hrs Surf.Area= 350 sf Storage= 118 cf

Plug-Flow detention time= 2.3 min calculated for 1,744 cf (100% of inflow)  
 Center-of-Mass det. time= 2.2 min ( 745.3 - 743.1 )

Volume	Invert	Avail.Storage	Storage Description
#1	309.10'	196 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) 490 cf Overall x 40.0% Voids
#2	309.10'	84 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) 210 cf Overall x 40.0% Voids
		280 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
309.10	245	0	0
311.10	245	490	490

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
309.10	105	0	0
311.10	105	210	210

Device	Routing	Invert	Outlet Devices
#1	Discarded	309.10'	<b>10.000 in/hr Exfiltration over Surface area</b>
#2	Primary	309.35'	<b>6.0" Round Culvert</b> L= 43.0' Ke= 0.500 Inlet / Outlet Invert= 309.35' / 306.00' S= 0.0779 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf

**Discarded OutFlow** Max=0.08 cfs @ 11.65 hrs HW=309.15' (Free Discharge)

↳ **1=Exfiltration** (Exfiltration Controls 0.08 cfs)

**Primary OutFlow** Max=0.55 cfs @ 11.99 hrs HW=309.94' (Free Discharge)

↳ **2=Culvert** (Inlet Controls 0.55 cfs @ 2.80 fps)

### Summary for Pond SMP1: StormTech

Inflow Area = 14,335 sf, 83.89% Impervious, Inflow Depth > 5.08" for 100 Year event  
 Inflow = 2.39 cfs @ 11.96 hrs, Volume= 6,067 cf  
 Outflow = 0.18 cfs @ 12.53 hrs, Volume= 6,065 cf, Atten= 92%, Lag= 33.9 min  
 Discarded = 0.18 cfs @ 12.53 hrs, Volume= 6,065 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Peak Elev= 307.10' @ 12.53 hrs Surf.Area= 1,307 sf Storage= 2,253 cf

Plug-Flow detention time= 86.2 min calculated for 6,065 cf (100% of inflow)  
 Center-of-Mass det. time= 86.0 min ( 829.3 - 743.3 )

Volume	Invert	Avail.Storage	Storage Description
#1A	304.00'	1,165 cf	<b>20.50'W x 52.28'L x 3.50'H Field A Z=0.5</b> 4,211 cf Overall - 1,298 cf Embedded = 2,913 cf x 40.0% Voids
#2A	304.50'	1,298 cf	<b>StormTech SC-740</b> x 28 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 4 rows
		2,463 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	304.00'	<b>6.000 in/hr Exfiltration over Surface area</b>

**Discarded OutFlow** Max=0.18 cfs @ 12.53 hrs HW=307.10' (Free Discharge)

↳ **1=Exfiltration** (Exfiltration Controls 0.18 cfs)

### Summary for Pond SMP2: Infiltration Basin

Inflow Area = 15,151 sf, 30.90% Impervious, Inflow Depth > 1.20" for 100 Year event  
 Inflow = 0.83 cfs @ 12.00 hrs, Volume= 1,516 cf  
 Outflow = 0.14 cfs @ 12.21 hrs, Volume= 1,435 cf, Atten= 83%, Lag= 12.6 min  
 Discarded = 0.14 cfs @ 12.21 hrs, Volume= 1,435 cf  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 3  
 Peak Elev= 305.97' @ 12.21 hrs Surf.Area= 623 sf Storage= 662 cf

Plug-Flow detention time= 71.1 min calculated for 1,435 cf (95% of inflow)  
 Center-of-Mass det. time= 40.0 min ( 832.5 - 792.5 )

**201178 Post-Development**

Type II 24-hr 100 Year Rainfall=6.20"

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Volume	Invert	Avail.Storage	Storage Description
#1	299.50'	31 cf	<b>6.00'D x 4.50'H Vertical Cone/Cylinder</b> 127 cf Overall - 50 cf Embedded = 77 cf x 40.0% Voids
#2	300.00'	50 cf	<b>4.00'D x 4.00'H Vertical Cone/Cylinder</b> Inside #1
#3	304.00'	958 cf	<b>Custom Stage Data (Irregular)</b> Listed below (Recalc)
		1,039 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
304.00	65	45.0	0	0	65
305.00	285	95.0	162	162	626
306.00	605	115.0	435	597	977
306.50	845	130.0	361	958	1,276

Device	Routing	Invert	Outlet Devices
#1	Discarded	299.50'	<b>10.000 in/hr Exfiltration over Horizontal area</b>
#2	Primary	306.00'	<b>30.0' long x 5.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

**Discarded OutFlow** Max=0.14 cfs @ 12.21 hrs HW=305.97' (Free Discharge)

↑**1=Exfiltration** (Exfiltration Controls 0.14 cfs)

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=299.50' (Free Discharge)

↑**2=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

**Summary for Link AP-1: AP-1**

Inflow Area = 2,357 sf, 40.48% Impervious, Inflow Depth > 2.71" for 100 Year event  
 Inflow = 0.20 cfs @ 11.97 hrs, Volume= 533 cf  
 Primary = 0.20 cfs @ 11.97 hrs, Volume= 533 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Summary for Link AP-2: AP-2**

Inflow Area = 15,151 sf, 30.90% Impervious, Inflow Depth = 0.00" for 100 Year event  
 Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**HYDROCAD CALCULATIONS  
POST DEVELOPMENT  
FROZEN CONDITIONS**



**Summary for Pond 1P: Frozen Infiltration Basin**

Inflow Area = 15,151 sf, 30.90% Impervious, Inflow Depth > 2.16" for 100 Year event  
 Inflow = 0.91 cfs @ 12.01 hrs, Volume= 2,721 cf  
 Outflow = 0.89 cfs @ 12.01 hrs, Volume= 2,030 cf, Atten= 2%, Lag= 0.4 min  
 Discarded = 0.00 cfs @ 0.00 hrs, Volume= 0 cf  
 Primary = 0.89 cfs @ 12.01 hrs, Volume= 2,030 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 3  
 Peak Elev= 306.05' @ 12.01 hrs Surf.Area= 654 sf Storage= 708 cf

Plug-Flow detention time= 173.5 min calculated for 2,026 cf (74% of inflow)  
 Center-of-Mass det. time= 72.7 min ( 858.3 - 785.6 )

Volume	Invert	Avail.Storage	Storage Description
#1	299.50'	31 cf	<b>6.00'D x 4.50'H Vertical Cone/Cylinder</b> 127 cf Overall - 50 cf Embedded = 77 cf x 40.0% Voids
#2	300.00'	50 cf	<b>4.00'D x 4.00'H Vertical Cone/Cylinder</b> Inside #1
#3	304.00'	958 cf	<b>Custom Stage Data (Irregular)</b> Listed below (Recalc)
		1,039 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
304.00	65	45.0	0	0	65
305.00	285	95.0	162	162	626
306.00	605	115.0	435	597	977
306.50	845	130.0	361	958	1,276

Device	Routing	Invert	Outlet Devices
#1	Primary	306.00'	<b>30.0' long x 5.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#2	Discarded	299.50'	<b>10.000 in/hr Exfiltration over Surface area from 299.50' - 300.00'</b> Excluded Surface area = 28 sf

**Discarded OutFlow** Max=0.00 cfs @ 0.00 hrs HW=299.50' (Free Discharge)  
 ↳2=Exfiltration ( Controls 0.00 cfs)

**Primary OutFlow** Max=0.71 cfs @ 12.01 hrs HW=306.05' (Free Discharge)  
 ↳1=Broad-Crested Rectangular Weir (Weir Controls 0.71 cfs @ 0.51 fps)

**Summary for Pond 2P: Frozen Gravel Drip Strip**

Inflow Area = 4,076 sf, 84.94% Impervious, Inflow Depth > 5.14" for 100 Year event  
 Inflow = 0.69 cfs @ 11.96 hrs, Volume= 1,744 cf  
 Outflow = 0.63 cfs @ 12.00 hrs, Volume= 1,703 cf, Atten= 9%, Lag= 2.1 min  
 Primary = 0.63 cfs @ 12.00 hrs, Volume= 1,703 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**201178 Post-Development**

Type II 24-hr 100 Year Rainfall=6.20"

Prepared by The LA Group

Printed 6/23/2016

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Page 2

Peak Elev= 310.04' @ 12.00 hrs Surf.Area= 350 sf Storage= 132 cf

Plug-Flow detention time= 32.0 min calculated for 1,703 cf (98% of inflow)  
Center-of-Mass det. time= 16.8 min ( 759.9 - 743.1 )

Volume	Invert	Avail.Storage	Storage Description
#1	309.10'	196 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) 490 cf Overall x 40.0% Voids
#2	309.10'	84 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) 210 cf Overall x 40.0% Voids
		280 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
309.10	245	0	0
311.10	245	490	490

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
309.10	105	0	0
311.10	105	210	210

Device	Routing	Invert	Outlet Devices
#1	Primary	309.35'	<b>6.0" Round Culvert</b> L= 43.0' Ke= 0.500 Inlet / Outlet Invert= 309.35' / 306.00' S= 0.0779 1/'' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf

**Primary OutFlow** Max=0.62 cfs @ 12.00 hrs HW=310.04' (Free Discharge)  
 ↑**1=Culvert** (Inlet Controls 0.62 cfs @ 3.18 fps)

## Stormwater Practice Sizing

Job Name and # 246 West Avenue Apartments

### Water Quality Volume Calculation

6/23/2016

$$WQv = [(P)(Rv)(A)]/12$$

Where:

$$Rv = 0.05 + 0.009(I)$$

I = impervious cover in percent

P = 90% rainfall (see Figure 4.1 in NYS Stormwater Management Design Manual)

A = Area in acres

### SMP-1: Underground Infiltration Chambers

% Impervious 83.89%

Rv 0.81

90% Rainfall 1.15

Area in Square Feet 14335

**WQv Required = 1106 ft<sup>3</sup> 0.025 ac-ft**

### SMP-2: Infiltration Basin/Trench

% Impervious 30.90%

Rv 0.33

90% Rainfall 1.15

Area in Square Feet 15151

**WQv Required = 476 ft<sup>3</sup> 0.011 ac-ft**

Job Name and # 246 West Avenue Apartments

**Minimum Runoff Reduction Volume**

6/23/2016

$$RR_v = [(P)(R_v^*)(A_i)]/12$$

Where:

$$A_i = (S)(A_{ic})$$

$R_v = 0.05 + 0.009(I)$  where I is 100% impervious

$A_i$  = impervious cover targeted for runoff reduction

$A_{ic}$  = Total area of new impervious cover

P = 90% rainfall (see Figure 4.1 in NYS Stormwater Management Design Manual)

S = Hydrologic Soil Group (HSG) Specific Reduction Factor (S)

A=0.55, B=0.40, C=0.30, D=0.20

S (HSG A)	0.55
$A_{ic}$	0.34 acres
$R_v$	0.95
90% Rainfall	1.15
$A_i$	0.187

$$RR_v = 0.017 \text{ acre feet} = 742 \text{ ft}^3$$

**Appendix B**

**Soil Survey and Map Set**



# Custom Soil Resource Report for Saratoga County, New York



# Preface

---

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# Contents

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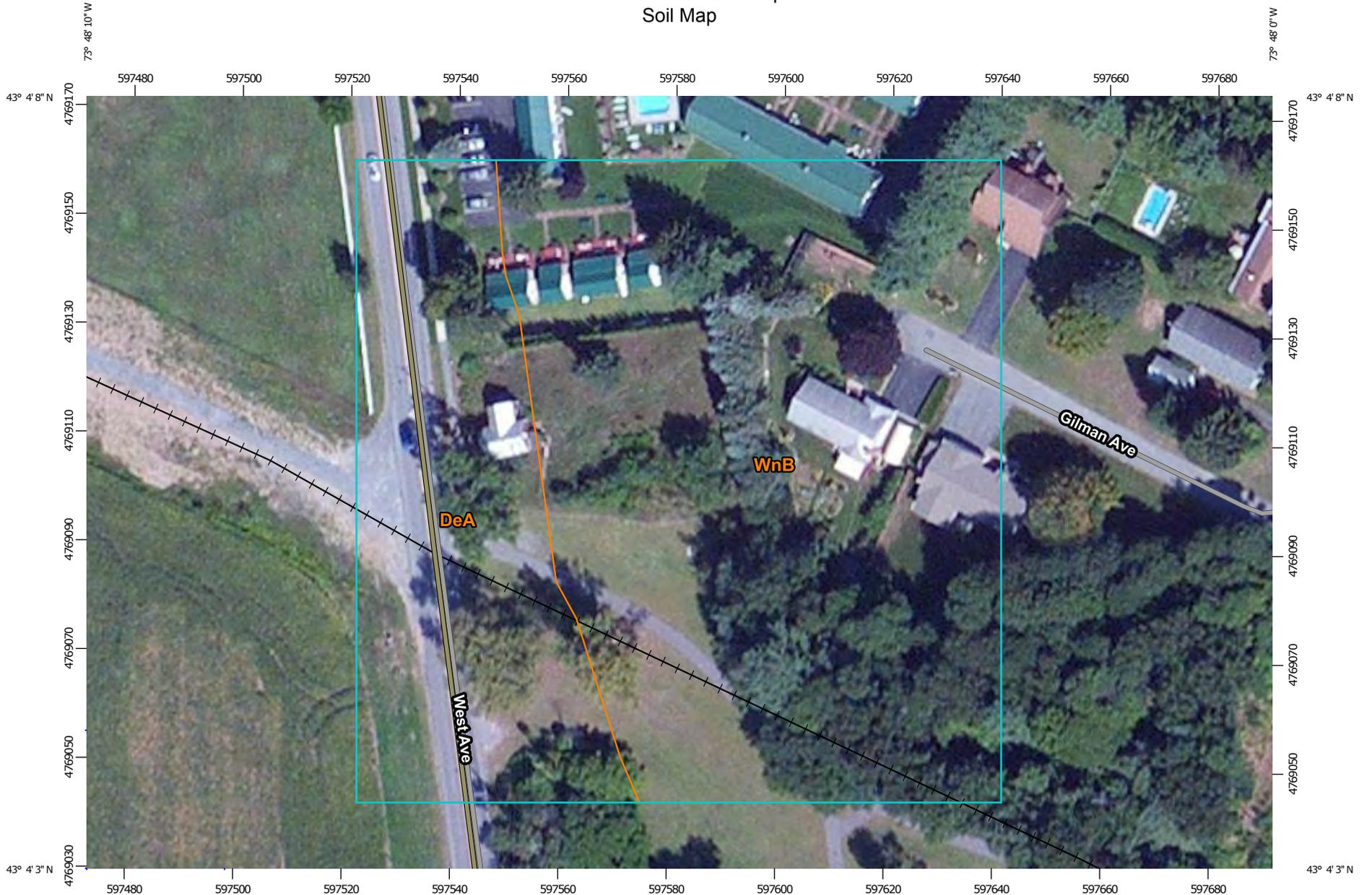
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# Soil Map

---

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map



### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

**Special Point Features**

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Saratoga County, New York  
 Survey Area Data: Version 15, Sep 24, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2010—Oct 11, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Saratoga County, New York (NY091)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DeA	Deerfield loamy fine sand, nearly level	1.1	30.1%
WnB	Windsor loamy sand, 3 to 8 percent slopes	2.4	69.9%
<b>Totals for Area of Interest</b>		<b>3.5</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If

## Custom Soil Resource Report

intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Saratoga County, New York

### DeA—Deerfield loamy fine sand, nearly level

#### Map Unit Setting

*National map unit symbol:* 9w9t

*Elevation:* 0 to 1,000 feet

*Mean annual precipitation:* 36 to 48 inches

*Mean annual air temperature:* 45 to 48 degrees F

*Frost-free period:* 125 to 160 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Deerfield and similar soils:* 75 percent

*Minor components:* 25 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Deerfield

##### Setting

*Landform:* Deltas, outwash plains, terraces

*Landform position (two-dimensional):* Summit

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Concave

*Across-slope shape:* Convex

*Parent material:* Sandy glaciofluvial or deltaic deposits derived mainly from granite, gneiss, or sandstone

##### Typical profile

*H1 - 0 to 10 inches:* loamy fine sand

*H2 - 10 to 26 inches:* loamy fine sand

*H3 - 26 to 72 inches:* fine sand

##### Properties and qualities

*Slope:* 0 to 3 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Moderately well drained

*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (1.98 to 19.98 in/hr)

*Depth to water table:* About 18 to 36 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* Low (about 3.8 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3w

*Hydrologic Soil Group:* A

#### Minor Components

##### Oakville

*Percent of map unit:* 10 percent

##### Claverack

*Percent of map unit:* 7 percent

**Wareham**

*Percent of map unit: 4 percent*

**Wareham**

*Percent of map unit: 4 percent*

**WnB—Windsor loamy sand, 3 to 8 percent slopes**

**Map Unit Setting**

*National map unit symbol: 2svkf*

*Elevation: 0 to 1,210 feet*

*Mean annual precipitation: 36 to 71 inches*

*Mean annual air temperature: 39 to 55 degrees F*

*Frost-free period: 140 to 240 days*

*Farmland classification: Farmland of statewide importance*

**Map Unit Composition**

*Windsor, loamy sand, and similar soils: 85 percent*

*Minor components: 15 percent*

*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Windsor, Loamy Sand**

**Setting**

*Landform: Deltas, dunes, outwash plains, outwash terraces*

*Landform position (three-dimensional): Riser, tread*

*Down-slope shape: Linear, convex*

*Across-slope shape: Linear, convex*

*Parent material: Loose sandy glaciofluvial deposits derived from granite and/or loose sandy glaciofluvial deposits derived from schist and/or loose sandy glaciofluvial deposits derived from gneiss*

**Typical profile**

*O - 0 to 1 inches: moderately decomposed plant material*

*A - 1 to 3 inches: loamy sand*

*Bw - 3 to 25 inches: loamy sand*

*C - 25 to 65 inches: sand*

**Properties and qualities**

*Slope: 3 to 8 percent*

*Depth to restrictive feature: More than 80 inches*

*Natural drainage class: Excessively drained*

*Runoff class: Low*

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 99.90 in/hr)*

*Depth to water table: More than 80 inches*

*Frequency of flooding: None*

*Frequency of ponding: None*

*Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)*

*Available water storage in profile: Low (about 4.5 inches)*

## Custom Soil Resource Report

### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2s

*Hydrologic Soil Group:* A

### Minor Components

#### Hinckley, loamy sand

*Percent of map unit:* 10 percent

*Landform:* Deltas, eskers, kames, outwash plains

*Landform position (two-dimensional):* Summit, shoulder, backslope

*Landform position (three-dimensional):* Head slope, nose slope, side slope, crest, rise

*Down-slope shape:* Convex

*Across-slope shape:* Convex, linear

#### Deerfield, loamy sand

*Percent of map unit:* 5 percent

*Landform:* Deltas, outwash plains, terraces

*Landform position (two-dimensional):* Footslope

*Landform position (three-dimensional):* Tread, talf

*Down-slope shape:* Linear

*Across-slope shape:* Linear

**Appendix C**

**SWPPP Inspection Form**



**246 West Ave. Apartments  
WEEKLY SWPPP INSPECTION REPORT**

Inspector Name:	Date:
Signature (required):	Time:
Weather:	Inspection #:
Soil Conditions (dry, saturated, etc):	

**Note: Digital photos, with date stamp required for all practices requiring corrective action, before and after, to be attached to the inspection report.**

YES NO N/A			
1.	<input type="checkbox"/>	<input type="checkbox"/>	Routine Inspection. Date of last inspection: _____
2.	<input type="checkbox"/>	<input type="checkbox"/>	Inspection following rain event. Date/time of storm ending: _____ Rainfall amount: _____ Recorded by: _____
3.	<input type="checkbox"/>	<input type="checkbox"/>	Is this a final site inspection?
4.	<input type="checkbox"/>	<input type="checkbox"/>	Has site undergone final stabilization?
	<input type="checkbox"/>	<input type="checkbox"/>	If so, have all temporary erosion and sediment controls been removed?

**Site Disturbance (Indicate Locations on Plan)**

YES NO N/A			
1.	<input type="checkbox"/>	<input type="checkbox"/>	Areas previously disturbed, but have not undergone active site work in the last 14 days?
2.	<input type="checkbox"/>	<input type="checkbox"/>	Areas disturbed within last 14 days?
3.	<input type="checkbox"/>	<input type="checkbox"/>	Areas expected to be disturbed in next 14 days?
4.	<input type="checkbox"/>	<input type="checkbox"/>	Do areas of steep slopes or complex stabilization issues exist? If "YES" explain:
5.	<input type="checkbox"/>	<input type="checkbox"/>	Are there currently more than 5 acres of disturbed soil at the site? If so make sure there is an approval letter from NYS DEC.

Additional Comments: \_\_\_\_\_

Inspection of Erosion and Sediment Control Devices			
	Type of Control Device	Accumulation (if any) in %	Repairs/Maintenance Needed
1.			
2.			
3.			
4.			
5.			
6.			

**Stabilization/Runoff**

YES NO N/A			
1.	<input type="checkbox"/>	<input type="checkbox"/>	Are all existing disturbed areas contained by control devices? Type of devices:
2.	<input type="checkbox"/>	<input type="checkbox"/>	Are there areas that require stabilization within the next 14 days? Specify Area:
3.	<input type="checkbox"/>	<input type="checkbox"/>	Have stabilization measures been initiated in inactive areas?
4.	<input type="checkbox"/>	<input type="checkbox"/>	Is there current snow cover or frozen ground conditions?
5.	<input type="checkbox"/>	<input type="checkbox"/>	Rills or gullies?
6.	<input type="checkbox"/>	<input type="checkbox"/>	Slumping/deposition?
7.	<input type="checkbox"/>	<input type="checkbox"/>	Loss of vegetation?
8.	<input type="checkbox"/>	<input type="checkbox"/>	Lack of germination?
9.	<input type="checkbox"/>	<input type="checkbox"/>	Loss of mulching?

**Receiving Structures/Water Bodies** (Indicate locations where runoff leaves the project site on the site plan)

**YES NO N/A**

1.    Surface water swale or natural surface waterbody?

If natural waterbody:

Is waterbody located  onsite, or  adjacent to property boundary?

Description of condition: \_\_\_\_\_

2.    Municipal or community system?

Inspect locations where runoff from project site enters the receiving waters and indicate if there is evidence of:

- a.    Rills or gullies?
- b.    Slumping/deposition?
- c.    Loss of vegetation?
- d.    Undermining of structures?
- e.    Was there a discharge into the receiving water on the day of inspection?
- f.    Is there evidence of turbidity, sedimentation, or oil in the receiving waters?

Additional Comments: \_\_\_\_\_

**Inspection of Post-Construction Stormwater Management Control Devices**

Type of Control Device	Phase of Construction	Repairs/Maintenance Needed
1.		
2.		
3.		
4.		

**General Site Condition**

**YES NO N/A**

- 1.    Have action items from previous reports been addressed?
- 2.    Does routine maintenance of protection components occur on a regular basis?
- 3.    Does cleaning and/or sweeping affected roadways occur, at minimum, daily?
- 4.    Is debris and litter removed on a monthly basis, or as necessary?
- 5.    Is the site maintained in an orderly manner?

Describe the condition of all natural waterbodies within or adjacent to the project that receive runoff from the site:

Contractors progress over last 7 days: \_\_\_\_\_

Anticipated work to be begun in the next 7 days: \_\_\_\_\_

Additional Comments: \_\_\_\_\_

**Visual Observations**

**YES NO N/A**

- 1.    All erosion and sediment control measures have been installed/constructed?
- 2.    All erosion and sediment control measures are being maintained properly?

**SUMMARY OF ACTION ITEMS TO REPAIR/REPLACE/MAINTAIN/CORRECT DEFICIENCIES**

Action Reported To (no signature required): \_\_\_\_\_

Company: \_\_\_\_\_

## **Appendix D**

### **Other SWPPP Forms**

Construction Sequence  
SWPPP Plan Changes  
Spill Response Form  
Stormwater Management Practice Maintenance Log



The operator shall prepare a summary of construction status using the Construction Sequence Form below once every month. Significant deviations to the sequence and reasons for those deviations (i.e. weather, subcontractor availability, etc.), shall be noted by the contractor. The schedule shall be used to record the dates for initiation of construction, implementation of erosion control measures, stabilization, etc. A copy of this table will be maintained at the construction site and updated in addition to the individual Inspection Reports completed for each inspection.

---

### Construction Sequence Form

---

<b>Construction Activities (Identify name of planned practices)</b>	<b>Date Complete</b>
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	

---

**STORM WATER POLLUTION PREVENTION PLAN  
PLAN CHANGES, AUTHORIZATION, AND CHANGE CERTIFICATION**

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:

---

---

---

---

---

REASONS FOR CHANGES:

---

---

---

---

---

REQUESTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

AUTHORIZED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

CERTIFICATION OF CHANGES:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the penal code.

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

## SPILL RESPONSE REPORT

Within 1 hour of a spill discovery less than 2 gallons in volume the following must be notified:

John Luke Hodorowski, John-Paul Builders, LLC  
(518)356-1435

Within 1 hour of a spill discovery greater than 2 gallons the following must be notified:

John Luke Hodorowski  
NYSDEC Spill Response Hotline 1-800-457-7362  
Spill Response Contractor

Material Spilled: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Approximate Volume: \_\_\_\_\_

Location: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Distance to nearest down gradient drainage: \_\_\_\_\_  
\_\_\_\_\_

Distance to nearest down gradient open water: \_\_\_\_\_  
\_\_\_\_\_

Temporary control measures in place: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<b>Cost Estimate for Letter of Credit</b>				PB #
<b>Project No:</b>	<b>201178</b>			
<b>Project:</b>	<b>246 West Ave</b>			
<b>Location:</b>	<b>246 West Avenue</b>			
	<b>Saratoga Springs, New York</b>			
<b>Date:</b>	<b>6/23/2016</b>			
<b><u>ON-SITE WORK</u></b>				
<b>Item</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Subtotal</b>
<b><u>Site Preparation and Grading</u></b>				
Erosion Control (including silt fence & construction acc	1	LS	\$2,000.00	\$2,000.00
Remove Bituminous Asphalt Pament	110	SY	\$3.00	\$330.00
Tree Removal and grubbing	1	LS	\$2,000.00	\$2,000.00
Rough Grading	1	LS	\$1,500.00	\$1,500.00
Pump station removal	1	LS	\$500.00	\$500.00
<b><u>Hardscape</u></b>				
Porous Pavement and base	5,360	SF	\$4.50	\$24,120.00
Concrete Walk	460	SF	\$5.25	\$2,415.00
Cast in Place Concrete Curb	206	LF	\$18.00	\$3,708.00
<b><u>Site Amenities</u></b>				
Parking lot light pole	2	EA	\$2,200.00	\$4,400.00
Traffic signs	1	LS	\$3,500.00	\$3,500.00
Striping	1	LS	\$1,000.00	\$1,000.00
<b><u>Site Utilities</u></b>				
Catch Basins/ Drain Inlets	3	EA	\$1,200.00	\$3,600.00
Clean Outs	3	EA	\$1,200.00	\$3,600.00
Storm Drywell	1	EA	\$2,300.00	\$2,300.00
Stormtech infiltrator basin	1	LS	\$9,000.00	\$9,000.00
6" HDPE Roof Leader	74	LF	\$12.00	\$888.00
8" HDPE Storm Line - perf	166	LF	\$20.00	\$3,320.00
12" HDPE Storm Line	100	LF	\$20.00	\$2,000.00
8" PVC Storm line	39	LF	\$22.00	\$858.00
6" PVC Sanitary Line	52	LF	\$20.00	\$1,040.00
2" DIP Waterline	45	LF	\$12.00	\$540.00
6" DIP Water Line	12	LF	\$28.00	\$336.00
Nyloplast yard drain	5	EA	\$600.00	\$3,000.00
<b><u>Landscaping</u></b>				
Deciduous Trees	1	EA	\$700.00	\$700.00
Evergreen Trees	30	EA	\$350.00	\$10,500.00
Shrubs	25	EA	\$220.00	\$5,500.00
<b><i>On-Site Total</i></b>				<b>\$92,655.00</b>
<b><i>On-Site Total X .25</i></b>				<b>\$23,163.75</b>
<b><u>OFF-SITE WORK</u></b>				
Concrete Sidewalk	800	SF	\$5.25	\$4,200.00
Cast in Place Concrete Curb	130	LF	\$18.00	\$2,340.00
Bike Rack	1	EA	\$600.00	\$600.00

Interprative signage	1	EA	\$350.00	\$350.00
Concrete Pavers	171	SF	\$8.00	\$1,368.00
6" PVC Sanitary line	43	LF	\$20.00	\$860.00
8" PVC Sanitary Line	56	LF	\$22.00	\$1,232.00
8" PVC Storm Line	37	LF	\$22.00	\$814.00
12"x6" Sleeve / valve	1	EA	\$3,200.00	\$3,200.00
12" Ductile Iron Pipe (Water)	585	LF	\$100.00	\$58,500.00
12" Gate Valve components	1	EA	\$750.00	\$750.00
12" DIP termination and cap on new waterline	1	EA	\$200.00	\$200.00
Fire Hydrant and Valve Assembly	2	EA	\$4,500.00	\$9,000.00
6" DIP Waterline	48	LF	\$28.00	\$1,344.00
Sanitary Manholes	1	EA	\$3,500.00	\$3,500.00
Decorative Street Lights	1	EA	\$3,000.00	\$3,000.00
Deciduous Trees	10	EA	\$700.00	\$7,000.00
Connection to SAN MH @ West Ave w/ drop	1	LS	\$3,000.00	\$3,000.00
Connection to existing 12" DIP line on West	1	EA	\$500.00	\$500.00
As Built Drawings	1	LS	\$3,500.00	\$3,500.00
<b>Off-Site Total</b>				<b>\$105,258.00</b>
<b>Total Site Work</b>				<b>\$197,913.00</b>
Letter of Credit Amounts				
Total off-site work				\$105,258.00
Total on-site work x .25				\$23,163.75
<b>Total</b>				<b>\$128,421.75</b>
<b>L.O.C. amount</b>				<b>\$128,500.00</b>



**City of Saratoga Springs**  
**OFFICE OF PUBLIC WORKS**  
5 Lake Avenue  
Saratoga Springs, New York 12866

ANTHONY J. SCIROCCO  
COMMISSIONER  
TIMOTHY J. COGAN  
DEPUTY COMMISSIONER

Phone 518-587-3550 \*\* Fax 518-587-2417  
www.saratoga-springs.org

**NEW WATER SERVICE CONNECTION  
AGREEMENT & APPLICATION FORM**

Property Owner's Name: John-Paul Builders, LLC

Project Name (if applicable): 246 West Ave Apartments

Property Address: 246 West Ave

Tax Map#: 178.33-1-20 & 21

Size of Tap (check one below):

3/4"       1"

Greater than 1": \_\_\_\_\_

**RESIDENTIAL**

Minimum fee is \$3,000 for the 1<sup>st</sup> dwelling  
and \$2,000 for each additional dwelling

Number of Dwellings: 16

Appraised Value: \_\_\_\_\_

If \$120,000 or less please provide copy of  
certified appraisal

**NON-RESIDENTIAL**

Minimum fee is \$3,000 for the 1<sup>st</sup> unit of water  
and \$2,000 for each additional unit of water. A  
unit of water is 14,000 cubic feet of water per year.

Estimated Cubic Feet of Water per Year:  
\_\_\_\_\_

Permit Fee: 33,000

To be paid in full without any contingencies or protest, on or before the Building Inspector approves the rough plumbing, including the installation of the water meter, or at the time of the issuance of a tapping permit.

The undersigned acknowledges the fees as estimated above and outlined in the City of Saratoga Springs Water Ordinance and Resolution, section 12, printed on the reverse side of this document.

The undersigned represents to the City that they have full and complete authority to execute this document and find and commit the developer to pay fee(s) as required by the City Water Ordinance. This agreement shall be binding on all of the undersigned transferees.

The undersigned acknowledges that a copy of this document will be delivered to all appropriate and necessary governmental entities, and the undersigned further acknowledges that it shall pay as provided herein.

Authorized Signature: \_\_\_\_\_ Company Name: John-Paul Builders, LLC

Company Address: 796 Burdeck Street, Schenectady, NY 12306

Phone Number: 518-356-1435 Date: 06-23-2016

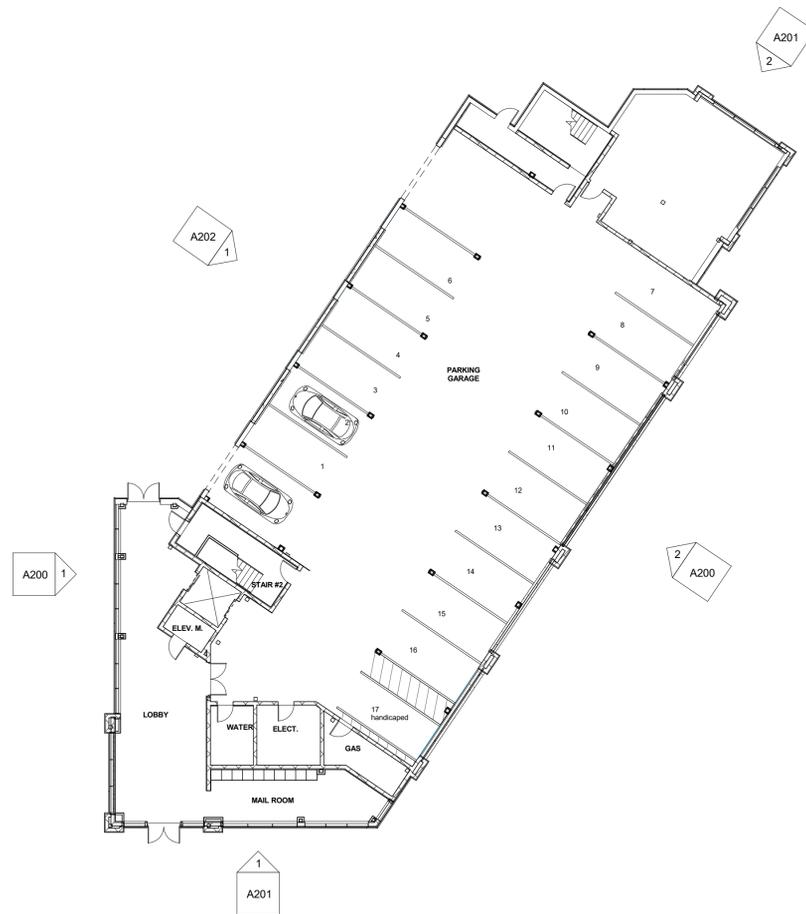
Department of Public Works Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Rev Account – WATCON

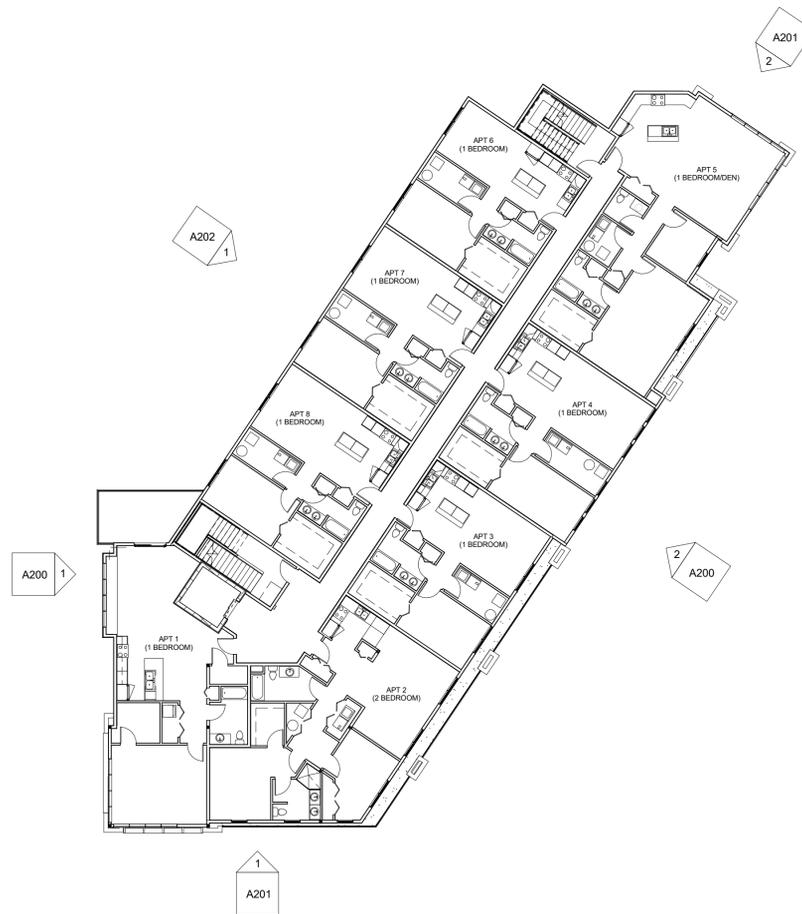
12. ...

