CITY OF SARATOGA SPRINGS
PLANNING BOARD
City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 fax: 518-580-9480
www.saratoga-springs.org

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

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

## Agenda

Planning Board Meeting – Thursday, September 22, 2016
City Council Room – 7:00 PM

Workshop: Monday, September 19, 2016 At 5pm In The City Council Room

Salute To Flag

A. Applications Under Consideration

1. **16.033 Interlaken PUD Proposed Map And Text Zoning Amendment**
   Request for Advisory Opinion from the City Council.

   Documents:

   16.033 INTERLAKENZONINGAMEND_APP_REDACTED.PDF

2. **14.055.1 McIntyre**
   **28 White Street, 110 Regent Street,** proposed modification of a two lot subdivision in an Urban Residential-4 (UR-4) District.

   Documents:

   14.055.1 MCINTYRESUBMOD_APP_REDACTED.PDF

3. **16.035 LP Gas Station**
   **11 Ballston Avenue ,** sketch plan review for a gas station and convenience store in a Highway General Business (HGB) District.

   Documents:

   16.035 LPGASSTATIONSKETCH_APP_REDACTED.PDF

4. **04.029.1 Ice House Site Plan Modification**
   **70 and 72 Putnam Street,** site plan modification review in a Transect-6 Urban Core (T-6) District.

   Documents:

   04.029.1 ICEHOUSEPERMANENTTENT_APP_REDACTED.PDF
   04.029.1 ICEHOUSEPERMANENTTENT_COUNTYRESPONSE.PDF

5. **16.038.1 Pet Lodge, SEQRA Coordinated Review Of A Animal Kennel Use**
   **Route 9,** SEQRA Coordinated Review in Tourist Related Business (TRB) and Rural Residential (RR) Districts.

   Documents:

   16.038.1 PETLODGEOFSARATOGASEQR_ZBAAPP_REDACTED.PDF
   16.038.1 PETLODGESEQR_ZBAREQ.PDF

B. Approval Of Minutes: September 8, 2016, July 28, 2016.

Next Meeting: Thursday, October 13, 2016 (W/ Tuesday, October 11, 2016 Caravan & Workshop)

# 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 Avenu 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. Phone: [redacted]

Address: P. O. Box 4367, 160 West Avenue Email: [redacted]

Saratoga Springs, New York 12866

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. Morris 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. Morris 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.

**Part 1 - Project and Sponsor Information**

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: | Telephone: [redacted] |
|---|---|
| Two Gilbert Corner, LLC | E-Mail: [redacted] |

Address:
2 Gilbert Road

| City/PO: | State: | Zip Code: |
|---|---|---|
| Saratoga Springs | NY | 12866 |

| | NO | YES |
|---|---|---|
| 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. | ☑ | ☐ |
| 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 | ☐ | ☑ |

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.
☐ Urban ☑ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action,<br>a. A permitted use under the zoning regulations? | ☑ | ☐ | ☐ |
| b. Consistent with the adopted comprehensive plan? | ☐ | ☑ | ☐ |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | ☐ | ☑ | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____ | NO | YES | |
| | ☑ | ☐ | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | ☑ | ☐ | |
| b. Are public transportation service(s) available at or near the site of the proposed action? | ☑ | ☐ | |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | ☐ | ☑ | |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies: | NO | YES | |
| | ☑ | ☐ | |
| 10. Will the proposed action connect to an existing public/private water supply? | NO | YES | |
| If No, describe method for providing potable water: _____ | ☐ | ☑ | |
| 11. Will the proposed action connect to existing wastewater utilities? | NO | YES | |
| If No, describe method for providing wastewater treatment: _____ | ☐ | ☑ | |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | NO | YES | |
| | ☑ | ☐ | |
| b. Is the proposed action located in an archeological sensitive area? | ☑ | ☐ | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | NO | YES | |
| | ☑ | ☐ | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | ☑ | ☐ | |
| | | | |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

| | NO | YES |
|---|---|---|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | ☑ | ☐ |
| 16. Is the project site located in the 100 year flood plain? | ☑ | ☐ |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,<br>a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES | ☑ | ☐ |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe: ☐ NO ☐ YES | | |

| | NO | YES |
|---|---|---|
| 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)?<br>If Yes, explain purpose and size: | ✓ | |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: | ✓ | |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: | ✓ | |

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Two Gilbert Corner, LLC Date: 7/26/2016

Signature: Weller J. Mein

PRINT FORM

**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**

| Address | Tax Parcel | Street Frontage |
|---|---|---|
| 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 | 76.38 ft |
| | | 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 | 14,840 sq ft |
| | 47,849/4 = 11,972.25 sq ft |

**Proposed Mean Width**

| | |
|---|---|
| 1 | 80 ft |
| 2 | 80 ft |
| 3 | 80 ft |
| 4 | 124.11 ft |
| | 364.11/4 = 91.03 ft |

6/22/2016

To: City of Saratoga Springs

From: Randall Countermine,
New Dimensions Outdoor Services, Inc.

Re: Landscape/Planting Design for 110 Regent St. and 28-32 White St.

Please not we worked with Mr. McIntyre in the design and installation of the plantings at 110 Regent St and 28-32 White Street. I have been asked by Mr. McIntyre to provide and analysis of the situation in regards to the trees/plantings that were noted to remain but have been removed.

Area 1 - 11 Spruce trees to remain (adjacent to driveway)

- It appears that 3-4 of these Spruce trees died due to a new electrical having to be installed at 2832 White Street.
- In addition the remaining trees were skinning and hot healthy; and grass was not able to be grown under them.
- See photo addendum "now compared to prior". We installed a raised bed and 3 mature Birch trees and well as mature Arborvitaes. We did not want to go any closer to the road so there would be no obstruction backing out.

Area 2 — Two small Pine and Ash trees

- Both were relatively small trees and did not make it thru the construction phase. They have been replaced with a mature Birch tree and Hemlock.
- See photo addendum

Area 3— 12' White Ash

- The tree was touching in the carriage house and replaced with a row of Arborvitaes and 2 mature Birch trees.
- See photo addendum

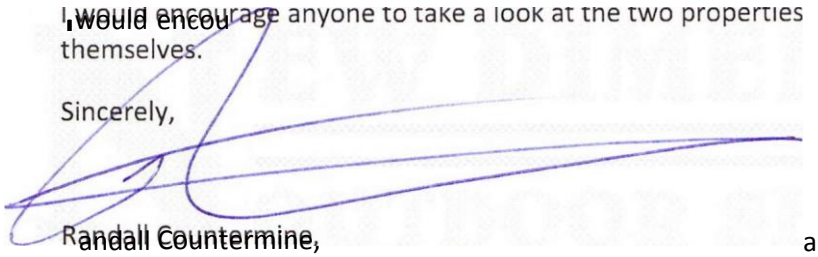
Area 4-28" Oak

- This tree was removed for 2 reasons:
    a. A pool was installed and the root structure was compromised. The entire tree would have been hanging over the pool.
    b. It was my opinion the tree was near the end of it's life and created a health and safety issue. (It should be noted a similar tree on an adjacent property, 11 Cottage Street, fell on the building destroying one unit in 2006.

It should also be noted that a 24" Maple on the side yard and a 28" Maple in the front yard were saved. In fact, Mr. McIntyre even had the 28" Maple tree in the front yard cabled between two large limbs in order to preserve it.

In addition, per the Planning Board Mr. McIntyre has:

1. Installed 300" of new concrete curbing.
2. Restored/replaced 300' of brick sidewalk.
3. Installed two new Sternburg Lights.
4. Installed 3 Street Trees.


I would encourage anyone to take a look at the two properties themselves.

Sincerely,

Randall Countermine,

I would encou andall Countermine, anyone to take a look at the two properties in question and see the improvement for

| | | | |
|---|---|---|---|
| Borrower: N/A | | | File No.: |
| Address: 110 Regent Street | | | Case No.: |
| City: Saratoga Springs | St: NY | Zip: 12866 | Lender: |

Area 1

Example of Spruce Tree
Taken down

Example of how close to
driveway to spruces
--Could not open car door

Example of unable to grow
grass

| | | | |
|---|---|---|---|
| Borrower: N/A | | | File No.: |
| Address: 110 Regent Street | | | Case No.: |
| City: Saratoga Springs | St: NY | Zip: 12866 | Lender: |

Area 1

Example of New Trees and Schrubs

Area 1

Example of New Trees and Schrubs

| | | | |
|---|---|---|---|
| Borrower: N/A | | | File No.: |
| Address: 110 Regent Street | | | Case No.: |
| City: Saratoga Springs | St: NY | Zip: 12866 | Lender: |

Area 2

Example of 2 new mature trees

Example of 2 new mature trees

| | | | |
|---|---|---|---|
| Borrower: N/A | | | File No.: 94054 |
| Address: 110 Regent Street | | | Case No.: |
| City: Saratoga Springs | St: NY | Zip: 12866 | Lender: |