There shall also be a service connection fee with the following provisions:

- A. Any new service connections (3/4 inch and 1 inch taps) to the City's water system shall be a minimum of \$3,000.00 (three thousand dollars) per unit. Unless waived, the service connection fee must be paid in full on or before the Building Inspector approves the rough plumbing, including the installation of the water meter, or at the time of the issuance of a tapping permit.
- B. Any new service connection for either:
  - 1. Non-residential use (greater than a 1 inch tap) shall be estimated to use more than one (1) unit of water per year shall be charged a minimum service connection fee of three thousand dollars (\$3,000) for the first unit of water and **two thousand dollars (\$2000)** for each additional unit of water or part thereof; or
  - 2. Residential use where more than one residential dwelling per parcel is served by a single service connection shall be charged a minimum service connection fee of three thousand dollars (\$3,000) for the first dwelling and **two thousand dollars (\$2,000)** for each additional dwelling unit.
- C. A unit of water shall be defined as fourteen thousand (14,000) cubic feet of water per year.
- D. Any project that improves the City's water distribution system at the sole cost of a developer, the cost of the improvement by the developer will be deducted from the cost of the service connection fee. If the cost of the improvement is greater than the cost of the service connection, then no service connection fee will be charged. To be considered for eligibility, the diameter of the watermain installed must be 12" or greater.
- E. Exemptions to these new service connection fees will be all properties within Water's Edge at Saratoga Lake Planned Unit Development District not to exceed 304 units (amended June 6, 1998), Phase I and II of the Meadowbrook subdivision and existing homes in the Knoll Spring Park water district. Also, credit for 69 taps will be credited to Interlaken Phase "B" (Regatta View). The exemptions for these projects will be granted due to the fact that the cost to extend the infrastructure of the City to these projects was not borne by the City and are of greater cost than the service connection fee. Also exempt shall be all connections made to that portion of the Doten Avenue and East Broadway water line financed by federal funds because federal regulations prohibit the imposition of a service connection fee. Also exempt shall be the pre-existing homes defined in the Gilbert Road/Meadowbrook Road Special Assessment District.
- F. Taps that are to be used solely for sprinkler system and fire protection will not be affected.
- G. 1.) A Low Income House shall be defined as any new residential house and lot whose agreed to selling price is \$120,000 or less or any existing residential house and lot whose appraised value is \$120,000 or less. Proof of price or value has to be provided by documents from the lending institution or a certified appraiser.  
2.) All dwellings meeting the above stated requirements shall be considered Low Income Housing and subject to a service connection fee of \$500 (five hundred dollars) per house. All other conditions remain the same. Low Income Housing price will be determined on an annual basis by increasing rate of Consumer Price Index for this region.  
3.) If a Low Income House is sold within five (5) years of the installation of a new service connection at a price that is greater than the definition of a Low Income House at that time, the seller will be responsible to pay the City the full cost of a service connection fee.
- H. Anyone constructing a house on speculation will be charged the full service connection fee that is applicable at the time. When proof of price is submitted, a rebate will be issued if warranted, to be determined by the Commissioner of Public Works.
- I. All monies raised by the new service connection fees are to be maintained in a dedicated fund for capital improvements under the control of the Commissioner of Public Works. The monies are not to be used for maintenance, or the reduction of water rates.



① Level 1 (GROUND LEVEL PARKING)  
1/16" = 1'-0"



② LEVEL 2  
1/16" = 1'-0"



③ LEVEL 3  
1/16" = 1'-0"

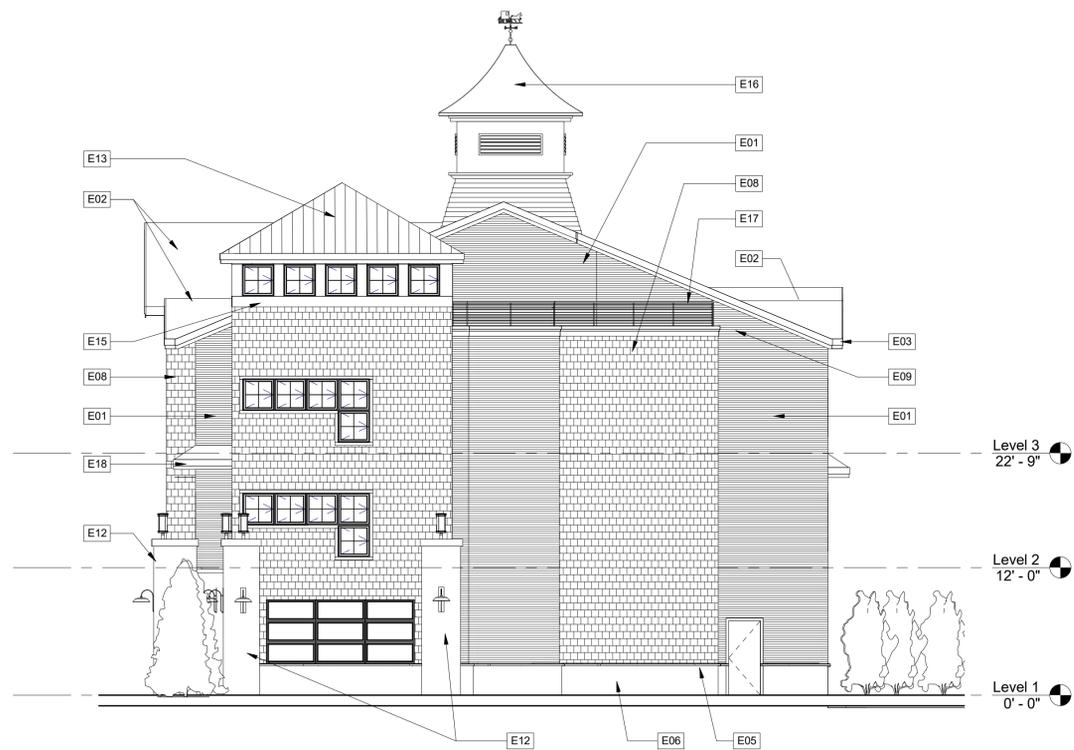


1 NORTH ELEVATION  
1/8" = 1'-0"

ELEVATION NOTES	
LABEL	ELEVATION NOTE
E01	"SMARTSIDE" ENGINEERED WOOD LAP SIDING FACTORY FINISHED COLOR TBD
E02	"SMARTSIDE" ENGINEERED WOOD TRIM FASCIA BOARDS & VENTED SOFFIT FACTORY FINISHED COLOR TBD
E03	"SMARTSIDE" ENGINEERED WOOD TRIM CORNER BOARDS FACTORY FINISHED COLOR TBD
E04	"SMARTSIDE" ENGINEERED WOOD TRIM CORNER BOARDS FACTORY FINISHED COLOR TBD
E05	CULTURED STONE SILL
E06	CULTURED STONE VENEER TBD
E07	DECORATIVE HEAVY TIMBER BRACKETS, PAINTED COLOR TBD
E08	"SMARTSIDE" ENGINEERED WOOD SHAKE SIDING FACTORY FINISHED COLOR TBD
E09	COLUMNS WRAPED WITH "SMARTSIDE" ENGINEERED WOOD TRIM BORADS FACTORY FINISHED COLOR TBD
E10	FYPON OR EQUAL DECORATIVE ROUND LOUVER & TRIM
E11	DECORATIVE TRUSS & TRIM PAINTED COLOR TBD
E12	CULTURED STONE VENEER PIER WITH CONCRETE CAP
E13	STANDING SEAM METAL ROOF, COLOR TBD
E14	"MIRATEC" AND "EXTIRA" COMPOSITE BOARDS (PANEL & TRIMS) PAINTED, COLOR TBD
E15	"SMARTSIDE" ENGINEERED WOOD TRIM BOARDS FACTORY FINISHED COLOR TBD
E16	CUPOLA (CONTRACTORS OPTION TO BUILD IN PLACE OR INSTALL PREMANUFACTURED UNIT)
E17	CABLE PIPE RAIL WITH PAINTED POSTS COLOR TBD
E18	ROOF CANOPY WITH ASPHALT SHINGLES AND "SMARTSIDE" FASCIA BOARDS & SOFFITS



2 SOUTH (BIKE PATH) ELEVATION  
1/8" = 1'-0"



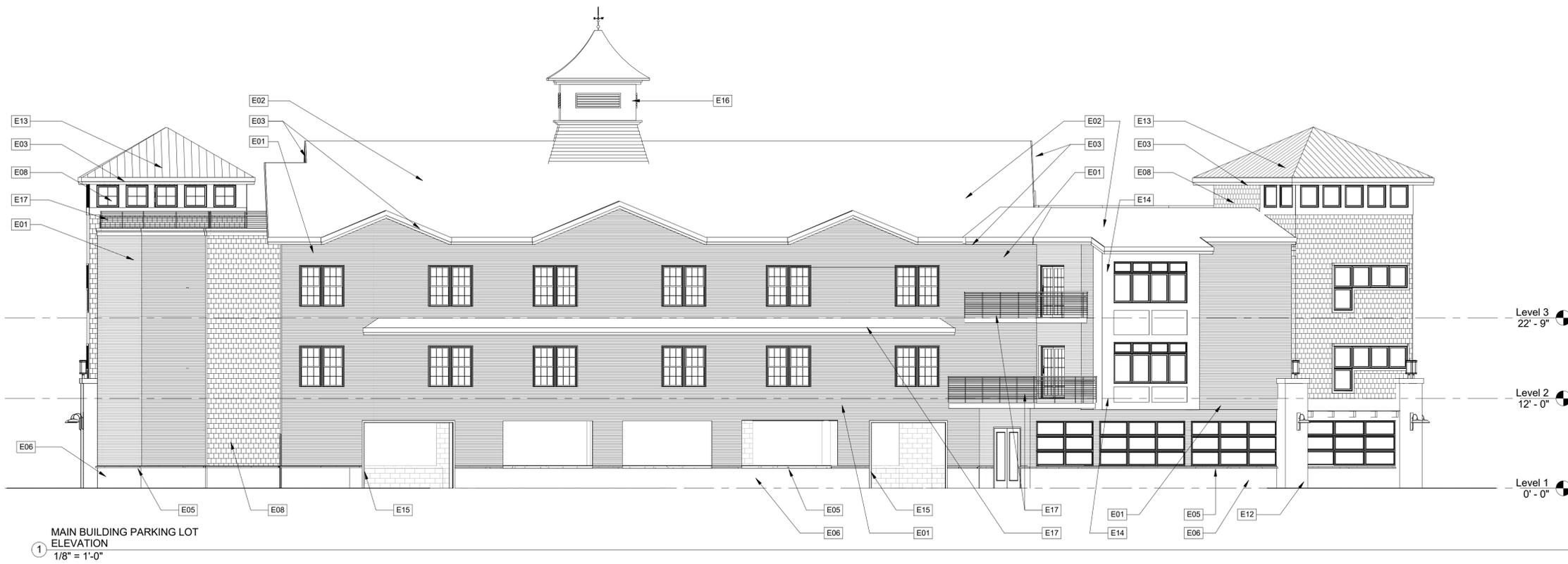
② EAST ELEVATION  
1/8" = 1'-0"



① WEST ELEVATION  
1/8" = 1'-0"

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# Site Plan

## 246 West Avenue Apartments

City of Saratoga Springs, New York

City PB#

June 23, 2016



### Vicinity Map:

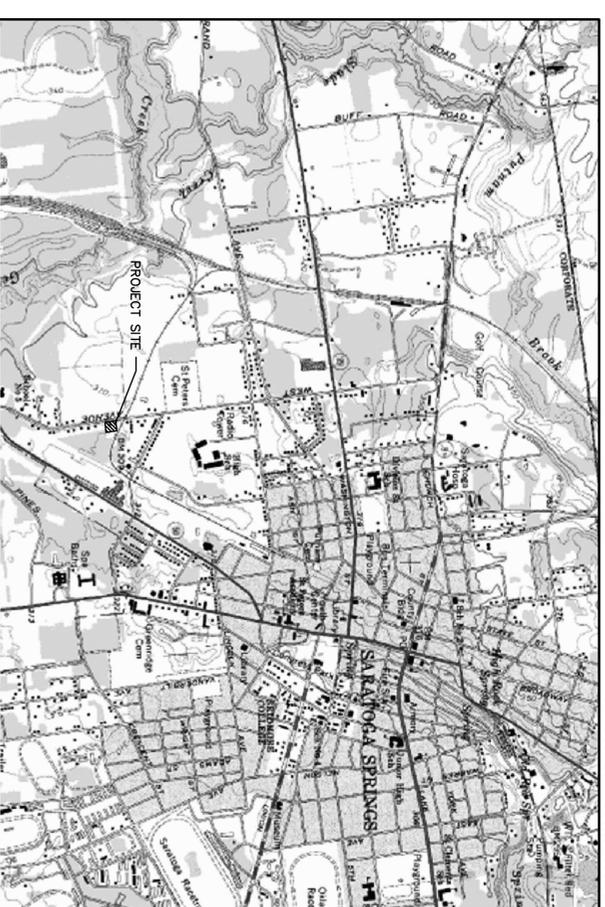
SCALE: NTS



### CITY OF SARATOGA SPRINGS STANDARD NOTES

1. All work must conform to all Federal, State and City Codes, specifications, ordinances, rules and regulations.
2. The elevation base for the contours and benchmarks are based on the National Geodetic Vertical Datum, 1929.
3. All refuse, debris and miscellaneous items to be removed shall be legally disposed of off-site by the Contractor to a location approved by the City Engineer.
4. The Contractor must set up a pre-construction meeting with the City Engineer prior to any construction. Construction inspections by the a designated representative of design professional are required. The cost of the construction inspection is the responsibility of the Applicant/Developer.
5. The contractor must obtain a blasting permit from the Building Inspector if any blasting is required for the project.
6. The contractor must obtain a street opening permit issued by the Department of Public Works for any work in the street or right-of-way of any City street, road or alley.
7. All points of construction ingress or egress shall be maintained to prevent tracking or flowing of sediment or debris onto a public road.
8. No Certificate of Occupancy will be issued until all site work has been completed in accordance with the approved plans; and an as-built drawing has been prepared in accordance with the requirements of the City Engineer.
9. The applicant must verify that the proposed project can accommodate the turning movements of any fire truck that the fire department so designates.

SITE STATISTICS	
PROPOSED USE:	16 Apartments
TAX MAP PARCEL NUMBER	178.33-1-20&21
LEASE LOT SIZE	.51 ACRES
EXISTING ZONING	T-4 Urban Neighborhood
BUILDING SETBACKS	REQUIRED
BUILD-TO-LINE	12'-18"
FRONTAGE BUILDOUT	50% MIN.
SIDE SETBACK	12' AVERAGE PRINCIPAL BLDG
REAR SETBACK	6' MIN OUTBUILDING
	24' PRINCIPAL BLDG
	5' MIN OUTBUILDING
BUILDING HEIGHT	2 STORY MIN, 40' MAX HT.
	3 STORY, 40'-0"
PARKING REQUIREMENTS	24 SPACES
RESIDENCES WITHIN T-4 ZONE	24 SPACES
1.5 PER DWELLING UNIT	7 SPACES OUTSIDE BUILDINGS
	17 SPACES WITHIN THE BUILDINGS



### Project Location Map:

SCALE: NTS



### SHEET INDEX:

L-1	COVER SHEET
L-1	BOUNDARY AND TOPOGRAPHIC SURVEY
L-2	SITE DEMOLITION AND PREPARATION PLAN
L-2	SITE LAYOUT AND MATERIALS PLAN
L-3	SITE GRADING AND DRAINAGE PLAN
L-4	SITE UTILITY PLAN
L-4.1	OFF-SITE WATERLINE CONNECTION
L-5	SITE LANDSCAPE PLAN
L-6	SITE LIGHTING PLAN
L-7	SITE DETAILS
L-8	SITE DETAILS
L-9	SITE DETAILS
L-10	SITE DETAILS
L-11	STORMWATER DETAILS
L-12	SITE DETAILS

### Applicant:

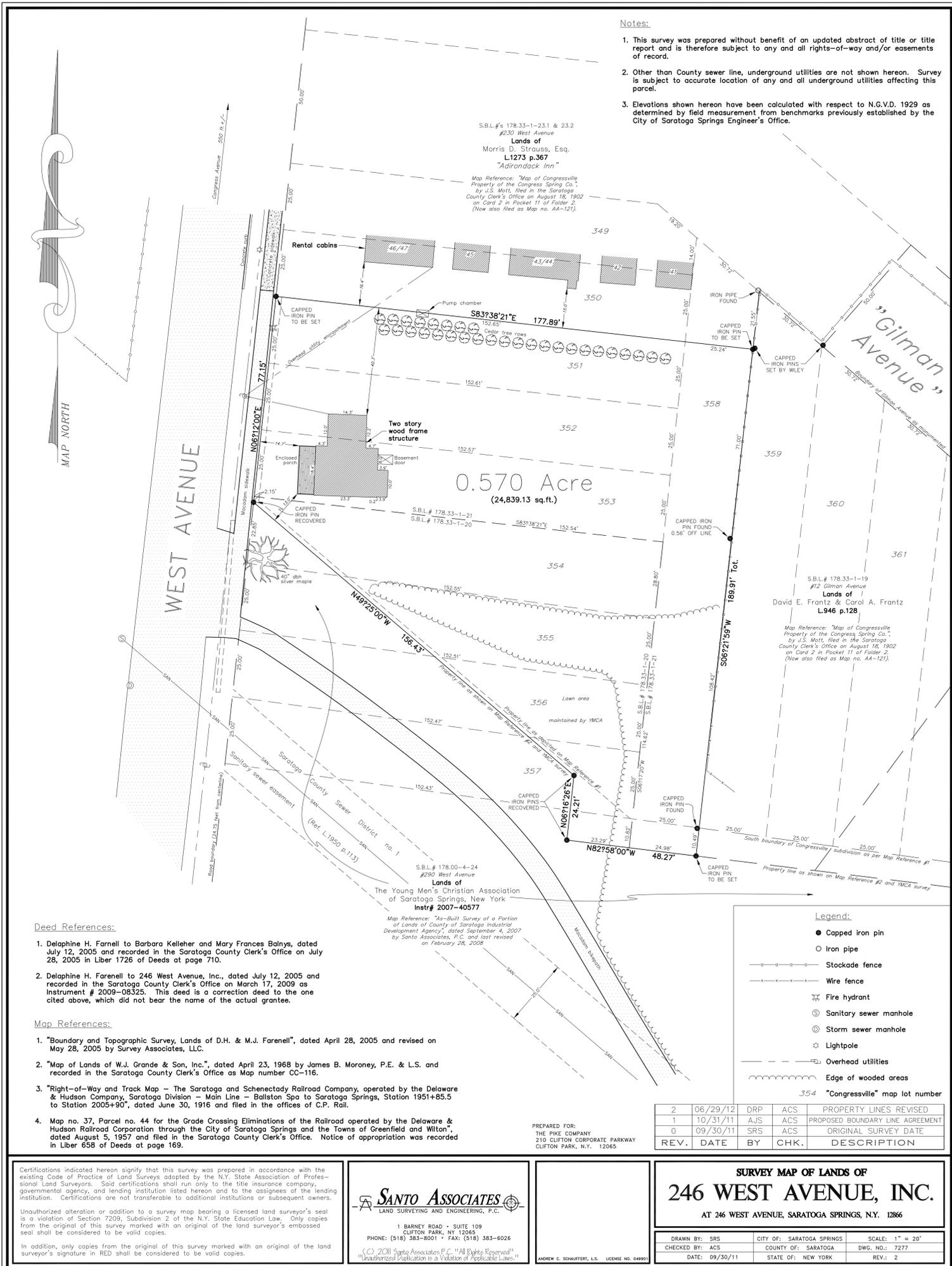
John-Paul Builders, LLC  
796 Burdeck Street  
Schenectady, NY 12306

### Prepared By:

the LA group  
Landscape Architecture  
and Engineering, P.C.

40 Long Alley  
Saratoga Springs  
New York 12866  
518/567-8100  
Telefax 518/567-0180

Approval \_\_\_\_\_  
Approved under authority of a resolution adopted  
by the Planning Board of the City of Saratoga Springs  
Chairperson \_\_\_\_\_  
Date Signed \_\_\_\_\_



Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice of Land Surveys adopted by the N.Y. State Association of Professional Land Surveyors. Said certifications shall run only to the title insurance company, governmental agency, and lending institution listed hereon and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the N.Y. State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid copies.

In addition, only copies from the original of this survey marked with an original of the land surveyor's signature in RED shall be considered to be valid copies.

**SANTO ASSOCIATES**  
 LAND SURVEYING AND ENGINEERING, P.C.

1 BARNEY ROAD • SUITE 109  
 CLIFTON PARK, NY 12065  
 PHONE: (518) 383-8001 • FAX: (518) 383-6026

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PREPARED FOR:  
 THE PIKE COMPANY  
 210 CLIFTON CORPORATE PARKWAY  
 CLIFTON PARK, N.Y. 12065

**SURVEY MAP OF LANDS OF**  
**246 WEST AVENUE, INC.**  
 AT 246 WEST AVENUE, SARATOGA SPRINGS, N.Y. 12866

DRAWN BY: SRS      CITY OF: SARATOGA SPRINGS      SCALE: 1" = 20'  
 CHECKED BY: ACS      COUNTY OF: SARATOGA      DWG. NO.: 7277  
 DATE: 09/30/11      STATE OF: NEW YORK      REV.: 2

**SITE PREPARATION &  
DEMOLITION NOTES:**

- ALL REFUSE, DEBRIS AND MISCELLANEOUS ITEMS TO BE REMOVED, THAT ARE NOT TO BE STOCKPILED FOR LATER USE ON THE PROJECT OR DELIVERED TO THE OWNER, SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS APPLICABLE, AND REUSED AS DIRECTED BY THE OWNER OR LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR.
- CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL TO FULL DEPTH WITHIN LIMIT OF GRADING BEFORE COMMENCING EXCAVATION AND GRADING OPERATIONS. TOPSOIL SHALL NOT BE REMOVED FROM THE SITE, UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS THAT ARE DUE TO CONTRACTOR OPERATIONS AND WHICH ARE OUTSIDE THE LIMIT OF WORK.
- THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY AND PAY ALL ASSOCIATED COSTS.
- ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS. ANY MUD ON PUBLIC WAYS ORIGINATING FROM THE JOB SITE SHALL BE CLEANED BY THE CONTRACTOR DAILY.
- CONTRACTOR SHALL SECURE ALL PERMITS THAT MAY BE REQUIRED FROM ALL JURISDICTIONS AFFECTED BY THIS WORK.
- ANY TREE AND SHRUB REMOVAL SHALL INCLUDE THE FILLING, CUTTING, GRUBBING OUT OF ENTIRE ROOT SYSTEM AND SATISFACTORY OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS, VEGETATIVE AND EXTRANEOUS DEBRIS PRODUCED THROUGH THE REMOVAL OPERATIONS.
- CONTRACTOR SHALL APPLY FOR AND OBTAIN DEMOLITION PERMIT FROM CITY PRIOR TO ANY DEMOLITION WORK ON-SITE. EXISTING WATER AND SEWER CONNECTIONS MUST BE DEMONSTRATED TO CITY ENGINEER.

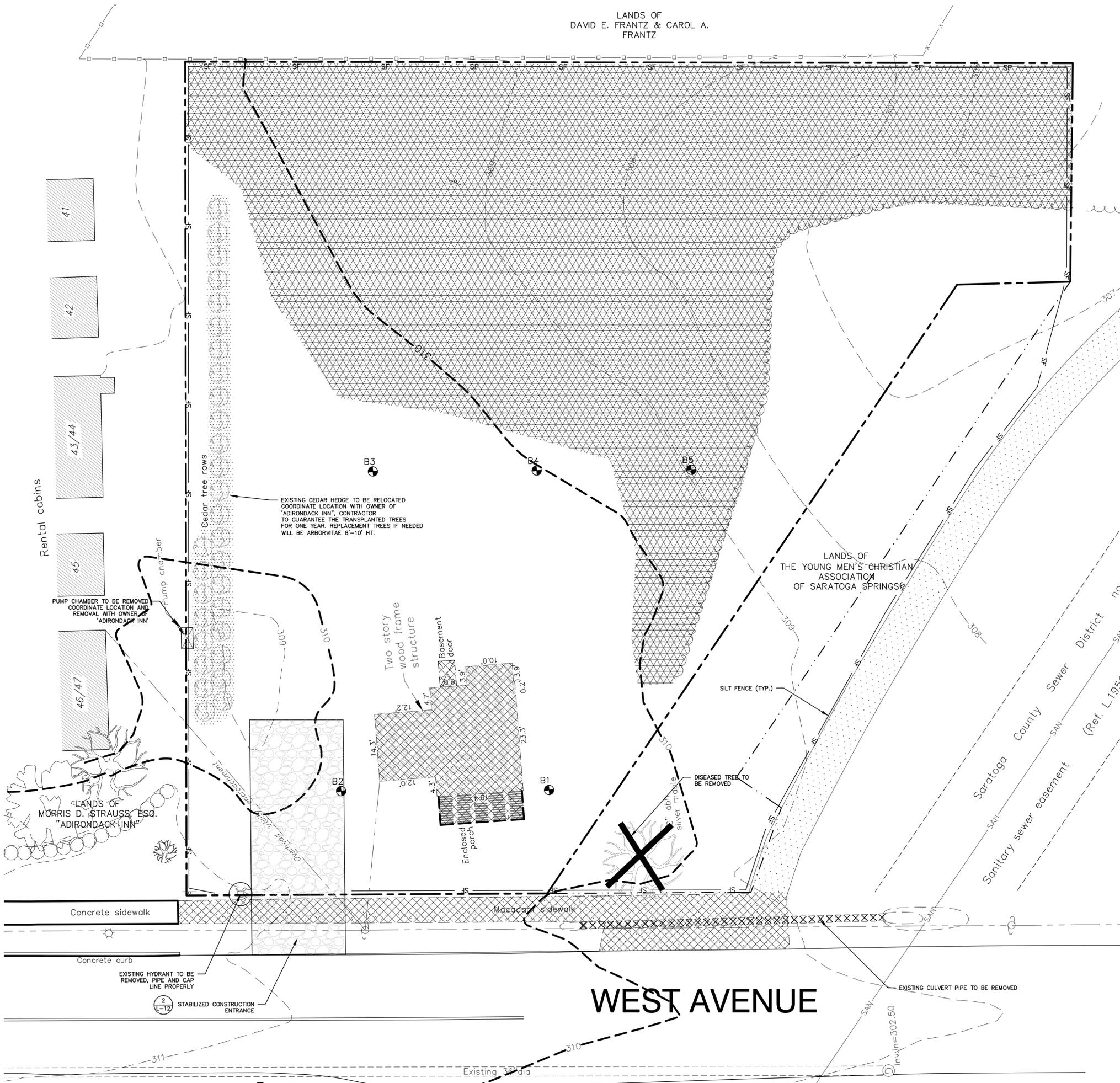
Unauthorized alteration or addition to this document is a violation of Section 7209 of the New York State Education Law

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Design MCB  
Drawn MCB  
Checked CMI

PREPARED FOR:  
John-Paul Builders, LLC  
796 Burdick Street  
Schenectady, NY 12306

**246 WEST AVENUE APARTMENTS**  
SARATOGA SPRINGS, NY  
Title  
SITE DEMOLITION AND PREPERATION PLAN

Revisions  
City #: 201178  
Project: 6/23/2016  
Date: 6/23/2016  
Drawing  
L-1



BORING RESULTS FROM GEOTECHNICAL EVALUATION FOR PROPOSED OFFICE COMPLEX: PREPARED BY, DENTE ENGINEERING: APRIL 2005

BORING 1:  
0-8" TOPSOIL  
8"-96" BROWN F-M SAND, TRACE SILT: WET AT 84"  
96"-21' GRADES F-C SAND, LITTLE FINE GRAVEL, TRACE SILT  
21"-26' GRADES DARK GRAY  
26"-31' GRADES GRAY FINE SAND, TRACE SILT  
31"-46' GRAY F-M SAND, SOME SILT  
46"-51' GRADES SILT, TRACE FINE SAND  
51"-52' GRADES FINE SAND, TRACE SILT

BORING 2:  
0-10" TOPSOIL  
10"-60" BROWN F-M SAND, TRACE SILT  
60"-84" BROWN FINE SAND & SILT WITH PARTINGS FINE SAND, TRACE SILT  
84"-17' FROWN F-C SAND, TRACE TO LITTLE FINE GRAVEL, TRACE SILT: WET AT 84"

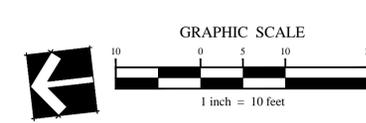
BORING 3:  
0-12" TOPSOIL BECOMES BROWN F-M SAND TRACE SILT  
12"-9" DARK BROWN F-M SAND, TRACE SILT: WET AT 9"  
9"-16' BROWN F-C SAND, TRACE TO LITTLE FINE GRAVEL, TRACE SILT  
16'-17' BECOMES GRAY SAND

BORING 4:  
0-12" TOPSOIL BECOMES BROWN F-M SAND, TRACE SILT  
12"-96" BROWN F-M SAND, TRACE SILT  
96"-10' MOTTLED SILT, SOME FINE SAND: WET AT 10'  
10"-16' BROWN F-C SAND, TRACE SILT  
16'-17' GRADES TRACE FINE GRAVEL

BORING 5:  
0-8" TOPSOIL  
8"-84" BROWN F-M SAND, SOME SILT TRACE GRAVEL: POSSIBLE FILL: WET AT 60"  
84"-16' BROWN F-C SAND TRACE GRAVEL & SILT  
16'-17' BECOMES GRAY/BROWN SAND

**LEGEND**

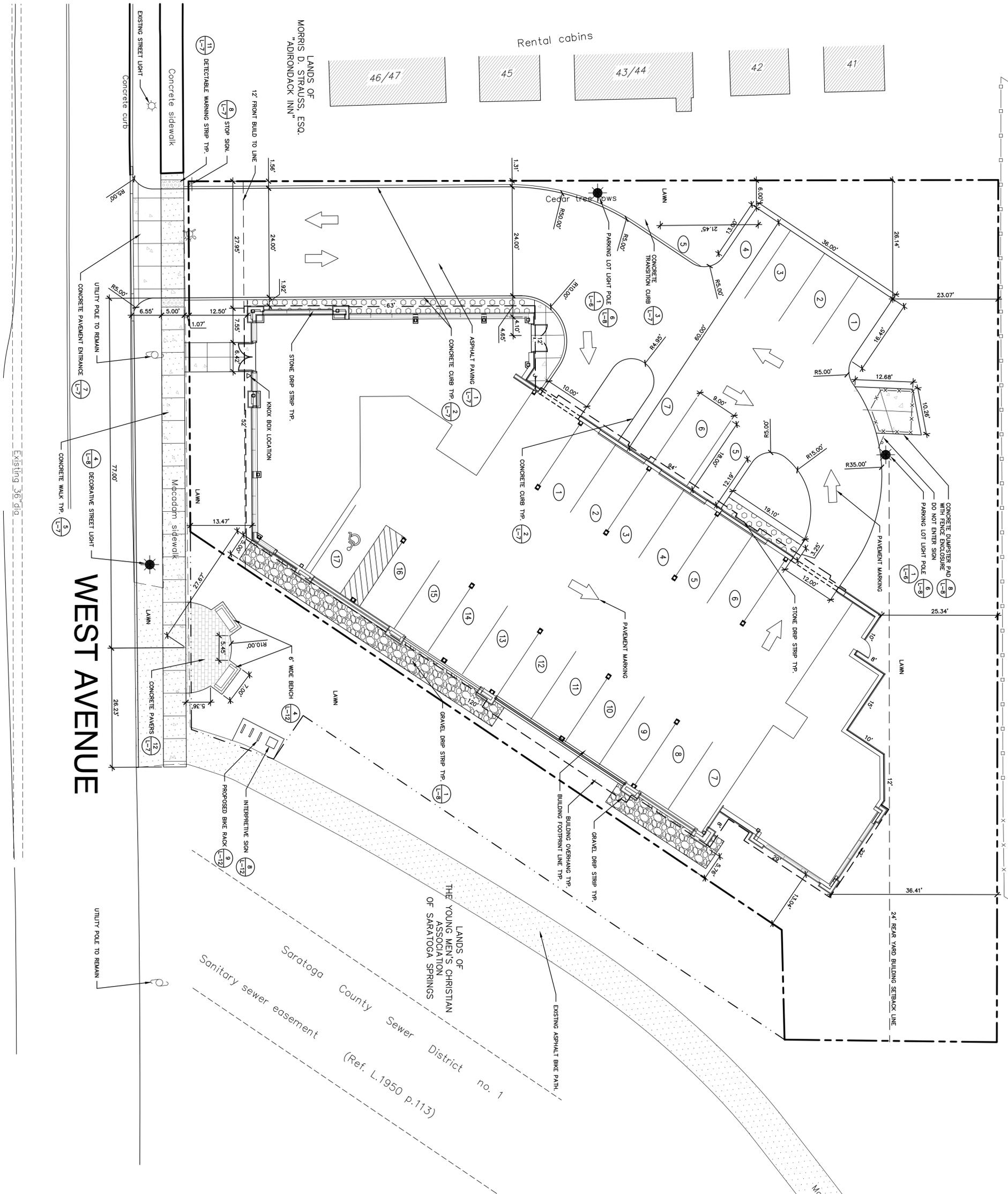
- EXISTING BUILDING OR PAVEMENT TO BE REMOVED
- EXISTING VEGETATION TO BE REMOVED
- SILT FENCE TYP.



Approval  
Approved under authority of a resolution adopted by the Planning Board of the City of Saratoga Springs.  
Date Signed \_\_\_\_\_  
Chairperson

Prepared By: ANDREW LONGACKE  
Date: 6/23/2016 11:58 AM  
Drawing: 06/23/2016 11:58 AM, West\_Ave\_246201178D001 - EC.dwg

LANDS OF  
 DAVID E. FRANTZ & CAROL A.  
 FRANTZ

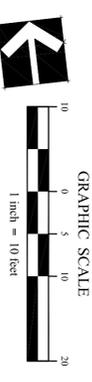
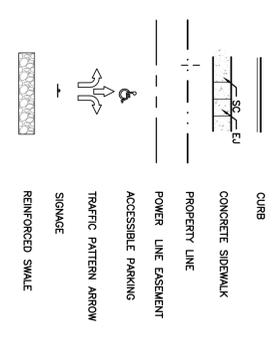


# WEST AVENUE

## LAYOUT NOTES

1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
2. ALL LINE AND GRADE PER DRAWINGS SHALL BE Laid OUT BY A NEW YORK STATE REGISTERED CIVIL ENGINEER OR SURVEYOR ENGAGED BY THE ENGINEER. ALL SITE IMPROVEMENTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. STORAGE AREAS FOR CONTRACTOR'S EQUIPMENT AND MATERIALS SHALL BE ON AND WITHIN LIMITS OF WORK AS SHOWN ON THE PLANS AND AS APPROVED BY THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE FIELD PRIOR TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
5. AT ALL LOCATIONS WHERE EXISTING CURBS, BITUMINOUS CONCRETE ROADWAY OR CONCRETE SIDEWALK ADJUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SHOWN TO A DETAIL. TACK COAT EXPOSED EDGES OF EXISTING BITUMINOUS CONCRETE PAVEMENT.
6. BITUMINOUS PAVEMENT SHALL NOT BE Laid WHEN AIR TEMPERATURE IS LESS THAN 40° F., AND AIR TEMPERATURE IS LESS THAN 50° F.
7. ALL LIGHT STANDARDS SHALL BE LOCATED AT A MINIMUM OF 10 FEET FROM THE BACK OF CURB TO INSTALLATION.
8. DIMENSIONS ON PARKING LOTS AND ROWWAYS ARE FROM FACE OR BOTTOM OF CURB TO FACE OR BOTTOM OF CURB.
9. ALL NEW WORK SHALL BE STAKED-OUT PRIOR TO CONSTRUCTION. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY DISCREPANCIES.
10. FIELD ADJUSTMENTS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND CITY ENGINEER WITHOUT EXCEPTION.
11. ALL EXISTING UTILITIES SHOWN IN THEIR RELATIVE POSITION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

## LEGEND



Approval: \_\_\_\_\_  
 Approved under authority of a resolution adopted by the Planning Board of the City of Saratoga Springs.  
 Date Signed: \_\_\_\_\_  
 Chairperson



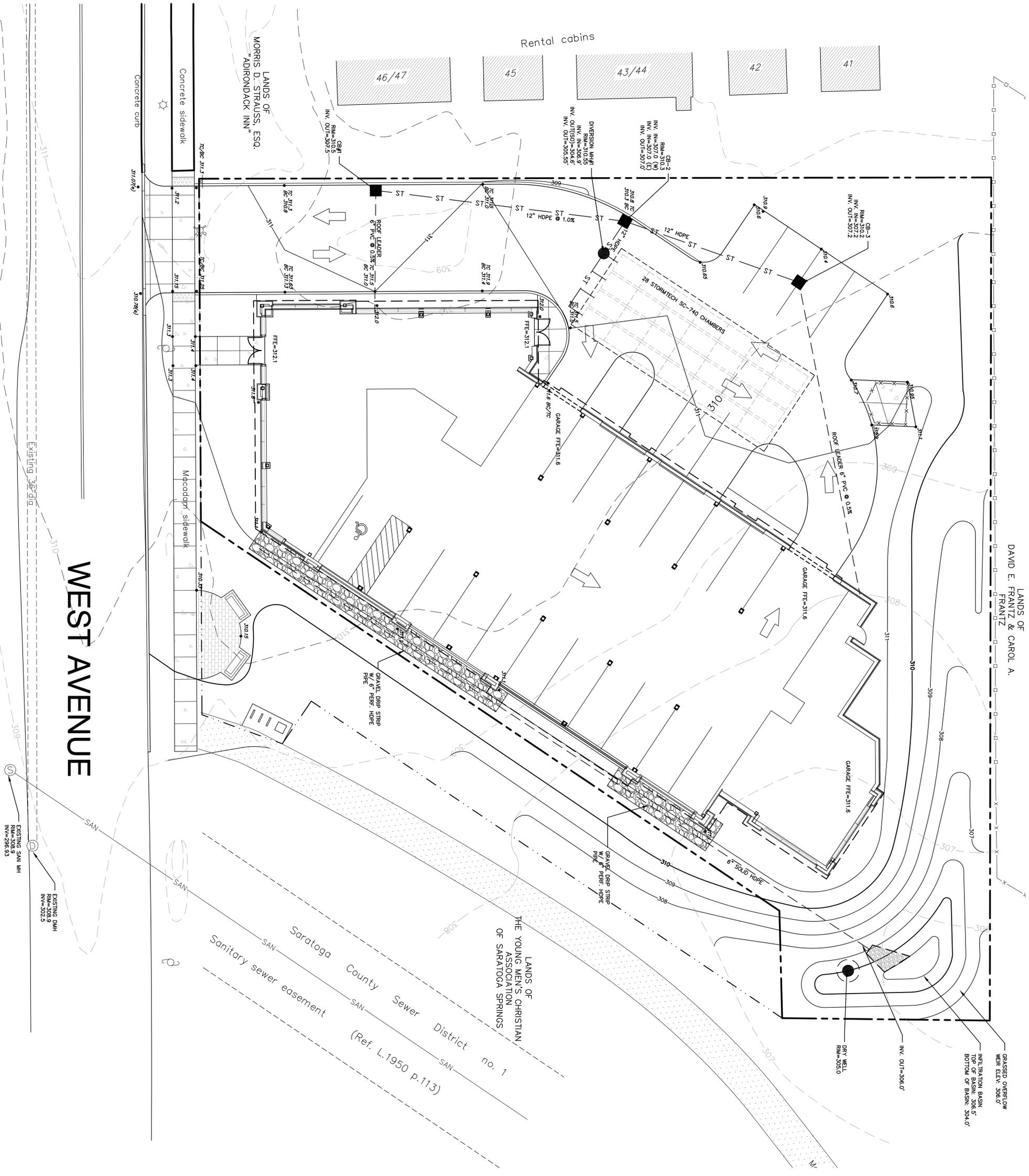
the LA Group  
 Landscape Architecture  
 and Engineering, PC  
 40 Long Alley  
 Saratoga Springs  
 New York 12866  
 P 518/597-4100  
 F 518/597-4180  
 www.thelagroup.com

Design	MCB
Drawn	MCB
Checked	CMH

PREPARED FOR:  
 John-Paul Builders, LLC  
 796 Burdeck Street  
 Schenectady, NY 12306

246 WEST AVENUE APARTMENTS  
 SARATOGA SPRINGS, NY  
 Title  
 SITE LAYOUT AND MATERIALS PLAN

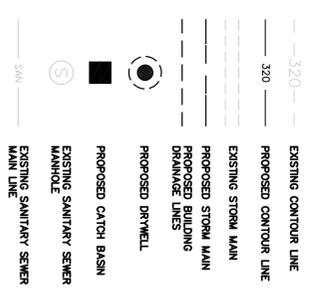
Revisions:  
 City #: 201178  
 Project: 623/2016  
 Date: 6/23/2016  
 Drawing  
 L-2



LANDS OF  
 DAVID E. FRANTZ & CAROL A.  
 FRANTZ

WEST AVENUE

- GRADING NOTES**
1. SURVEY INFORMATION PROVIDED BY SAITO ASSOCIATES, LAND SURVEYING AND ENGINEERING, P.C. HAS BEEN USED IN FIELD SURVEY CONDUCTED SEPTEMBER 30, 2011.
  2. ALL GRADES SET IN THE FIELD SHALL BE COMPLETED BY A NEW YORK STATE LICENSED LAND SURVEYOR.
  3. THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL CONDITIONS TO THE OWNER'S REPRESENTATIVE.
  4. THE CONTRACTOR SHALL VERIFY PROPOSED GRADES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
  5. THE CONTRACTOR SHALL PROVIDE DUST AND EROSION CONTROL, AS APPROVED BY THE OWNER'S REPRESENTATIVE.
  6. ALL TILT SLOPES 3:1 OR GREATER SHALL RECEIVE BIO-DEGRADABLE FABRIC OR APPROVED EQUAL FOR EROSION CONTROL. THE CONTRACTOR SHALL PROVIDE SMOOTH ROUNDS AT ALL TOP AND BOTTOM OF SLOPES.
  7. THE CONTRACTOR SHALL BLEND ALL NEW EXISTING EXISTING SANITARY SEWER TRANSITIONS AT ALL TOP AND BOTTOM OF SLOPES.



Approval: \_\_\_\_\_  
 Approved under authority of a resolution adopted by the Planning Board of the City of Saratoga Springs.  
 Date Signed: \_\_\_\_\_  
 Chairperson



the LA group  
 Landscape Architecture  
 and Engineering, PC  
 40 Long Alley  
 Saratoga Springs  
 New York 12866  
 P 518/587-4100  
 F 518/587-4180  
 www.thelagroup.com

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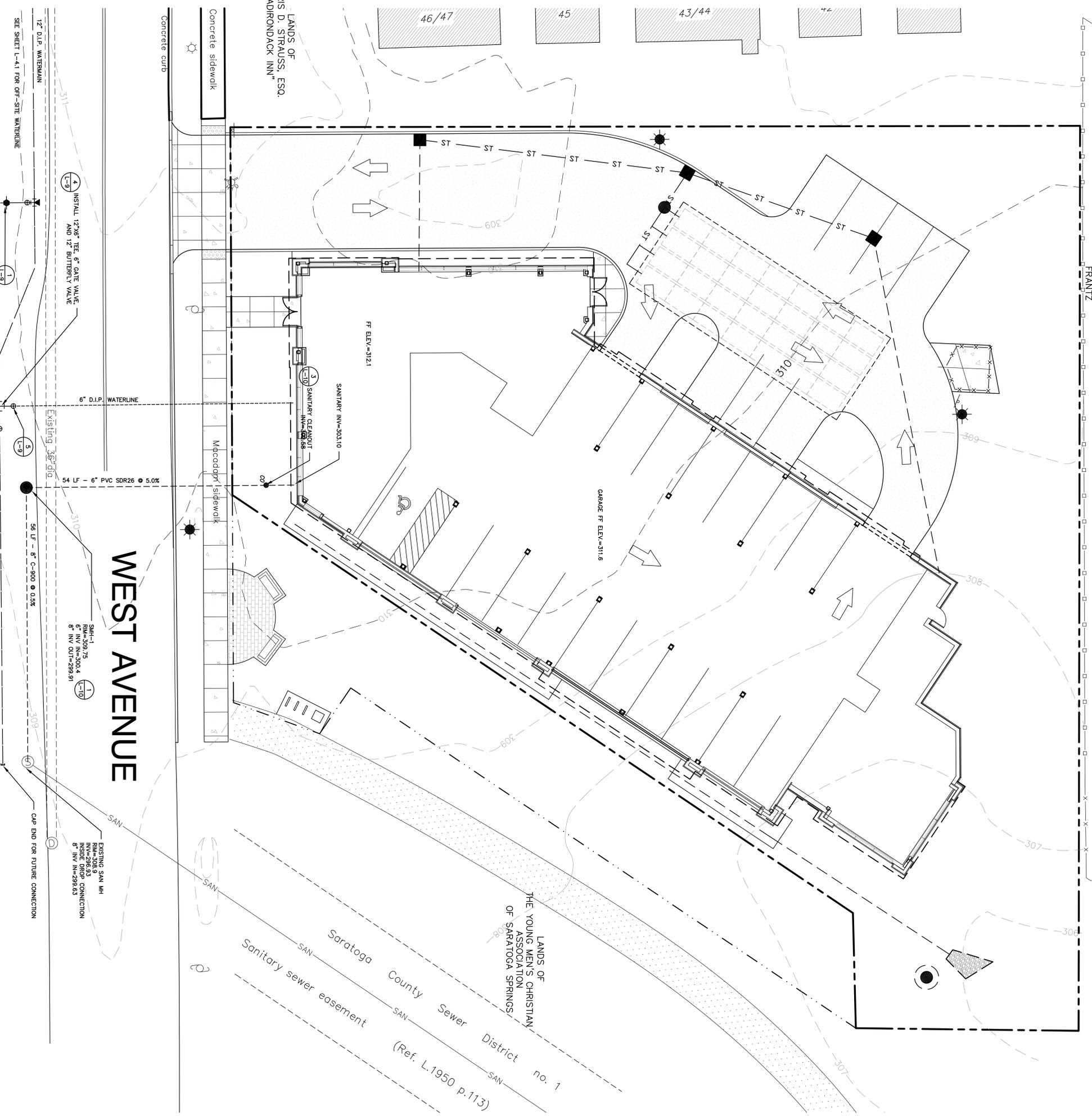
Design: MCB  
 Drawn: MCB  
 Checked: CMI

PREPARED FOR:  
 John-Paul Builders, LLC  
 796 Burdeck Street  
 Schenectady, NY 12306

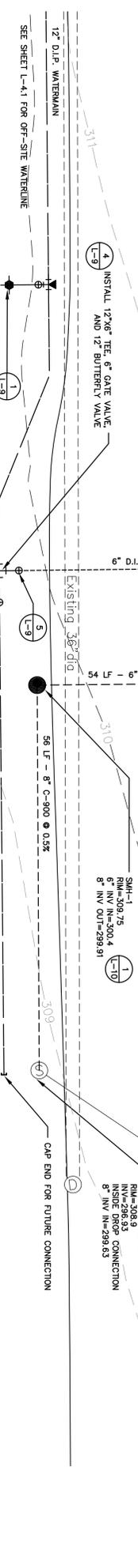
**246 WEST AVENUE APARTMENTS**  
 SARATOGA SPRINGS, NY

Title: **SITE GRADING AND DRAINAGE PLAN**

Revisions: \_\_\_\_\_  
 City #: 201178  
 Project: 623/2016  
 Date: \_\_\_\_\_  
 Drawing: **L-3**



# WEST AVENUE



### WATER SYSTEM NOTES

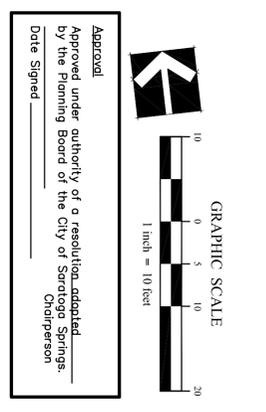
- A. The location of underground utilities shown on this plan is based on records and field investigation. It may not be shown. The Contractor shall contact U.F.P.O. (1-800-982-7962) and the proper local authorities or respective utility company having jurisdiction to field verify the location of all utilities. The Contractor shall be responsible for any damage to existing utilities. Any costs incurred by the Contractor due to failure to contact the proper authorities shall become the responsibility of the Contractor.
- B. Extend designated limit of work as necessary to accomplish site utility work as required by these Drawings and Specifications.
- C. Water Service lines 4-inch and larger:
  1. Pipe and Fittings
    - a. Ductile Iron Pipe: Class 52, ANSI/AWWA C151/A21.51
    - b. Mechanical joint fittings: ANSI standard A21.10 and A21.11 (AWWA C10 and C11) Class 350.
  2. Couplings
    - a. Double cement mortar lining on interior and coal tar seal ANSI/AWWA C109/A21.11
  3. Joints
    - a. Conforming with ANSI/AWWA C111/A21.11
    - b. Pipe - push on joint
    - c. Fittings - mechanical joint, plain rubber
    - d. Fittings - Tapered with resumer glands having steel set screws.
  4. Valve Boxes
    - a. Cast from two piece valve box as manufactured by Clay (Model F2451), or approved equal.
    - b. Cast from one piece valve box as manufactured (F2460), or approved equal, and be clearly marked "Water".
  5. Anchorage
    - a. Concrete thrust blocks must be used at all changes in direction of line or greater, and at all tees, caps, fittings, hydrants and plugs.
- D. Water service lines 2 1/2-inch and smaller (no line shall be smaller than 3/4-inch):
  1. Pipe
    - a. Copper water tube, type K, soft temper for underground service.
  2. Corporation Stops
    - a. Mueller H-15008 with AWWA inlet threads or approved equal. 1 1/2-inch and larger must be used with tapping sleeve.
  3. Cap-stop
    - a. Mueller H-15209 or H-15219 curb-stops, non-draining or approved equal.
- E. Fire hydrants shall be Mueller A-423 compression-type hydrant, or approved equal having the following features:
  1. Valves - Mueller A-2380-20
    - a. All valves under 12-inches in diameter shall be mechanical joint resilient wedge (R/W).
    - b. R/W valves, 3-inches and larger shall be AWWA C509. Gland bolts shall be zinc coated steel.
    - c. All valves shall have a maximum working pressure of 200 psi.
    - d. All valves shall have mechanical joint ends conforming to ANSI A21.10/A21.11
    - e. Valves shall open right (clockwise) with a crown cast on it showing the direction of opening.
    - f. Each valve shall be furnished complete with necessary nuts, bolts, studs and gaskets.
  2. Butterfly Valves - Mueller Lineeal III
    - a. With the exception of tapping valves, all valves 12-inches in diameter and larger shall be Mueller, or approved equal, butterfly valves.
    - b. Butterfly valves shall be furnished with a cast iron body, bronze mounted, 360-degree rubber seat with stainless steel shaft conforming to AWWA C504. Gland bolts shall be zinc coated steel.
    - c. All valves shall have a minimum working pressure rating of 200 psi.
    - d. All valves shall have mechanical joint ends conforming to ANSI A21.10, A21.11 with a standard 2-inch square operating nut with arrow cast on it showing the direction of opening.
    - e. The valve shall be furnished complete with necessary nuts, bolts, studs, and gaskets which conform to AWWA C-110, AWWA C-111.
  3. Fire hydrants shall be Mueller A-423 compression-type hydrant, or approved equal having the following features:
    - a. 5 1/4-inch valve opening with a 6-inch inlet.
    - b. Two (2) 2 1/2-inch hose nozzles and one (1) 4" operating nut shall be national standard.
    - c. Pentagon shaped, 1/8-inch point to flat.
    - d. Break flange - traffic type construction.
    - e. Hydrants one to be painted a minimum of one industrial enamel as per point schedule.
    - f. Hydrants cover depth below finished grade of 5'-0".
  4. Chlorination pressure and leakage tests of water mains shall be in accordance with the specifications, NYSOEH regulations, and AWWA Standards and shall be performed under the supervision of a NYSOEH approved laboratory. Bacteria examination after disinfection at a NYSOEH approved laboratory will take place prior to turning water main over to the Owner.
  5. Water mains and services shall be installed at a minimum cover depth below finished grade of 5'-0".
  6. Water valves, hydrants, and other appurtenances shall be in accordance with the specifications, NYSOEH regulations, and AWWA Standards and shall be performed under the supervision of a NYSOEH approved laboratory. Bacteria examination after disinfection at a NYSOEH approved laboratory will take place prior to turning water main over to the Owner.

### LEGEND

- 320- EXISTING CONTOUR LINE
- 320- PROPOSED CONTOUR LINE
- - - EXISTING STORM MAIN
- - - PROPOSED STORM MAIN
- - - EXISTING BUILDING DRAINAGE LINES
- - - PROPOSED DRYWELL
- - - PROPOSED CATCH BASIN
- - - EXISTING SANITARY SEWER MANHOLE
- - - PROPOSED SANITARY SEWER MANHOLE
- - - EXISTING SANITARY SEWER MAIN LINE
- - - PROPOSED SANITARY SEWER MAIN LINE
- - - EXISTING WATER LINE
- - - PROPOSED WATER LINE

### SEWER SYSTEM NOTES

1. Installation of polypropylene plastic (PP) sewer pipe shall be in accordance with manufacturer's installation recommendations, and in accordance with ASTM D 2321.
2. Manhole frames and covers shall be Campbell Foundry Co. pattern No. 12023 or approved equal. The cover shall be cast iron with a minimum weight of 100 lbs. Provide (4) 7/8" dia. vent holes in cover. Sanitary sewer.
3. Sanitary sewer manholes shall be precast reinforced concrete with a minimum depth of 4'-0" below finished ground level. The manhole shall be pre-cast with integral floor. Top section shall be equipped with a cast-in-place concrete curb and manhole. Steps of cast-in-place concrete shall be provided to the manhole. The manhole shall be furnished with a "Press-Wedge II" seat, or approved equivalent.
4. All sewer piping and fittings shall conform to the Standard Specifications for PVC pipe, ASTM designation D-3034-79 or latest revision and to the dimensions and push-on joints.
5. Product data, information and shop drawings for materials to be used shall be submitted to the Architect for review and approval by the Architect prior to the placement of any orders for solid materials.
6. Leaksage outward or inward shall not exceed 200 gallons per inch of pipe diameter per mile per day for any section of the system. Leakage test shall be performed with a minimum positive head of 2 feet.



Approval: \_\_\_\_\_  
Approved under authority of a resolution adopted by the Planning Board of the City of Saratoga Springs.  
Date Signed: \_\_\_\_\_  
Chairperson



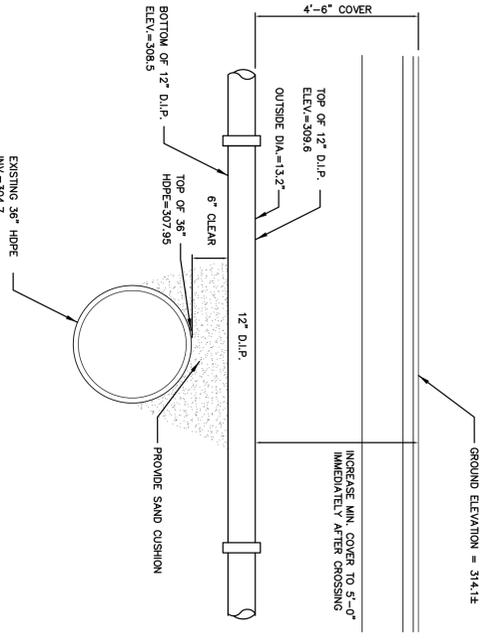
the LA Group  
Landscape Architecture  
and Engineering, PC  
40 Long Alley  
Saratoga Springs  
New York 12886  
P 518/587-9100  
F 518/587-0180  
www.thelagroup.com

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Design: MCB
Drawn: MCB
Checked: CMI

PREPARED FOR:  
John-Paul Builders, LLC  
796 Burdeck Street  
Schenectady, NY 12306

**WATER SYSTEM NOTES**

- A. The location of underground utilities shown on this plan shall be as shown. The Contractor shall contact U.P.O. (1-800-982-7892) and the proper local authorities or the utility company having jurisdiction to help verify the location and depth of all existing underground utilities. Any coats required by the Contractor due to failure to contact the proper authorities shall become the responsibility of the Contractor.
- B. Extend designated limit of work as necessary to accomplish site utility work as required by stress drawings and specifications.
- C. Water service lines 4-inch and larger:
  1. Pipe and fittings
    - a. Ductile Iron Pipe: Class 52, ANSI/AWWA C151/A21.51
    - b. Mechanical Joint fittings: ANSI standard A21.10 and A21.11 (AWWA C110 and C111) Class 350.
  2. Coatings
    - a. Double cement mortar lining on interior and coal tar epoxy on exterior of pipe in accordance with ANSI/AWWA C104/A21.11
  3. Joints
    - a. Conforming with ANSI/AWWA C111/A21.11
    - b. Pipe - push on joint.
    - c. Fittings - mechanical joint, plain rubber gaskets.
    - d. Fittings - mechanical joint, plain rubber gaskets, fitted together with stainless galvanized locking steel set screws.
  4. Valve Boxes
    - a. Cast Iron Two piece valve box as manufactured by Clay (Model T2451), or approved equal.
    - b. Cast Iron Two piece valve box as manufactured by F2490), or approved equal, and be clearly marked "Water".
  5. Anchorage
    - a. Concrete thrust blocks must be used at all pipe and fitting joints.
    - b. Concrete thrust blocks must be used at all all tees, caps, fittings, hydrants and plugs, and at all water service lines 2 1/2-inch and smaller (no line shall be smaller than 3/4-inch).
  - D. Water service lines 2 1/2-inch and smaller (no line shall be smaller than 3/4-inch):
    1. Pipe
      - a. Copper water tube, Type K, soft temper for underground service.
      2. Cooperation Stops
        - a. Mueller H-1500B with AWWA inlet threads or approved equal.
        - b. Valve: 1 1/2-inch and larger must be used with tapping sleeve.
      3. Curb-stop
        - a. Mueller H-1920S or H-15219 curb-stops, non-draining or approved equal.
    2. Hydrants
      - a. Hydrants shall be Mueller A-403 compression-type hydrants, or approved equal having the following features:
        1. Each valve shall be furnished complete with operating nut, handle, and stem, which conform to AWWA C-110, AWWA C-111.
        2. Butteryfly Valves - Mueller Unseal III
          - a. With the exception of tapping valves, all valves shall be Mueller, or approved equal, butterfly valves.
          - b. Butterfly valves, 12-inches and larger, shall be iron body, bronze mounted, 360-degree rubber lined, and shall conform to AWWA C504. gland bolts shall be zinc coated steel.
          - c. All valves shall have a minimum working pressure rating of 200 psig.
          - d. Conforming to ANSI A21.10, A21.11.
          - e. Valves shall open right (clockwise) with a clockwise rotation of the handle.
          - f. Valve shall operate using traveling nut.
          - g. The valve dash shall hold at any position.
          - h. The valve shall be equipped with a mechanical stop to prevent overtravel.
          - i. Each valve shall be furnished complete with operating nut, handle, and stem, which conform to AWWA C-110, AWWA C-111.
        3. Fire Hydrants shall be Mueller A-403 compression-type hydrants, or approved equal having the following features:
          - a. 5 1/4-inch valve opening with a 6-inch inlet.
          - b. Two (2) 2 1/2-inch hose nozzles and one (1) 4" Storz pumper nozzle, national standard thread.
          - c. Operating nut shall be national standard.
          - d. Break tongue - traffic type construction.
          - e. Open right (clockwise).
          - f. Hydrants are to be painted a minimum of one coat of red primer and one coat of black industrial enamel as per paint schedule.
    - F. Water mains and services shall be installed at 5'-0" minimum cover depth below finished grade of 5'-0".
    - G. Obstruction, pressure and leakage tests of water mains shall be performed in accordance with applicable regulations, and AWWA Standards and shall be performed under the supervision of the Owner's Representative and City Engineer. Bacteria examination and distribution of a NTS/SDH approved laboratory will be done prior to turning water main over to the Owner.
    - H. Water valve boxes, including structure fire, new structure fire, etc., shall be adjusted to conform to new finished pavement grades unless otherwise noted and/or directed by Owner's Representative.



**1 WATER AND STORM DRAIN CROSSING DETAIL**  
SCALE: NTS

**SEWER SYSTEM NOTES**

1. Installation of polyvinyl chloride plastic (PVC) sewer pipe shall be in accordance with manufacturer's recommendations, and in accordance with ASTM D 2221.
2. Manhole frames and covers shall be Compulast Forman Co. manhole frames and covers, or approved equal, and shall be embossed with "City of Saratoga Springs Sanitary Sewer" Provide (4) 7/8" dia. vent holes in cover.
3. Sanitary sewer manholes shall be precast reinforced concrete, complying with ASTM C 478. Base section to be pre-cast with integral floor. Top section shall be required steps of coarser polypropylene integrally cast into the manhole sidewalls. Pipes to manhole connection shall be Press-Wedge II steel, or approved equivalent.
4. All sewer piping and fittings shall conform to the Standard Specifications for PVC pipe, ASTM designation D 3035, or approved equal, and shall be installed in accordance with tolerance of classification SDR-26 with single gasket push-on joints.
5. Product data information and shop drawings for materials proposed for use by the contractor shall be submitted to and approved by the Architect prior to the placement of materials. Copy City Engineer on shop drawings/submitals.
6. Leakage outward or inward shall not exceed 200 gallons per day per linear foot of pipe for a 24-hour test section of the system. Leakage test shall be performed with a minimum positive head of 2 feet.

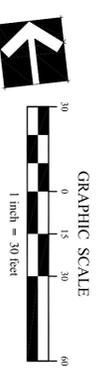
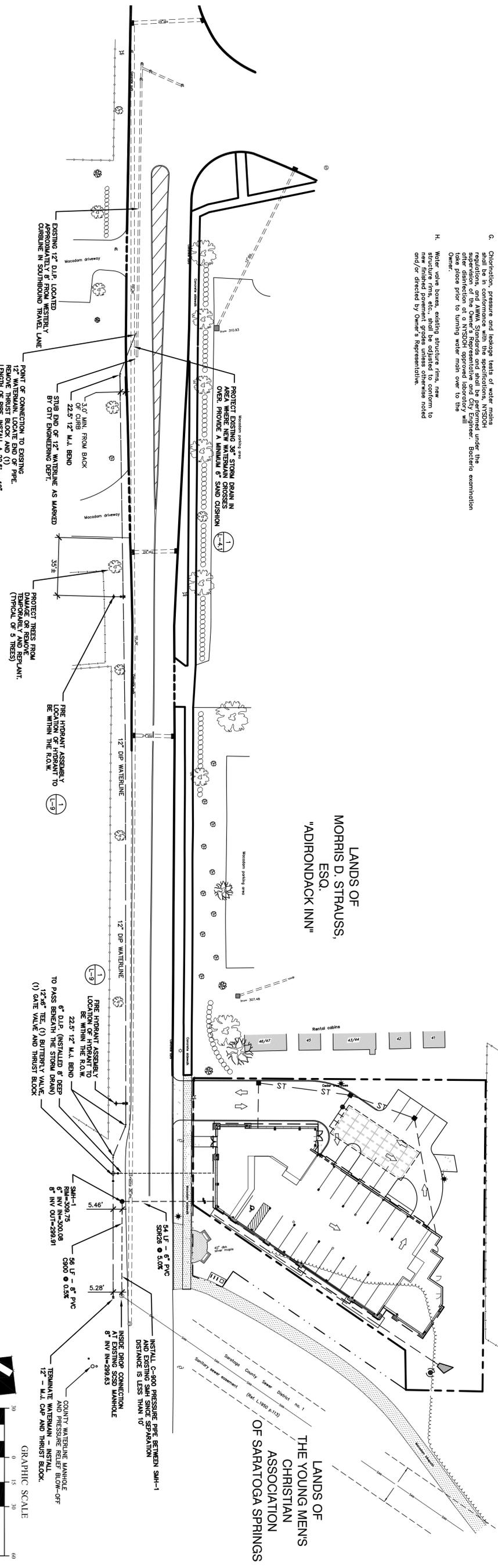
**NOTES PER SARATOGA COUNTY SEWER DISTRICT**

1. SDR 26 PIPE WITH SDR 26/25 FITTINGS WILL BE USED FOR SERVICE LATERALS.
2. THE CONTRACTOR WILL CONTACT SDRS 26/25 AT LEAST 48 HOURS BEFORE CONSTRUCTION BEGINS.
3. NO DISCHARGE OF FLOWS WILL BE ALLOWED UNTIL FINAL APPROVAL OF THE PROJECT HAS BEEN GRANTED.