Area 3

Before

Area 3

Before

Area 3

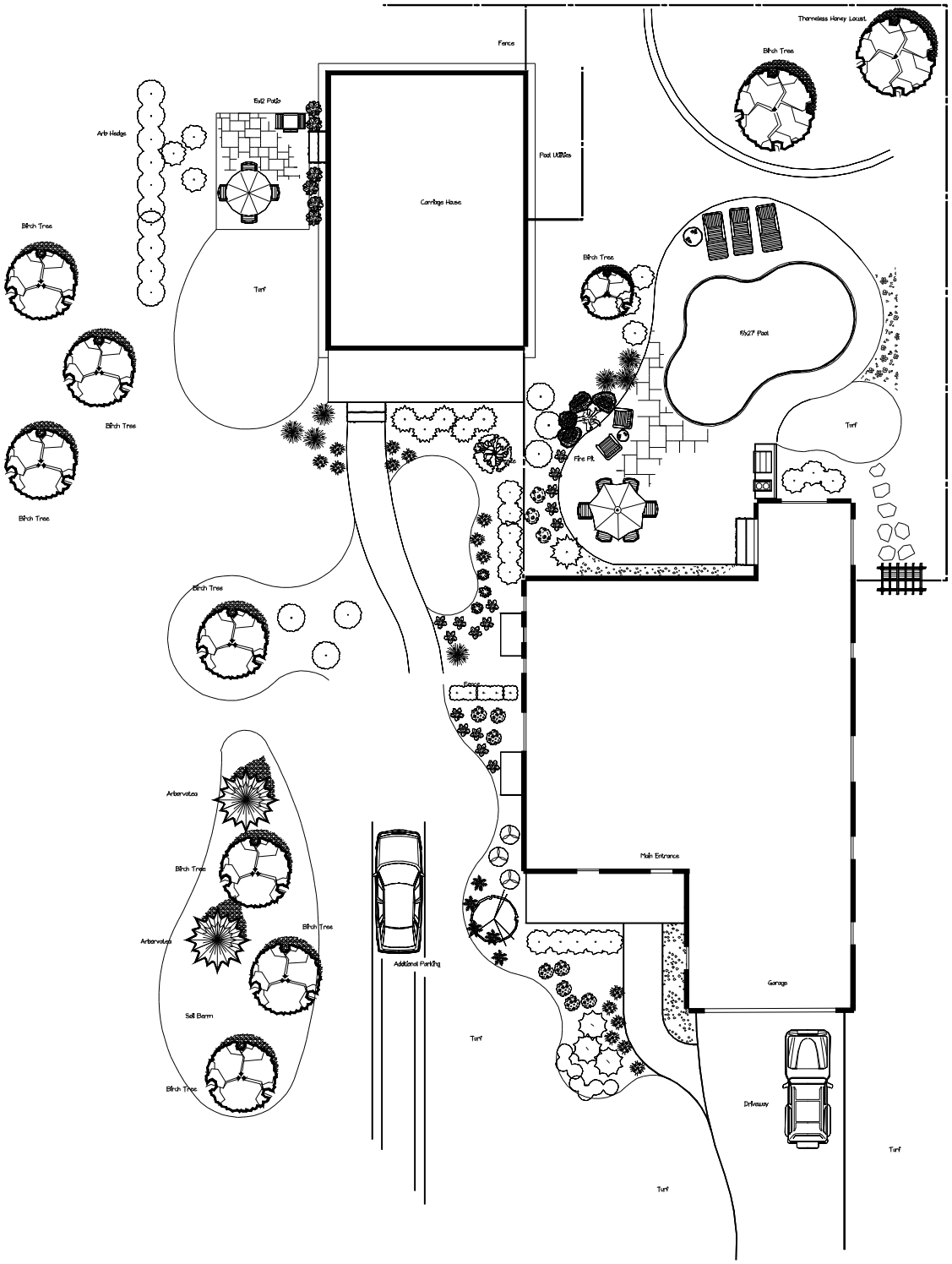
Yard is hydro seeded

| | | | |
|---|---|---|---|
| Borrower: N/A | | | File No.: 94054 |
| Address: 110 Regent Street | | | Case No.: |
| City: Saratoga Springs | St: NY | Zip: 12866 | Lender: |

Area 3

After

Yard is hyro seeded




A Property Development Plan

NEW DIMENSIONS OUTDOOR SERVICES

client: Regent Street

| scale | date | revision |
|---|---|---|
| 1"=6' | August 2015 | |
| drawn by: Brian | checked by: Randy | drawing # |

[FOR OFFICE USE]

(Application #)

(Date received)

# 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

APPLICATION FOR:

## SITE PLAN REVIEW

(INCLUDING PUD)

(Rev: 12/2015)

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

Project Name: Global Partners, LP Gas Station Development

Property Address/Location: 11 Ballston Ave

Tax Parcel #: 178-4-9 *(for example: 165.52-4-37)* Zoning District: HGB

Proposed Use: Gas station and convenience store

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

| | APPLICANT(S)* | OWNER(S) *(If not applicant)* | ATTORNEY/AGENT |
|---|---|---|---|
| Name | Global Partners, LP | GBR BALLSTON AVENUE LIMITED LIABILITY COMPANY | Joshua D. O'Connor, P.E. |
| Address | 800 South Street | and | Bohler Engineering, 17 Computer Drive West |
| | Waltham, MA 02454 | PLAZA SOUTH RESOURCES L.P. | Albany, NY 12205 |
| Phone | [redacted] | 150 White Plains Rd | [redacted] |
| Email | [redacted] | Tarrytown, NY 10591 | [redacted] |

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 - | $250 | $ 250 |
| ☐ | Final Site Plan Approval<br>Residential - | $250 plus $150/unit | $ |
| | Non-Residential - | $500 plus $100/1,000 SQ. FT. | $ |
| ☐ | Modification<br>Residential - | $250 | $ |
| | Non-Residential - | $500 | $ |
| | | | **Total** $ |

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

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES ☐ NO ☑. 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: 8.11.16

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

Owner Signature: GBR Ballston Avenue Limited Liability Company Date: 8/10/16
By: _____
Loomis J. Grossman, Jr., as Manager

# *Short Environmental Assessment Form*
## *Part 1 - Project Information*

## Instructions for Completing

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

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

**Part 1 - Project and Sponsor Information**

Name of Action or Project:
11 Ballston Ave LP, Gas Station Development

Project Location (describe, and attach a location map):
11 Ballston Avenue at the Northerly corner of Ballston Avenue and New Street

Brief Description of Proposed Action:
The applicant proposes to construct a gasoline fueling station on an undeveloped portion of a larger 21.32 acre parcel. The fueling station is proposed with two canopies, one covering 6 pumps 12 dispensers and the other with 3 diesel dispensers. The applicant also proposes an approximately 3,300 sf convenience store. The site plan will include a suite of utilities including water, gas, sanitary sewer and accommodation for stormwater management in addition to asphalt parking areas, drive aisles, a drive-thru and requisite site lighting. The applicant is proposing a new driveway connection to New Street and to reuse an existing curb cut on Ballston Ave. That curb cut will be used as a right in right out only entrance. Additionally the applicant is proposing an interconnection to the existing shopping plaza on the larger site.

| Name of Applicant or Sponsor: | Telephone: [redacted] |
|---|---|
| Global Partners, LP; Mr. Paul Belanger | E-Mail: [redacted] |

Address:
800 South Street, Suite 500

| City/PO: | State: | Zip Code: |
|---|---|---|
| Waltham | Massachusetts | 02454 |

| | NO | YES |
|---|---|---|
| 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. | ☑ | ☐ |
| 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: | ☑ | ☐ |

3.a. Total acreage of the site of the proposed action? 21.32 acres
b. Total acreage to be physically disturbed? 2.4 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 21.32 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☑ Industrial ☑ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action,<br>a. A permitted use under the zoning regulations? | ☐ | ☑ | ☐ |
| b. Consistent with the adopted comprehensive plan? | ☐ | ☑ | ☐ |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | ☐ | ☑ | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____ | ☑ | ☐ | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | ☑ | ☐ | |
| b. Are public transportation service(s) available at or near the site of the proposed action? | ☐ | ☑ | |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | ☐ | ☑ | |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies: | ☐ | ☑ | |
| 10. Will the proposed action connect to an existing public/private water supply?<br>If No, describe method for providing potable water: _____ | ☐ | ☑ | |
| 11. Will the proposed action connect to existing wastewater utilities?<br>If No, describe method for providing wastewater treatment: _____ | ☐ | ☑ | |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | ☑ | ☐ | |
| b. Is the proposed action located in an archeological sensitive area? | ☐ | ☑ | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | ☑ | ☐ | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | ☑ | ☐ | |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☑ Suburban

| | NO | YES |
|---|---|---|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | ☐ | ☑ |
| 16. Is the project site located in the 100 year flood plain? | ☑ | ☐ |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,<br>a. Will storm water discharges flow to adjacent properties? ☐ NO ☑ YES | ☐ | ☑ |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe: ☐ NO ☑ YES<br>It is expected that stormwater may discharge from the site during extreme rainfall events. | | |

| | NO | YES |
|---|---|---|
| 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)?<br>If Yes, explain purpose and size: _____ | ☑ | ☐ |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: _____ | ☑ | ☐ |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: _____ | ☑ | ☐ |

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Joshua D. O'Connor, P.E. Date: 8/11/16

Signature: _____

PRINT FORM

TAX ID 178.-4-7.1
LANDS N/F
NANCY G MCNEARY
D.B. 2014 PG. 25613

*ZONE: WD*
*(WAREHOUSE DISTRICT)*
*USE: WAREHOUSE*

ASPHALT EDGE

S41°56'20"W 1,966.63'

ZONE LINE

25' REAR YARD SETBACK

UTILITY EASEMENT
L. 613 CP. 244

50' WIDE EASEMENT TO NATIONAL GRID

CONC. CURB

NORTH ROW

409.54'

NEW STREET
(A.K.A. CONGRESS AVENUE)
(100' PUBLIC RIGHT-OF-WAY)

30.0'

40' FRONT YARD SETBACK

PROP SIGN

PROP. STORMWATER MANAGEMENT AREA

S 60°E

PROP CONCRETE CURB

12' X 24' DUMPSTER

PROP ASPHALT

DRIVE THRU

PROPOSED RETAIL (3,300 SF)

42.0'

80.0'

PROP DIESEL ISLAND (TYP OF 3)

STOP

78,309 SQ. FT.
1.80 ACRES

PROP 36' X 89' CANOPY

PROP 28' X 42' CANOPY

PROP FUEL ISLAND (TYP OF 6)

PROP U.G. STORAGE TANKS

45.0'

40' FRONT YARD SETBACK

PROP LANDSCAPE AREA

PROP SIGN

S46°40'40"W (P.O.C.)