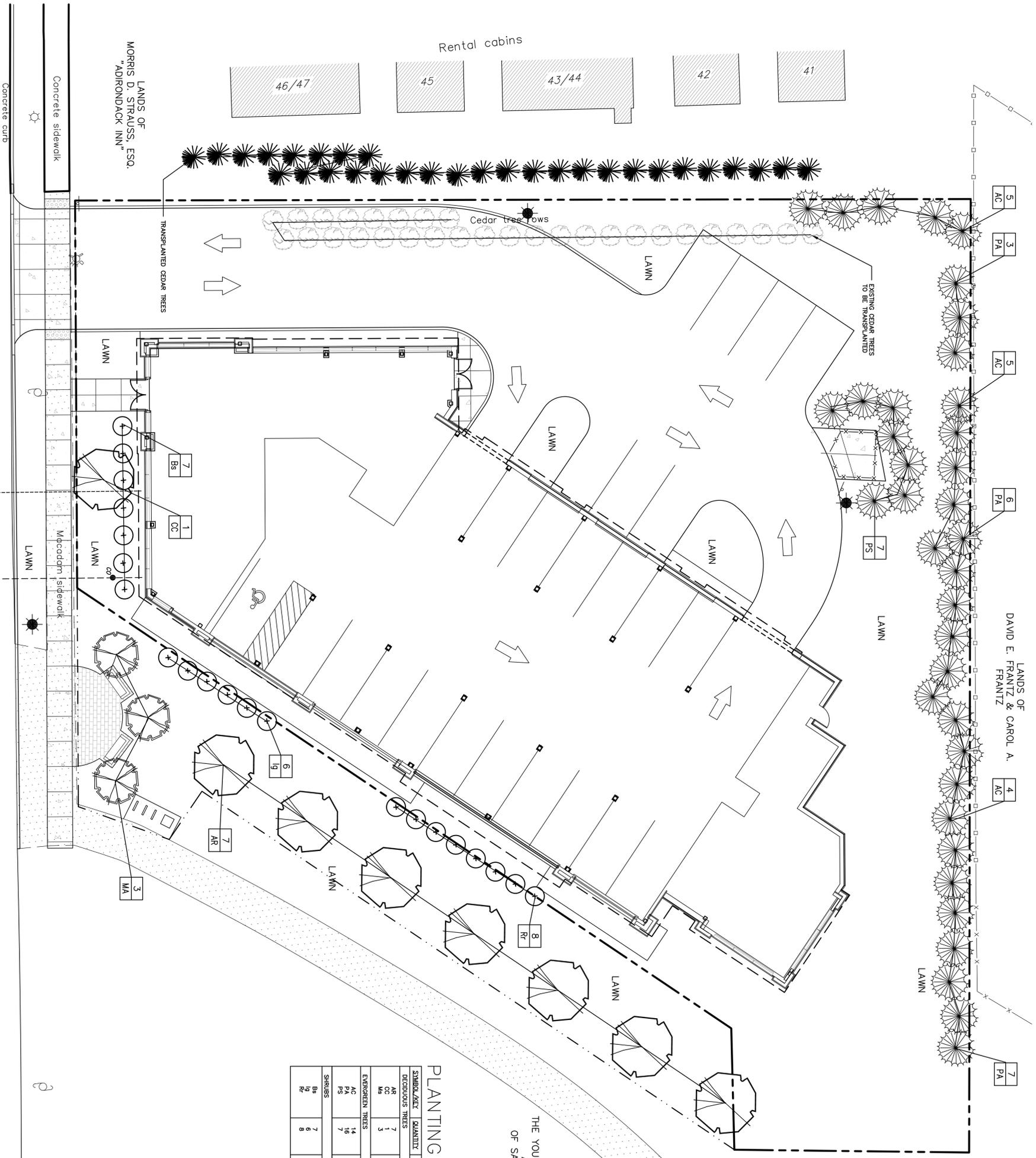
LANDS OF  
DAVID E. FRANTZ &  
CAROL A. FRANTZ

LANDS OF  
MORRIS D. STRAUSS,  
ESQ.  
"ADIRONDACK INN"

LANDS OF  
THE YOUNG MEN'S  
CHRISTIAN  
ASSOCIATION  
OF SARATOGA SPRINGS



Approval \_\_\_\_\_  
Approved under authority of a resolution adopted by the Planning Board of the City of Saratoga Springs.  
Date Signed \_\_\_\_\_  
Chairperson \_\_\_\_\_



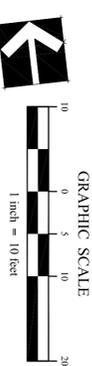
WEST AVENUE

PLANTING SCHEDULE

SYMBOL/ACCT	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
<b>DECIDUOUS TREES</b>						
AR	7	Acer rubrum Red Sunset	Red Sunset Red Maple	2 1/2" - 3" cal	B & B	
CC	3	Cornus fragilis Inermis	Mockers, cockspur hawthorn	2 1/2" - 3" cal	B & B	Use small tree from zoning because of fragrant white
MA	3	Malus 'Saratoga'	Saratoga Malus	2 1/2" - 3" cal	B & B	
<b>EVERGREEN TREES</b>						
AC	14	Abies concolor	White Fir	6 - 7' ht	B & B	
PA	16	Picea Abies	Norway Spruce	6 - 7' ht	B & B	
FS	7	Pinus Strobus	White Pine	6 - 7' ht	B & B	
<b>SHRUBS</b>						
Ba	7	Buxus sempervirens	Common Boxwood	30 - 36"	B & B	
Ig	6	Ilex obtusa	Inherry	18 - 24"	C.C.	
Rt	8	Rosa rugosa	Rose bush	24 - 30"	C.C.	

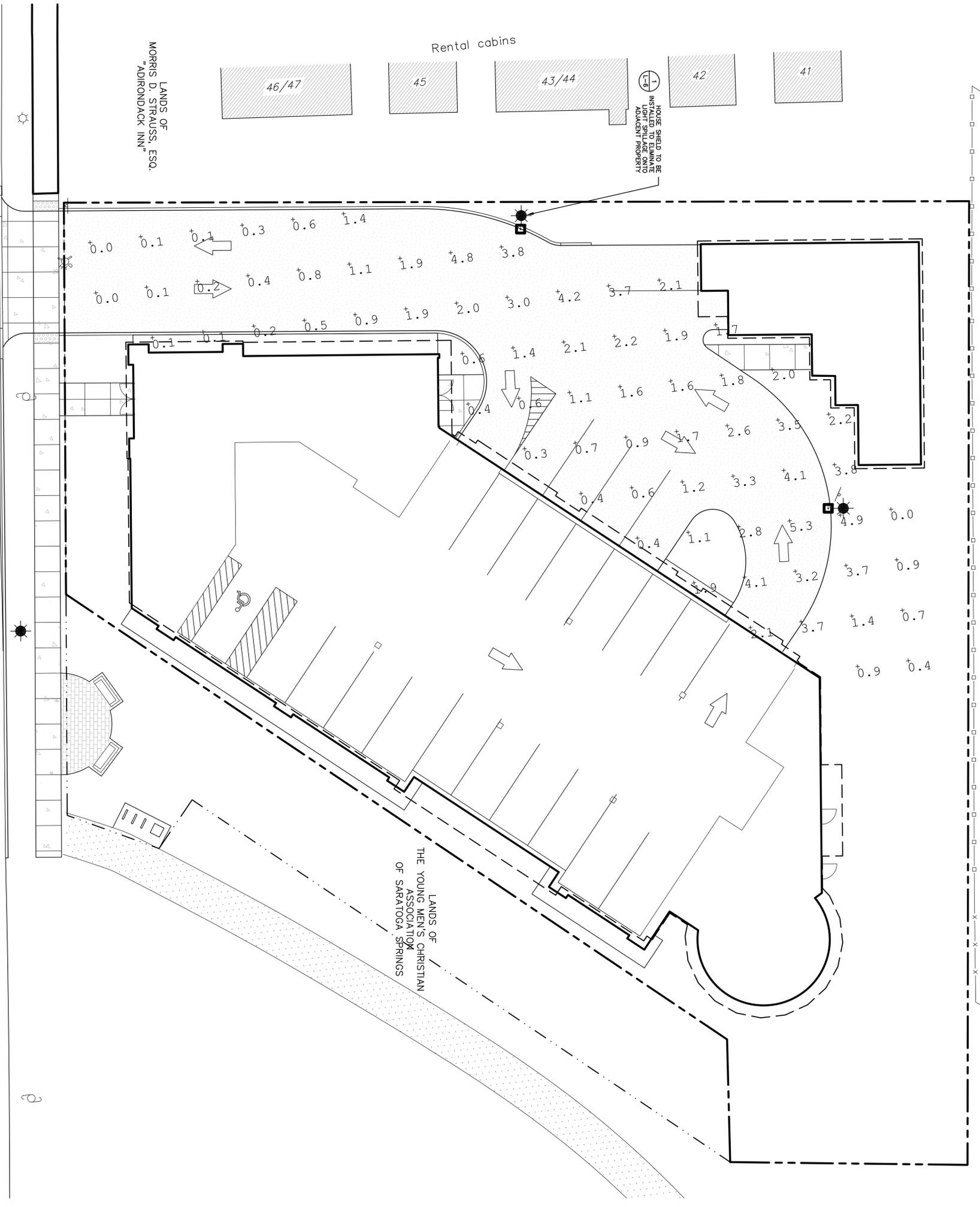
LANDS OF THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF SARATOGA SPRINGS

- PLANTING NOTES**
- All new plant material shall conform to the minimum guidelines established by the American Standard Nurserymen, Inc.
  - All new plants to be balled and burlapped or container-grown unless otherwise noted on plant list.
  - Any proposed substitutions of plant species shall be provided in writing, including a drawing of the plant height, culture, and only as approved by the Owner's Representative.
  - All new plant material for the project shall be of specimen quality unless approved otherwise by the Owner's Representative.
  - Where plants size is indicated as a range, the plants provided shall be a fair representation of that range.
  - The Contractor shall supply all new plant material in the Drawings, except to complete the planting shown on the Drawings, to the satisfaction of the Owner's Representative after delivery and prior to installation.
  - Contractor shall obtain plant approval from Owner's Representative after delivery and prior to installation. **Lawn Mix:**
  - \* BY WEIGHT SPECIES % GERMINATION**
    - 30% Tall Fescue
    - 50% Turf-Type Perennial Ryegrass
    - 20% Tall Fescue
    - 50% Turf-Type Perennial Ryegrass
  - Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Owner's Representative.
  - Stake location of all proposed planting for approval by the Owner's Representative prior to the commencement of planting.
  - New plant material shall bear some relationship to finished grade as it sits to previous grade in the nursery.
  - All plant boxes to receive three inches (3") of bark mulch and shall be watered daily or as per specifications.
  - Prepare all planting areas to minimum overall depths shown on drawings.
  - Amended topsoil backfill shall consist of (1) part to 4 cu. yds. topsoil.
  - All disturbed areas not scheduled for other work shall receive four inches (4") of suitable on-site or imported topsoil prior to seeding or sodding as specified.
  - Contractor shall guarantee all planted materials a minimum of 1 year time.
  - Contractor shall maintain all work including watering, mowing, and protection from traffic until final completion of the project.
  - Contractor is responsible to repair or replace all items damaged outside construction limits or disturbed on site which are not part of the identified work of this Contract.
  - Contractor to provide and maintain erosion control in the field. Remove upon stabilization of ground cover.



Approval: \_\_\_\_\_  
 Approved under authority of a resolution adopted by the Planning Board of the City of Saratoga Springs.  
 Date Signed: \_\_\_\_\_  
 Chairperson

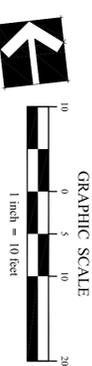
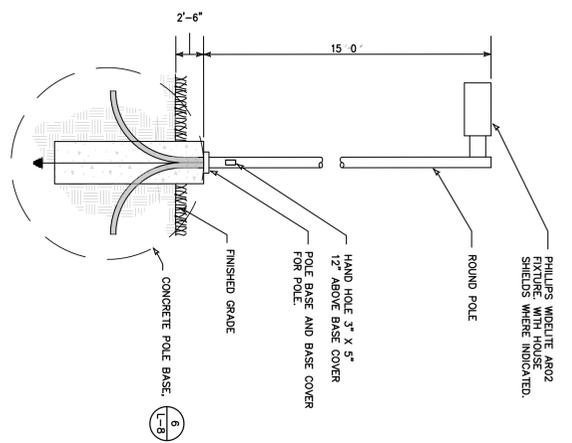
LANDS OF  
 DAVID E. FRANTZ & CAROL A.  
 FRANTZ



# WEST AVENUE

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Description
⊕	2	AR02	SINGLE	13000	AR02-150H Type 2

## 1 PARKING LOT LIGHT POLE DETAIL



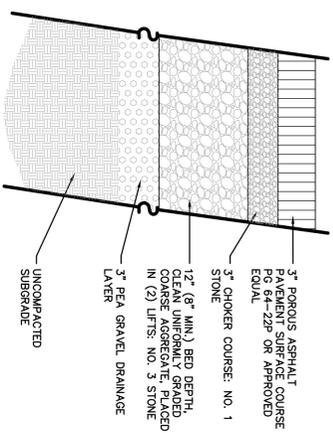
Approval \_\_\_\_\_  
 Approved under authority of a resolution adopted by the Planning Board of the City of Saratoga Springs.  
 Date Signed \_\_\_\_\_  
 Christopher

**246 WEST AVENUE**  
 RESIDENTIAL CONDOMINIUM COMPLEX  
 SARATOGA SPRINGS, NY  
 Title  
**SITE LIGHTING PLAN**

PREPARED FOR:  
 The PIKE Company, INC.  
 210 Clifton Corporate Parkway  
 Clifton Park, NY 12065

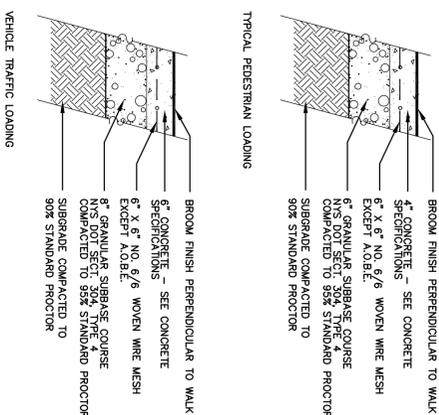
the LA group  
 Landscape Architecture  
 and Engineering, PC  
 40 Long Alley  
 Saratoga Springs  
 New York 12866  
 P 518/587-4100  
 F 518/587-0180  
 www.thelagroup.com  
 © the LA Group 2008  
 Design: MCB  
 Drawn: MCB  
 Checked: CMI





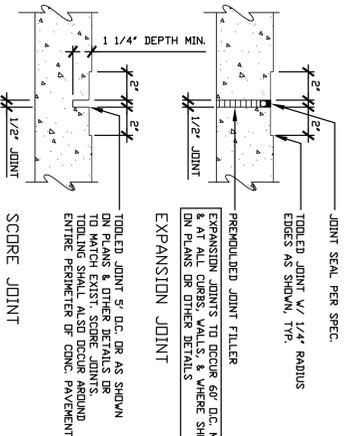
**1 POROUS PAVEMENT**  
N.T.S.

NOTES:  
 EXPANSION JOINT SPACING - 20'-25'  
 O.C.  
 CONTROL JOINT SPACING - 5' O.C.  
 NOMINAL CROSS SLOPE SHALL BE 1/4" PER FOOT (TYP) TOWARDS STREET OR A.O.B.E.  
 MAX. SLOPE ALONG THE LENGTH OF THE WALK SHOULD NOT EXCEED 1:12  
 CONSTRUCTION JOINT DETAILS TO BE SUBMITTED AND APPROVED BY CITY ENGINEER. SIDEWALKS WITH NO. 5 SUBGRADE SHALL BE 5' LONG PER ENGINEER.

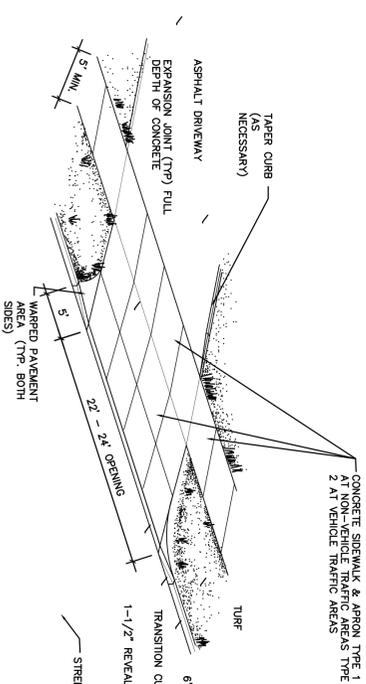


GENERAL DESIGN CRITERIA FOR CONSTRUCTING SIDEWALKS WITHIN SARATOGA SPRINGS, N.Y. RIGHT OF WAY AT THE PROPERTY LINE.  
 1.) SIDEWALKS MUST BE PLACED IN THE PUBLIC RIGHT OF WAY AT THE PROPERTY LINE.  
 2.) SIDEWALKS MUST NOT DROP DOWN WHEN CROSSING A DRIVEWAY.  
 3.) SIDEWALKS MUST NOT EXTEND ACROSS PUBLIC STREETS OR ALLEYS.  
 GENERAL DESIGN CRITERIA FOR CONSTRUCTING SIDEWALKS WITHIN SARATOGA COUNTY RIGHT OF WAYS WITHIN SARATOGA SPRINGS:  
 1.) ALL SIDEWALK INSTALLATIONS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER. PLANS MUST BE APPROVED BY THE COUNTY COMM. OR PUBLIC WORKS.  
 2.) SIDEWALKS MUST BE PLACED ON THE BACK SIDE OF DITCHES OR 8'(MIN.) FROM THE EDGE OF SHOULDER.  
 3.) SIDEWALKS MUST BE CONSTRUCTED SO AS NOT TO INTERFERE WITH DRAINAGE.

**5 CONCRETE PAVEMENT DETAIL**  
N.T.S.



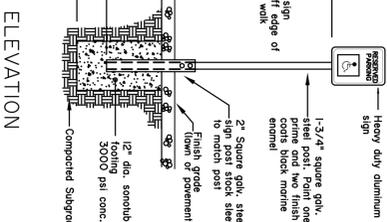
**6 CONCRETE PAVT. EXPANSION SCORE JOINT DETAIL**  
N.T.S.



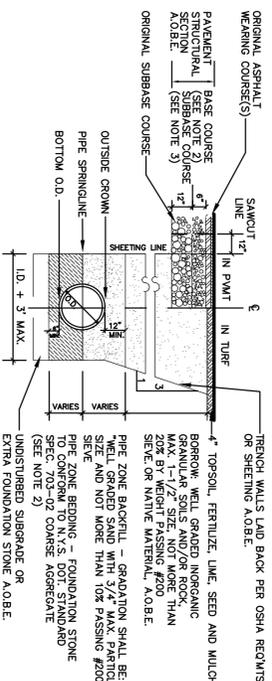
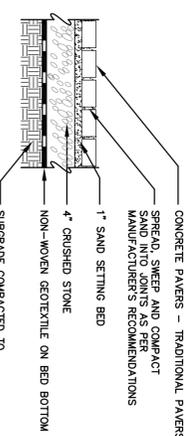
**7 COMMERCIAL ENTRANCE DETAIL**  
N.T.S.

TEXT	LETTER	APPROX. SIZE OF SIGN	MULT. C.D. NO.
STOP	A	30x30"	R1-C
	SEE MULT.C.D.	6.25 S.F.	

**8 TRAFFIC SIGN DETAIL / SIGN SCHEDULE**  
N.T.S.

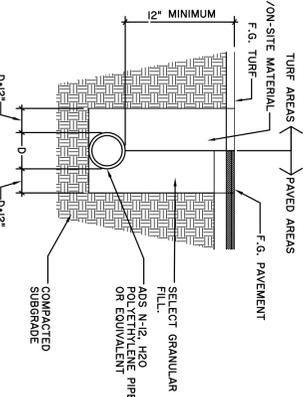


**12 UNIT PAVER WALKS**  
N.T.S.



NOTES:  
 1. STREET OPENING PERMIT IS REQUIRED  
 2. FOUNDATION STONE - N.Y.S. DOT STD. SPEC. 703-02  
 SIZE DETERMINATION #1: 100% PASSING 1\"/>

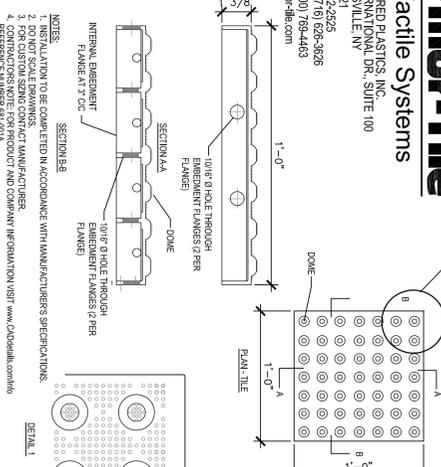
**9 SANITARY PIPE TRENCH DETAIL**  
N.T.S.



NOTE:  
 1. AOS N-12, HOPE PIPE REQUIRES A MINIMUM COVER OF 12\"/>

**10 PIPE TRENCH (STORM SYSTEM)**  
N.T.S.

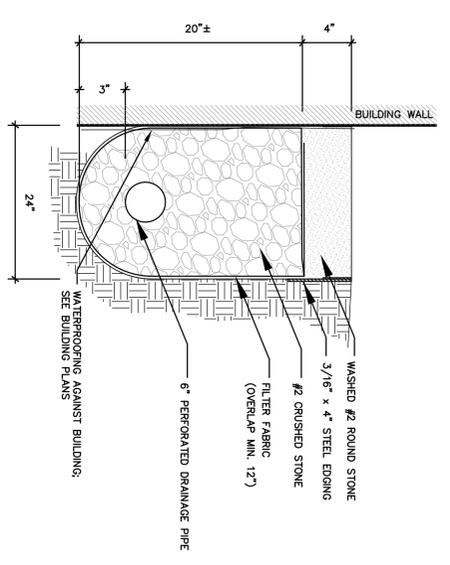
**11 TACTILE WARNING STRIP**  
N.T.S.



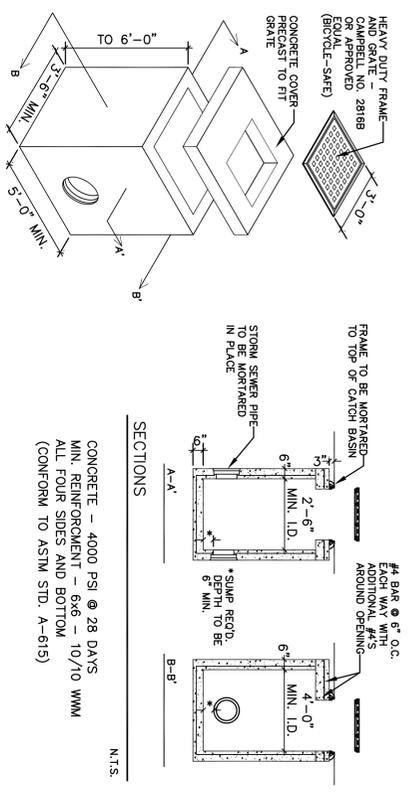
NOTES:  
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
 2. DO NOT SCALE DIMENSIONS. CONTACT MANUFACTURER.  
 3. CONTRACTOR'S SITE FOR PRODUCT AND COMPANY INFORMATION VISIT: www.Chubbell.com/ho  
 REFERENCE NUMBER 681-001A.

Approval \_\_\_\_\_  
 Approved under authority of a resolution adopted by the Planning Board of the City of Saratoga Springs.  
 Date Signed \_\_\_\_\_  
 Christopher

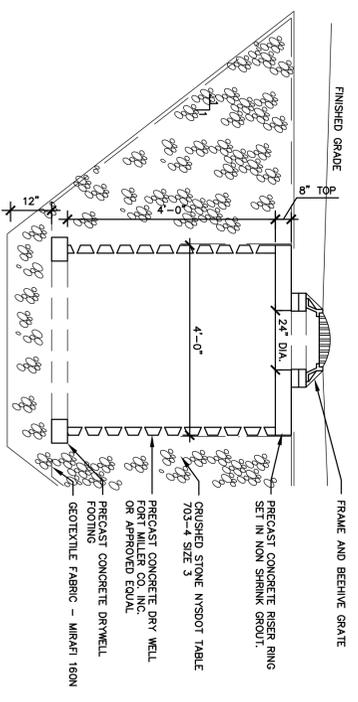
**Armor-Tile**  
 Tactile Systems  
 ENGINEERED PLASTICS, INC.  
 300 INTERNATIONAL DR., SUITE 100  
 SARATOGA, NY 12158  
 USA 44221  
 1 (800) 682-2525  
 PHONE: (760) 626-9226  
 FAX: 1 (800) 759-4463  
 www.armor-tile.com



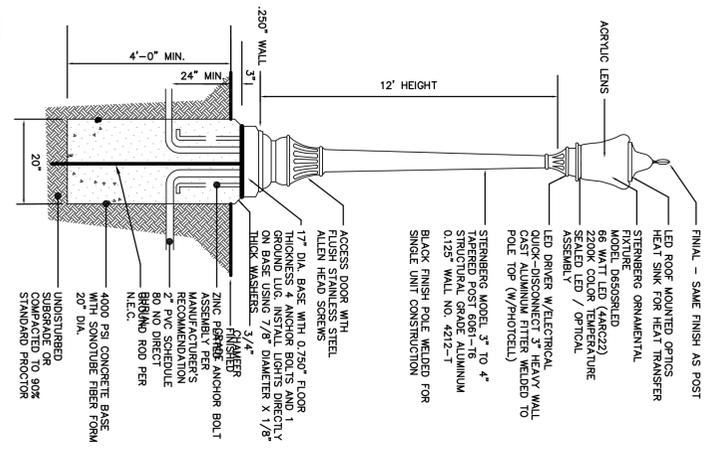
1 PERFORATED DRAINAGE TRENCH DETAIL  
 N.T.S.



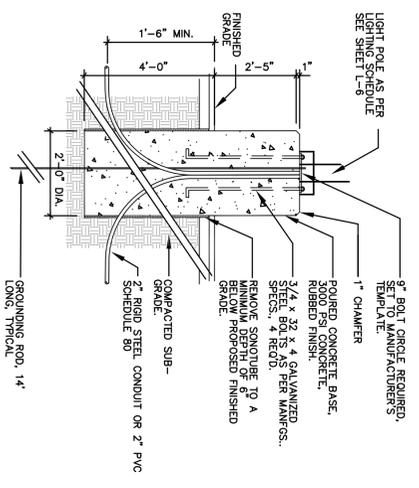
2 CATCH BASIN DETAIL  
 N.T.S.



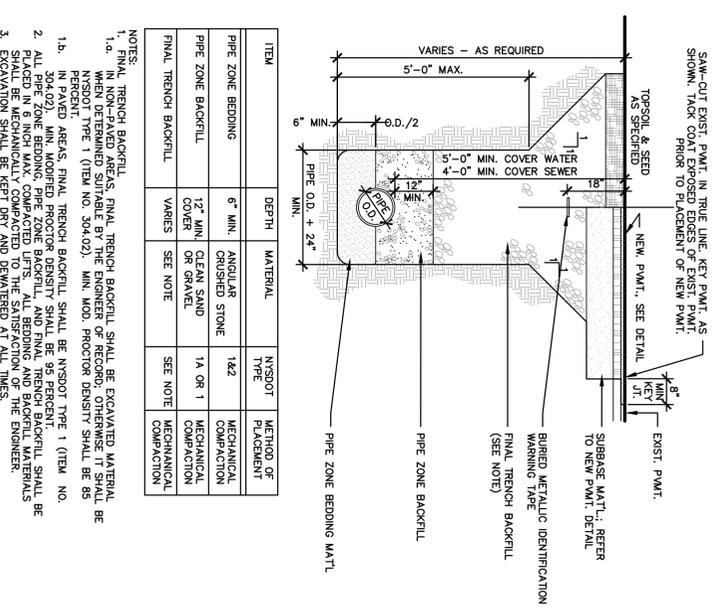
3 DRYWELL DETAIL  
 N.T.S.



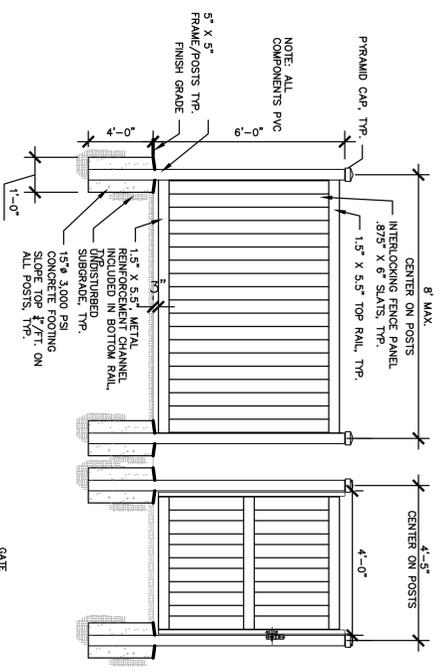
4 DECORATIVE STREET LIGHT DETAIL  
 N.T.S.



6 LIGHT POLE BASE - PEDESTAL DETAIL  
 N.T.S.

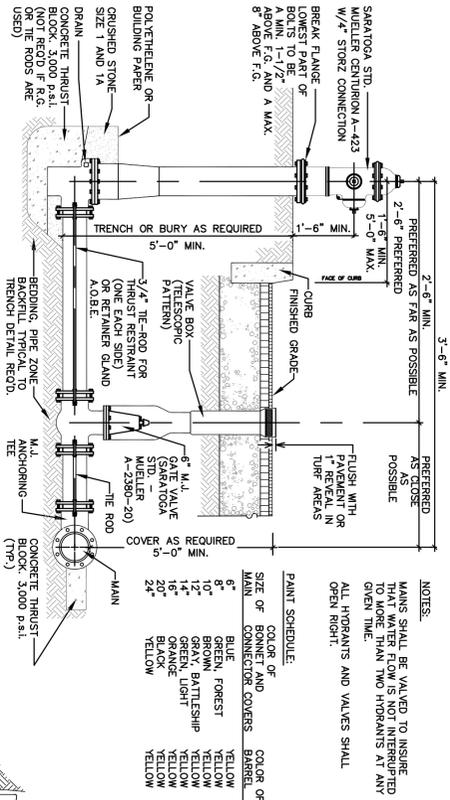


7 PIPE TRENCH-SECTION  
 SCALE: 1/8\"/>



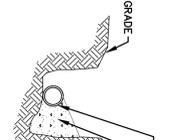
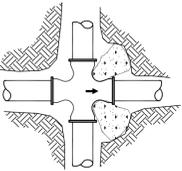
8 DUMPSTER PAD ENCLOSURE  
 SCALE: 1/8\"/>

Approval \_\_\_\_\_  
 Approved under authority of a resolution adopted by the Planning Board of the City of Saratoga Springs.  
 Date Signed \_\_\_\_\_  
 Chairperson \_\_\_\_\_



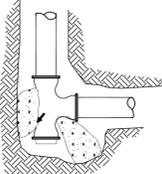
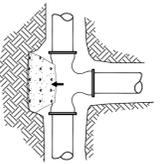
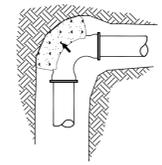
# 1 FIRE HYDRANT DETAIL

N.T.S.



## SECTION A-A

## PLAN TYP.



**NOTE:**  
 RETAINING GLANDS ACCEPTABLE FOR USE AS APPROVED BY CITY ENGINEER.

- NOTES:**
1. REQUIRED BEARING AREA AND DIMENSIONS L & D SEE SCHEDULE BELOW. VALUES OF L & D OTHER THAN THOSE SHOWN IN THE TABLE MAY BE USED PROVIDED THAN REQUIRED.
  2. CONC. NOT TO OVERLAP ANY JOINT.
  3. W/ 3/4" TIE ROD FOR THRUST RESTRAINT (ONE EACH SIDE) OR REMAINDER GLAND AS BLDG.
  4. BEARING AREAS FOR THRUST BLOCKS FOR WATER MAINS BEARING SHALL BE 12" DIA. TO BE APPROVED BY CITY ENGINEER.
  5. APPROXIMATE VOLUME OF CONCRETE THRUST BLOCK:

## REQUIRED BEARING AREAS & DIMENSIONS FOR CONCRETE THRUST BLOCKS

TEE	90° (1/4) BEND	45° (1/8) BEND	22-1/2° (1/8) BEND	11-1/4° (1/32) BEND
PIPE SIZE INCHES	D x L	D x L	D x L	D x L
AREA SQ. FT.	AREA SQ. FT.	AREA SQ. FT.	AREA SQ. FT.	AREA SQ. FT.
1.8 x 2.5	2.0 x 3.0	1.8 x 2.3	1.3 x 1.5	0.83 x 1.3
2.5 x 3.0	2.8 x 3.8	2.3 x 2.5	1.8 x 1.5	1.42 x 1.5
3.5 x 4.5	4.5 x 5.0	3.3 x 3.5	2.82 x 2.8	2.14 x 2.3
4.5 x 5.8	5.8 x 6.8	4.0 x 5.3	4.0 x 4.0	2.3 x 2.5

- NOTES:**
1. ALL TEE'S FOR TEE'S APR. V TO TEE'S. END PLUS CARS AND TAPPING SLEEVES.
  2. MINIMUM REQUIRED BEARING AREAS ARE DUE TO THRUSTS CAUSED BY 150 P.S.I. WORKING PRESSURE PLUS 50% (75 P.S.I.) SURGE ALLOWANCE.
  3. RESULTING IN 225 P.S.I. INTERVAL PRESSURE.
  4. REQUIRED BEARING AREAS ARE BASED ON ALLOWABLE SOIL BEARING CAPACITY OF 2000 POUNDS PER SQUARE FOOT FOR SAND. DUE TO OTHER SOIL TYPES, THE BEARING CAPACITY OF SOILS OTHER THAN SAND SHALL BE DETERMINED BY THE ENGINEER. THE CORRECTION FACTORS BELOW THE MINIMUM REQUIRED BEARING AREA GIVEN IN THE TABLE ABOVE FOR THE APPROPRIATE PIPE SIZE AND FITTING BY THE CONTRACTOR SHALL NOT MODIFY THE REQUIRED THRUST BLOCK SIZES WITHOUT THE ENGINEER'S WRITTEN APPROVAL.