893.85' (P.O.C.)

LEASE LINE

ASPHALT PAVEMENT (TO REMAIN)

209.6'

1 STORY MASONRY BUILDING (208,219 S.F. FOOTPRINT) (TO REMAIN)

METAL CURB PAN

CONC CURB

U/S

ATM BOX

OVERHANG

CONC WALK

CONC.

ASPHALT PAVEMENT (TO REMAIN)

ELEC. TRANS.

CONC. RAMP

ZONE: HGB
(HIGHWAY GENERAL BUSINESS)
USE: COMMERCIAL SHOPPING CENTER

29.7'

ZONE: T - 5
(TRANSECT ZONE - 5)
USE:
NEIGHBORHOOD CENTER

EXISTING SIGNAL

BALLSTON AVENUE
(A.K.A. NEW YORK STATE HIGHWAY ROUTE 50)

## ZONING ANALYSIS TABLE

| ZONING DISTRICT | HGB - HIGHWAY GENERAL BUSSINESS<br>RETAIL - PERMITTED WITH SITE PLAN APPROVAL<br>VEHICLE REFUELING STATION - PERMITTED WITH SPECIAL USE PERMIT AND SITE PLAN APPROVAL | | |
|---|---|---|---|
| ZONE CRITERIA | REQUIRED | EXISTING | PROPOSED |
| MINIMUM LOT AREA | 20,000 SF | 928,748 SF | NO CHANGE |
| MINIMUM LOT WIDTH | 200 FT | 2,000 FT | NO CHANGE |
| MAX. BUILDING COVERAGE (PRINCIPAL) | 30% | 22.4% | NO CHANGE |
| MAX. BUILDING COVERAGE (ACCESS.) | 15% | 0% | 0.4% |
| MIN. FRONT SETBACK | 40 FT | 168.2 FT | 134.1 FT |
| MIN. SIDE SETBACK | 15 FT | N/A | N/A |
| MIN. REAR SETBACK | 25 FT | 60.3 FT | NO CHANGE |
| MAX. BUILDING HEIGHT | 40 FT | 30± FT | NO CHANGE |
| MIN. PERMEABLE COVERAGE | 15 % | 23% | 19.2% |
| PARKING SPACES | - | 739 SPACES | 767 SPACES |
| PROPOSED PARKING CRITERIA REQUIREMENTS: | 1 SPACE PER 300 SF OF SALES AREA PLUS 1 PER 2 EMPLOYEES<br>3,300 SF / 300 = 11 SPACES<br>4 EMPLOYEE = 2 SPACES<br>TOTAL = 13 SPACES | | |

## OVERALL SITE STATISTICS

| | EXISTING | | | PROPOSED | | |
|---|---|---|---|---|---|---|
| | S.F. | ACRES | % COV. | S.F. | ACRES | % COV. |
| TOTAL LOT AREA | 928,748 | 21,32 | 100% | 928,748 | 21,32 | 100% |
| TOTAL BUILDING AREA FOOTPRINT | 208,219 | 4,78 | 22,4% | 211,519 | 4,86 | 22,8% |
| TOTAL PAVEMENT/ CONC. AREA | 506,497 | 11,63 | 54,6% | 538,703 | 12,36 | 58,0% |
| TOTAL OPEN/ LANDSCAPE AREA | 214,032 | 4,91 | 23,0% | 178,526 | 4,10 | 19,2% |

## CONCEPT LAYOUT PLAN NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON SURVEY PROVIDED BY:
   MKA NATIONAL LAND COORDINATORS OF LAND SURVEY SERVICES
   6593 COMMERCE COURT
   WARRENTON, VIRGINIA 20187
   DATED: APRIL 13, 2016
2. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
3. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

30 15 7.5 0 30
1"= 30'

811 Know what's below. Call before you dig.

P:\160B160147\Drawings\Plan Sets\03-CSD_Work\B160147sd2.dwg, X-Concept, 10/6/2014, 4:28:00 PM, sgregoire, Xerox5535-1.pc3, User534, 1.0.99999997

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
SUSTAINABLE DESIGN
PROGRAM MANAGEMENT
TECHNOLOGY SERVICES

- UPSTATE NEW YORK
- PHILADELPHIA, PA
- LEHIGH VALLEY, PA
- NORTHERN VIRGINIA
- CENTRAL VIRGINIA
- LOUISVILLE, KY
- NEW ENGLAND
- RALEIGH, NC
- CHARLOTTE, NC
- NEW YORK METRO
- REHOBOTH BEACH, DE
- TAMPA, FL
- NEW YORK, NY
- BALTIMORE, MD
- SOUTH FLORIDA
- WASHINGTON, DC/MARYLAND

THE INFORMATION, DESIGN AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
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### REVISIONS

| REV | DATE | COMMENT | BY |
|---|---|---|---|
| 1 | 06/09/16 | CONCEPT DESIGN CHANGES | ABJ |
| 2 | 06/15/16 | CONCEPT DESIGN CHANGES | ABJ |
| 3 | 08/02/16 | REVISED PER CLIENT COMMENTS | SG |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| 14 | | | |
| 15 | | | |

PRELIMINARY

| | |
|---|---|
| PROJECT No.: | B160147 |
| DRAWN BY: | SG |
| CHECKED BY: | SCS |
| DATE: | 05/27/16 |
| SCALE: | AS NOTED |
| CAD I.D.: | B160147SS2 |

PROJECT:
# SITE DEVELOPMENT PLANS
FOR
GLOBAL

LOCATION OF SITE
117 BALLSTON AVENUE
SARATOGA SPRINGS
SARATOGA COUNTY
NEW YORK

BOHLER ENGINEERING
17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 438-9900
Fax: (518) 438-0900
www.BohlerEngineering.com

W.D. GOEBEL
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 071284-1
VERMONT LICENSE No. 7735
CONNECTICUT LICENSE No. 21854
NEW HAMPSHIRE LICENSE No. 10290
MASSACHUSETTS LICENSE No. 42844
OHIO LICENSE No. E-68329

SHEET TITLE:
CONCEPT PLAN

SHEET NUMBER:
1
OF 4

REV 3 - 08/02/2016

[FOR OFFICE USE]

(Application #)

(Date received)

# 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

## APPLICATION FOR:
## SITE PLAN REVIEW
## (INCLUDING PUD)

(Rev: 12/2015)

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

Project Name: The Ice House - Permanent Tent

Property Address/Location: 70 & 72 Putnam St., Saratoga Springs, NY 12866

Tax Parcel #: 160.60-1-51 & 52 *(for example: 165.52-4-37)* Zoning District: T-6

Proposed Use: Installation of permanent tent structure to replace existing temporary tent

Date special use permit granted (if any): _____ Date zoning variance granted (if any): August 2, 2016

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

| | APPLICANT(S)* | OWNER(S) *(If not applicant)* | ATTORNEY/AGENT |
|---|---|---|---|
| Name | Lynchy's Tavern, Inc. | (Same) | Agent: Engineering America Co. |
| Address | 70 & 72 Putnam St. | | 76 Washington St. |
| | Saratoga Springs, NY 12866 | | Saratoga Springs, NY 12866 |
| Phone | | | [redacted] |
| 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 - | $250 | $ _____ |
| ☐ | Final Site Plan Approval<br>Residential - | $250 plus $150/unit | $ _____ |
| | Non-Residential - | $500 plus $100/1,000 SQ. FT. | $ _____ |
| ☑ | Modification<br>Residential - | $250 | $ _____ |
| | Non-Residential - | $500 | $ 500 - |
| | | | **Total** $ 500 - |

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

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

I, the undersigned owner, leasee or purchaser under contract for the property, hereby request 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: Sean J Lyle Date: 5/19/16

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

Owner Signature: (SAME AS ABOVE) Date: _____

# *Short Environmental Assessment Form*
## *Part 1 - Project Information*

## Instructions for Completing

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

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

**Part 1 - Project and Sponsor Information**

The Ice House by Lynchy's Tavern, Inc.