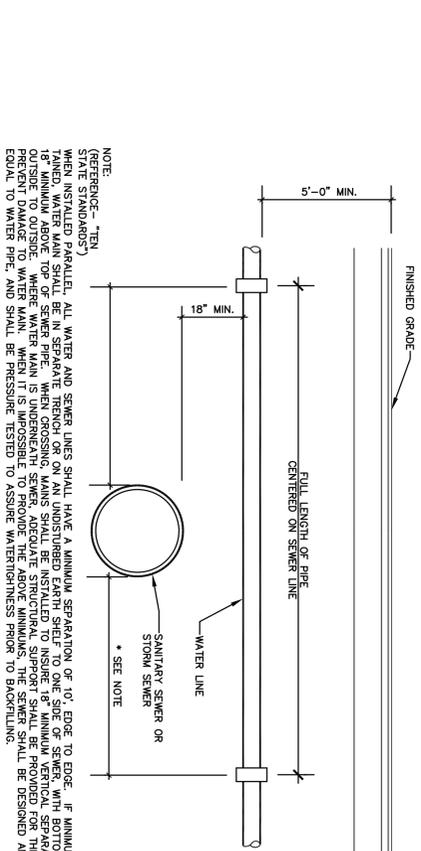
**ALLOWABLE SOIL PRESSURE (LBS./SQ.FT.)**

INSTITU SOIL CONDITION	ALLOWABLE SOIL PRESSURE (LBS./SQ.FT.)	CORRECTION FACTOR
SIFT CLAY	1000	2.00
SAND	2000	1.00
SAND & GRAVEL	3000	0.67
CEMENTED V/CLAY	4000	0.50
HARD SHALE	10,000	0.20

4. IN WORK BEAT OR SECTORS PLACED FILL. ALL THRUSTS SHALL BE RESISTED BY STEEL PLATES OR THE END ANCHORAGE TO SOIL IN APPROVED FOUNDATIONS. THE REMOVAL OF SUCH UNDESIRABLE MATERIAL AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THE THRUSTS, ALL AS REQUIRED BY THE ENGINEER. ALL PROPOSED PILE CONFIGURATIONS THE CONTRACTOR WISHES TO UTILIZE IN THE WORK SHALL BE DESIGNED AND CERTIFIED BY A QUALIFIED NEW YORK STATE LICENSED PROFESSIONAL ENGINEER HIRING BY THE CONTRACTOR. THE COST OF SAID PROFESSIONAL ENGINEERING COMPUTATIONS (AND ANY OTHER SUPPORTING DOCUMENTATION AS DEEMED NECESSARY BY THE ENGINEER OF RECORD) AS PROPOSED BY THE CONTRACTOR, SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR COMMENT REVIEW AND COMMENT. ALL SUBMITTALS SHALL DEPICT A SIGNED AND DATED LICENSED PROFESSIONAL ENGINEER'S SEAL BELONGING TO THE ENGINEER HIRING BY THE CONTRACTOR.
5. ALL THRUSTS SHALL BE RESISTED BY THE THRUST BLOCK AGAINST THE VERTICAL TRENCH FACE CONTACT AREAS OF THRUST. THRUST BLOCKS SHALL BEAR AGAINST UNWEAWEA/UNDISTURBED VIRGIN SOIL OF THE PIPE THRU VERTICAL WALL. ALL THRUST BLOCK BEARING AREAS SHALL BE BASED ON THE ACTUAL CONTACT AREA OF THE THRUST BLOCK AGAINST THE VERTICAL TRENCH FACE CONTACT AREAS OF THRUST OF 0.44. A MINIMUM CEMENT CONTENT OF 530 POUNDS PER CUBIC YARD AND A MAXIMUM SLUMP OF 4 INCHES AT POINT OF PLACEMENT. ALL CONCRETE SHALL BE PLACED IN SUCH A MANNER SO AS NOT TO INTERFERE WITH ANY FUTURE REPAIR AND/OR MAINTENANCE OF THE THRUST BLOCKS. CONCRETE UTILIZED FOR CONSTRUCTING THRUST BLOCKS SHALL NOT DEVELOP ANY PIPE JOINT, FITTING/PIPE JOINT, MECHANICAL JOINT, REMAINDER GLAND AND FERROUS-BASED RESTRAINT ANCHORAGE ASSEMBLIES.
6. CONCRETE THRUST BLOCKS SHALL BE PLACED IN SUCH A MANNER SO AS NOT TO INTERFERE WITH ANY FUTURE REPAIR AND/OR MAINTENANCE OF THE THRUST BLOCKS. CONCRETE UTILIZED FOR CONSTRUCTING THRUST BLOCKS SHALL NOT DEVELOP ANY PIPE JOINT, FITTING/PIPE JOINT, MECHANICAL JOINT, REMAINDER GLAND AND FERROUS-BASED RESTRAINT ANCHORAGE ASSEMBLIES.
7. CONCRETE THRUST BLOCKS SHALL BE PLACED IN SUCH A MANNER SO AS NOT TO INTERFERE WITH ANY FUTURE REPAIR AND/OR MAINTENANCE OF THE THRUST BLOCKS. CONCRETE UTILIZED FOR CONSTRUCTING THRUST BLOCKS SHALL NOT DEVELOP ANY PIPE JOINT, FITTING/PIPE JOINT, MECHANICAL JOINT, REMAINDER GLAND AND FERROUS-BASED RESTRAINT ANCHORAGE ASSEMBLIES.
8. UNDERGROUND UTILITIES WHICH MAY BE IMPACTED UPON DUE TO IMPROVED WATER MAIN THRUSTS, NO THRUST BLOCK SHALL BE PLACED UNLESS WRITTEN APPROVAL IS RECEIVED FROM BOTH THE UTILITY OWNER AND THE ENGINEER.

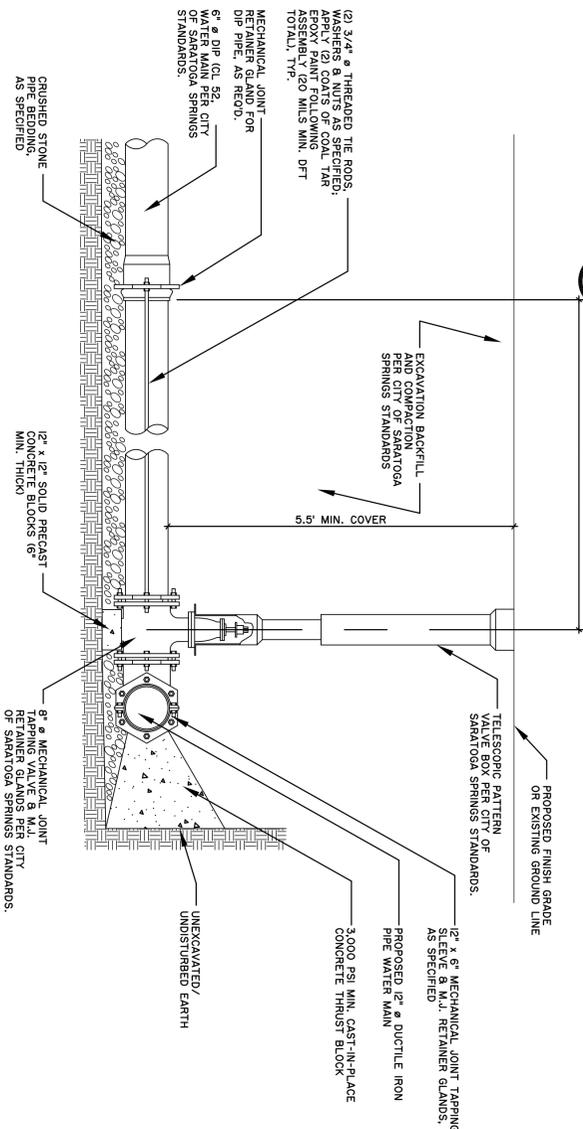
# 2 THRUST BLOCK DETAILS/NOTES

N.T.S.



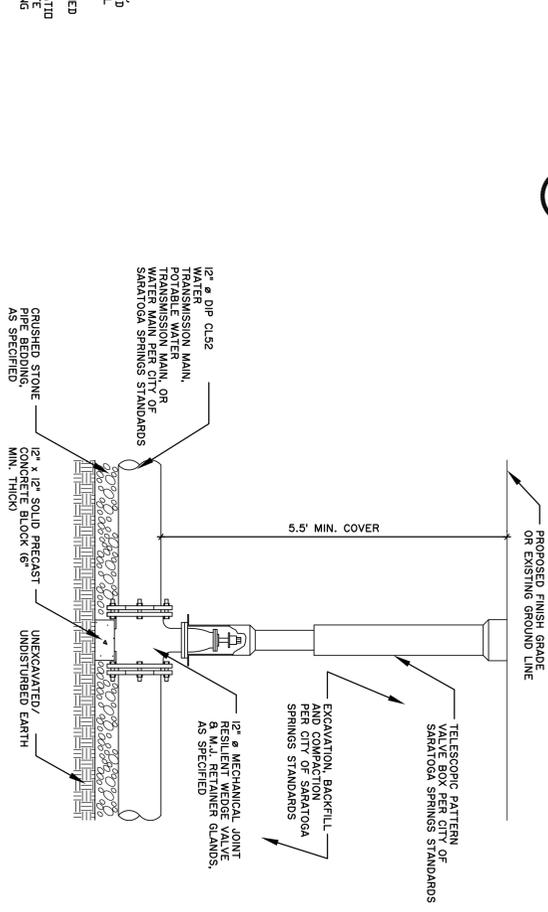
# 3 UTILITY CROSSING DETAIL

N.T.S.



# 4 CONN. TO EXISTING WATER MAIN DETAIL

N.T.S.

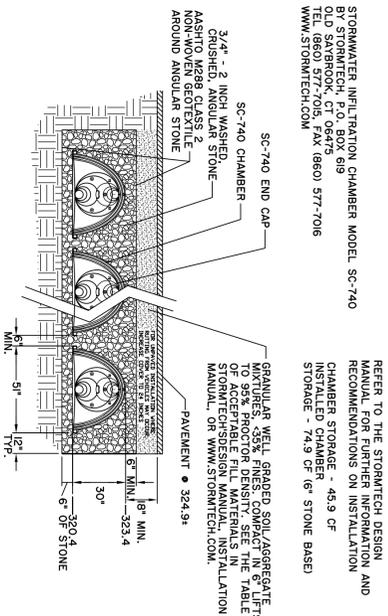


# 5 NEW WATER MAIN VALVE INSTALLATION DETAIL

N.T.S.

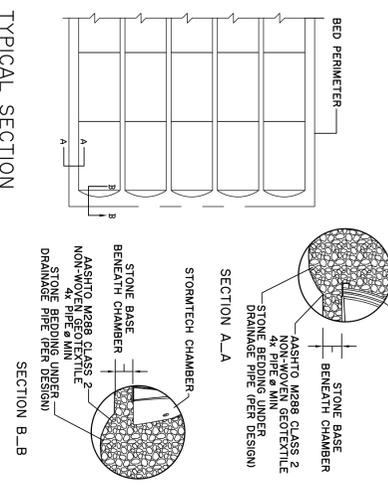
Approval \_\_\_\_\_  
 Approved under authority of a resolution adopted by the Planning Board of the City of Saratoga Springs.  
 Date Signed \_\_\_\_\_  
 Christopher





STORMWATER INFILTRATION CHAMBER MODEL SC-740  
 BY STORMTECH, P.O. BOX 618  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: (860) 577-7015, FAX: (860) 577-7016  
 WWW.STORMTECH.COM

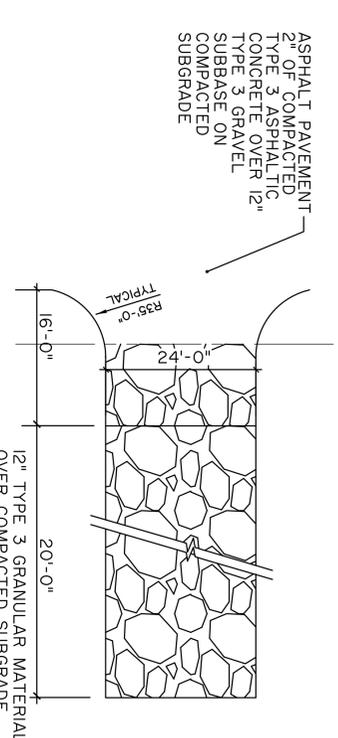
REFER TO THE STORMTECH DESIGN MANUAL FOR FURTHER INFORMATION AND RECOMMENDATIONS ON INSTALLATION AND CHAMBER STORAGE - 45.9 CF  
 INSTALLED CHAMBER - 74.9 CF OF 6\"/>



TYPICAL SECTION

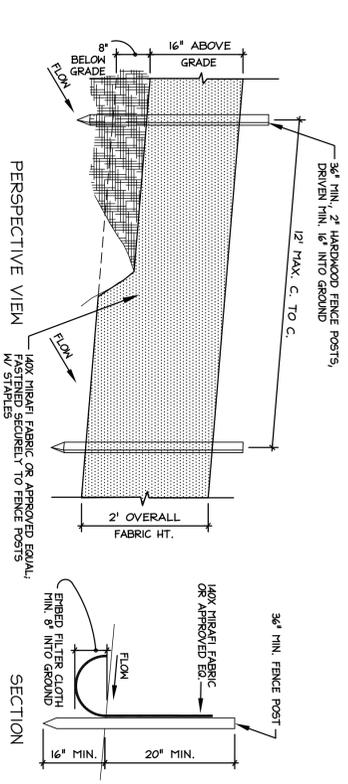
### 1 STORMWATER INFILTRATION CHAMBER DETAIL

N.T.S.



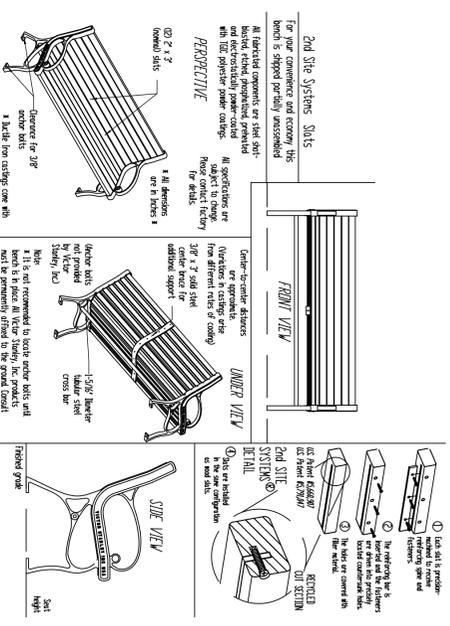
### 2 STABILIZED CONSTRUCTION ACCESS

N.T.S.



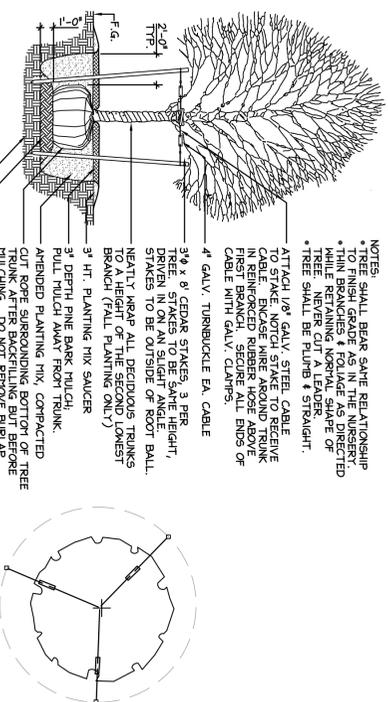
### 3 SILT FENCE DETAIL

N.T.S.



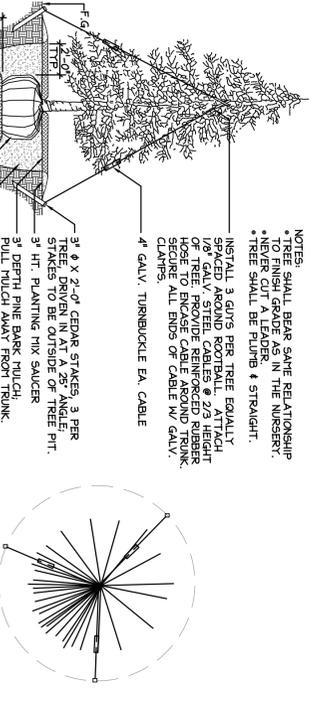
### 4 6' BENCH DETAIL

N.T.S.



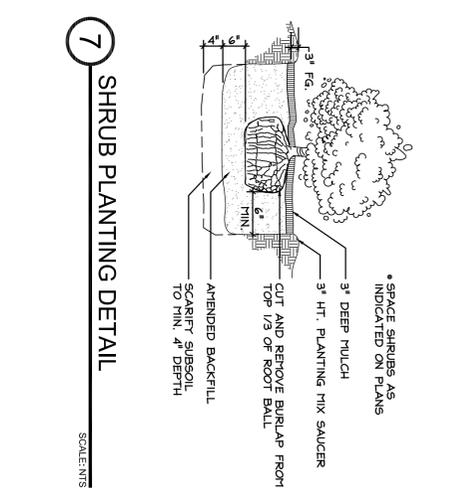
### 5 DECIDUOUS TREE PLANTING

SCALE: N.T.S.



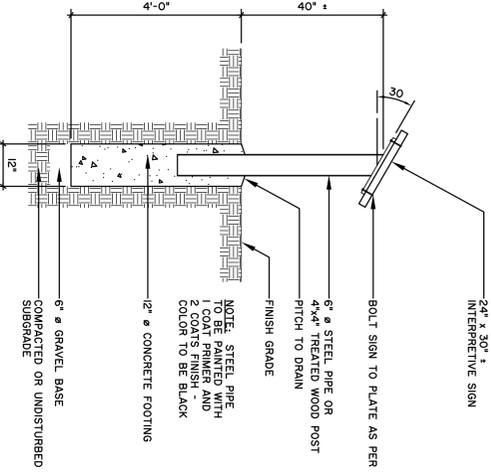
### 6 EVERGREEN TREE PLANTING

SCALE: N.T.S.



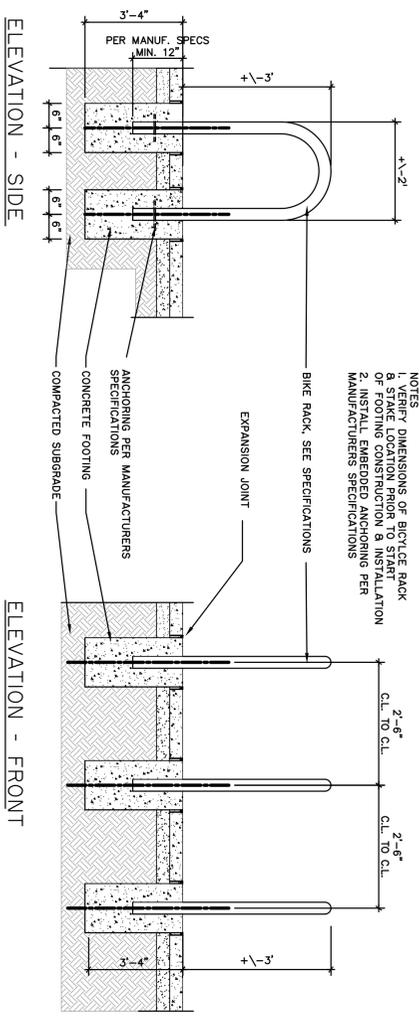
### 7 SHRUB PLANTING DETAIL

SCALE: N.T.S.



### 8 INTERPRETIVE SIGN DETAIL

SCALE: 1/2" = 1'-0"



### 9 BICYCLE RACK

N.T.S.

Approval \_\_\_\_\_  
 Approved under authority of a resolution adopted by the Planning Board of the City of Saratoga Springs.  
 Date Signed \_\_\_\_\_  
 Christopher



the LA group  
 Landscape Architecture  
 and Engineering, PC  
 40 Long Alley  
 Saratoga Springs  
 New York 12866  
 P 518/587-4100  
 F 518/587-4180  
 www.thelagroup.com

Design	MCB
Drawn	MCB
Checked	CMJ

PREPARED FOR:  
 The PIKE Company, INC.  
 210 Clifton Corporate Parkway  
 Clifton Park, NY 12065

246 WEST AVENUE  
 RESIDENTIAL CONDOMINIUM COMPLEX  
 SARATOGA SPRINGS, NY  
 Title  
 SITE DETAILS

Revisions  
 MYLAR CHECK SET  
 9/28/2012  
 MYLAR SET  
 NOVEMBER 2012  
 MAY 2014

City #: 12.006.1  
 Project: 201178  
 Date: 1/25/2012  
 Drawing  
**L-11**



# 246 WEST AVE APARTMENTS

Saratoga, New York

PERSPECTIVE



RE4ORM ARCHITECTURE



# 246 WEST AVE APARTMENTS

Saratoga, New York

PERSPECTIVE



RE4ORM ARCHITECTURE



# 246 WEST AVE APARTMENTS

Saratoga, New York

PERSPECTIVE



RE4ORM ARCHITECTURE



# 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: SUBDIVISION APPROVAL

(Rev: 07/2016)

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

Project Name: \_\_\_\_\_

Property Address/Location: \_\_\_\_\_

Tax Parcel #: \_\_\_\_\_ Zoning District: \_\_\_\_\_

(for example: 165.52-4-37)

Total Acres: \_\_\_\_\_

Land to be Subdivided Into: \_\_\_\_\_ Lots

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.

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

- Sketch Plan – \$400
  - Preliminary Subdivision Plat Approval
    - 1-20 Lots \$400
    - 21-50 Lots \$600
    - 51+ Lots \$1,000
  - Final Subdivision Plat Approval
    - Residential - \$1,000 plus \$100/lot \$ \_\_\_\_\_
    - Non-Residential - \$1,500/lot \$ \_\_\_\_\_
  - Final Approval Modification
    - Residential- \$250 \$ \_\_\_\_\_
    - Non-Residential- \$500 \$ \_\_\_\_\_
- Fee submitted \$ \_\_\_\_\_

Submission Deadline – Check City’s website ([www.saratoga-springs.org](http://www.saratoga-springs.org)) for application deadlines and meeting dates.

Does any City officer, 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 or purchaser under contract for the property, hereby request Subdivision consideration by the Planning Board for the identified property above. I agree to meet all requirements under the Subdivision Regulations for 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: \_\_\_\_\_



# 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)

Rev.05/2016

### PRELIMINARY/ FINAL SUBDIVISION APPROVAL REQUIRED SUBMITTAL CHECKLIST

1. Project Name: \_\_\_\_\_

2. Checklist Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

Listed below are the minimum submittal requirements as set forth in The City of Saratoga Springs' Subdivision Regulations. 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: \*3 hard copies and 1 digital copy of ALL materials are required.**

CHECK EACH ITEM	
<input type="checkbox"/>	1. Completed Subdivision Application (3 hard copies - *1 w/original signature - and 1 digital) and Fee
<input type="checkbox"/>	2. SEQR Environmental Assessment Form- short or long form as required by action.
<input type="checkbox"/>	3. Set of plans including: (3) large scale plans (sheets <u>must be</u> 24" x 36", drawn to a scale of not more than 1"=50 feet). One digital version of <b>all</b> 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 SUBDIVISION PLAT, AS APPLICABLE:**

<input type="checkbox"/>	1. Name of Subdivision
<input type="checkbox"/>	3. Property line survey prepared by a licensed land surveyor. Subdivision plat must reference such survey with all corners set and marked on plan. Reference NGVD 1929 datum. A copy of the original property survey must also be included.
<input type="checkbox"/>	4. North arrow and map scale

<input type="checkbox"/>	5. Parcel tax map number
<input type="checkbox"/>	6. Site location map
<input type="checkbox"/>	7. Site vicinity map (all features within 300 feet of property)
<input type="checkbox"/>	8. Identification of current zoning with corresponding area requirements
<input type="checkbox"/>	9. Building setback lines, either listed or shown on plans
<input type="checkbox"/>	10. Title block with subdivision name; name and address of applicant; and name and address of property owner (if different)
<input type="checkbox"/>	11. Name, address and phone number of subdivision surveyor and/or engineer
<input type="checkbox"/>	12. Names of all adjacent property owners within 300 feet (include both sides of street)
<input type="checkbox"/>	13. Identification of size, elevations, material, and slopes of all existing and proposed utilities within 400 ft of site.
<input type="checkbox"/>	14. Parcel street address (existing and any proposed postal addresses)
Yes <input type="checkbox"/>	15. Identification of existing or proposed easements, covenants or legal rights-of-way on this property
No <input type="checkbox"/>	
N/A <input type="checkbox"/>	
<input type="checkbox"/>	16. References to all prior variances or special use permits
<input type="checkbox"/>	17. Existing and proposed contours and spot grades (at 2 foot intervals)
<input type="checkbox"/>	18. Identification of all watercourses, designated State wetlands, buffers, Federal wetlands, floodplains, rock outcroppings, etc.
<input type="checkbox"/>	19. Identification of all existing or proposed sidewalks or pedestrian paths (show type, size and condition of existing sidewalks)
<input type="checkbox"/>	20. Location, design specifications and construction material for all proposed site improvements (drains, culverts, retaining walls, berms, fences, etc.)
<input type="checkbox"/>	21. Location and distance to fire hydrant
<input type="checkbox"/>	22. Erosion and sediment control plan – including designated concrete truck washout area
<input type="checkbox"/>	23. Approximate location, dimensions and areas for proposed lots and proposed public recreational land
<input type="checkbox"/>	24. Proposal for utility systems and lateral connections
<input type="checkbox"/>	25. Location and width of proposed streets

# *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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
[REDACTED]			
City/PO:		State:	Zip Code:
[REDACTED]		[REDACTED]	[REDACTED]
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.		<b>NO</b>	<b>YES</b>
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:		<b>NO</b>	<b>YES</b>
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)?          If Yes, explain purpose and size: _____          _____          _____</p>	<p><b>NO</b></p>	<p><b>YES</b></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?          If Yes, describe: _____          _____          _____</p>	<p><b>NO</b></p>	<p><b>YES</b></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?          If Yes, describe: _____          _____          _____</p>	<p><b>NO</b></p>	<p><b>YES</b></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: _____ Date: _____</p> <p>Signature: _____</p>		

# City of Saratoga Springs Complete Streets Checklist

**Saratoga Springs Complete Street Policy Vision (May 2012)**

*The City of Saratoga Springs Complete Streets Policy will encourage the development of a complete streets network throughout the City to create a more balanced transportation system. The Policy shall be consistent with and assist in achieving the goals and recommendations set forth in the City's Comprehensive Plan and other policy documents. The Policy shall ensure new and updated public and private projects are planned, designed, maintained and operated to enable safer, comfortable and convenient travel to the greatest extent possible for users of all abilities including pedestrians, bicyclists, motorists and transit riders.*

This checklist is intended to assist the City in achieving its vision for complete streets.

**Project Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Project Location / Limits:** \_\_\_\_\_

**Project Description:** \_\_\_\_\_

**Instructions: For each box checked, please provide a brief description for how the item is addressed, not addressed, or not applicable and include supporting documentation.**

Street Classification (identify street or streets within the project area)

Principal arterial     Minor arterial     Mixed use collector     Mixed use local   
 Residential collector     Residential local     Special use street

### EXISTING CONDITIONS

Item to Be Addressed/ Checklist Consideration	YES	NO	N/A	Required Description
<b>Existing Bicycle &amp; Pedestrian Operations</b>				
Do bicycle and pedestrian accommodations exist? (see page 2 for examples)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Existing Transit Operations</b>				
Do transit facilities exist within the study area, including bus and train stops/stations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Is the project area on a transit route? ( <a href="#">CDTA Service Routes</a> )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Are there bicycle racks, shelters, or parking for transit riders available?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Existing Access and Mobility</b>				
Do connective opportunities exist with schools, hospitals, senior care or community centers or persons with disabilities within project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Are there gaps inhibiting continuous access between schools, hospitals, senior care, or community centers or persons with disabilities within project area?"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Project Area Context</b>				
Are there prominent landmarks, recreation, shopping, employment center, cultural centers or other key destinations that offer opportunities to connect this site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Please list and/or describe planning or policy documents addressing bicyclist, pedestrian, transit, or truck/ freight use for the project area. Examples can include: <a href="#">City of Saratoga Springs Comprehensive Plan</a> , <a href="#">City of Saratoga Springs Open Space Plan</a> , <a href="#">Capital District Transportation Committee Bicycle/ Pedestrian Priority Network</a> , <a href="#">City Standard Details</a> , etc.				

**PROPOSED DESIGN**

Item to Be Addressed/ Checklist Consideration	YES	NO	N/A	Required Description
<b>Complete Streets Design</b>				
Bicyclist accommodations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pedestrian accommodations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access and Mobility accommodations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Transit accommodations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truck/ freight accommodations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Streetscape elements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<b>Bike Facilities:</b>	
Off-roadway bike accommodations	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Dedicated bike lane	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Shared-use lane	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Shoulder	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Acceptable actuated traffic signal bike detection, including turn lanes	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Do signals allow adequate minimum green time for bicyclist to safely cross intersection?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Signage and pavement markings specific to proposed bike facilities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Bicycle safe inlet grates	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Bicycle parking, eg. bike racks, bike lockers	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
<b>Transit Facilities:</b>	
Transit shelters	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Bus turnouts	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Standing pads	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Has CDTA been contacted?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
<b>Access and Mobility Facilities:</b>	
Adequate sidewalk or paved path	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Acceptable consideration/provision for accessible pedestrian traffic signal features	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Curb ramps, including detectable warning surface	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Acceptable slope and cross-slope for driveway ramps, sidewalks, crossings)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Have conflicts been reduced among pedestrian, bicyclists, and motor vehicles (access management)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA

<b>Pedestrian Facilities:</b>	
Sidewalks on both sides of the street	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Striped crosswalks	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Geometric modifications to reduce crossing distances such as curb extensions (e.g. bulb-outs)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Acceptable provision for pedestrian traffic signal features (e.g. ped. buttons)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Pedestrian signage for crossing & wayfinding	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Safety islands/medians on roadways with two or more traffic lanes in each direction	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Enhanced supplemental pedestrian treatments at uncontrolled marked crossings	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
<b>Connectivity:</b>	
Are there proposed connections to other bike paths, pedestrian facilities, or transit facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Are there proposed connections to any key destinations listed on page 1?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Are there proposed connections to neighborhoods?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
<b>Streetscape Elements:</b>	
Are streetscape elements proposed such as landscaping, street trees, planters, buffer strips, etc?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Pedestrian-level lighting	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Public seating or benches	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA

**Design Standards and Guidelines**

Design meets guidelines such as described below for bicycle/pedestrian/bus/transit facilities?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> NA	Describe
--	------------------------------	-----------------------------	-----------------------------	----------

*\*American Association of State Highway and Transportation Officials (AASHTO) - A Policy on Geometric Design of Highway and Streets, Guide for the Development of Bicycle Facilities and AASHTO Guide for the Planning, Design, and Operation of Pedestrian Facilities; Public Right-of-Way Accessibility Guide (PROWAG); Manual on Uniform Traffic Control Devices (MUTCD); Americans with Disabilities Act Accessibility Guidelines (ADAAG); National Association of City Transportation Officials (NACTO) - Urban Bikeway Design Guide. New York State Department of Transportation – Highway Design Manual*

August 2, 2016

Mr. Tim Wales  
City Engineer  
Saratoga Springs, NY

RE: Zumpano Subdivision  
119 East Avenue  
Saratoga Springs, NY

Site Improvements Cost Estimate for Letter Of Credit

- 1) 5' wide concrete sidewalk – 755s.f @ \$5.25 = \$3900.00
- 2) Decorative street light - \$3000.00
- 3) Water connection & restoration - \$1200.00
- 4) Sanitary sewer connection & restoration - \$1200.00
- 5) As-Built Drawing - \$1000.00

Total Letter of Credit Amount = \$10,300.00







# CITY OF SARATOGA SPRINGS

OFFICE OF THE MAYOR

City Hall - 474 Broadway  
Saratoga Springs, New York 12866-2296  
Tel: 518-587-3550 fax: 518-587-1688  
<http://www.saratoga-springs.org>

[FOR OFFICE USE]
_____
(Application #)
_____
(Date received)

## PETITION FOR: ZONING AMENDMENT

(Rev: 1/2016)

1. Name of Petitioner: Two Gilbert Corner, LLC

2. Type of Amendment (Map or Text):

Map Amendment:

Site Location: 655 Crescent Avenue Tax Parcel #: 180.69-2-20

Current Zoning: Rural Residential Proposed Zoning: Portion Zone BB Interlaken PUD

Reason for amendment: \_\_\_\_\_

The property is presently derelict and inconsistent with Waterview Drive neighborhood. The inclusion of this land in the Interlaken PUD Zone BB will complete the streetscape of the neighborhood.

Text Amendment:

Section to be amended: Appendix C: 2 Interlaken Planned Unit Development

Proposed wording of text amendment (attach additional sheets if necessary):  
See attached proposed amendment to the Planned Unit Development Legislation for the "Interlaken Planned Unit Development".

Reason for amendment: \_\_\_\_\_

To complete the streetscape of Waterview Drive at its northerly entrance onto Crescent Avenue by subdividing Tax Parcel 180.69-2-20 into 4 conforming single family lots and having those lots incorporated into the PUD.

3. Professional Representing Applicant (if any):

Name: Michael J. Toohey, Esq.  
Address: P. O. Box 4367, 160 West Avenue  
Saratoga Springs, New York 12866

Phone: [REDACTED]  
Email: [REDACTED]

Identify primary contact person:  Applicant  Owner  Agent

4. 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.

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

Environmental Assessment Form - All petitions must include a completed SEQR Short or Long Form. SEQR forms can be completed at <http://www.dec.ny.gov/permits/6191.html>.

Petition Fee: \$700.00 plus \$100/acre Total \$ 800.00

A check for the total amount payable to: "Commissioner of Finance" must accompany this petition.

- Submit **10 copies, and one electronic copy (PDF)** of complete petition and all attachments.
- Location map (Map Amendment): Submit (4) large scale 24" x 36", and (10) 11"x17" copies.

All completed petitions are to be submitted to **the Office of the Mayor for consideration.**

I, the undersigned owner or purchaser under contract for the property, hereby request zoning amendment approval by the City Council for the above petition. I agree to meet all requirements under Section 240-10.0 of the Zoning Ordinance for the City of Saratoga Springs.

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

Applicant Signature: William J. Meun Date: 7/26/2016  
Name: Two Gilbert Corner, LLC Phone: [REDACTED]  
Address: 2 Gilbert Road E-mail: [REDACTED]  
Saratoga Springs, New York 12866

If applicant is not currently the owner, the owner must sign.

Owner Signature: William J. Meun Date: 7/26/16  
Print Name: William J. Morris

# 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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Expansion Zone BB Interlaken Planned Unit Development			
Project Location (describe, and attach a location map): 655 Crescent Avenue, Saratoga Springs, Tax Parcel 180.69-2-20			
Brief Description of Proposed Action: The subdivision of the existing 1.1 acre parcel of land into 4 residential parcels and then the inclusion of those 4 parcels into Zone BB of the Interlaken Planned Unit Development			
Name of Applicant or Sponsor: Two Gilbert Corner, LLC		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 2 Gilbert Road			
City/PO: Saratoga Springs		State: NY	Zip Code: 12866
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 <input type="checkbox"/>
			YES <input type="checkbox"/>
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: City Council, City of Saratoga Springs, New York; Planning Board, City of Saratoga Springs, New York			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 1.1 acres	
b. Total acreage to be physically disturbed?		_____ 0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.1 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" 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)?          If Yes, explain purpose and size: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></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?          If Yes, describe: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></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?          If Yes, describe: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>Two Gilbert Corner, LLC</u></p>	<p>Date: <u>7/26</u> 2016</p>	
<p>Signature: <u>Walter J. Merritt</u></p>		

**Narrative**  
**Inclusion of a Four Lot Subdivision**  
**Zone BB Interlaken Planned Unit Development**

The Interlaken Planned Unit Development, located in the eastern portion of Saratoga Springs, in the Union Avenue, Crescent Avenue area of the City has, over the course of time, been developed in accordance with the legislation that has been approved and amended by the City Council of the City of Saratoga Springs, and has been subject to Planned Unit Site Plan Approval by the Planning Board of the City of Saratoga Springs.

In March of 1997, an expansion of the Planned Unit Development was approved by the City Council and Designated Interlaken Zone BB. Thereafter, by Resolution of the Planning Board of the City of Saratoga Springs on May 7, 1997, PUD Site Plan approval was granted for a thirty (30) lot residential subdivision extending in a general westerly direction from Crescent Avenue and consisting of all of the lots on the easterly portion of Waterview Drive and all of Campion Lane. What was not included in this new Zone BB was the parcel of land located on the northeast corner of the intersection of Crescent Avenue and the then newly developed Waterview Drive. The parcel in question is listed as 655 Crescent Avenue, being City of Saratoga Springs Tax Parcel 180.69-2-20 (the "Property").

This 1.15 acre parcel is 130.57 ft on the west side of Crescent Avenue and 364.11 ft along the north boundary of Waterview Drive. There presently exists on the property a vacant dilapidated residential structure on the easterly end of the site with two driveway entrances on Crescent Avenue. An engineering analysis of the existing structure has determined that it is not salvageable and a Demolition Permit for it to be removed has been issued by the City of Saratoga Springs.

**Existing Neighborhood**

All of the structures in Zone BB consistent with the PUD Legislation, are residential in nature, and are allowed a detached or attached one bedroom unit consisting of no more than 800 sq ft Pursuant to the existing Planned Unit Development code the lots in Zone BB of the Planned Unit Development, must be at least ten thousand square feet (10,000 sq ft).

The existing 8 lots of the north side of Waterview Drive have an average street frontage of 80.00 ft. that being the the minimum mean width for lots within Zone BB according to the PUD Legislation.

**Land To Be Added**

The Applicant wishes to subdivide the 1.15 acres of land into 4 residential parcels which in all ways will be controlled by the use, lot size, mean width, setback, building height requirements that already existing in the Zone BB Legislation and within this neighborhood.

The proposed lots will all be PUD code compliant with an average square footage of 11,972 +/- sq ft and an average frontage on the north side of Waterview Drive of 91.03 ft.

### **2015 Comprehensive Plan**

Within the 2015 Comprehensive Master Plan, the Property is located within the “Residential Neighborhood – 1 Zone” as show on the Comprehensive Plan Map. According to the text of the Comprehensive Master Plan (p.58), that Zone allows a maximum density of 3.5 Units/Acre. As specified in the City Assessor’s records and the City Tax Map, the Property is 1.15 acres and, as a result, according to the Comprehensive Master Plan, the units can be created from the Property.

### **Neighborhood Approval**

The Applicant, prior to bringing this Application to the City Council, held a neighborhood meeting to introduce the concept that the Property would be subdivided into four (4) residential parcels under all of the requirements of the existing PUD restrictions. That meeting was very well attended and the vast majority in attendance were in favor of this plan that would complete the Waterview Drive northern streetscape and eliminate the structure that is an eye soar to anyone entering the neighborhood from Crescent Avenue.

### **Infrastructure**

As required with the Planned Unit Development Legislation, the homes that will be built on these parcels will all be connected to existing public sanitary sewer and potable water lines that exist within Waterview Drive.

**Existing Residential Lots  
North Side of Waterview Drive  
Zone BB**

<u>Address</u>	<u>Tax Parcel</u>	<u>Street Frontage</u>
57 Waterview Drive	180.69-2-3	78.61 ft
59 Waterview Drive	180.69-2-4	78.85 ft
61 Waterview Drive	180.69-2-5	79.01 ft
63 Waterview Drive	180.69-2-6	79.09 ft
65 Waterview Drive	180.69-2-7	96.91 ft
53 Waterview Drive	180.69-2-1	76 ft
55 Waterview Drive	180.61-2-14	<u>76.38 ft</u>
		564.85/7 = 80.70 ft

**Proposed Lots Square Footage**

1	12,371 sq ft
2	10,339 sq ft
3	10,339 sq ft
4	<u>14,840 sq ft</u>
	47,849/4 = 11,972.25 sq ft

**Proposed Mean Width**

1	80 ft
2	80 ft
3	80 ft
4	<u>124.11 ft</u>
	364.11/4 = 91.03 ft

August 5, 2016

Honorable Joanne Yepsen, Mayor  
City of Saratoga Springs  
City Hall  
474 Broadway  
Saratoga Springs, NY 12866

Dear Mayor Yepsen:

RE: SPA-HOUSING ORDINANCE

We are pleased to submit to the City Council the attached zoning amendment that would create “The Saratoga Places for All (SPA) Housing Ordinance”.

We request that at the August 16, 2016 City Council meeting, you vote to determine that this zoning amendment has “merit for review” and that it be forward to the City and County Planning Boards for the required advisory opinions.

This is new ordinance is based on the draft ordinance developed in 2006 by the City’s Inclusionary Zoning Ordinance Development (IZOD) Committee headed by Monte Franke. This Committee held 30 meetings over 14 months to develop this ordinance. Working off of ordinances from similar sized communities, the Committee uniquely tailored that ordinance to Saratoga Springs. However, in 2007, that ordinance did not make it to the Council table for a vote.

We believe now is the time for the City Council to reconsider this ordinance. It will result in a program that will guarantee more diverse housing opportunities for Saratogians – especially for middle income households. In the last 10 years, housing costs have increased and remain out of reach for many Saratogians. For years there has been much talk of the need for affordable housing – and this ordinance can be part of the effort to make Saratoga Springs more livable for all income groups.

The ordinance would require developers of housing developments of 10 or more units to set aside up to 20% of the units as affordable in sale or rental to households of modest income. Developers are given up to a 20% density bonus, or right to build more units on the same site, to offset the cost of providing these affordable units. This ordinance takes advantage of market forces and development capacity to produce affordable units that are integrated into housing throughout the community. There are no State or Federal subsidies or actions in this program. There are manageable administrative costs to the City.

Sustainable Saratoga is interested in bringing this ordinance back to City Council because we think it is a good housing program for Saratoga Springs. This ordinance would add an important missing element in our community's overall housing effort. It deserves to have community discussion and consideration.

Our website [www.sustainablesaratoga.org](http://www.sustainablesaratoga.org) contains more information about this ordinance and the housing needs of the community. We will be transmitting this information to you under separate cover.

Sincerely,

*Harold J. Moran*

Harry Moran  
Chair

Attachments

cc: Commissioner John Franck  
Commissioner Michele Madigan  
Commissioner Chris Mathiesen  
Commissioner Anthony Scirocco



# CITY OF SARATOGA SPRINGS

OFFICE OF THE MAYOR

City Hall - 474 Broadway  
Saratoga Springs, New York 12866-2296  
Tel: 518-587-3550 fax: 518-587-1688  
<http://www.saratoga-springs.org>

[FOR OFFICE USE]

\_\_\_\_\_  
(Application #)

\_\_\_\_\_  
(Date received)

## PETITION FOR: ZONING AMENDMENT

(Rev: 1/2016)

1. Name of Petitioner: Sustainable Saratoga

2. Type of Amendment (Map or Text):

Map Amendment:

Site Location: \_\_\_\_\_ Tax Parcel #: \_\_\_\_\_

Current Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

Reason for amendment: \_\_\_\_\_  
\_\_\_\_\_

Text Amendment:

Section to be amended: Article 4.4

Proposed wording of text amendment (attach additional sheets if necessary):

See attached text  
\_\_\_\_\_

Reason for amendment: \_\_\_\_\_

To achieve more diverse and affordable housing within the city  
\_\_\_\_\_

3. Professional Representing Applicant (if any):

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_  
\_\_\_\_\_

Identify primary contact person:  Applicant  Owner  Agent

4. 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.

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

Environmental Assessment Form - All petitions must include a completed SEQR Short or Long Form. SEQR forms can be completed at <http://www.dec.ny.gov/permits/6191.html>.

Petition Fee: \$700.00 plus \$100/acre Total \$ Request waiver due to Public Benefit  
A check for the total amount payable to: "Commissioner of Finance" must accompany this petition.

Submit **10 copies, and one electronic copy (PDF)** of complete petition and all attachments.

Location map (Map Amendment): Submit (4) large scale 24" x 36", and (10) 11"x17" copies.

All completed petitions are to be submitted to **the Office of the Mayor for consideration.**

I, the undersigned owner or purchaser under contract for the property, hereby request zoning amendment approval by the City Council for the above petition. I agree to meet all requirements under Section 240-10.0 of the Zoning Ordinance for the City of Saratoga Springs.

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

Applicant Signature: Harold J. Moran Date: August 5, 2016  
Name: Harry Moran, Chair Phone: [REDACTED]  
Address: PO Box 454 E-mail: [REDACTED]  
Saratoga Springs, NY 12866

If applicant is not currently the owner, the owner must sign.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_

# *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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Saratoga Places for All (SPA) Housing Zoning Amendment			
Project Location (describe, and attach a location map): City of Saratoga Springs - Citywide			
Brief Description of Proposed Action: This is a zoning amendment to be adopted by the Saratoga Springs City Council that requires developers of housing developments of 10 or more units to set aside up to 20% of the units as affordable in sale or rental to households of modest income. Developers are given up to a 20% density bonus, or right to build more units, to offset the cost of providing these affordable units. There are no State or Federal subsidies or actions in this program, but there are administrative costs to the City.			
Name of Applicant or Sponsor: Sustainable Saratoga		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: PO Box 454			
City/PO: Saratoga Springs		State: NY	Zip Code: 12866
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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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			







# **Proposed SPA Housing Zoning Ordinance** (August 2016)

**This proposed zoning amendment is nearly identical to the Inclusionary Zoning Ordinance amendment proposed in 2006**

## **Proposed Amendments to the Zoning Ordinance of the City of Saratoga Springs**

### **ARTICLE 4.4 – INCLUSIONARY ZONING**

#### **240-4.4.1 LEGISLATIVE FINDINGS**

- A. The City Council of the City of Saratoga Springs finds that:
- (1) Over the last decade, rising housing prices and rents have made it increasingly difficult for long-term City residents and workers to afford to live in the City, and may ultimately displace long-term residents who contribute so much to the City. Lack of access to decent affordable housing has a direct negative impact upon the health, safety and welfare of the residents of the City.
  - (2) Economic diversity is essential to the health of Saratoga Springs. A sound local economy requires a stable workforce at all wage levels. City businesses and employers are finding it more difficult to attract and retain employees, especially lower wage workers that have to live further from the City and endure longer commutes to work. This has the potential to harm the economic vitality of the City.
  - (3) Developers are in a unique position to produce needed units for working households at a reduced cost, provided the City grants them the ability to provide additional units over and above those currently permitted by zoning. Inclusionary zoning is a market-based response that achieves affordable housing by reducing or eliminating land cost through increased density.
  - (4) Inclusionary zoning can be enacted without discouraging development or negatively affecting community character. Inclusionary zoning approaches have been used successfully in communities nationwide to provide worker housing. Inclusionary housing policies can ensure an equitable distribution of affordable housing opportunities throughout all neighborhoods and zones of the City without excessive burden to any single site or area.
- B. The City has reviewed inclusionary zoning ordinances and inclusionary housing studies from around the country and adapted provisions that are appropriate to the needs and opportunities that exist in this City, has consulted with the development community and other stakeholders, and has designed an approach that is sensitive to the interests and concerns of this community.

#### **240-4.4.2 PURPOSE**

Now, therefore, the City Council of the City of Saratoga Springs, in accordance with the powers and authority vested in it by General City Law section 20 (24), 20 (25), and 81-d, hereby enacts this article in the best interests of the people of Saratoga Springs. The purposes of this article are to:

- (1) Utilize market forces to produce homebuyer and rental housing units that are affordable to working households in the City through reasonable density bonuses and affordable unit pricing without undue financial burden.
- (2) Encourage the development of housing affordable to a broad range of households with varying income levels, and mitigate the market forces excluding housing that meets the needs of all economic groups within the City.
- (3) Promote the City's goal of increasing the workforce housing stock in a uniform and predictable manner and in proportion to the overall increase in new housing units.
- (4) Ensure the availability of workforce housing throughout the community and equitably share the responsibility for workforce housing across all neighborhoods.
- (5) Mitigate environmental and other impacts that accompany new residential development by reducing traffic, transit and related air quality impacts, promoting a housing balance and reducing the demands placed on transportation infrastructure in the region.
- (6) Prevent overcrowding and deterioration of the limited supply of workforce housing and, thereby, promote public health, safety and general welfare.
- (7) Provide for efficient administration in the approval, implementation and monitoring of projects.

#### **240-4.4.3 DEFINITIONS**

As used in this article, the following terms shall have the following meanings:

AFFORDABLE RENT: Monthly rent that does not exceed one-twelfth of thirty-five percent (35%) of the maximum annual income for a household earning fifty percent (50%) of City Median Income (Low Income) or eighty percent (80%) of City Median Income (Moderate Income).

AFFORDABLE OWNERSHIP COST: A sales price that results in a monthly housing cost (including mortgage, insurance, property taxes and home association costs, if any) that does not exceed one-twelfth of thirty-five percent (35%) of the maximum annual income for a household earning eighty percent (80%) of City Median Income (Moderate Income) or one hundred percent (100%) of City Median Income (Middle Income).

CITY MEDIAN INCOME: The median household income as established by HUD for the Albany-Schenectady-Troy Metropolitan Statistical Area, adjusted by the City Office of Planning and Economic Development for the percentage difference between the City Median Income and the MSA Median Income based on the decennial Census, or other method established by the Office of Planning and Economic Development for determining the Median Income of the City on an annual basis.

CITY: The City of Saratoga Springs.

COVERED PROJECT: Any project or projects that meet(s) the criteria of article 240-IIA.4A "Covered Projects."

DEVELOPER: Any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities with an identity of at least 10% proprietary interest, which seeks City approvals for all or part of a Covered Project or Projects.

HIGH COST PROJECT: A residential development in which the addition of the Inclusionary Units will result in higher incremental construction costs directly allocable to the Inclusionary Units. These additional costs may include, but are not limited to, addition of stories, extension of elevators, additional structural support, additional garaged parking spaces, upgraded exterior materials including masonry and stone veneer, required handicapped accessibility modifications, the substantial rehabilitation of unique historic structures or features, or unusual changes or additional requirements imposed by regulatory authorities.

HOUSEHOLD: One person living alone or two or more persons sharing residency whose income is considered for housing payments.

HUD: The U.S. Department of Housing and Urban Development.

INCLUSIONARY HOUSING PLAN: A plan submitted by a Developer to provide compliance with this article.

INCLUSIONARY HOUSING AGREEMENT: A written agreement between a Developer and the City, as provided herein, to be recorded and that would run with the land.

INCLUSIONARY UNIT: A dwelling unit that must be offered at Affordable Rent or available at an Affordable Ownership Cost to Income Eligible Households, and is regulated with regard to selling price or rent level, marketing and initial occupancy, and continued requirements pertaining to resale or rents and occupancy for the minimum compliance period, as provided herein.

INCOME ELIGIBLE HOUSEHOLD: For an Inclusionary Unit for rent, a Household earning less than fifty percent (50%) of City Median Income (Low Income) or eighty percent (80%) of City Median Income (Moderate Income), as provided in article 240-IIA.6. For an Inclusionary Unit for sale, a Household earning less than eighty percent (80%) of City Median Income (Moderate Income) or one hundred percent (100%) of City Median Income (Middle Income), as provided in article 240-IIA.6.

MARKET UNIT: A dwelling unit in a Covered Project that is not an Inclusionary Unit.  
SEQR: New York State Environmental Quality Review.

SUBSTANTIAL REHABILITATION: A cost of rehabilitation that exceeds 50% of the market value of the building based on the quotient of the structure's current assessed value as indicated in the City's Assessment Records divided by the city's Equalization Rate.

**240-4.4.4 COVERED PROJECTS AND EXEMPT PROJECTS**

A. Covered Projects

Except as otherwise provided herein, this article shall apply to all building permit requests pertaining to the following projects:

- (1) Any project of ten (10) or more new additional residential dwelling units that are produced through construction, substantial rehabilitation of existing structures, or adaptive reuse or conversion of a nonresidential use to a residential use.
- (2) Multiple developments or projects by a Developer occurring on contiguous parcels or in substantial proximity to one another shall be considered in toto and shall be Covered Projects.
- (3) Any project of less than 10 new residential units that, at the sole discretion of the Planning Board, may be permitted for voluntary inclusion as a Covered Project under this Article of the Zoning Ordinance. If approved, all requirements for Covered Projects shall apply.

B. Exempt Projects

This article shall not apply to all building permit requests pertaining to the following projects:

- (1) Mobile homes.
- (2) Any project that is developed by an educational institution for the exclusive residential use and occupancy by that institution's students.
- (3) Any project that produces affordable units equal to, or in excess of, the requirements contained in this article.
- (4) Any project for which building permit applications were properly filed before the date of enactment of this Article.
- (5) Any project for which a final Planning Board decision of approval (final PUD site plan, final site plan, or final subdivision approval) was issued before the date of enactment of this Article.

C. Temporary Suspension of Inclusionary Requirements for Covered Projects

In the event that the City's Office of Planning and Economic Development determines that the Waiting List is inadequate to support the development of additional Inclusionary Units, the Planning Board may suspend the Inclusionary Unit requirements for a specific Covered Project. In that event, no Density Bonus under 240-4.4.5 is provided.

**240-4.4.5 DENSITY BONUS**

To assist developers in meeting the requirements of this article, all Covered Projects shall be entitled to a density increase of no more than 20% of the number of units that the Covered Project is allowed under existing zoning or a lesser base number of units as originally proposed by the developer, as permitted subsequent to SEQR analysis or as may be established by the Planning Board. When determination of the number of units for a density bonus results in a fractional unit, any fraction of .5 or over shall be one additional unit, and any fraction below .5 will be rounded down. Notwithstanding the above, no provisions herein shall be construed as limiting the discretion of the Planning Board to conduct reviews of Covered Projects and to issue any decisions within the scope of its statutory authority.

**240-4.4.6 REQUIREMENTS OF INCLUSIONARY UNITS**

All Covered Projects shall meet the requirements for Inclusionary Units as specified in this section. The percentage of Inclusionary Units shall be calculated with a base number, or as may be established by the Planning Board, that does not include the bonus units added to the Covered Project.

A. Inclusionary Units – Rental

For Covered Projects where units are offered for rent, the number of Inclusionary Units shall be designated as follows. When determining the number of Inclusionary Units, any fraction of .5 or over shall be one additional unit, while any fraction below .5 will be rounded down.

If Inclusionary Unit rent is affordable to:	Required number of Inclusionary Units as a percentage of the Market Units
Low Income Households (up to 50% of area median)	10%
Moderate Income Households (50% - 80% of area median)	20%

- (1) Affordable Rents. Maximum Affordable Rents for Inclusionary Units will be calculated as follows: one-twelfth of thirty-five percent (35%) of the maximum annual income for a household at the applicable income limit – either fifty percent (50%) of City Median Income (Low Income) or eighty percent (80%) of City Median Income (Moderate Income).
- (2) In calculating the Affordable Rent of Inclusionary Units, the applicable income shall be based on the following relationship between unit size and Household size:

Unit Size	Household (HH) Size for Applicable Income
Efficiency units	1 person HH
One-bedroom units	1.5 person HH
Two-bedroom units	3 person HH
Three-bedroom units	4.5 person HH
Four-bedroom units	6 person HH

- (3) The calculations of the initial rents for the Inclusionary Units shall be made by the City Office of Planning and Economic Development and shall be contained within the Inclusionary Housing Agreement for the Covered Project. The Office of Planning and Economic Development may revise these prices in the event of documented exceptional circumstances.
- (4) In the event that a Covered Project receives additional subsidies from any public source to assist the Inclusionary Units, the value of such subsidies shall be used to reduce the rents and/or income limits for the Income Eligible Households to be served by the Units, as determined by the City Office of Planning and Economic Development.

**B. Inclusionary Units – For Sale**

For Covered Projects where units are offered for sale via the conveyance of a deed or share for individual units, Inclusionary Units shall be designated in accordance with the following table. When determining the number of Inclusionary Units, any fraction of .5 or above shall be one additional unit, while any fraction below .5 will be rounded down.

If Inclusionary Unit sale is affordable to:	Required number of Inclusionary Units as a percentage of the Market Units
Moderate Income Households (up to 80% of area median)	15%
Middle Income Households (80% - 100% of area median)	20%

- (1) Sales Price. Sales prices will be based on calculation of the Affordable Ownership Cost, which means a sales price that results in a monthly housing cost (including mortgage principal and interest, insurance, property taxes and home association costs, if any) that does not exceed one-twelfth of thirty-five percent (35%) of the maximum annual income for the applicable income limit – eighty percent (80%) of City Median Income (Moderate Income) or one hundred percent (100%) of City Median Income (Middle Income).
- (2) With respect to Inclusionary Units offered for sale, the Affordable Ownership Cost will be calculated on the basis of:
  - (a) A down payment of no more than five percent (5%) of the purchase price; and
  - (b) An available fixed-rate thirty-year mortgage, using Fannie Mae's current interest rate, for the balance of the purchase price. (If the Developer can guarantee the availability of a fixed-rate thirty-year mortgage at a lower rate from the State of New York Mortgage Agency or other public agency for all of the Inclusionary Units in the Covered Project, a lower interest rate as provided by that agency may be used in calculating Affordable Ownership Cost.)
- (3) The calculations of the initial sales prices for the Inclusionary Units shall be made by the City Office of Planning and Economic Development and shall be contained within the Inclusionary Housing Agreement for the Covered Project. The Office of Planning and Economic Development may revise these prices prior to initial occupancy in the event of documented exceptional circumstances.
- (4) In the event that a Covered Project receives additional subsidies from any source to assist the Inclusionary Units, the value of such subsidies shall be used to reduce the sales prices and/or income limits for the Income Eligible Households to be served by the Units, as determined by the City Office of Planning and Economic Development.

- (5) In the event that an individual buyer is able to provide a higher down payment or obtain a higher mortgage loan based on fixed-rate financing at a lower rate than provided in paragraph (2)(b) above, the additional Buyer Funds may be used by the buyer to purchase additional improvements to the Inclusionary Unit. Upon approval of the Office of Planning and Economic Development, said additional improvements can be added to the base price for purposes of determining resale under Article 240-4.4.9B.

C. General Requirements for Covered Projects – Rental and For Sale Units

- (1) **Distribution**  
In order to assure an adequate distribution of Inclusionary Units by household size, the bedroom mix of Inclusionary Units in any Covered Project shall reflect the same ratio as the bedroom mix of the Market Units of the Project, unless waived by the Planning Board for good cause or requested by the Office of Planning and Economic Development based on the waiting list.
- (2) **Phasing**  
Inclusionary Units shall be made available for occupancy on approximately the same schedule as, or sooner than, a Covered Project's market units, except that certificates of occupancy for the last ten percent (10%) of the Market Units shall be withheld until certificates of occupancy have been issued for all of the Inclusionary Units. A schedule setting forth the phasing of the total number of units in a Covered Project, along with a schedule setting forth the phasing of the required Inclusionary Units, shall be established prior to the issuance of a building permit for any Covered Project.
- (3) **Comparability**  
Inclusionary Units may differ from the Market-Rate Units in a Covered Project with regard to interior amenities and gross floor area provided that:
  - (a) These differences, excluding differences related to unit size differentials, are not apparent in the general exterior appearance of the project's units and there is compliance with all exterior site requirements of the City.
  - (b) These differences do not include the reduction of insulation, windows, heating systems, and other improvements related to the energy efficiency of the Inclusionary Units.
  - (c) The gross floor area of the Inclusionary Units is not less than the following minimum requirements, unless waived by the Planning Board for good cause: one bedroom – 700 square feet, plus 150 square feet for each additional bedroom.

D. Inclusionary Housing Agreement

All Covered Projects are required to have an Inclusionary Housing Agreement approved as part of the final PUD site plan, final site plan or final subdivision approval by the Planning Board.

E. Restrictive Covenants

All Inclusionary Units produced shall have restrictive covenants, recorded and filed to run with the land, to ensure compliance with the occupancy, sale, rent and other requirements of this article, and provide for legal remedies for the City to enforce this article. These restrictive covenants shall be contained in the Inclusionary Housing Agreement approved by the City Planning Board.

**240-4.4.7 RELIEF**

The section identifies methods of relief from existing regulation to accommodate the requirements of this Article.

- A. In order to accommodate the additional residential units required by this Article, the Planning Board may grant relief from the requirements set forth in the table below to the extent necessary so that the additional units are appropriately incorporated into the overall site plan. In doing so, the Planning Board must find that the resulting development is consistent with the general area and does not negatively impact the character of the surrounding neighborhoods. The intent is to provide a sufficient degree of specificity in site design and layout without unduly restricting creative and diverse solutions.

Zoning District	Requirements that may be relieved
T-6 Urban Core	Height: standard maximum height may be exceeded up to one story. The additional story shall contain no more than the number of additional units granted by the density bonus and these units shall be set back at least 10 feet from the facades of the story below
T-4 Urban Neighborhood T-5 Neighborhood Center	Height: as defined for the T-6 Urban Core district Build-to line, side and rear setbacks Parking requirements
Single-family Residential Districts (RR, SR-1, SR-2, UR-1, UR-2)	Minimum lot size, mean width, maximum lot coverage Minimum yard dimensions Minimum floor area: units shall be a minimum of 700 square feet for 1 bedroom plus 150 square feet for each additional bedroom Number of principal buildings & residences: to permit carriage house/accessory apartments and duplexes, and only to the extent to accommodate the additional units

Single- and two-family Residential Districts (UR-3, UR-4, UR-4A, UR-7, NCD-1,2,3)	Minimum lot size, mean width, maximum lot coverage, minimum permeability Minimum yard dimensions Minimum floor area: units shall be a minimum of 700 square feet for a 1 bedroom plus 150 square feet for each additional bedroom Number of principal buildings & residences – to permit carriage house/accessory apartments and duplexes, and only to the extent to accommodate the additional units
Multi-family Residential Districts (UR-5)	Minimum lot size, mean width, maximum lot coverage, minimum permeability Minimum yard dimensions Minimum floor area – units shall be a minimum of 700 square feet for 1 bedroom plus 150 square feet for each additional bedroom

- B. **Reduction in Inclusionary Units**  
 In the event the Planning Board cannot approve a full density bonus, as prescribed in Section 240-4.4.5 “Density Bonus”, the number of required Inclusionary Units shall be reduced in proportion to the ratio of proposed Inclusionary Units to the proposed density bonus (i.e., if the developer has proposed that all density bonus units be Inclusionary Units, then 100% (20%/20%) of the reduction shall be Inclusionary Units; if the developer has proposed the 15% Inclusionary Unit option, then 75% (15%/20%) of the reduction shall be Inclusionary Units; if the developer has proposed the 10% Inclusionary Unit option, then 50% of the reduction in units shall be Inclusionary Units.)
  
- C. **High Cost Project**  
 In the event a Developer can establish by clear and convincing financial data to the Planning Board that the Covered Project constitutes a High Cost Project, the Planning Board, in consultation with the City Office of Planning and Economic Development, may permit the Developer to offer the required Inclusionary Units to households at up to 20% above the applicable income limits and prices in 240-4.4.6.
  
- D. **Relief from this Ordinance**  
 If the developer requests full relief from this Article to eliminate the provision of all Inclusionary Units, relief shall be sought from the Zoning Board of Appeals through a variance.

**240-4.4.8 SALE/LEASING OF INCLUSIONARY UNITS**

Any Developer of a Covered Project shall adhere to the following provisions and to the provisions of the Inclusionary Housing Agreement with respect to the initial offering of Inclusionary Units for sale or rent.

- A. **Ineligible Households.** No Inclusionary Units may be rented or sold to any person who will not reside in that unit year-round, or to any person who is

claimed as a dependent on another person's federal or state tax return.

- B. Occupant Qualification. Occupancy of Inclusionary Units shall be by households qualified by the City.
- C. Notice of Availability. The Developer shall notify the City Office of Planning and Economic Development of the prospective availability of any Inclusionary Units at least 180 days before such Units shall be available for lease or sale in a Covered Project.
- D. Waiting List. Upon such notice, the Office of Planning and Economic Development shall provide to the Developer a list of qualified Income Eligible Households based upon the City's waiting list for Inclusionary Unit housing. Referrals will be made by the City based on priority to Income Eligible Households who are, at the time that the units are offered for sale or lease, residing or working, first, in the City and, second, in the County of Saratoga. The Developer will consider applicants in the order specified in the list, to rent or sell the Inclusionary Units, and may take into account any standard and lawful screening of applicants uniformly applied to all applicants for Inclusionary and market units. The developer shall comply with all fair housing laws. Referrals from the list will respect any conditions of occupancy, including elderly and/or handicapped occupancy, legally imposed by public financing.
- E. Release from Inclusionary Unit Restrictions. If, after the initial 180 days following the Notice of Availability, a developer is still unable to secure a qualified, Income Eligible Household for an Inclusionary Unit from the City's Waiting List, the City Office of Planning and Economic Development shall approve the release of the Inclusionary Unit restrictions and that unit may be sold or leased as a Market Unit. The excess proceeds of this sale, over and above the approved Inclusionary Unit sale price plus legitimate and reasonable carrying and sales costs of the developer, shall be repaid to the City and used to support the purposes of this Inclusionary Zoning Article.
- F. Reasonable Accommodations and Modifications. The City will operate the program and maintain the waiting lists in compliance with the Americans With Disabilities Act to ensure access to persons with disabilities.
  - (1) For homebuyer units, the City will notify the developer of referral of a household that includes a person with disabilities. The developer shall make reasonable accommodations in working with that household, and install reasonable modifications as required by the household to occupy the unit. Said reasonable modifications shall be at the expense of the household, and the sales price of the Inclusionary Unit may be adjusted to reflect the reasonable modifications.
  - (2) For rental units, when the City determines that the likely applicants for Inclusionary Units will include households with disabilities, the City will designate handicapped accessible units in the development to be reserved as Inclusionary Units as part of the Inclusionary Housing

Agreement. The developer will make reasonable accommodations to provide housing to the household containing persons with disabilities.

#### **240-4.4.9 CONTINUED AFFORDABILITY REQUIREMENTS**

##### **A. Rental Projects**

All rental Covered Projects shall comply with the following provisions, which shall be contained in an Inclusionary Housing Agreement to ensure continued affordability of Inclusionary Units.

- (1) **Minimum Affordability Period.** All Inclusionary Units shall remain affordable for a period of no less than thirty (30) years commencing from the date of initial occupancy of the units.
- (2) **Rent Increases.** Increases in the annual rent for Inclusionary Units during the minimum affordability period shall be limited to the percentage increase in the Consumer Price Index for the Albany-Schenectady-Troy Metropolitan Statistical Area. Increases above this percentage require the approval in advance and in writing from the City Office of Planning and Economic Development, which shall approve increases based on documented hardship or other exceptional conditions.
- (3) **Rental Report.** Owners of rental Inclusionary Units shall provide such information annually to the City, as determined by the City Office of Planning and Economic Development and the Inclusionary Housing Agreement, to ensure compliance with continuing occupancy and rent restrictions.
- (4) **Maintenance of Units.** Owners shall comply with all local codes and standards with respect to Inclusionary Units, and provide maintenance services to the Inclusionary Units in the same manner provided all units in the Project.
- (5) **Lease and Sublet Restrictions.** During the affordability period, the owner or occupant may not sublet an Inclusionary Unit to a Household other than an Income Eligible Household, or at a rent in excess of the Affordable Rent.
- (6) **Sale of Project.** If the Covered Project is sold during the Minimum Affordability Period, the use restrictions shall run with the land, and the new buyer will meet all restrictions of the Inclusionary Housing Agreement for the remainder of the period. The City shall charge the seller a fee to cover the costs of approving and recording the transfer.

##### **B. Homebuyer Projects**

All homebuyer Inclusionary Units shall comply with resale restrictions, which shall be contained in an Inclusionary Housing Agreement with the Developer and legally recorded with each sale. Transfer to an original co-owner does not

constitute a resale for this purpose, but the transfer is subject to all restrictions of the original covenants, and any subsequent resale is subject to these provisions.

- (1) Shared Interest in Proceeds of Sale. At the time of the initial sale of the Inclusionary Unit, the City will determine the Buyer's Interest and the City's Interest based upon current Market Value determined by appraisal as if the property was unrestricted. The Buyer's Interest will be the percentage that the Buyer's Funds, including down payment and mortgage(s), constitute of the current full market value at time of initial sale. Buyer's Funds can include additional improvements as defined in Article 240-4.4.6B(5), but do not include any mortgages, subsidies or buy downs provided by the City or other public sources.

The City's Interest will be the remainder interest; that is, the Subsidy Amount (Market Value minus Buyer's Funds) divided by the Market Value at time of initial sale.

- (2) Resale Price. The resale price shall be the Buyer's Interest multiplied by the current Market Value as an unrestricted unit at time of resale. The Office of Planning and Economic Development shall determine the market value of the unit by appraisal, the cost of which is to be borne by the seller.
- (3) Notice of Intent to Sell. At any time the original Buyer wishes to offer an Inclusionary Unit for resale, the Buyer (now the Seller) must notify the City Office of Planning and Economic Development. The City (or its designee) shall provide one or more eligible buyers from the list of eligible buyers within thirty (30) days from notification. If the City declines or fails to provide an eligible buyer after 120 days from the notice to sell, the City Office of Planning and Economic Development may release the Inclusionary Unit restrictions on this unit, and the unit may be sold as an unrestricted unit, with the City recapturing its portion of the gross proceeds based on the City's Interest in Article 240-4.49B(1) above.
- (4) Transaction Fee. The City shall charge a fee to cover the costs of resale charged to the seller out of net proceeds.

#### **240-4.4.10 ADMINISTRATION**

- A. Inclusionary Housing Plan  
The developer will submit a proposed Inclusionary Housing Plan to the City Office of Planning and Economic Development in advance of Planning Board review. The Office will review the proposed plan for consistency with this Article, and provide comments to the developer and to the Planning Board.
- B. Inclusionary Housing Agreement  
All Covered Projects are required to have an Inclusionary Housing Agreement approved as part of the final PUD site plan, site plan or subdivision approval by

the Planning Board. The City Office of Planning and Economic Development will prepare the Inclusionary Housing Agreement. Notwithstanding any other provision of this article, no special use permit, site plan, change of use, subdivision approval, building permit or occupancy permit shall be granted for any dwelling unit in a Covered Project unless an Inclusionary Housing Agreement has been approved by the Planning Board.

C. Expedited Processing and Waiver of Fees

- (1) Expedited Approvals and Permit Review. Structures that provide the required Inclusionary Units shall receive priority for building permit review and development approvals, and multiple IZ units with identical plans will receive single plan review.
- (2) Waiver of Fees. All municipal fees associated with the development and construction of new residential units shall be waived only as they apply to the required Inclusionary Units.

D. Oversight and Enforcement

The City Office of Planning and Economic Development will monitor Covered Projects during implementation, review occupancy reports submitted by developers, and approve the transfer or re-occupancy of Inclusionary Units.

- (1) Post-Approval Administrative Actions. In the event of unforeseen and unavoidable changes in costs, the Office of Planning and Economic Development shall have the authority to adjust pricing and eligible income levels, but changes in the number of Inclusionary Units in the Inclusionary Housing Agreement will require Planning Board approval.
- (2) Certificate of Occupancy. No final certificate of occupancy shall be issued for a Covered Project unless all Inclusionary Units within the Covered Project are eligible for a certificate of occupancy, except that, with respect to Covered Projects to be constructed in phases, certificates of occupancy may be issued on a phased basis consistent with the provisions of this Article.
- (3) Enforcement. Violations of this article shall be punishable as provided by Article 240-9.2. In addition, any certificates of occupancy for Market Units in a Covered Project found to be in violation of this article may be revoked upon a finding of substantial non-compliance hereunder.

E. Annual Report and Evaluation

The City Office of Planning and Economic Development shall monitor activity under this article and shall provide an annual report on activities and costs to the City Council. In addition, the Council shall cause this Article to be evaluated every three years, or in conjunction with the Comprehensive Plan review. In accordance with the City Charter, the Mayor shall have the authority to appoint a committee that includes representation of the inclusionary zoning program administrative staff, the Planning Board, the development industry and affordable

housing experts to monitor the initial implementation of the ordinance and make recommendations.