Name of Action or Project:

The Ice House - Permanent Tent

Project Location (describe, and attach a location map):

#70 & 72 Putnam St., Saratoga Springs, NY

Brief Description of Proposed Action:

Installation of permanent tent structure to replace previous temporary tent.
DRC review & approval granted July 13, 2015.
ZBA variance for height and location approved July 11, 2016 & Signed / Filed 8/2/16.

| Name of Applicant or Sponsor: | Telephone: [redacted] |
|---|---|
| Lynchy's Tavern, Inc. | E-Mail: |

Address:

70 & 72 Putnam St.

| City/PO: | State: | Zip Code: |
|---|---|---|
| Saratoga Springs | NY | 12866 |

| | NO | YES |
|---|---|---|
| 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. | ☑ | ☐ |
| 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: Building Permit by City of Saratoga Springs Building Dept. | ☐ | ☑ |

3.a. Total acreage of the site of the proposed action? 0.098 acres
b. Total acreage to be physically disturbed? 24 sq.ft. (+/-) acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.098 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action,<br>a. A permitted use under the zoning regulations? | ☐ | ☑ | ☐ |
| b. Consistent with the adopted comprehensive plan? | ☐ | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | ☐ | ☑ |

| | NO | YES |
|---|---|---|
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____ | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | ☑ | ☐ |
| b. Are public transportation service(s) available at or near the site of the proposed action? | ☐ | ☑ |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>The Tent structure will not be conditioned / heated and will therefore have no requirements for insulation. | ☐ | ☑ |

| | NO | YES |
|---|---|---|
| 10. Will the proposed action connect to an existing public/private water supply?<br>If No, describe method for providing potable water: _____<br>The Ice House establishment has an existing public water connection. There are no new water connections associated with the installation of the permanent tent structure. | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 11. Will the proposed action connect to existing wastewater utilities?<br>If No, describe method for providing wastewater treatment: _____<br>The Ice House establishment has an existing public sewer connection. No new connections are proposed with this project | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | ☑ | ☐ |
| b. Is the proposed action located in an archeological sensitive area? | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | ☑ | ☐ |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | ☑ | ☐ |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

| | NO | YES |
|---|---|---|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 16. Is the project site located in the 100 year flood plain? | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,<br>a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES | ☑ | ☐ |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe: ☐ NO ☑ YES<br>The proposed permanent tent structure is the same size as what currently exists. The tent structure is erected over an existing impermeable patio surface. Currently stormwater is managed via a previously approved on-site drywell | | |

| | NO | YES |
|---|---|---|
| 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)?<br>If Yes, explain purpose and size: _____ | ☑ | ☐ |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: _____ | ☑ | ☐ |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: _____ | ☑ | ☐ |

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Sean Lynch Date: 8/17/16

Signature: _____

PRINT FORM

# ENGINEERING AMERICA CO.

76 WASHINGTON ST. SARATOGA SPRINGS, NY 12866

[redacted]


## TRANSMITTAL SHEET

| | |
|---|---|
| TO: Tim Wales, City Engineer | FROM: Tonya Yasenchak |
| COMPANY: City of Saratoga Springs | DATE: August 18, 2016 |
| FAX NUMBER: | TOTAL NO. OF PAGES INCLUDING COVER: 1 Site Plan Application + $500 App. Fee |
| PHONE NUMBER: | SENDER'S REFERENCE NUMBER: |
| RE: Lynchy's Tavern: The Ice House #70 & 72 Putnam St., Saratoga Springs | YOUR REFERENCE NUMBER: |

☐ URGENT ☑ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ AS REQUESTED

Tim Wales,

Engineering America Co. has been retained to represent the Ice House owner as he proposes a permanent tent installation at 70-72 Putnam St. in Saratoga Springs, NY. The Building Dept. and Planning Dept. has requested that a modified site plan be reviewed by the City Planning Board. The following items address required items for the Site Plan:

Stormwater Management:

- No site construction or excavation is being proposed beyond the installation of the tent supports. There are 12 supports, resulting in a maximum disturbance of 24 sq.ft.
- The tent is proposed to be installed in a location which is currently paved and impermeable. The impermeable surface of the site will not be changed in anyway due to the proposed tent.
- The tent currently has a temporary permit. The new proposed location will not change the existing drainage patterns on the site.
- A previously approved catch basin exists on site. The stormwater conditions, volume, drainage and management will not be effected by the proposed tent.

Project Cost Estimate:

- The tent currently exists and will be relocated on a permanent basis in a slightly different location to allow for 5' separation between the tent & the property lines. No costs exist with the tent itself.
- Twelve (12) new permanent supports will be installed for the tent structure. The installation cost per support is approx. $150 per = $1800 cost.
- The on-site brick patio will be repaired with existing bricks to be removed for the new supports.
- There is no work proposed within the City Right of Way for sidewalks or landscaping as these elements already exist & are in good repair.

Please contact my office with any questions or if additional information is required.
Thank you for your time and cooperation.

Tonya Yasenchak, PE
Enc.

# 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:** The Ice House - Permanent Tent **Date:** 8/17/2016

**Project Location / Limits:** 70 & 72 Putnam St., Saratoga Springs, NY

**Project Description:** Installation of permanent tent structure to replace temporary tent structure

**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** |
| ***Existing Bicycle & Pedestrian Operations*** | | | | |
| Do bicycle and pedestrian accommodations exist? (see page 2 for examples) | ☑ | ☐ | ☑ | Sidewalks exist |
| ***Existing Transit Operations*** | | | | |
| Do transit facilities exist within the study area, including bus and train stops/stations? | ☑ | ☐ | ☐ | CDTA services located on Broadway |
| Is the project area on a transit route? (CDTA Service Routes) | ☐ | ☑ | ☐ | |
| Are there bicycle racks, shelters, or parking for transit riders available? | ☑ | ☐ | ☐ | Located at adjacent public library |
| ***Existing Access and Mobility*** | | | | |
| Do connective opportunities exist with schools, hospitals, senior care or community centers or persons with disabilities within project area? | ☑ | ☐ | ☐ | |
| Are there gaps inhibiting continuous access between schools, hospitals, senior care, or community centers or persons with disabilities within project area?" | ☐ | ☑ | ☐ | |
| ***Project Area Context*** | | | | |
| Are there prominent landmarks, recreation, shopping, employment center, cultural centers or other key destinations that offer opportunities to connect this site? | ☑ | ☐ | ☐ | |
| Please list and/or describe planning or policy documents addressing bicyclist, pedestrian, transit, or truck/ freight use for the project area. Examples can include: City of Saratoga Springs Comprehensive Plan, City of Saratoga Springs Open Space Plan, Capital District Transportation Committee Bicycle/ Pedestrian Priority Network, City Standard Details, etc. | | | | |

## PROPOSED DESIGN

| Item to Be Addressed/ Checklist Consideration | YES | NO | N/A | Required Description |
|---|---|---|---|---|
| ***Complete Streets Design*** | | | | |
| Bicyclist accommodations? | ☐ | ☑ | ☐ | no bicycle accomodations proposed |
| Pedestrian accommodations? | ☑ | ☐ | ☐ | Sidewalks existing - no new proosed |
| Access and Mobility accommodations? | ☑ | ☐ | ☐ | Existing sidewalks allow for access & mobility |
| Transit accommodations? | ☐ | ☑ | ☐ | not applicable to project |
| Truck/ freight accommodations? | ☐ | ☑ | ☐ | existing designated delivery parking on Putnam St |
| Streetscape elements? | ☐ | ☑ | ☐ | existing trees and landscaping - no new proposed |

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

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

| ***Design Standards and Guidelines*** | | | | |
|---|---|---|---|---|
| Design meets guidelines such as described below for bicycle/pedestrian/bus/transit facilities? | ☑ Yes | ☐ No | ☐ 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*

# 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: THE ICE HOUSE - PERMANENT TENT

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 | |
|---|---|
| ☑ | 1. Completed Site Plan Application (3 hard copies - *1 w/original signature - and 1 digital) and Fee |
| ☑ | 2. SEQR Environmental Assessment Form- short or long form as required by action. |
| ☑ | 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. |
| ☑ | 4. Basic or Full Storm Water Pollution Prevention Plan as required per City Code Chapter 242. ENGINEERING LETTER |
| ☐ N/A | 5. Copy of signed DPW water connection agreement for all projects involving new water connections to the City system (NOT APPLICABLE) - EXISTING & UNCHANGED |
| ☐ N/A | 6. Engineering Report for Water and Sanitary NOT-APPLICABLE - EXISTING & UNCHANGED |
| ☑ | 7. Complete Streets Checklist |
| ☐ N/A | 8. Project Cost Estimate-Quantities of work items and estimate of costs - ALL COSTS ARE ASSOCIATED WITH TENT INSTALLATION & NOT SITE. |

## REQUIRED ITEMS ON SITE PLAN, AS APPLICABLE:

| | |
|---|---|
| ☑ | 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. |
| ☑ | 2. North arrow and map scale |
| ☑ | 3. Parcel tax map number |
| ☐ | 4. Site location map |
| ☐ | 5. Site vicinity map (all features within 300 feet of property) |
| ☑ | 6. Identification of zoning district with corresponding area requirements |

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

Checklist prepared by: _____ Date: 8/18/16

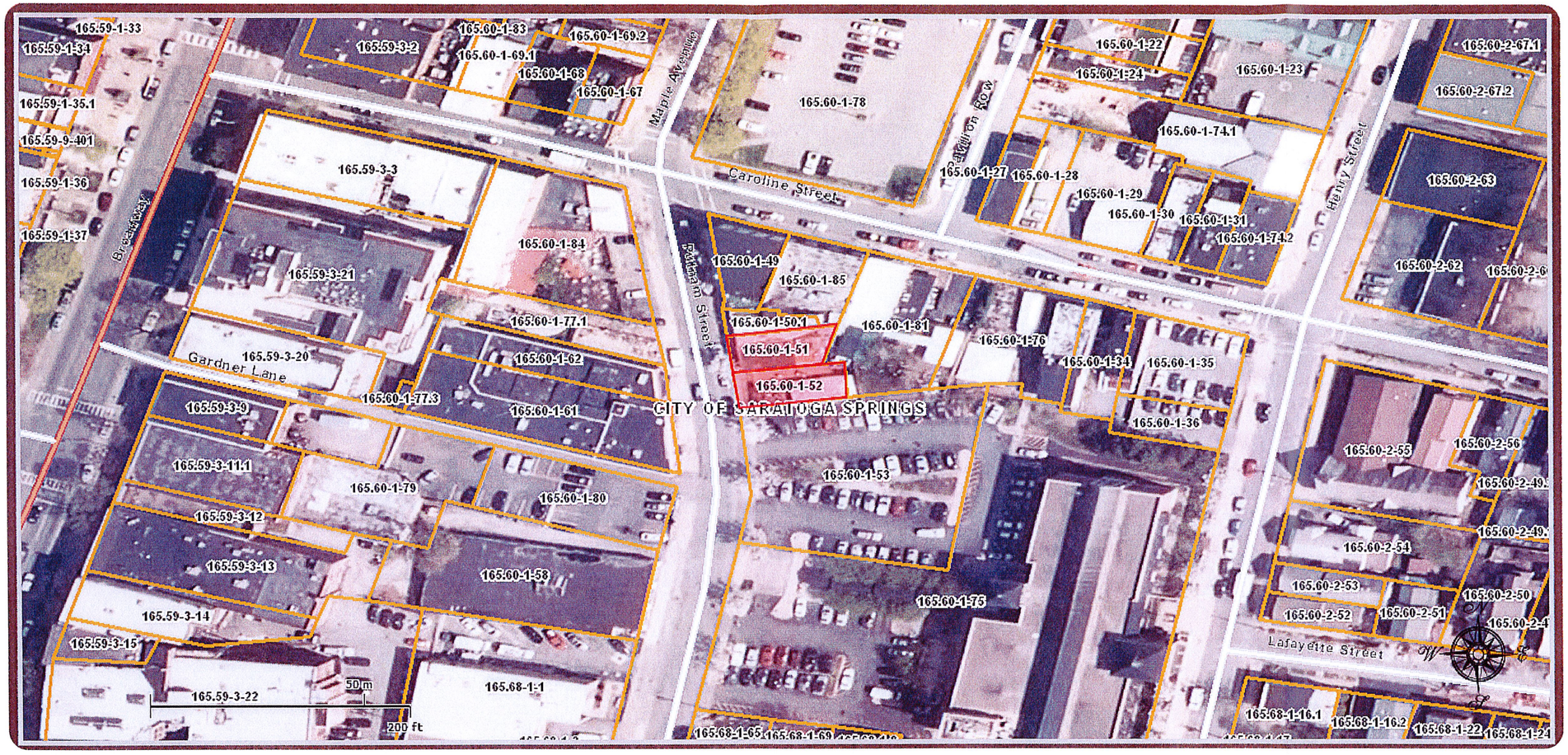
# The Ice House: 70-72 Putnam

Legend

- County
- Municipal Boundaries
- Parcels

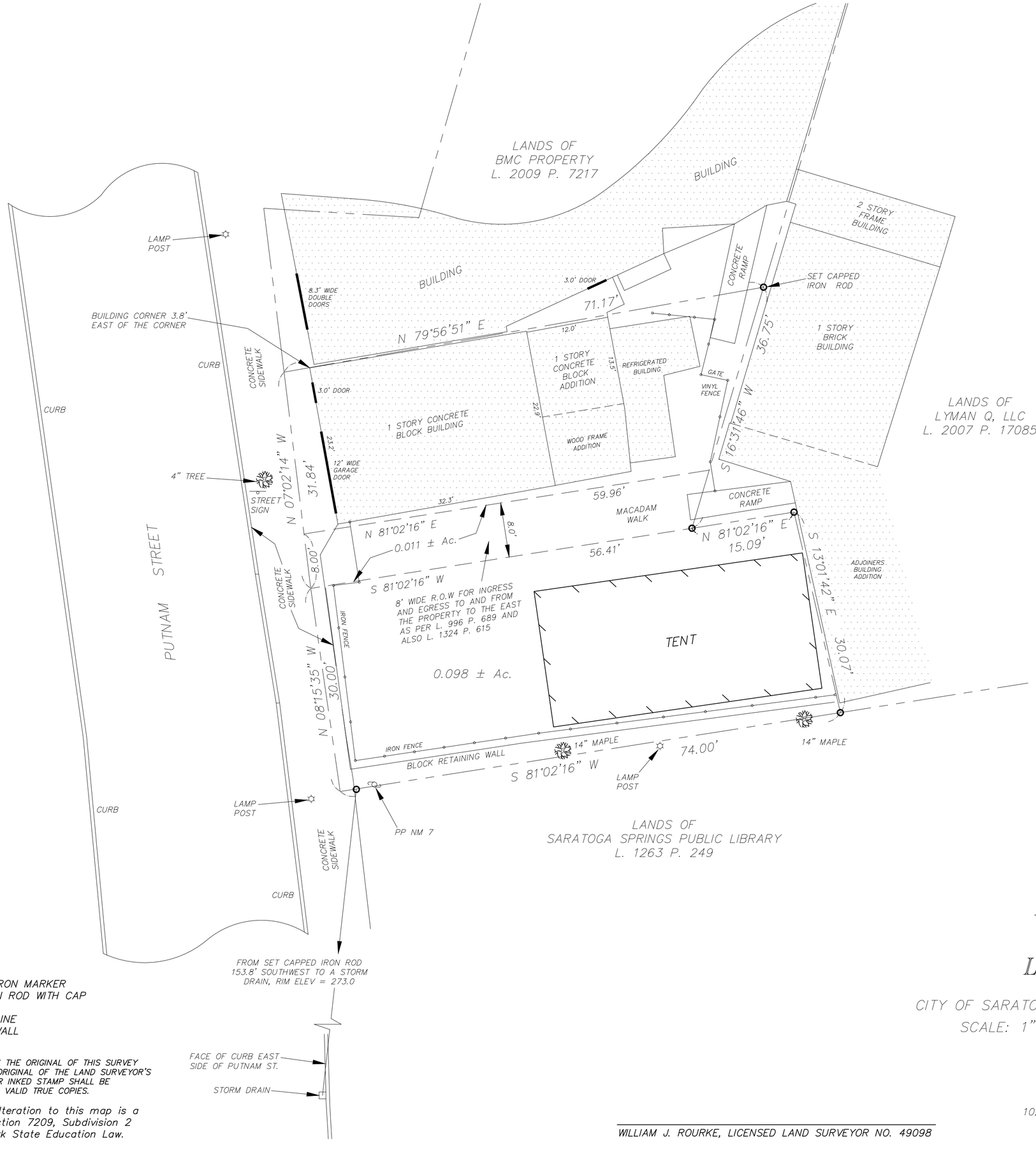
Local Roads

- Local
- State and County
- US and Interstate




Disclaimer: This map was prepared by the Saratoga County Internet Geographic Information System (GIS). The map was compiled using the most current GIS data available. The aerial photography (orthoimagery) was prepared by the N.Y.S. Office of Cyber Security and Critical Infrastructure Coordination during the year 2004-2011. Parcel and municipal boundaries are derived from tax maps and do not represent a land survey.

August 18, 2016




AS PER MAP REF. NO. 1

MAP REFERENCES:

1. MAP OF PROPERTY OF THOMAS WILLSON TO BE CONVEYED TO MARK AND KIMBERLY A. SUTTON, CITY OF SARATOGA SPRINGS, DATED JANUARY 12, 1998, BY THOMPSON & FLEMING L.S., P.C.
2. MAP OF PARKING/RELOCATION PLAN FOR PUTNAM STREET PARKING LOT (PARCEL 3) HATHORN SPRING NO. 1, BEING LANDS OF THE CITY OF SARATOGA SPRINGS, DATED MARCH 15, 1999, BY PAUL K. MALE P.E., P.L.S. CITY ENGINEER.
3. MAP OF SURVEY OF LANDS OF THOMAS WILLSON, CITY OF SARATOGA SPRINGS, DATED APRIL 20, 1999, BY W.J. ROURKE ASSOCIATES L.L.S., FILED AS JOB NO. 99-55B.
4. SARATOGA COUNTY, CITY OF SARATOGA SPRINGS, TAX MAP NO. 165.60, BLOCK 1, PARCEL NO. 51 AND 52, L. 996 P. 689, AND L. 1101 P. 523.

* SUBJECT TO AN EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS TO AND FROM PROPERTY TO THE EAST, TO ALLOW DELIVERIES TO TAVERN PROPERTY AS PER L. 996 P. 689 AND L. 1324 P. 615.

LEGEND:

- FOUND IRON MARKER
- SET IRON ROD WITH CAP
- POINT
- —E— POWER LINE
- STONE WALL
- —x—x— FENCE

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL OR INKED STAMP SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

*Unauthorized Alteration to this map is a violation of Section 7209, Subdivision 2 of the New York State Education Law.*