### **EXEMPTION OF FEES FOR INCLUSIONARY UNITS:**

In the annual resolution of the City Council, there shall be no application fees for the inclusionary units in a site plan or subdivision application, There shall be no cash-in-lieu of recreation land fee for the inclusionary units.

# Sustainable Saratoga

*A proposal for Saratoga Springs*

## **The Saratoga Places for All (SPA) Housing Ordinance**

### **A Program to Obtain More Diverse Middle-Income Housing**

Sustainable Saratoga believes it is time for the City of Saratoga Springs to enact legislation that will guarantee more diverse housing opportunities – especially for middle income households. The increasing cost of land and housing has been squeezing lower and middle income residents out of the city. A diversity of housing types is needed to accommodate a diverse population and thereby secure a key element in the long-term sustainability of the community.

More than 20 local agencies are providing housing opportunities for low income households and special needs populations. But not as much is being done for the middle income groups – the workforce of the community. Over the years the City has promoted zoning incentives to encourage builders to voluntarily create a more diverse housing stock. But because developers have chosen not to participate, the effort has been largely unsuccessful. Meanwhile, home purchase prices and rental costs are higher than ever. According to the US Census 2009-2013 American Community Survey report, the median cost to buy a home in the city was \$297,900, while the median gross rent (including utilities) was \$953.

The US Department of Housing and Urban Development (HUD) defines “affordable housing” as “housing for which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities.” According to the US Census’s 2009-2013 American Community Survey, in Saratoga Springs 3,738 households, comprising 33.04 percent of the total, spent more than 30 percent of their income on housing costs. The total included 24.19 percent of all homeowners, or 1,556 households, and 44.71 percent of all renters, or 2,182 households.

Sustainable Saratoga proposes that the City Council adopt an inclusionary zoning ordinance as an effective means of addressing the need to provide housing that is affordable, especially for middle-income residents. We are recommending essentially the same ordinance that was prepared in 2006 after a year-long study. The ordinance has been tailored specifically to the city’s needs, reflecting our housing and development history.

### **The SPA Housing Ordinance – Saratoga’s Inclusionary Zoning Ordinance**

Inclusionary zoning (IZ) is a type of municipal ordinance that requires new housing projects to include a prescribed proportion of units that are affordable by people with lower to middle incomes. The developer is usually rewarded with a density bonus to compensate for providing the affordable housing. The objective of IZ is to promote income-integrated communities by ensuring that new housing projects, whether involving new construction or renovation, will contain housing for individuals and families having a mix of income levels. This type of

ordinance is called inclusionary zoning because it is the opposite of exclusionary zoning—the practice of excluding low-cost housing from a municipality through the zoning code.

### **Communities with Similar Ordinances**

There are over 400 communities in 17 states that have some kind of inclusionary zoning housing ordinance. They range in population from 15,000 to 8,000,000. IZ ordinances work best in affluent resort communities and those with growing populations. Each community's ordinance is different. There is substantial variation in density bonuses, required percentage of affordable units, eligibility of occupants, and how long affordable units must remain affordable.

### **The 2006 Draft IZ Ordinance for Saratoga Springs**

In 2005 the Saratoga Springs City Council formed an Inclusionary Zoning Ordinance Development (IZOD) committee to develop a draft ordinance to require workforce housing in new development projects throughout the community. The committee worked for more than a year, held 30 meetings and sought input from citizens and interest groups. After numerous public hearings and revisions, a final draft ordinance was presented to the City Council in April 2006. However, the ordinance was never brought to the Council table for a vote. Those who opposed the ordinance were concerned that:

- The estimated annual cost of \$46,500 to administer and monitor the program would be too low.
- The small geographic areas of the city where the ordinance would apply would put city developers at a disadvantage in marketing their units. It was argued that the IZ should be county-wide.
- The transect zoning districts (T-4, T-5, T-6) did not have a definable base density that was dependable and predictable.
- Developers could achieve the same affordable housing goals voluntarily.

### **Recent Housing Trends**

Unlike many other parts of the country, the 2008 economic downturn caused only a brief pause in residential construction in Saratoga Springs. Housing prices dipped only slightly, then continued their steady climb. Since the downturn, several large multi-family residential projects have been built, adding more than 850 residential units within the city limits. Had the proposed IZ ordinance been adopted in 2006, between 75 and 150 affordable units would have been built in the succeeding 9 years.

### **Other Housing Diversity Programs Don't Work as Well as an IZ Ordinance**

Over the past few years, Sustainable Saratoga has evaluated existing affordable housing programs as well as other approaches to housing affordability in Saratoga Springs.

- The various programs operated by the Saratoga Springs Housing Authority, the City of Saratoga Springs and some non-profit entities have been successful in meeting some of the needs of low income households.

- The voluntary affordable housing incentives offered in Articles 4.1 (Density Bonus for Affordable Senior Housing), and 4.3 (Density Bonus for Public Recreation or Affordable Housing) of the City's zoning ordinance have not resulted in the addition of affordable housing units.
- The Saratoga Workforce Housing Trust Fund was established by the City Council in 2004, with the goal of acquiring public and private funding for affordable housing projects. However, funding has been limited.
- A community housing land trust is a nonprofit, community-based organization whose mission is to provide affordable housing in perpetuity by owning land and leasing it to those who live in houses built on that land. While these organizations have been successful in many parts of the country, the capital required to create and operate one in the high-priced real estate market of Saratoga Springs is very difficult to obtain.
- Employer-funded housing programs would be hard to initiate and operate in a small community such as ours.
- Density bonuses for on-site employee housing are likely to be controversial.
- In 2014 Sustainable Saratoga developed and presented to the City an incentive program for voluntary carriage house conversions, with the goal of providing more workforce housing. Such a program could supplement the proposed IZ ordinance. However, as a volunteer program, it is likely to add relatively few affordable housing units.

### **Advantages and Disadvantages of an IZ Ordinance**

#### Advantages:

- Because it is mandatory, it is more effective in creating affordable housing than programs involving incentives for voluntary action by developers.
- It is a housing program with minimal costs to City government. The City does not pay to construct and manage housing, but only has administrative costs to manage and monitor the program.
- The program is designed so that the developer's costs, including the lower sale or rental prices for IZ units, are largely offset by the density bonuses.
- It has the potential to provide the most new middle-income housing at the lowest cost to taxpayers.
- It promotes a desirable mix of housing types, including middle-income housing, in new residential developments throughout the city, and avoids segregating housing by income level.
- It provides for housing diversity within the parameters of existing zoning regulations.

#### Disadvantages:

- It increases the involvement of city government in the housing market.
- It allows for an increase in density over what is permitted by the zoning ordinance.
- It might make it more difficult for developers to rent or sell market-rate units to households concerned about the proximity of middle-income housing.

Sustainable Saratoga believes the advantages of the IZ ordinance far outweigh the disadvantages.

### **How Would the SPA Housing Ordinance Work?**

Sustainable Saratoga is recommending that essentially the same IZ ordinance drafted in 2006 be re-introduced, with a new name. The extensive research done in 2006 is still valid, and the need for such an ordinance is greater than ever. It is estimated that the adoption of the ordinance would result in the construction of 20 to 30 new units of affordable housing each year, depending on the number and size of residential development projects approved.

The proposed ordinance should not be viewed as a complete solution to the city's affordable housing needs. It is a long-term program that would be effective in adding more affordable housing units as the city grows over time, without requiring substantial government funding.

### **Key Provisions of the SPA Housing Ordinance**

- Required number of affordable units:
  - Developments with 10 or more units would either dedicate 20 percent of the units for moderate income households or 10 percent of the units for low income households. This provision would apply to units both for rent and for sale, with some variations.
  - Rental units would remain affordable for 30 years. Units offered for sale would remain affordable in perpetuity.
  - Candidates for occupancy of the affordable units would be screened and monitored by the City and selected by lottery.
- Density Bonus:
  - In exchange for providing the required proportion of affordable units, the developer could increase the density of a development project by up to 20 percent. The Planning Board could relax certain development standards during the approval process.
- Developers would commit to the affordability requirements by entering into an "inclusionary housing agreement" with the City.
- A developer would be exempted from the requirements of the IZ ordinance for unusual conditions.
- The City would create a special committee to monitor the program and make any recommendations for changing the ordinance.

For more information contact: Sustainable Saratoga

Email: [info@sustainablesaratoga.org](mailto:info@sustainablesaratoga.org)

Or visit our website: [www.sustainablesaratoga.org](http://www.sustainablesaratoga.org)

Sustainable Saratoga is a not-for-profit organization that promotes sustainable practices and advocates for smart growth land use principles and procedures. Find out about our principles for smart land use in Saratoga here: <http://www.sustainablesaratoga.org/work/hup/>

# Proposed SPA Housing Zoning Ordinance (August 2016)

(The following is “track change” record of how the current proposed ordinance amendment differs from the proposed 2006 draft ordinance)

## Proposed Amendments to the Zoning Ordinance of the City of Saratoga Springs

### ARTICLE ~~4.4~~**HA** – INCLUSIONARY ZONING

#### 240-~~4.4~~**HA.1** LEGISLATIVE FINDINGS

A. The City Council of the City of Saratoga Springs finds that:

- (1) Over the last decade, rising housing prices and rents have made it increasingly difficult for long-term City residents and workers to afford to live in the City, and may ultimately displace long-term residents who contribute so much to the City. Lack of access to decent affordable housing has a direct negative impact upon the health, safety and welfare of the residents of the City.
- (2) Economic diversity is essential to the health of Saratoga Springs. A sound local economy requires a stable workforce at all wage levels. City businesses and employers are finding it more difficult to attract and retain employees, especially lower wage workers that have to live further from the City and endure longer commutes to work. This has the potential to harm the economic vitality of the City.
- (3) Developers are in a unique position to produce needed units for working households at a reduced cost, provided the City grants them the ability to provide additional units over and above those currently permitted by zoning. Inclusionary zoning is a market-based response that achieves affordable housing by reducing or eliminating land cost through increased density.
- (4) Inclusionary zoning can be enacted without discouraging development or negatively affecting community character. Inclusionary zoning approaches have been used successfully in communities nationwide to provide worker housing. Inclusionary housing policies can ensure an equitable distribution of affordable housing opportunities throughout all neighborhoods and zones of the City without excessive burden to any single site or area.

B. The City has reviewed inclusionary zoning ordinances and inclusionary housing studies from around the country and adapted provisions that are appropriate to the needs and opportunities that exist in this City, has consulted with the development community and other stakeholders, and has designed an approach

that is sensitive to the interests and concerns of this community.

#### **240-4.4IIA.2 PURPOSE**

Now, therefore, the City Council of the City of Saratoga Springs, in accordance with the powers and authority vested in it by General City Law section 20 (24), 20 (25), and 81-d, hereby enacts this article in the best interests of the people of Saratoga Springs. The purposes of this article are to:

- (1) Utilize market forces to produce homebuyer and rental housing units that are affordable to working households in the City through reasonable density bonuses and affordable unit pricing without undue financial burden.
- (2) Encourage the development of housing affordable to a broad range of households with varying income levels, and mitigate the market forces excluding housing that meets the needs of all economic groups within the City.
- (3) Promote the City's goal of increasing the workforce housing stock in a uniform and predictable manner and in proportion to the overall increase in new housing units.
- (4) Ensure the availability of workforce housing throughout the community and equitably share the responsibility for workforce housing across all neighborhoods.
- (5) Mitigate environmental and other impacts that accompany new residential development by reducing traffic, transit and related air quality impacts, promoting a housing balance and reducing the demands placed on transportation infrastructure in the region.
- (6) Prevent overcrowding and deterioration of the limited supply of workforce housing and, thereby, promote public health, safety and general welfare.
- (7) Provide for efficient administration in the approval, implementation and monitoring of projects.

#### **240-4.4IIA.3 DEFINITIONS**

As used in this article, the following terms shall have the following meanings:

AFFORDABLE RENT: Monthly rent that does not exceed one-twelfth of thirty-five percent (35%) of the maximum annual income for a household earning fifty percent (50%) of City Median Income (Low Income) or eighty percent (80%) of City Median Income (Moderate Income).

AFFORDABLE OWNERSHIP COST: A sales price that results in a monthly housing cost (including mortgage, insurance, property taxes and home association costs, if any) that

does not exceed one-twelfth of thirty-five percent (35%) of the maximum annual income for a household earning eighty percent (80%) of City Median Income (Moderate Income) or one hundred percent (100%) of City Median Income (Middle Income).

CITY MEDIAN INCOME: The median household income as established by HUD for the Albany-Schenectady-Troy Metropolitan Statistical Area, adjusted by the City Office of Planning and Economic Development for the percentage difference between the City Median Income and the MSA Median Income based on the decennial Census, or other method established by the Office of Planning and Economic Development for determining the Median Income of the City on an annual basis.

CITY: The City of Saratoga Springs.

COVERED PROJECT: Any project or projects that meet(s) the criteria of article 240-IIA.4A "Covered Projects."

DEVELOPER: Any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities with an identity of at least 10% proprietary interest, which seeks City approvals for all or part of a Covered Project or Projects.

HIGH COST PROJECT: A residential development in which the addition of the Inclusionary Units will result in higher incremental construction costs directly allocable to the Inclusionary Units. These additional costs may include, but are not limited to, addition of stories, extension of elevators, additional structural support, additional garaged parking spaces, upgraded exterior materials including masonry and stone veneer, required handicapped accessibility modifications, the substantial rehabilitation of unique historic structures or features, or unusual changes or additional requirements imposed by regulatory authorities.

HOUSEHOLD: One person living alone or two or more persons sharing residency whose income is considered for housing payments.

HUD: The U.S. Department of Housing and Urban Development.

INCLUSIONARY HOUSING PLAN: A plan submitted by a Developer to provide compliance with this article.

INCLUSIONARY HOUSING AGREEMENT: A written agreement between a Developer and the City, as provided herein, to be recorded and that would run with the land.

INCLUSIONARY UNIT: A dwelling unit that must be offered at Affordable Rent or available at an Affordable Ownership Cost to Income Eligible Households, and is regulated with regard to selling price or rent level, marketing and initial occupancy, and continued requirements pertaining to resale or rents and occupancy for the minimum compliance period, as provided herein.

INCOME ELIGIBLE HOUSEHOLD: For an Inclusionary Unit for rent, a Household earning less than fifty percent (50%) of City Median Income (Low Income) or eighty percent (80%) of City Median Income (Moderate Income), as provided in article 240-IIA.6. For

an Inclusionary Unit for sale, a Household earning less than eighty percent (80%) of City Median Income (Moderate Income) or one hundred percent (100%) of City Median Income (Middle Income), as provided in article 240-IIA.6.

MARKET UNIT: A dwelling unit in a Covered Project that is not an Inclusionary Unit.  
SEQR: New York State Environmental Quality Review.

SUBSTANTIAL REHABILITATION: A cost of rehabilitation that exceeds 50% of the market value of the building based on the quotient of the structure's current assessed value as indicated in the City's Assessment Records divided by the city's Equalization Rate.

## **240-4.4IIA.4 COVERED PROJECTS AND EXEMPT PROJECTS**

### **A. Covered Projects**

Except as otherwise provided herein, this article shall apply to all building permit requests pertaining to the following projects:

- (1) Any project of ten (10) or more new additional residential dwelling units that are produced through construction, substantial rehabilitation of existing structures, or adaptive reuse or conversion of a nonresidential use to a residential use.
- (2) Multiple developments or projects by a Developer occurring on contiguous parcels or in substantial proximity to one another shall be considered in toto and shall be Covered Projects.
- (3) Any project of less than 10 new residential units that, at the sole discretion of the Planning Board, may be permitted for voluntary inclusion as a Covered Project under this Article of the Zoning Ordinance. If approved, all requirements for Covered Projects shall apply.

### **B. Exempt Projects**

This article shall not apply to all building permit requests pertaining to the following projects:

- (1) Mobile homes.
- (2) Any project that is developed by an educational institution for the exclusive residential use and occupancy by that institution's students.
- (3) Any project that produces affordable units equal to, or in excess of, the requirements contained in this article.
- (4) Any project for which building permit applications were properly filed before the date of enactment of this Article.
- (5) Any project for which a final Planning Board decision of approval (final PUD site plan, final site plan, or final subdivision approval) was issued

before the date of enactment of this Article.

C. Temporary Suspension of Inclusionary Requirements for Covered Projects

In the event that the City's Office of Planning and Economic Development determines that the Waiting List is inadequate to support the development of additional Inclusionary Units, the Planning Board may suspend the Inclusionary Unit requirements for a specific Covered Project. In that event, no Density Bonus under 240-4.4HA.5 is provided.

**240-4.4HA.5 DENSITY BONUS**

To assist developers in meeting the requirements of this article, all Covered Projects shall be entitled to a density increase of no more than 20% of the number of units that the Covered Project is allowed under existing zoning or a lesser base number of units as originally proposed by the developer, as permitted subsequent to SEQR analysis or as may be established by the Planning Board. When determination of the number of units for a density bonus results in a fractional unit, any fraction of .5 or over shall be one additional unit, and any fraction below .5 will be rounded down. Notwithstanding the above, no provisions herein shall be construed as limiting the discretion of the Planning Board to conduct reviews of Covered Projects and to issue any decisions within the scope of its statutory authority.

**240-4.4HA.6 REQUIREMENTS OF INCLUSIONARY UNITS**

All Covered Projects shall meet the requirements for Inclusionary Units as specified in this section. The percentage of Inclusionary Units shall be calculated with a base number, or as may be established by the Planning Board, that does not include the bonus units added to the Covered Project.

A. Inclusionary Units – Rental

For Covered Projects where units are offered for rent, the number of Inclusionary Units shall be designated as follows. When determining the number of Inclusionary Units, any fraction of .5 or over shall be one additional unit, while any fraction below .5 will be rounded down.

If Inclusionary Unit rent is affordable to:	Required number of Inclusionary Units as a percentage of the Market Units
Low Income Households (up to 50% of area median)	10%
Moderate Income Households (50% - 80% of area median)	20%

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- (1) Affordable Rents. Maximum Affordable Rents for Inclusionary Units will be calculated as follows: one-twelfth of thirty-five percent (35%) of the maximum annual income for a household at the applicable income limit – either fifty percent (50%) of City Median Income (Low Income) or eighty percent (80%) of City Median Income (Moderate Income).
- (2) In calculating the Affordable Rent of Inclusionary Units, the applicable income shall be based on the following relationship between unit size and Household size:

Unit Size	Household (HH) Size for Applicable Income
Efficiency units	1 person HH
One-bedroom units	1.5 person HH
Two-bedroom units	3 person HH
Three-bedroom units	4.5 person HH
Four-bedroom units	6 person HH

- (3) The calculations of the initial rents for the Inclusionary Units shall be made by the City Office of Planning and Economic Development and shall be contained within the Inclusionary Housing Agreement for the Covered Project. The Office of Planning and Economic Development may revise these prices in the event of documented exceptional circumstances.
- (4) In the event that a Covered Project receives additional subsidies from any public source to assist the Inclusionary Units, the value of such subsidies shall be used to reduce the rents and/or income limits for the Income Eligible Households to be served by the Units, as determined by the City Office of Planning and Economic Development.

B. Inclusionary Units – For Sale

For Covered Projects where units are offered for sale via the conveyance of a

deed or share for individual units, Inclusionary Units shall be designated in accordance with the following table. When determining the number of Inclusionary Units, any fraction of .5 or above shall be one additional unit, while any fraction below .5 will be rounded down.

If Inclusionary Unit sale is affordable to:	Required number of Inclusionary Units as a percentage of the Market Units
Moderate Income Households (up to 80% of area median)	15%
Middle Income Households (80% - 100% of area median)	20%

- (1) Sales Price. Sales prices will be based on calculation of the Affordable Ownership Cost, which means a sales price that results in a monthly housing cost (including mortgage principal and interest, insurance, property taxes and home association costs, if any) that does not exceed one-twelfth of thirty-five percent (35%) of the maximum annual income for the applicable income limit – eighty percent (80%) of City Median Income (Moderate Income) or one hundred percent (100%) of City Median Income (Middle Income).
- (2) With respect to Inclusionary Units offered for sale, the Affordable Ownership Cost will be calculated on the basis of:
  - (a) A down payment of no more than five percent (5%) of the purchase price; and
  - (b) An available fixed-rate thirty-year mortgage, using Fannie Mae's current interest rate, for the balance of the purchase price. (If the Developer can guarantee the availability of a fixed-rate thirty-year mortgage at a lower rate from the State of New York Mortgage Agency or other public agency for all of the Inclusionary Units in the Covered Project, a lower interest rate as provided by that agency may be used in calculating Affordable Ownership Cost.)
- (3) The calculations of the initial sales prices for the Inclusionary Units shall be made by the City Office of Planning and Economic Development and shall be contained within the Inclusionary Housing Agreement for the Covered Project. The Office of Planning and Economic Development may revise these prices prior to initial occupancy in the event of documented exceptional circumstances.

- (4) In the event that a Covered Project receives additional subsidies from any source to assist the Inclusionary Units, the value of such subsidies shall be used to reduce the sales prices and/or income limits for the Income Eligible Households to be served by the Units, as determined by the City Office of Planning and Economic Development.
- (5) In the event that an individual buyer is able to provide a higher down payment or obtain a higher mortgage loan based on fixed-rate financing at a lower rate than provided in paragraph (2)(b) above, the additional Buyer Funds may be used by the buyer to purchase additional improvements to the Inclusionary Unit. Upon approval of the Office of Planning and Economic Development, said additional improvements can be added to the base price for purposes of determining resale under Article 240-~~4.4~~4A.9B.

C. General Requirements for Covered Projects – Rental and For Sale Units

- (1) **Distribution**  
In order to assure an adequate distribution of Inclusionary Units by household size, the bedroom mix of Inclusionary Units in any Covered Project shall reflect the same ratio as the bedroom mix of the Market Units of the Project, unless waived by the Planning Board for good cause or requested by the Office of Planning and Economic Development based on the waiting list.
- (2) **Phasing**  
Inclusionary Units shall be made available for occupancy on approximately the same schedule as, or sooner than, a Covered Project's market units, except that certificates of occupancy for the last ten percent (10%) of the Market Units shall be withheld until certificates of occupancy have been issued for all of the Inclusionary Units. A schedule setting forth the phasing of the total number of units in a Covered Project, along with a schedule setting forth the phasing of the required Inclusionary Units, shall be established prior to the issuance of a building permit for any Covered Project.
- (3) **Comparability**  
Inclusionary Units may differ from the Market-Rate Units in a Covered Project with regard to interior amenities and gross floor area provided that:
  - (a) These differences, excluding differences related to unit size differentials, are not apparent in the general exterior appearance of the project's units and there is compliance with all exterior site requirements of the City.
  - (b) These differences do not include the reduction of insulation, windows, heating systems, and other improvements related to the energy efficiency of the Inclusionary Units.

- (c) The gross floor area of the Inclusionary Units is not less than the following minimum requirements, unless waived by the Planning Board for good cause: one bedroom – 700 square feet, plus 150 square feet for each additional bedroom.

D. Inclusionary Housing Agreement

All Covered Projects are required to have an Inclusionary Housing Agreement approved as part of the final PUD site plan, final site plan or final subdivision approval by the Planning Board.

E. Restrictive Covenants

All Inclusionary Units produced shall have restrictive covenants, recorded and filed to run with the land, to ensure compliance with the occupancy, sale, rent and other requirements of this article, and provide for legal remedies for the City to enforce this article. These restrictive covenants shall be contained in the Inclusionary Housing Agreement approved by the City Planning Board.

**240-4.4HA.7 RELIEF**

The section identifies methods of relief from existing regulation to accommodate the requirements of this Article.

- A. In order to accommodate the additional residential units required by this Article, the Planning Board may grant relief from the requirements set forth in the table below to the extent necessary so that the additional units are appropriately incorporated into the overall site plan. In doing so, the Planning Board must find that the resulting development is consistent with the general area and does not negatively impact the character of the surrounding neighborhoods. The intent is to provide a sufficient degree of specificity in site design and layout without unduly restricting creative and diverse solutions.

Zoning District	Requirements that may be relieved
T-6 Urban Core	Height: standard maximum height may be exceeded up to one story. The additional story shall contain no more than the number of additional units granted by the density bonus and these units shall be set back at least 10 feet from the facades of the story below
T-4 Urban Neighborhood T-5 Neighborhood Center	Height: as defined for the T-6 Urban Core district Build-to line, side and rear setbacks Parking requirements
Single-family Residential Districts (RR-4, SR-1, SR-2, UR-1,	Minimum lot size, mean width, maximum lot coverage Minimum yard dimensions Minimum floor area: units shall be a minimum of 700

UR-2)	square feet for 1 bedroom plus 150 square feet for each additional bedroom Number of principal buildings & residences: to permit carriage house/accessory apartments and duplexes, and only to the extent to accommodate the additional units
Single- and two-family Residential Districts (UR-3, UR-4, UR-4A, UR-7, NCD-1,2,3)	Minimum lot size, mean width, maximum lot coverage, minimum permeability Minimum yard dimensions Minimum floor area: units shall be a minimum of 700 square feet for a 1 bedroom plus 150 square feet for each additional bedroom Number of principal buildings & residences – to permit carriage house/accessory apartments and duplexes, and only to the extent to accommodate the additional units
Multi-family Residential Districts (UR-5)	Minimum lot size, mean width, maximum lot coverage, minimum permeability Minimum yard dimensions Minimum floor area – units shall be a minimum of 700 square feet for 1 bedroom plus 150 square feet for each additional bedroom

**B. Reduction in Inclusionary Units**

In the event the Planning Board cannot approve a full density bonus, as prescribed in Section 240-4.4HA.5 “Density Bonus”, the number of required Inclusionary Units shall be reduced in proportion to the ratio of proposed Inclusionary Units to the proposed density bonus (i.e., if the developer has proposed that all density bonus units be Inclusionary Units, then 100% (20%/20%) of the reduction shall be Inclusionary Units; if the developer has proposed the 15% Inclusionary Unit option, then 75% (15%/20%) of the reduction shall be Inclusionary Units; if the developer has proposed the 10% Inclusionary Unit option, then 50% of the reduction in units shall be Inclusionary Units.)

**C. High Cost Project**

In the event a Developer can establish by clear and convincing financial data to the Planning Board that the Covered Project constitutes a High Cost Project, the Planning Board, in consultation with the City Office of Planning and Economic Development, may permit the Developer to offer the required Inclusionary Units to households at up to 20% above the applicable income limits and prices in 240-4.4HA.6.

**D. Relief from this Ordinance**

If the developer requests full relief from this Article to eliminate the provision of all Inclusionary Units, relief shall be sought from the Zoning Board of Appeals through a ~~use~~ variance.

**240-4.4HA.8 SALE/LEASING OF INCLUSIONARY UNITS**

Any Developer of a Covered Project shall adhere to the following provisions and to the

provisions of the Inclusionary Housing Agreement with respect to the initial offering of Inclusionary Units for sale or rent.

- A. Ineligible Households. No Inclusionary Units may be rented or sold to any person who will not reside in that unit year-round, or to any person who is claimed as a dependent on another person's federal or state tax return.
- B. Occupant Qualification. Occupancy of Inclusionary Units shall be by households qualified by the City.
- C. Notice of Availability. The Developer shall notify the City Office of Planning and Economic Development of the prospective availability of any Inclusionary Units at least 180 days before such Units shall be available for lease or sale in a Covered Project.
- D. Waiting List. Upon such notice, the Office of Planning and Economic Development shall provide to the Developer a list of qualified Income Eligible Households based upon the City's waiting list for Inclusionary Unit housing. Referrals will be made by the City based on priority to Income Eligible Households who are, at the time that the units are offered for sale or lease, residing or working, first, in the City and, second, in the County of Saratoga. The Developer will consider applicants in the order specified in the list, to rent or sell the Inclusionary Units, and may take into account any standard and lawful screening of applicants uniformly applied to all applicants for Inclusionary and market units. The developer shall comply with all fair housing laws. Referrals from the list will respect any conditions of occupancy, including elderly and/or handicapped occupancy, legally imposed by public financing.
- E. Release from Inclusionary Unit Restrictions. If, after the initial 180 days following the Notice of Availability, a developer is still unable to secure a qualified, Income Eligible Household for an Inclusionary Unit from the City's Waiting List, the City Office of Planning and Economic Development shall approve the release of the Inclusionary Unit restrictions and that unit may be sold or leased as a Market Unit. The excess proceeds of this sale, over and above the approved Inclusionary Unit sale price plus legitimate and reasonable carrying and sales costs of the developer, shall be repaid to the City and used to support the purposes of this Inclusionary Zoning Article.
- F. Reasonable Accommodations and Modifications. The City will operate the program and maintain the waiting lists in compliance with the Americans With Disabilities Act to ensure access to persons with disabilities.
  - (1) For homebuyer units, the City will notify the developer of referral of a household that includes a person with disabilities. The developer shall make reasonable accommodations in working with that household, and install reasonable modifications as required by the household to occupy the unit. Said reasonable modifications shall be at the expense of the household, and the sales price of the Inclusionary Unit may be adjusted to reflect the reasonable modifications.

- (2) For rental units, when the City determines that the likely applicants for Inclusionary Units will include households with disabilities, the City will designate handicapped accessible units in the development to be reserved as Inclusionary Units as part of the Inclusionary Housing Agreement. The developer will make reasonable accommodations to provide housing to the household containing persons with disabilities.

#### **240-4.4IIA.9 CONTINUED AFFORDABILITY REQUIREMENTS**

##### **A. Rental Projects**

All rental Covered Projects shall comply with the following provisions, which shall be contained in an Inclusionary Housing Agreement to ensure continued affordability of Inclusionary Units.

- (1) **Minimum Affordability Period.** All Inclusionary Units shall remain affordable for a period of no less than thirty (30) years commencing from the date of initial occupancy of the units.
- (2) **Rent Increases.** Increases in the annual rent for Inclusionary Units during the minimum affordability period shall be limited to the percentage increase in the Consumer Price Index for the Albany-Schenectady-Troy Metropolitan Statistical Area. Increases above this percentage require the approval in advance and in writing from the City Office of Planning and Economic Development, which shall approve increases based on documented hardship or other exceptional conditions.
- (3) **Rental Report.** Owners of rental Inclusionary Units shall provide such information annually to the City, as determined by the City Office of Planning and Economic Development and the Inclusionary Housing Agreement, to ensure compliance with continuing occupancy and rent restrictions.
- (4) **Maintenance of Units.** Owners shall comply with all local codes and standards with respect to Inclusionary Units, and provide maintenance services to the Inclusionary Units in the same manner provided all units in the Project.
- (5) **Lease and Sublet Restrictions.** During the affordability period, the owner or occupant may not sublet an Inclusionary Unit to a Household other than an Income Eligible Household, or at a rent in excess of the Affordable Rent.
- (6) **Sale of Project.** If the Covered Project is sold during the Minimum Affordability Period, the use restrictions shall run with the land, and the new buyer will meet all restrictions of the Inclusionary Housing Agreement for the remainder of the period. The City shall charge the seller a fee to cover the costs of approving and recording the transfer.

B. Homebuyer Projects

All homebuyer Inclusionary Units shall comply with resale restrictions, which shall be contained in an Inclusionary Housing Agreement with the Developer and legally recorded with each sale. Transfer to an original co-owner does not constitute a resale for this purpose, but the transfer is subject to all restrictions of the original covenants, and any subsequent resale is subject to these provisions.

- (1) Shared Interest in Proceeds of Sale. At the time of the initial sale of the Inclusionary Unit, the City will determine the Buyer's Interest and the City's Interest based upon current Market Value determined by appraisal as if the property was unrestricted. The Buyer's Interest will be the percentage that the Buyer's Funds, including down payment and mortgage(s), constitute of the current full market value at time of initial sale. Buyer's Funds can include additional improvements as defined in Article 240-4.4HA.6B(5), but do not include any mortgages, subsidies or buy downs provided by the City or other public sources.

The City's Interest will be the remainder interest; that is, the Subsidy Amount (Market Value minus Buyer's Funds) divided by the Market Value at time of initial sale.

- (2) Resale Price. The resale price shall be the Buyer's Interest multiplied by the current Market Value as an unrestricted unit at time of resale. The Office of Planning and Economic Development shall determine the market value of the unit by appraisal, the cost of which is to be borne by the seller.
- (3) Notice of Intent to Sell. At any time the original Buyer wishes to offer an Inclusionary Unit for resale, the Buyer (now the Seller) must notify the City Office of Planning and Economic Development. The City (or its designee) shall provide one or more eligible buyers from the list of eligible buyers within thirty (30) days from notification. If the City declines or fails to provide an eligible buyer after 120 days from the notice to sell, the City Office of Planning and Economic Development may release the Inclusionary Unit restrictions on this unit, and the unit may be sold as an unrestricted unit, with the City recapturing its portion of the gross proceeds based on the City's Interest in Article 240-4.4HA.9B(1) above.
- (4) Transaction Fee. The City shall charge a fee to cover the costs of resale charged to the seller out of net proceeds.

**240-4.4HA.10 ADMINISTRATION**

A. Inclusionary Housing Plan

The developer will submit a proposed Inclusionary Housing Plan to the City Office of Planning and Economic Development in advance of Planning Board review. The Office will review the proposed plan for consistency with this Article,

and provide comments to the developer and to the Planning Board.

B. Inclusionary Housing Agreement

All Covered Projects are required to have an Inclusionary Housing Agreement approved as part of the final PUD site plan, site plan or subdivision approval by the Planning Board. The City Office of Planning and Economic Development will prepare the Inclusionary Housing Agreement. Notwithstanding any other provision of this article, no special use permit, site plan, change of use, subdivision approval, building permit or occupancy permit shall be granted for any dwelling unit in a Covered Project unless an Inclusionary Housing Agreement has been approved by the Planning Board.

C. Expedited Processing and Waiver of Fees

(1) Expedited Approvals and Permit Review. Structures that provide the required Inclusionary Units shall receive priority for building permit review and development approvals, and multiple IZ units with identical plans will receive single plan review.

(2) Waiver of Fees. All municipal fees associated with the development and construction of new residential units shall be waived only as they apply to the required Inclusionary Units.

D. Oversight and Enforcement

The City Office of Planning and Economic Development will monitor Covered Projects during implementation, review occupancy reports submitted by developers, and approve the transfer or re-occupancy of Inclusionary Units.

(1) Post-Approval Administrative Actions. In the event of unforeseen and unavoidable changes in costs, the Office of Planning and Economic Development shall have the authority to adjust pricing and eligible income levels, but changes in the number of Inclusionary Units in the Inclusionary Housing Agreement will require Planning Board approval.