# MAP OF SURVEY

OF LANDS OF

# LYNCHY'S TAVERN

CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NEW YORK

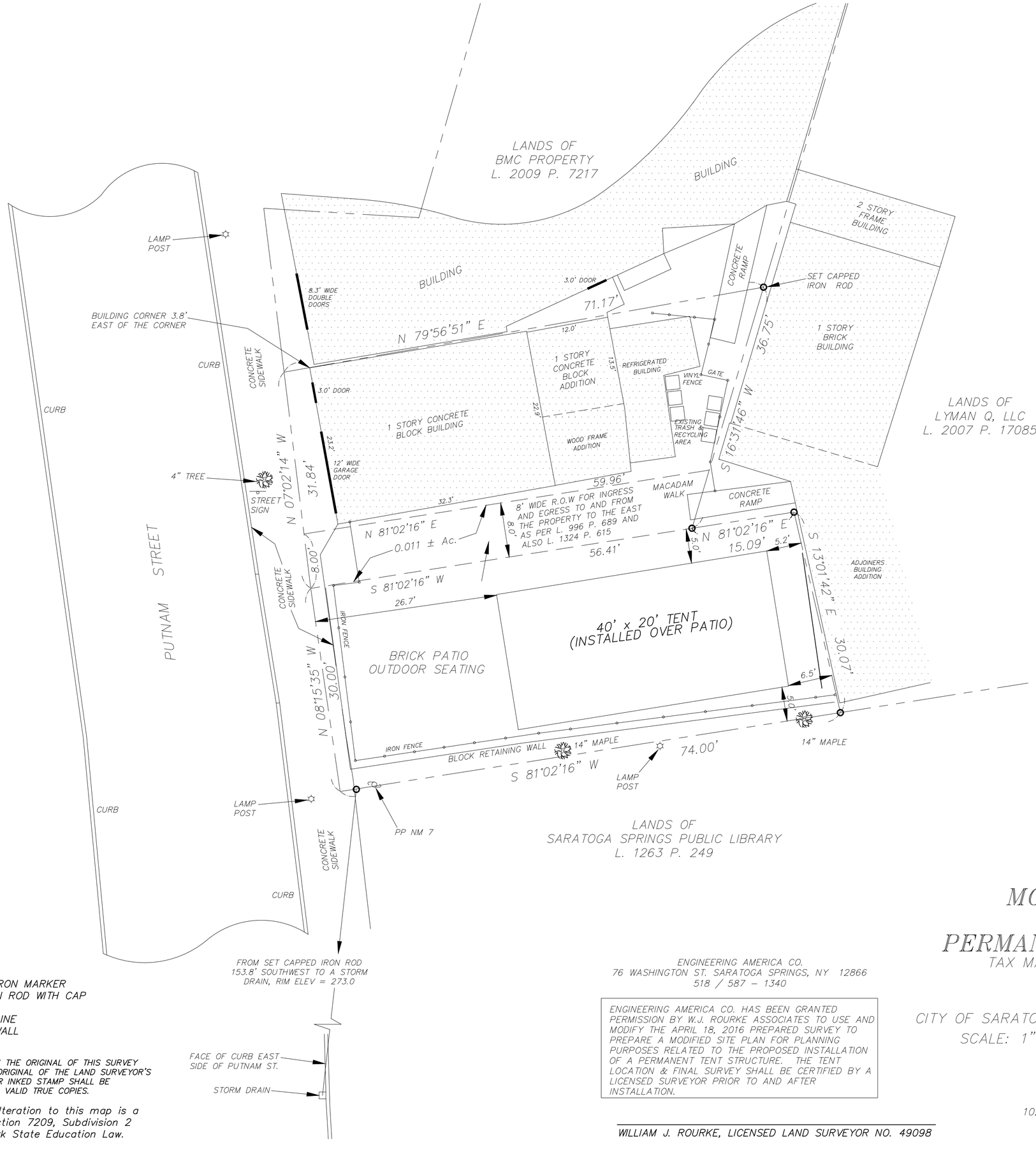
SCALE: 1" = 10' DATE: APRIL 18, 2016

WILLIAM J. ROURKE, LICENSED LAND SURVEYOR NO. 49098

W. J. ROURKE, ASSOCIATES
Licensed Land Surveyors
10264 Saratoga Road, P.O. Box 1434
South Glens Falls, N.Y. 12803

16-12
JOB NO.

W.J. ROURKE, ASSOCIATES — LICENSED LAND SURVEYORS
P.O. BOX 1434, SARATOGA ROAD, SOUTH GLENS FALLS, NEW YORK 12803

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* SUBJECT TO AN EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS TO AND FROM PROPERTY TO THE EAST, TO ALLOW DELIVERIES TO TAVERN PROPERTY AS PER L. 996 P. 689 AND L. 1324 P. 615.

GENERAL INFORMATION:

1. OWNER & APPLICANT: LYNCHY'S TAVERN, INC.
   70 & 72 PUTNAM ST., SARATOGA SPRINGS, NY
2. SITE: 0.098 ACRES
3. ZONING DISTRICT: T-6
4. ZONING VARIANCES GRANTED FOR 1 STORY STRUCTURE AND MINIMUM BUILD OUT ON JULY 11, 2016.
5. DRC REVIEW & APPROVAL GRANTED JULY 13, 2016

LEGEND:

- ● FOUND IRON MARKER
- ○ SET IRON ROD WITH CAP
- ⊙ POINT
- —E— POWER LINE
- ○○○○○ STONE WALL
- —x—x— FENCE

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL OR INKED STAMP SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

Unauthorized Alteration to this map is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

# MODIFIED SITE PLAN
# THE ICE HOUSE
# PERMANENT TENT STRUCTURE

TAX MAP: 160.60-1-51 & 160.60-1-52

#70 & 72 PUTNAM ST.
CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NEW YORK
SCALE: 1" = 10' DATE: APRIL 18, 2016

ENGINEERING AMERICA CO.
76 WASHINGTON ST. SARATOGA SPRINGS, NY 12866
518 / 587 - 1340

ENGINEERING AMERICA CO. HAS BEEN GRANTED PERMISSION BY W.J. ROURKE ASSOCIATES TO USE AND MODIFY THE APRIL 18, 2016 PREPARED SURVEY TO PREPARE A MODIFIED SITE PLAN FOR PLANNING PURPOSES RELATED TO THE PROPOSED INSTALLATION OF A PERMANENT TENT STRUCTURE. THE TENT LOCATION & FINAL SURVEY SHALL BE CERTIFIED BY A LICENSED SURVEYOR PRIOR TO AND AFTER INSTALLATION.

WILLIAM J. ROURKE, LICENSED LAND SURVEYOR NO. 49098

W. J. ROURKE, ASSOCIATES
Licensed Land Surveyors
10264 Saratoga Road, P.O. Box 1434
South Glens Falls, N.Y. 12803

JOB NO.

W.J. ROURKE, ASSOCIATES - LICENSED LAND SURVEYORS
P.O. BOX 1434, SARATOGA ROAD, SOUTH GLENS FALLS, NEW YORK 12803

# SARATOGA COUNTY PLANNING BOARD

**TOM L. LEWIS**
**CHAIRMAN**

**JASON KEMPER**
**DIRECTOR**

September 7, 2016

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

**SCPB Referral Review#16-100-Site Plan Review-Lynchys Tavern/The Ice House**
Site plan modification for erection of permanent tent structure to replace the temporary structure now in place.
Putnam Street (east side), south of Caroline Street (off Broadway)

Received from the City of Saratoga Springs Planning Board on September 7, 2016.

Reviewed by the Saratoga County Planning Board and staff on September 7, 2016.

**Decision**: No Significant County Wide or Inter Community Impact

**Comment:** In accordance with the Memorandum of Understanding (MOU) between the City of Saratoga Springs Planning Board and the Saratoga County Planning Board, the above-noted Site Plan has been reviewed by staff and with necessary concurrence has been deemed to present no significant countywide impacts.

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**

# CITY OF SARATOGA SPRINGS

City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 fax: 518-580-9480

[FOR OFFICE USE]

_____
(Application #)

_____
(Date received)

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

| | APPLICANT(S)* | OWNER(S) *(If not applicant)* | ATTORNEY/AGENT |
|---|---|---|---|
| Name | Matt Sames | Bronx Springs Group | James Easton MJ Engineering |
| Address | [redacted] | 183 Church Ave<br>Ballston Spa, NY 12020 | 21 Corporate Drive, Suite 105<br>Clifton Park, NY 12065 |
| Phone | | / | [redacted] |
| Email | | | |

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

Applicant's interest in the premises: ☑ Owner ☐ Lessee ☐ Under option to lease or purchase

PROPERTY INFORMATION

1. Property Address/Location: Route 9/Broadway Tax Parcel No.: 191.8-1-1 thru 1-6
*(for example: 165.52 – 4 – 37)*

2. Date acquired by current owner: under contract 3. Zoning District when purchased: TRB/RR-1

4. Present use of property: vacant 5. Current Zoning District: TRB/RR-1

6. Has a previous ZBA application/appeal been filed for this property?
☐ Yes (when? _____ For what?_____)
☑ No

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

8. Brief description of proposed action:
Build a pet boarding facility within the RR-1 district.

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

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

11. Identify the type of appeal you are requesting *(check all that apply)*.

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

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

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

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

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

Section(s) _____

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

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

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

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

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

3. Date original variance expired: _____

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

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

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

A use variance is requested to permit the following: _____

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

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

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

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

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

| Date | Improvement | Cost |
|---|---|---|
| | | |
| | | |
| | | |

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

5) Annual income generated from property: $_____

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

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

Appraisal Assumptions:_____

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

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

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

_____

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

If yes, describe frequency and name of publications: _____

_____

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

If yes, list dates when sign was posted: _____

_____

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

_____

_____

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

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

3. That the variance, if granted, will not alter the essential character of the neighborhood. Changes that will alter the character of a neighborhood or district would be at odds with the purpose of the Zoning Ordinance. The requested variance will not alter the character of the neighborhood for the following reasons:

4. That the alleged hardship has not been self-created. An applicant (whether the property owner or one acting on behalf of the property owner) cannot claim "unnecessary hardship" if that hardship was created by the applicant, or if the applicant acquired the property knowing (or was in a position to know) the conditions for which the applicant is seeking relief. The hardship has not been self-created for the following reasons:

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

The applicant requests relief from the following Zoning Ordinance article(s) 240-2.0

| Dimensional Requirements | From | To |
|---|---|---|
| North Minimum Side Setback | 30' | 20' |
| South Minimum Side Setback | 30' | 20' |
| Total Side Setbacks | 100' | 40' |
| Minimum Average Width | 200' | 105' |
| Minimum Lot Size | 2.0 AC | 1.59 AC |
| | | |
| | | |

Other:

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

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

   The existing building envelope varies from 5' to 8.8' wide, a variance is necessary to construct a usable building. The property to the south is, Pratt Drive, a private drive. The Applicant has written to the property owner to inquire about interest to sell property.