(2) Certificate of Occupancy. No final certificate of occupancy shall be issued for a Covered Project unless all Inclusionary Units within the Covered Project are eligible for a certificate of occupancy, except that, with respect to Covered Projects to be constructed in phases, certificates of occupancy may be issued on a phased basis consistent with the provisions of this Article.

(3) Enforcement. Violations of this article shall be punishable as provided by Article 240-9.213. In addition, any certificates of occupancy for Market Units in a Covered Project found to be in violation of this article may be revoked upon a finding of substantial non-compliance hereunder.

E. Annual Report and Evaluation

The City Office of Planning and Economic Development shall monitor activity under this article and shall provide an annual report on activities and costs to the

City Council. In addition, the Council shall cause this Article to be evaluated every three years, or in conjunction with the Comprehensive Plan review. In accordance with the City Charter, the Mayor shall have the authority to appoint a committee that includes representation of the inclusionary zoning program administrative staff, the Planning Board, the development industry and affordable housing experts to monitor the initial implementation of the ordinance and make recommendations.

## **EXEMPTION OF FEES FOR INCLUSIONARY UNITS:**

In the annual resolution of the City Council, there shall be no application fees for the inclusionary units in a site plan or subdivision application, There shall be no cash-in-lieu of recreation land fee for the inclusionary units.

### **~~3.1. Proposed Amendment Creating Article 240-13.6G Exemption for Inclusionary Units~~**

To add a new subsection "G" to read as follows:

~~"Article 240-13.6G Exemption for Inclusionary Units~~

~~The above mentioned fees shall not apply to any inclusionary zoning units or units which shall have received all required approvals under Article IIA of the Zoning Ordinance entitled, "Inclusionary Zoning"."~~

### **~~3.2. Proposed Amendment to Subdivision Regulations, Appendix A~~**

To add the following to Appendix A:

~~"Fees established in this appendix shall not apply to any inclusionary zoning units or units which shall have received all required approvals under Article IIA of the Zoning Ordinance entitled, "Inclusionary Zoning"."~~

### **~~3.3. Proposed Amendment to City Code Chapter 231, Section 231-48, "Application for Service; Connection Fees"~~**

To add a new subsection "D" to read as follows:

~~"D. Fees established in this section shall not apply to any inclusionary zoning units or units which shall have received all required approvals under Article IIA of the Zoning Ordinance entitled, "Inclusionary Zoning"."~~

# **Questions & Answers:** **Proposed “Saratoga Places for All” (SPA) Housing Ordinance** (August 2016)

(The following “Questions & Answers” are from the City’s 2006 Inclusionary Zoning Ordinance, updated by Sustainable Saratoga to reflect data relevant to the current SPA-Housing Ordinance proposal.)

## **Why is Sustainable Saratoga supporting this proposal?**

- Sustainable Saratoga advocates for sustainable smart growth policies. One such policy is that the City should have adequate, diverse housing.

## **What is the SPA-Housing ordinance?**

- SPA-Housing is an inclusionary zoning (IZ) ordinance that requires developers of larger housing (sale or rental) developments to include some affordable units to households of modest income. Developers are given a modest density bonus, or the right to build more units, to offset the costs of producing these units. The proposed ordinance for Saratoga Springs requires developments of 10 or more new units to dedicate 10 to 20 percent (depending on target income level) of the new units to be affordable in exchange for a 20 percent density bonus. Over 500 other communities in the country have enacted similar ordinances.

## **What does the SPA-Housing Ordinance require?**

- Developments with 10 or more new RENTAL units must set aside either:
  - 20% of units for households earning under \$65,000 (less than 80% of Area Median Income – AMI, based on a 4-person household) or
  - 10% of units for households earning under \$41,000 (less than 50% of AMI, based on a 4-person household)
- Developments with 10 or more new FOR SALE units must set aside either:
  - 20% of units for households earning under \$82,000 (less than 100% of AMI, 4 persons) or
  - 15% of units for households earning under \$65,000 (less than 80% of AMI, 4 persons)
- Density bonus - In exchange for providing the Inclusionary Units, the developer may increase the total number of units in the project by up to 20%.
- As necessary and appropriate to accommodate the Inclusionary Units, the Planning Board can relax certain regulations, depending on the zoning district.
- Developers will enter into an “Inclusionary Housing Agreement” with the City to assure that the conditions of inclusionary zoning are met.

## **Are there any exceptions?**

- The Ordinance would apply citywide to new construction, substantial rehab or conversions, except for:
  - Exclusively non-residential development
  - Developments with fewer than 10 new units (unless developer requests & City approves)
- The Planning Board can waive part or all of the Inclusionary Zoning (IZ) requirements if it determines the additional units cannot be accommodated on site without detrimental impact.
- Developers may request “relief” from IZ through the Zoning Board of Appeals.

### **How will the Inclusionary Units be priced?**

- Maximum rents and sales prices will be determined annually based on income levels. The Ordinance provides formulas for determining what the rents or sale prices for the affordable units will be.
- For certain “high cost” construction, the developer may seek Planning Board approval to set the price to target a slightly higher income level (up to 20% higher).

### **How will the Inclusionary Units differ from the market-rate units?**

- In order to make the units affordable, inclusionary units may be smaller in size and contain less expensive interior finishes and amenities than the market rate units.
- Exterior finishes must be comparable to the market-rate units.

### **How long will the Inclusionary Units remain affordable?**

- Rental units must remain affordable for at least 30 years.
- For sale units will remain affordable in perpetuity, with unit owners receiving net proceeds of the sale in proportion to their original investment.
- Affordability requirements are maintained through restrictive covenants & deed restrictions.

### **Who will be eligible for an Inclusionary Unit?**

- The City Office of Planning and Economic Development will create and maintain a waiting list of eligible candidates based on income limits (adjusted annually).
- Priority is given first to households that reside or work in the City, second priority to households that reside or work in Saratoga County.
- Developers of Inclusionary Units will use this list to rent or sell the units.
- Seasonal or part-time residents will not be eligible.
- Subletting an inclusionary unit to a non-income-eligible party is prohibited; on turnover, new occupants will be selected from the City waiting list.

### **How will the program be monitored to make certain it works in Saratoga Springs?**

- The Mayor is authorized to appoint a committee of experts to monitor the initial implementation of the Ordinance and to make recommendations for changes.
- The Planning Board can waive the requirements for individual projects where it is determined the IZ units cannot be provided without detrimental impact.
- If the City’s waiting list is exhausted, the Planning Board can suspend the requirements for projects, or release individual units to market sale (with the excess proceeds being used to support this Ordinance).
- An annual report will be provided to the Council. An evaluation is scheduled every 3 years, which is the minimum time necessary to allow initial projects to be completed and units occupied.
- The City Council has the authority to amend this or any other portion of the City’s Zoning Ordinance as needed.

### **How many affordable units will this produce?**

- Based on recent years, 15 to 30 units could be produced each year, although this could be higher or lower depending on the market and the types of projects approved. Under current market conditions, these units are likely to be mostly rental units, although over time the Ordinance may also result in the creation of owner-occupied units.

### **Where will these units be produced?**

- Consistent with the IZ principle of “fair share”, IZ units will be produced throughout the City, in proportion to the zoning density that applies to that particular neighborhood or site. The SPA Housing program is consistent with the relative housing densities proposed in the City’s Comprehensive Plan.
- The number of IZ units that any one area receives will be determined by the amount of new housing development in that area.

### **Who will these units be for?**

- It is envisioned that these units will serve local residents – elderly residents who can no longer keep up with the tax and maintenance burden of single family ownership, young people who grew up here and are returning to raise their families in Saratoga, and people who have jobs in the City or County and want to live closer to work. The Ordinance gives priority to households of modest income that live or work in Saratoga Springs. Based on current incomes, IZ units would serve a two-person household earning \$32,800 - \$52,500 for rental housing, and up to about \$65,600 for homeownership. For a four-person household, IZ units would serve households in the \$41,000 - \$65,000 range for rental units, and up to \$82,000 for homebuyer units. These income ranges are adjusted annually.

### **How will IZ be administered and what are the costs?**

- The ordinance is designed to minimize the administrative impact on our small city government. The Office of Planning and Economic Development (OPED) will administer the ordinance. While some staff time is required, these are functions already performed by OPED in other city housing programs, so the added workload is incremental, not new. Based on recent development activity, OPED and the 2006 Committee concluded that the administrative functions constitute about ½ person, or about \$55,000 in the first year and about \$45,600 in subsequent years (in 2006 dollars). The City is currently reviewing these estimates.

### **Why do we need to do this? Is there an affordable housing crisis in Saratoga Springs?**

- The US Department of Housing and Urban Development (HUD) says that housing is not affordable if the occupants of the unit are paying more than 30% of their income for housing costs (rent, mortgage, utilities, insurance, etc.).
- 25% of all homeowners in Saratoga Springs spend more than 30% of their income on housing costs. This represents 1,596 households.
- 44% of all renters in Saratoga Springs spend more than 30% of their income on housing costs. This represents 2,154 households.
- 33% of all households in Saratoga Springs spend more than 30% of their income on housing costs. This represents 3,750 households.

### **Why is housing so expensive in Saratoga Springs?**

- The reasons are many, but essentially there is very strong demand and a limited supply. The many positive qualities of Saratoga Springs have made it a very desirable place to live for people moving to and working in the Capital District. Saratoga’s appeal as a tourist and resort area is causing more and more of its housing stock to be claimed for vacation homes and second homes. Real estate investors are drawn to Saratoga Springs as an attractive

community to invest in high-end projects. As a result of this rising demand, land costs and building costs have increased to widen the gap between housing prices and area incomes.

**Isn't this a short-term problem? Won't the housing market settle down and become more affordable in the future?**

- Housing markets are cyclical and do not remain static. No one can predict the future of our local housing market, or whether prices will go up or down. This ordinance is designed as a long-term strategy to gradually add units in proportion to how the community grows. If the market slows and becomes more affordable, fewer market and IZ units will be produced.

**If I'm already a homeowner in Saratoga Springs, why is affordable housing my problem?**

- Although you may be secure in your home, we believe that the affordable housing may still impact you as a consumer, as an employer and as a family. If working middle class people cannot find housing that is affordable, the community as a whole suffers. Workers vital to the stability and health of the community—both professional and blue-collar workers—will not be available to provide the services needed by our citizens. Businesses will not locate or expand here if they are unable to recruit a local workforce, and this can threaten our local economy. On a more personal level, you may find that it will be harder to keep your family living close by – your children may have to move away to raise families, or your parents may not be able to afford to live close by as they age and need your support.

**Isn't it reasonable to expect some people to commute from less expensive outlying areas?**

- Employers indicate that this housing market affects recruitment, turnover and absenteeism. Workers who can't live close to their workplace are more likely to change their workplace location in order to shorten their commutes. Also, workers with long commutes are more likely to miss work, reducing the ability of local businesses to provide quality services. With uncertainty in fuel prices, workers have even more incentive to find employment close to their homes. And ultimately, housing choices should exist for working families and the elderly.

**What are the impacts of the SPA-Housing Ordinance?**

- There are over 500 IZ ordinances in effect nationwide, with different provisions and different levels of success. This proposed ordinance for Saratoga Springs drew on that range of experiences to develop a modest approach that is appropriate to Saratoga Springs and that will not negatively affect the special character of our community. Some of the key concerns about potential negative impacts of the IZ ordinances are discussed below.

**Will the SPA-Housing Ordinance discourage development in Saratoga?**

- It should not. In some IZ communities where the IZ requirement has become a severe burden to the developer, this has been the case. However, this ordinance has been carefully designed based on financial analyses so that these additional IZ units can be provided by the developer at a price that covers the developer's costs of construction and overhead. IZ requirements apply only when units can be added to the overall development plan, so there will not be a reduction in what the developer could produce without IZ. Therefore, while developers take on some additional near-term burden in building the IZ units, there is no long-term burden or financial cost to the developer. As long as there is market demand for the production of additional housing units in Saratoga, developers should be able to continue to produce units.

**Will IZ units alter the character and appearance of the entire development or the neighborhood?**

- It should not. The IZ units must be the same type as the market units -- for-sale units within for-sale projects or rental units within rental projects. The IZ units will be required to blend in with the market rate units in terms of exterior design, finishes and aesthetics. Only certain development requirements listed in the ordinance, such as setbacks, are waived, and only to the extent needed to incorporate the affordable units. Where the units cannot be constructed without detrimental impact on the development and the community, the requirements can be reduced or waived by the Planning Board.

**Will IZ units have an impact on traffic and other environmental issues of concern?**

- All developments covered by this ordinance are put through an environmental analysis following the State Environmental Quality Review (SEQR) process. The IZ units will be part of that, and changes to the design and other mitigation will be considered as part of that process prior to Planning Board approval. In addition, the proposed ordinance itself must receive SEQR review prior to enactment.

**Will the SPA-Housing Ordinance threaten Saratoga Springs' greenbelt or rural areas?**

- IZ applies within the City's existing zoning to all areas of the City. Therefore, inclusionary zoning will apply in the less densely zoned areas of the city, but in concentrations which reflect the lower density of those rural zones.

**Will IZ units be produced disproportionately in certain neighborhoods?**

- The ordinance is developed on the core principle of fair share. IZ requirements apply to all neighborhoods and areas of the City, in direct proportion to the existing zoning requirements in that area. It is likely that the city's core area and perhaps certain neighborhoods might see more development in the future than others, so these areas might see more IZ units than other areas. However, IZ units can be produced only on the development site and not shifted to other neighborhoods.

**Does this change the local review process and the roles of the Planning Board, Design Review, or Zoning Board of Appeals?**

- No. All existing review processes remain in place, and all authorities of the various review boards are preserved. The boards will be required to consider the IZ requirements as one of the overall requirements of the City, but not to the exclusion of other community concerns and requirements. The Planning Board will take the lead in incorporating the IZ requirements into the overall development approval. The Planning Board is authorized to grant relief from IZ requirements, and the developer still retains the right to appeal for full relief to the Zoning Board of Appeals.

**Will Saratoga's taxpayers carry the burden of producing and subsidizing these units?**

- There are no direct City subsidies contemplated or required for these units. However, there are administrative costs that have been estimated in 2006 at \$46,500 per year. The City is currently reviewing these estimates. The owners of IZ units will pay property taxes comparable to other modest housing in the community.

**Will SPA Housing Ordinance end up drawing households to Saratoga that will become a burden to the community?**

- The first priority is for households who live or work in Saratoga Springs. The second priority is for households who live and work in Saratoga County. Households who occupy these units must be self-sufficient because there are no subsidies provided. The ordinance has a “circuit breaker” so that the Planning Board can suspend the requirements if the City has no qualified applicants on its waiting list when developments are approved, and the income restrictions can be waived for units when there are no qualified buyers.

**Is the draft ordinance applying a model from Montgomery County, Maryland, or other communities that are larger, more urban, or fundamentally different than Saratoga?**

- No. The 2006 Committee was advised by the Innovative Housing Institute, nationwide experts on IZ, and the key IHI consultant formerly worked in Montgomery County and shared the Montgomery County experience. However, this ordinance was not based on Montgomery County or any other community. It was drafted from scratch, drawing on the experience of a range of communities, and modified based on substantial community input. The end result is a totally unique ordinance that is unlike any other community’s ordinance and tailored to the market and conditions in Saratoga Springs.

**Why was a threshold of 10 units chosen?**

- A 20% bonus only begins to make sense at 10 or more units. Because of the rounding required to get full units, a 20% bonus in smaller projects could have a dramatic and visible impact on density. The 2006 Committee looked at permits drawn in recent years, and has concluded that there would not be a significant increase in inclusionary unit production if the threshold were lowered to five units. The ordinance includes a voluntary provision where smaller projects could propose inclusionary units if it made sense from design and financial standpoints.

**Can developers propose to build the IZ units off site?**

- No. In cases where it is determined by the Planning Board that units cannot be accommodated on site, the requirement will be waived rather than shifted off site.

**Does the City have the option to purchase the affordable units or change their use?**

- No. This is not allowed, due to concerns that the intent and use of the units could be changed.

**Will these families be able to afford the housing costs, including maintenance, taxes and homeowner association fees?**

- The 2006 Committee analyzed the affordability, and created a pricing model that includes all costs, including taxes, insurance and homeowner association fees (if applicable). Taxes are based on assessments reflecting the lower price and value of the IZ units. In certain developments with high homeowner association fees, the pricing may need to be adjusted or subsidies provided to make it affordable. Maintenance and improvement of IZ units will be encouraged and taken into account for resale pricing.

### **Will the IZ unit buyers be able to enjoy appreciation in their unit value when they sell?**

- Yes. Homeowners will be able to sell at a price that enables them to share in market appreciation in direct proportion to their initial investment when they sell. For example, if they were able to buy the unit at 60% of its original fair market value, they will be able to receive 60% of the appreciation at time of resale. The new buyer will continue to be a priority household in the eligible income range.

### **Why don't we just make inclusionary zoning a voluntary program?**

- It is widely accepted that voluntary inclusionary zoning programs have been largely ineffective nationwide. Saratoga Springs has incorporated voluntary incentive-based affordable housing into its zoning standards for a number of years, but this has not resulted in the construction of any affordable units.. Also, if voluntary, it is likely that IZ units would not be produced throughout the City and this would result in higher concentrations of IZ units in some neighborhoods rather than others.

### **Wouldn't it be easier if the City just paid developers to build affordable units?**

- It is the removal of land costs from the additional units, achieved through the density bonus, which permits IZ units to be offered at a more affordable price. To achieve similar pricing levels, the City would need to either build on City property, thereby concentrating these units, or provide substantial subsidies to offset the rising cost of available privately held land.

### **Shouldn't this be a County-wide program?**

- The market pressures exist throughout the Saratoga region, but have become most focused in Saratoga Springs. While a County-wide strategy would produce more needed units, Saratoga Springs needs to address this problem whether or not other communities join in. We hope that our leadership on this issue will encourage other communities in the County to consider the benefits of creating their own inclusionary zoning programs.

### **Will inclusionary zoning solve all of our community's affordable housing needs?**

- Inclusionary zoning is not a panacea, but it is an important tool in establishing a range of options to address affordable housing needs in Saratoga Springs. Providing these units through a private market solution allows Saratoga Springs to meet some of the need without large government subsidies and regulation by the state or Federal governments. It is a modest but truly local solution.

### **What if it doesn't work?**

- Several features have been included in the Ordinance to enable it to be modified or suspended if it doesn't work or if there isn't sufficient demand.
  - (1) The Ordinance provides for a committee to monitor the initial implementation and to make recommendations for changes.
  - (2) There is a "circuit breaker" for the Planning Board to suspend the requirements for new developments if there is insufficient demand for the units.
  - (3) There is a provision to allow individual units to be sold at market value if eligible buyers cannot be found.
  - (4) The Ordinance requires an annual report to the Council on the IZ units produced.
  - (5) The Ordinance requires an evaluation of the Ordinance and its impact within three

- years.
- (6) And, of course, the City Council could choose to re-evaluate and change the ordinance at any point if it proves to be unsuccessful, has unintended loopholes or negatively affects the community.

**Who drafted the 2006 ordinance?**

- In early 2005, Mayor Michael Lenz created the Inclusionary Zoning Ordinance Development (IZOD) Committee to study the City housing issues and develop a new ordinance. The worked for over a year and in April 2006 delivered a new ordinance to the City Council. That committee consisted of Monte Franke (Chair), Sonny Bonacio, Amy Durland, Matt Gabryshak and Vilma Heramia. Eric Schreck and Nancy Ohlin also served in the earlier months on the committee.

**Why didn't the City Council adopted the draft ordinance in 2006?**

- We can only speculate why the City Council did not adopt the draft ordinance as recommended by the IZOD Committee. There is official record of any public discussion of the Ordinance by the City Council.
- Sustainable Saratoga believes there probably were a number of factors that contributed to the lack of action. These might have included:
  - Desire to see if the ordinance could be adopted on a regional or county-wide level;
  - Suggestions by some developers that more time could allow affordable housing to be built on a voluntary basis;
  - Concern with forecasts of an uncertain housing market;
  - A tight City budget that were projecting employee layoffs.

# HOUSING DATA

## SARATOGA SPRINGS, NY

Compiled by Sustainable Saratoga (August 2016)

### AFFORDABLE HOUSING:

The US Department of Housing and Urban Development (HUD) defines "Affordable Housing as "housing for which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities".

The US Census's 2010-2014 American Community Survey reports:

#### SARATOGA SPRINGS:

- 24.81% of all homeowners spend more than 30% of their income on housing costs.
  - This represents 1,596 households
- 44.14% of all renters spend more than 30% of their income on housing costs.
  - This represents 2,154 households
- 33.15% of all households spend more than 30% of their income on housing costs.
  - This represents 3,750 households

#### COUNTY OF SARATOGA:

- 23.60% of all homeowners spend more than 30% of their income on housing costs.
- 42.62% of all renters spend more than 30% of their income on housing costs.

### DEMOGRAPHIC:

The US Census 2000:

#### SARATOGA SPRINGS:

- Total populations: 26,586 (26,186 in 2000)
- Number of persons per household: 2.13 (2.21 in 2000)
- Number of occupied housing units: 11,312 (10,784 in 2000)
  - Number of owner-occupied housing units: 6,431
  - Number of renter-occupied housing units: 4,881

### COST OF HOUSING:

The US Census's 2010-2014 American Community Survey reports:

#### SARATOGA SPRINGS:

- Mean value for owner-occupied units: \$310,200
- Mean monthly gross rent for renter-occupied units: \$988

#### COUNTY OF SARATOGA:

- Mean value for owner-occupied units: \$230,900
- Mean monthly gross rent for renter-occupied units: \$978

City Data.com reports:

#### SARATOGA SPRINGS:

- Median gross rent in 2013: \$1,011.
- Mean prices in 2013:
  - *All housing units*: \$337,814;
  - Detached houses: \$327,096
  - In 5-or-more-unit structures: \$938,279
- Median house of condo value:
  - In 2013: \$297,771
  - In 2000: \$128,600

**INCOMES:**

The US Census's 2010-2013 American Community Survey reports:

SARATOGA SPRINGS:

- Per capita income: \$39,355
- Median household income: \$67,303

COUNTY OF SARATOGA:

- Per capita income: \$35,860
- Median household income: \$70,581

City Data.com reports:

SARATOGA SPRINGS: (zip code area)

- Estimated median household income in 2013: \$67,522

The US Department of Housing and Urban Development:

COUNTY OF SARATOGA: (no separate data available for City of Saratoga Springs)

- 2016 Median Income: \$82,000
- 2016 Median household income by household size: (see table below)

HOUSEHOLD SIZE: (persons)	HOUSEHOLD INCOME (30% of Area Median)	HOUSEHOLD INCOME (50% of Area Median)	HOUSEHOLD INCOME (80% of Area Median)	<b>HOUSEHOLD INCOME (100% of Area Median)</b>	HOUSEHOLD INCOME (110% of Area Median)	HOUSEHOLD INCOME (120% of Area Median)
1	\$17,250	\$ 28,700	\$ 45,950	<b>\$57,400</b>	\$63,150	\$68,900
2	\$19,700	\$32,800	\$52,500	<b>\$65,600</b>	\$72,150	\$78,700
3	\$22,150	\$36,900	\$59,050	<b>\$73,800</b>	\$81,200	\$88,550
4	\$24,600	\$41,000	\$65,000	<b>\$82,000</b>	\$90,200	\$98,400
5	\$28,450	\$44,300	\$70,850	<b>\$88,600</b>	\$97,450	\$106,300
6	\$32,600	\$47,600	\$76,100	<b>\$95,200</b>	\$104,700	\$114,250
7	\$36,750	\$50,850	\$81,350	<b>\$101,700</b>	\$11,850	\$122,050
8	\$40,900	\$54,150	\$86,600	<b>\$108,300</b>	\$119,150	\$123,000

(All numbers rounded to nearest \$50)



*Advocate.  
Educate.  
Act.*

**Sustainable Saratoga**  
PO Box 454  
Saratoga Springs, NY 12866

  
[www.sustainablesaratoga.org](http://www.sustainablesaratoga.org)

August 5, 2016

Honorable Joanne Yepsen, Mayor  
City of Saratoga Springs  
City Hall  
474 Broadway  
Saratoga Springs, NY 12866

Dear Mayor Yepsen:

RE: SPA-HOUSING ORDINANCE

We have submitted to the City Council zoning amendment that would create “The Saratoga Places for All (SPA) Housing Ordinance”. This is a zoning text amendment that is intended to create more diverse housing opportunities citywide –especially for the middle income households.

Due to the public benefit nature of this zoning text amendment we are requesting a waiver of the application fee. We also indicated this request on the application form.

Sincerely,

*Harold J. Moran*

Harry Moran  
Chair

Attachments

cc: Commissioner John Franck  
Commissioner Michele Madigan  
Commissioner Chris Mathiesen  
Commissioner Anthony Scirocco



*Advocate.  
Educate.  
Act.*

**Sustainable Saratoga**  
PO Box 454  
Saratoga Springs, NY 12866

info@sustainablesaratoga.org  
www.sustainablesaratoga.org

September 6, 2016

Mr. Mark Torpey, Chair  
Saratoga Springs Planning Board  
City Hall  
474 Broadway  
Saratoga Springs, NY 12866

Dear Mr. Torpey:

**RE: SPA HOUSING ORDINANCE – ADVISORY OPINION TO THE CITY COUNCIL**

We would like to offer some supportive information as the Planning Board undertakes its advisory opinion to the City Council on Sustainable Saratoga's application to amend the Zoning Ordinance to include language that requires that development projects of 10 or more units include units deemed affordable under current HUD income guidelines.

We understand that, at a minimum, your task is to determine 1) whether the proposed revision is consistent with the Comprehensive Plan; and 2) whether the proposed revision is not contrary to the general purpose and intent of the Zoning Ordinance.

We offer the following comments on these two tasks.

**CONSISTENT WITH COMPREHENSIVE PLAN:**

We believe the propose SPA Housing Ordinance is completely consistent with the 2015 Comprehensive Plan.

Specifically, we believe the proposed zoning amendment is consistent with the following recommended housing actions presented within the Comprehensive Plan.

3.4-50 Encourage a range of residential opportunities that will be available to all residents to promote the social and economic diversity vital to a balanced community.

3.4-51 Actively promote affordable housing of all types and tenure throughout the City, and avoid overconcentration in any one area to reduce the potential for isolation of income groups.

- a. Promote diversity of housing types in close proximity to employment centers such as Downtown, the hospital, Skidmore College, the racetracks, etc.
- b. Encourage the development of higher density residential alternatives within the urban core including the conversion to residential use of upper floors in commercial districts.
- c. Make greater use of City-owned properties for affordable housing and consider acquiring additional properties for this purpose.

3.4-54 Rehabilitate and develop affordable housing via a "whole-site approach" with attention to site location and layout, façade design, pedestrian movement and accessibility, adequate infrastructure provision, and sensitivity to historic preservation and neighborhood context. This will also assist to revitalize and/or preserve existing neighborhoods.

- 3.4-56 Promote more effective development incentives.
  - a. Consider incentives, such as density bonuses, temporary property tax relief from building setback, and parking requirements, to encourage affordability.
  - b. Consider providing infrastructure incentives for developments with affordable units.
  
- 3.4-57 Address procedural items related to housing Citywide.
  - a. Review zoning, subdivision, building codes, and develop policies to actively encourage affordable housing construction or redevelopment.
  - b. Investigate appropriate opportunities for the conversion, building, and permanent residential use of building code compliant accessory buildings such as carriage houses and garages.
  - c. Promote more aggressive enforcement of housing codes and zoning regulations.

We don't believe the proposed zoning amendment is inconsistent with any of the housing policies of the 2015 Comprehensive Plan.

We also note that the proposed density bonus in the proposed zoning amendment is totally consistent with the following policy statement on page 62 of the Comprehensive Plan:

Incentive Zoning Supporting Public Purpose:

Section 81-D of the NYS General City Law sets forth the conditions under which cities can enact incentive zoning. Saratoga Springs already has density bonuses for affordable housing and publicly accessible open space in several zoning districts. This legislation requires the density incentives to be consistent with the municipality's Comprehensive Plan. Therefore, public purpose density bonuses permitted by Section 81-D would be able to exceed the residential density caps in each of the land use categories.

**CONSISTENT WITH GENERAL PURPOSE AND INTENT OF ZONING ORDINANCE:**

The purpose and intent of the Zoning Ordinance is set forth in Article 1.3 of the ordinance and presented below. We believe the SPA Housing Ordinance zoning amendment is consistent with, and not contrary to, the intent and purposes described below.

1.3 INTENT AND PURPOSES

A. The intent of this Chapter is to encourage appropriate and orderly physical development; promote public health, safety, and general welfare; classify, designate and regulate the location and use of buildings, structures and land for agricultural, residential, commercial, industrial or other uses in appropriate places; and to divide the City of Saratoga Springs into districts of such number, shape and areas as may be deemed best suited to carry out these regulations and provide for their enforcement.

B. The regulations and district boundaries identified in this Chapter and upon the Zoning Map are made with the following additional purposes:

1. Facilitation of efficient, economical, and adequate provision of public utilities and services;
2. Assurance of adequate sites for residential, agricultural, industrial, commercial and other appropriate uses;
3. Provision of privacy for families and the maximum protection of residential areas;
4. Prevention and reduction of traffic congestion so as to promote efficient and safe circulation of vehicles and pedestrians;

5. Gradual elimination of nonconforming uses;
6. Conservation of the taxable value of land and buildings while enhancing the appearance of the City of Saratoga Springs as a whole;
7. Encouragement of flexibility in the design and development of land;
8. Protection of the general environment in compliance with the objectives of applicable Federal and State statutory and regulatory programs;
9. Protection of the natural resources of the community including but not limited to the protection of the water resources of the City;
10. Safeguarding the heritage of the City of Saratoga Springs by preserving districts and landmarks in the City which reflect elements of its cultural, social, economic, political, artistic and architectural history;
11. Promoting the use of historic districts and landmarks for the education, pleasure and welfare of the citizens of the City.

In addition, we note that the structure of our proposed amendment is identical in substance to the draft created in 2006 by the Inclusionary Zoning Ordinance Development (IZOD) Committee. Due to the zoning ordinance reorganization that was undertaken in 2012, we have made some numbering changes to the amendment. In 2006 the inclusionary zoning amendment was proposed as Article 240-11A. With the new ordinance organization we propose this amendment as Article 240-4.4.

We appreciate the opportunity to provide these comments on this important zoning amendment.

Respectfully,

Harry Moran, Chair

cc: Mayor Joanne Yepsen  
Commissioner John Franck  
Commissioner Michele Madigan  
Commissioner Chris Mathiesen  
Commissioner Skip Scirocco



August 1, 2016

Honorable Mayor Joanne Yepsen  
City Hall – 474 Broadway  
Saratoga Springs, NY 12866

RE: Affordable Housing Task Force

Dear Mayor Yepsen:

The Saratoga Builders Association, Inc. (SBA) is a non-profit, specialized professional trade association representing the entire building industry. Our members include home builders, developers, remodelers, suppliers, sub- contractors, financial institutions, architects, engineers, realtors, attorneys and other industry professionals. The SBA is committed to the continued growth, prosperity and quality of life in Saratoga County, including the City of Saratoga Springs.

As an organization, we offer our members opportunities to work together, learn and share information. We are also committed to supporting a diverse, quality housing stock for our region. Our members are currently involved with two Habitat for Humanity projects in Saratoga Springs. Additionally, proceeds from our *Showcase of Homes* benefit Rebuilding Together Saratoga County and Northern Saratoga Habitat for Humanity.

The SBA recognizes the issue of affordable housing is complex and will require a creative approach. We encourage you and the City Council to engage partners, such as the SBA, as you work to address it. The establishment of the Affordable Housing Task Force (Task Force) has once again started the affordable housing discussion in the City. The SBA would welcome an open dialogue with the City Council and the Task Force to discuss challenges and realistic, implementable approaches for addressing this very important issue.

Specifically, the SBA is interested in understanding if the Task Force has identified areas within the City to focus more affordable and diverse housing (through zoning, incentives, or other mechanisms). We would request that information be provided to the SBA and other partners. That important information could be shared with our members to assist in facilitating the City's goals of a more affordable and diverse housing stock.



Our members are the very professionals that construct or support the construction of quality housing that contributes to the high quality of life in Saratoga County. As such, we have the understanding and knowledge to approach this issue in a practical and realistic manner. Again, we encourage the City Council and the Task Force to engage industry partners to assist in tackling this issue in the City of Saratoga Springs. Further, we would also welcome the opportunity for a representative from the SBA to join the Task Force to ensure ongoing communication and coordination.

Should you have any information to share on the Task Force's efforts to date or wish to include the SBA in discussions about affordable housing solutions, please do not hesitate to contact me. We look forward to hearing from you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Barry Potoker", is written over a printed name and title.

Barry Potoker  
Executive Director

CC: Commissioner Franck, Commissioner Madigan, Commissioner Mathiesen, Commissioner Scirocco, Bradley Birge, SBA Board Members



August 29, 2016

Honorable Mayor Joanne Yepsen  
City Hall – 474 Broadway  
Saratoga Springs, NY 12866

Dear Mayor Yepsen:

You indicated in your comments at the August 16th City Council meeting that the Saratoga Builders Association (SBA) was "in favor of moving forward with this type of ordinance," referring to the proposed SPA Zoning Amendment presented by Sustainable Saratoga to be sent to City and County Planning Boards for advisory opinions.

To be clear, this is not the case, and is in no way what our letter indicated. In fact, the central point of our letter was a request that the SBA be invited to the table to help draft an effective ordinance. The fact that an entire ordinance amendment has been drafted and presented with little or no input from the builder/developer/finance community was exactly the situation our letter was seeking to avoid.

The process of creating affordable housing through incentive mechanisms is challenging and complex. Expecting an arbitrary collection of requirements, density bonus, and fee alterations will work because they appear to have "worked in another community" or because work done 10 years ago is "still valid" is preposterous and unrealistic.

As has too often been the case, broad politically charged ideas are playing a poor substitute for the real work that would be required to bring about meaningful change.

We have the tools to conduct a factual analysis - to look at the revenue impact of various requirement levels of affordable housing and competently show what the required offset would need to be to maintain a viable, financeable project. We have the expertise to produce feasibility studies and schematic pro-formas that can be discussed with and vetted by our local financial institutions. We have the experience to engage in an honest discussion about the vehement NIMBY attitudes we encounter in the neighborhoods in which we develop and how the City will act to mitigate the delays and expenses associated with countering them.



To be forced, by uninformed regulation, to build a product that is not financeable, does not result in more housing options, it results in no housing options.

We look forward to working with the other members of the task force to explore how the City and our members can work together to create a broader housing mix in our city.

Sincerely,

A handwritten signature in blue ink, appearing to read "Barry Potoker", is written over the typed name and title.

Barry Potoker  
Executive Director

CC: Commissioner Franck, Commissioner Madigan, Commissioner Mathiesen, Commissioner Scirocco, Bradley Birge, SBA Board Members