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

   Animal clinic is an acceptable use in the RR-1 zone, where the building will be located. The building will be set back from the road and not visible.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:
This variance is not substantial because the property abuts to TRB zone which has 20' minimum side setbacks.

4. Whether the variance will have adverse physical or environmental effects on neighborhood or district. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:
The building will be set back from the road and not visible.

5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance). Explain whether the alleged difficulty was or was not self-created:
The property width varies from 108.8' to 105', the building envelope varies from 8.8' to 5' wide, thus this is not self-created.

## DISCLOSURE

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

## APPLICANT CERTIFICATION

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

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

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

_____ Date: 7/11/16
(applicant signature)

_____ Date: _____
(applicant signature)

If applicant is not the currently the owner of the property, the current owner must also sign.

Owner Signature: _____ (Bronx Springs Corp) Pres Date: 7/13/16

Owner Signature: _____ Date: _____

# ZONING AND BUILDING INSPECTOR DENIAL OF APPLICATION FOR LAND USE AND/OR BUILDING

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

PROPERTY ADDRESS: _____ ZONING DISTRICT: _____

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

_____

_____

_____

This application is hereby denied upon the grounds that such use of the property would violate the City Zoning Ordinance article(s) _____. As such, the following relief would be required to proceed:

☐ Extension of existing variance ☐ Interpretation

☐ Use Variance to permit the following: _____

_____

_____

_____

☐ Area Variance seeking the following relief:

| Dimensional Requirements | From | To |
|---|---|---|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

Other: _____

_____

Note: _____

☐ Advisory Opinion required from Saratoga County Planning Board

_____ _____

ZONING AND BUILDING INSPECTOR DATE

Revised 12/2015

# *Short Environmental Assessment Form*
## *Part 1 - Project Information*

## Instructions for Completing

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

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

**Part 1 - Project and Sponsor Information**

Name of Action or Project:
Pet Lodge

Project Location (describe, and attach a location map):
Rt 9/Broadway Saratoga Springs, NY

Brief Description of Proposed Action:
Construct a pet boarding facility on existing vacant parcel(s)

| Name of Applicant or Sponsor: | Telephone: [redacted] |
|---|---|
| Matt Sames | E-Mail: [redacted] |

Address: [redacted]

| City/PO: | State: | Zip Code: |
|---|---|---|
| [redacted] | [redacted] | [redacted] |

| | NO | YES |
|---|---|---|
| 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. | ☑ | ☐ |
| 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: | ☑ | ☐ |

3.a. Total acreage of the site of the proposed action? 1.59 acres
b. Total acreage to be physically disturbed? .69 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.59 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☑ Parkland

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action,<br>a. A permitted use under the zoning regulations? | ☐ | ☑ | ☐ |
| b. Consistent with the adopted comprehensive plan? | ☐ | ☐ | ☐ |

| | NO | YES |
|---|---|---|
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | ☐ | ☑ |

| | NO | YES |
|---|---|---|
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____ | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | ☑ | ☐ |
| b. Are public transportation service(s) available at or near the site of the proposed action? | ☑ | ☐ |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies: | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 10. Will the proposed action connect to an existing public/private water supply?<br>If No, describe method for providing potable water: _____ | ☐ | ☑ |

| | NO | YES |
|---|---|---|
| 11. Will the proposed action connect to existing wastewater utilities?<br>If No, describe method for providing wastewater treatment: _____<br>private septic system | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | ☑ | ☐ |
| b. Is the proposed action located in an archeological sensitive area? | ☐ | ☑ |

| | NO | YES |
|---|---|---|
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | ☐ | ☑ |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____<br>approx. 500 SF of wetlands will be impacted | ☐ | ☑ |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☑ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☑ Wetland ☐ Urban ☐ Suburban

| | NO | YES |
|---|---|---|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 16. Is the project site located in the 100 year flood plain? | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,<br>a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES | ☐ | ☑ |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe: ☐ NO ☑ YES<br>In front to existing culvert along Route 9. In rear discharge to existing wetlands | | |

| | NO | YES |
|---|---|---|
| 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)?<br>If Yes, explain purpose and size: Creation of a detention basin, approx. 1500 SF | ☐ | ☑ |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: | ☑ | ☐ |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: | ☑ | ☐ |

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

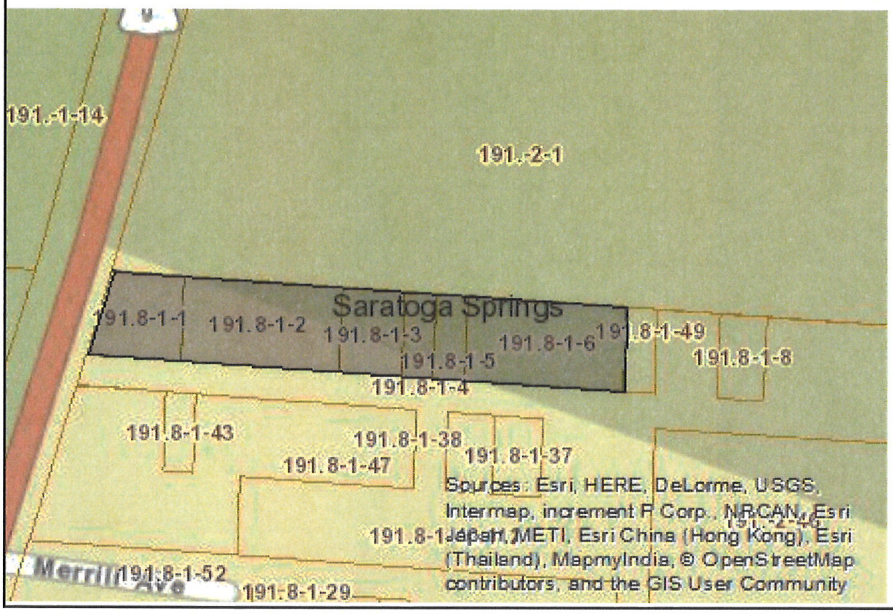
Applicant/sponsor name: MATT SAMES Date: 7/11/16

Signature:

PRINT FORM

# EAF Mapper Summary Report

Thursday, July 07, 2016 12:05 PM




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

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

# Zoning Board of Appeals
# Project Narrative
## for

# Pet Lodge
## Route 9
## City of Saratoga Springs
## Saratoga County, New York

Prepared for:

Matt Sames,

Sames Media Group

Located at

19 Blue Jay Way

Rexford, NY 12148

July 8, 2016

*Prepared by:*

Engineering and Land Surveying, P.C.

21 Corporate Drive, Suite 105
Clifton Park, NY 12065

[redacted]

## INTRODUCTION

The proposed project consists of 6 separate tax parcels in the City of Saratoga (tax parcels 191.08-1-1, 191.08-1-2, 191.08-1-3, 191.08-1-4, 191.08-1-5, 191.08-1-6) and the 6 parcel comprising 1.59 acres in total. The existing vacant tree lot is situated between a commercial business to the south and State park lands to the north. See attached aerial map and tax map. The proposal application wishes to build a 6,000 sf Animal Kennel on the parcels.

### Zoning

The parcel(s) is divided almost in half between Rural Residential (RR-Zone) and Tourist Related Business (TRB-zone). The TRB zone is located in the front half of the parcel and RR-Zone in the rear of the parcel. The location of the TRB/RR zoning line has been established based upon the zoning map and is located at the eastern edge of tax parcel 191.08-1-2 per the zoning map or approximately 350' from centerline of Route 9. To the north of the site the zoning is Intuitional Parkland Recreation (INST-PR- Zone)

### Parcel

The 6 parcels have a combined area of 1.59 acres and have a lot frontage of 108.8 feet and rear lot width of 105 feet and a depth of 644.4 feet.

### Usage

The proposed use, Animal Kennel, is an approved use within the RR zone with a special use permit issued by the City. From the proposed concept plan the entire proposed building will be located within the RR zone.

### Variances

As the 6 parcels are within two zones, the existing parcels within the RR zone do not conform to City on Lot size. The 4 rear parcels are less than the minimum allowed for either the RR or TRB zoning districts of 2.0 acres or 10,000 sf respectively.

As the lot varies from 105 feet to 108.8 feet in width, the front tax parcels conform to City code of 100 foot within the TRB zone, but as the rear existing 4 tax parcels are within RR zone and these parcel do not have 200 foot of frontage per City Code.

As the 4 rear tax parcels of the site vary from only 105 feet to 108.8 feet width of the side setbacks are 30 foot minimum and with a total of 100 feet required. This leaves a 5 feet to 8.8 feet wide envelope to build a structure, which is not feasible for a building to comport with NYS building code and ADA requirements.

Therefore based upon above information the project proposes the following variances for this project.

1. North Side minimum side setback from 30 feet to 20 feet within the RR zone
2. South Side minimum side setback from 30 feet to 20 feet within the RR zone
3. Total side setback of 100 feet to 40 feet within the RR zone
4. Minimum average with from 200 feet to 105 feet within RR zone
5. Minimum Lot size of 2.0 acres to 1.59 acres

The proposed North, South and Total Setbacks requested to 20 feet and a total of 40 feet match what is currently allowed under TRB zone in the front half of the site.

## EXHIBITS:

| | |
|---|---|
| **Exhibit 1** | **Aerial Map** |
| **Exhibit 2** | **Tax Map** |
| **Exhibit 3** | **Photo Location Map** |
| **Exhibit 4** | **Site Photos** |

Aerial Map

Project Site
S Broadway
Hibachi Taeppan & Sushi
Saratoga Consignment Studio
Google
Imagery ©2016 Google, Map data ©2016 Google
100 ft

Tax Map

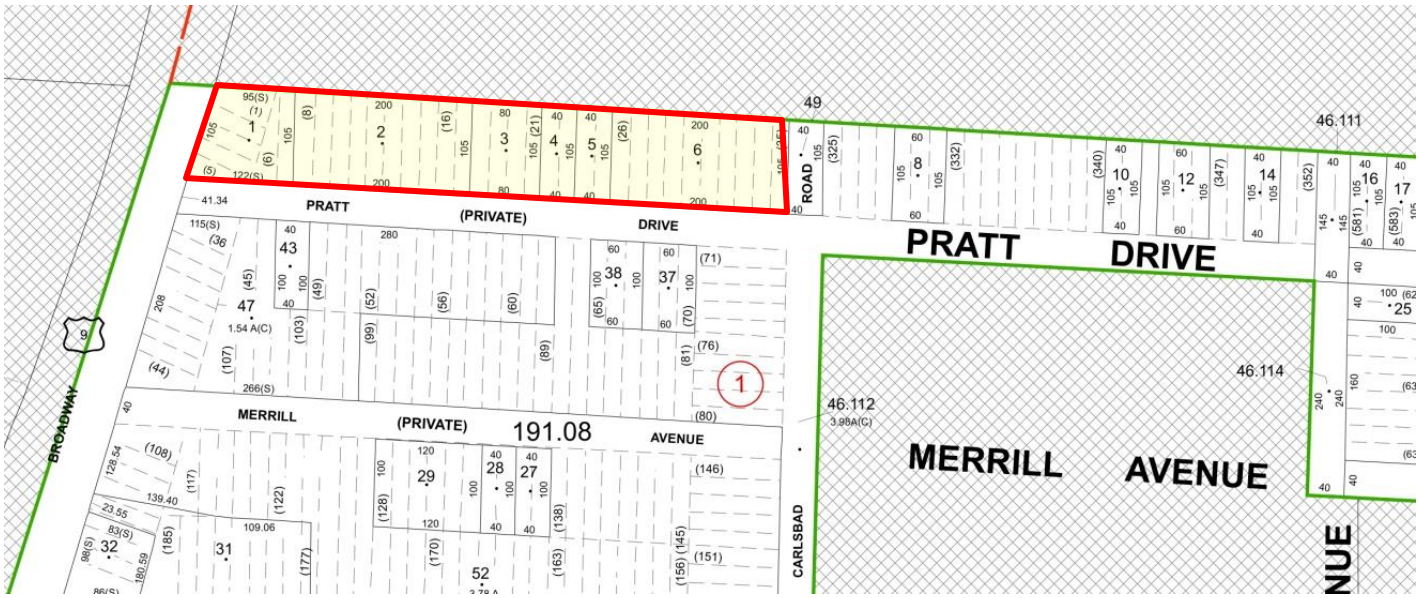

PRATT
(PRIVATE)
DRIVE
MERRILL
(PRIVATE)
191.08
AVENUE
BROADWAY
CARLSBAD
ROAD
PRATT
DRIVE
MERRILL
AVENUE
46.111
46.112
46.114
49

Photo Location Map

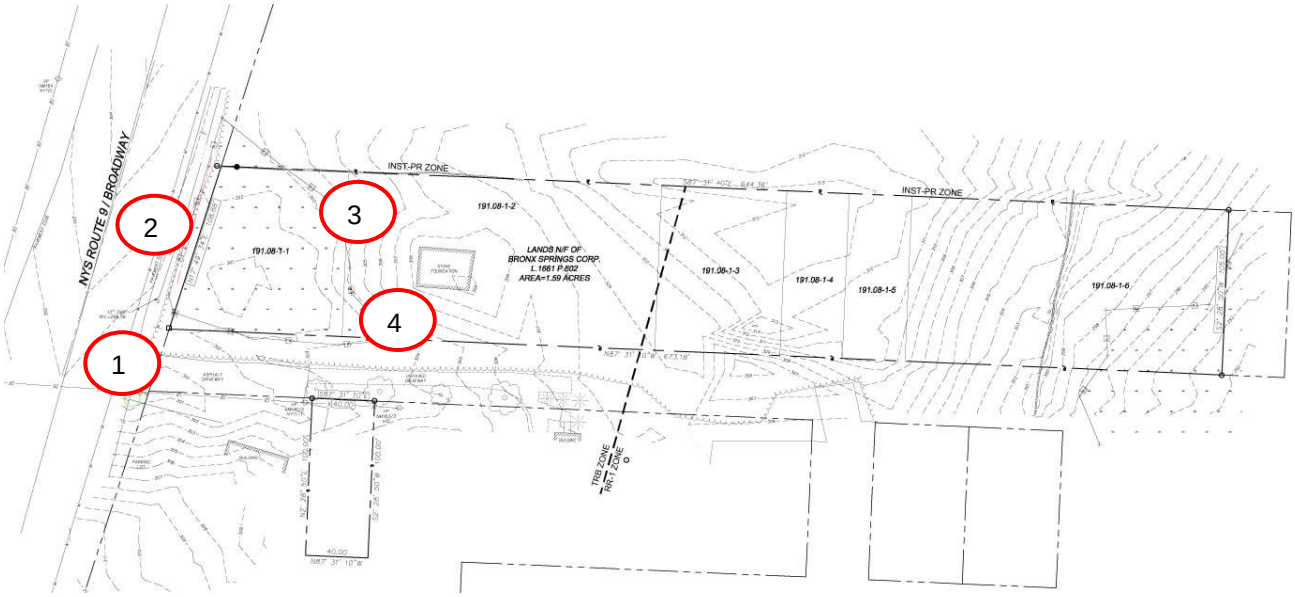
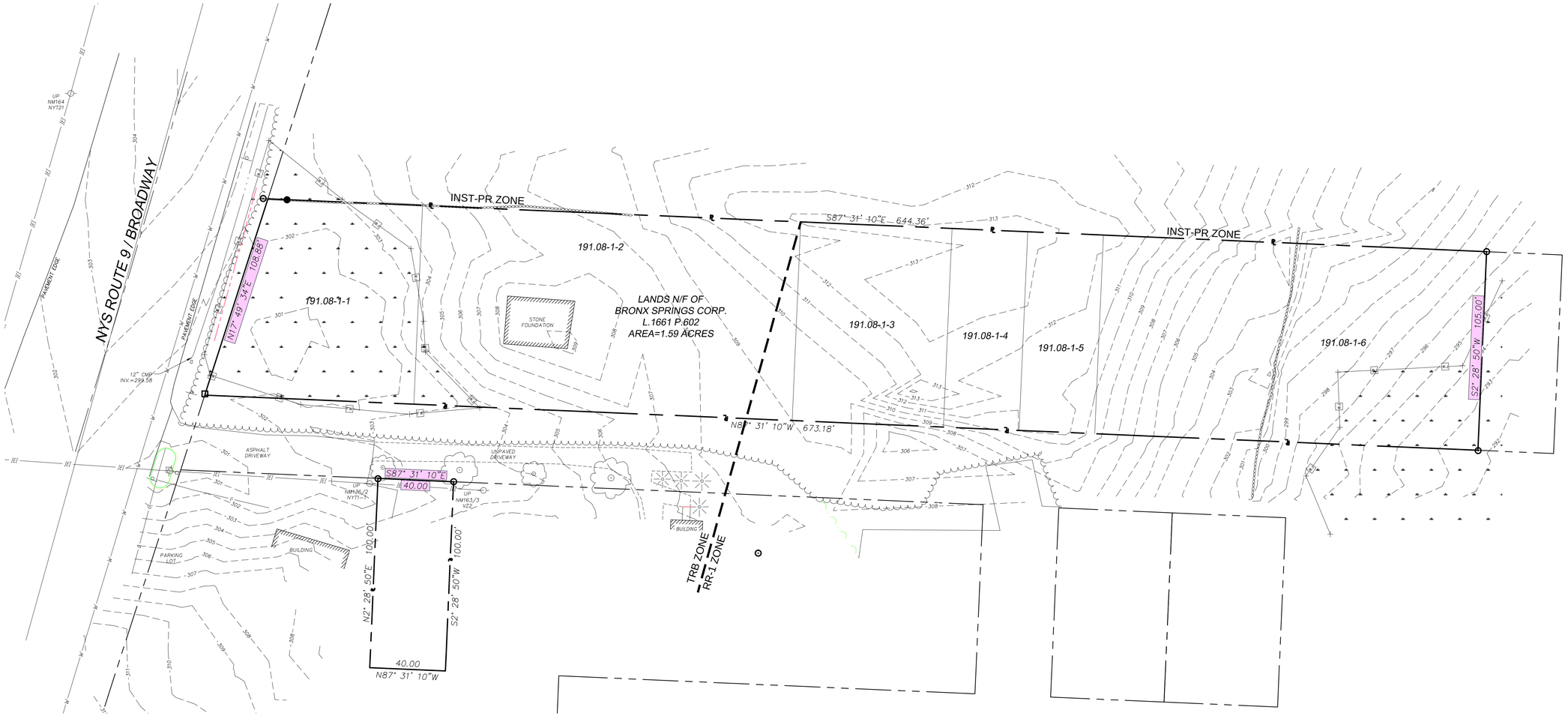


Photo 1

Photo 2

Photo 3

Photo 4




PRELIMINARY DRAWINGS: NOT FOR CONSTRUCTION

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

SUBMITTAL / REVISIONS

| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
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|---|---|
| PROJ. MANAGER: | JWE |
| CHIEF DESIGNER: | JWE |
| DESIGNED BY: | JWE |
| DRAWN BY: | JWE |
| CHECKED BY: | - |

SEAL

DRAFT

Engineering and Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

MATT SAMES

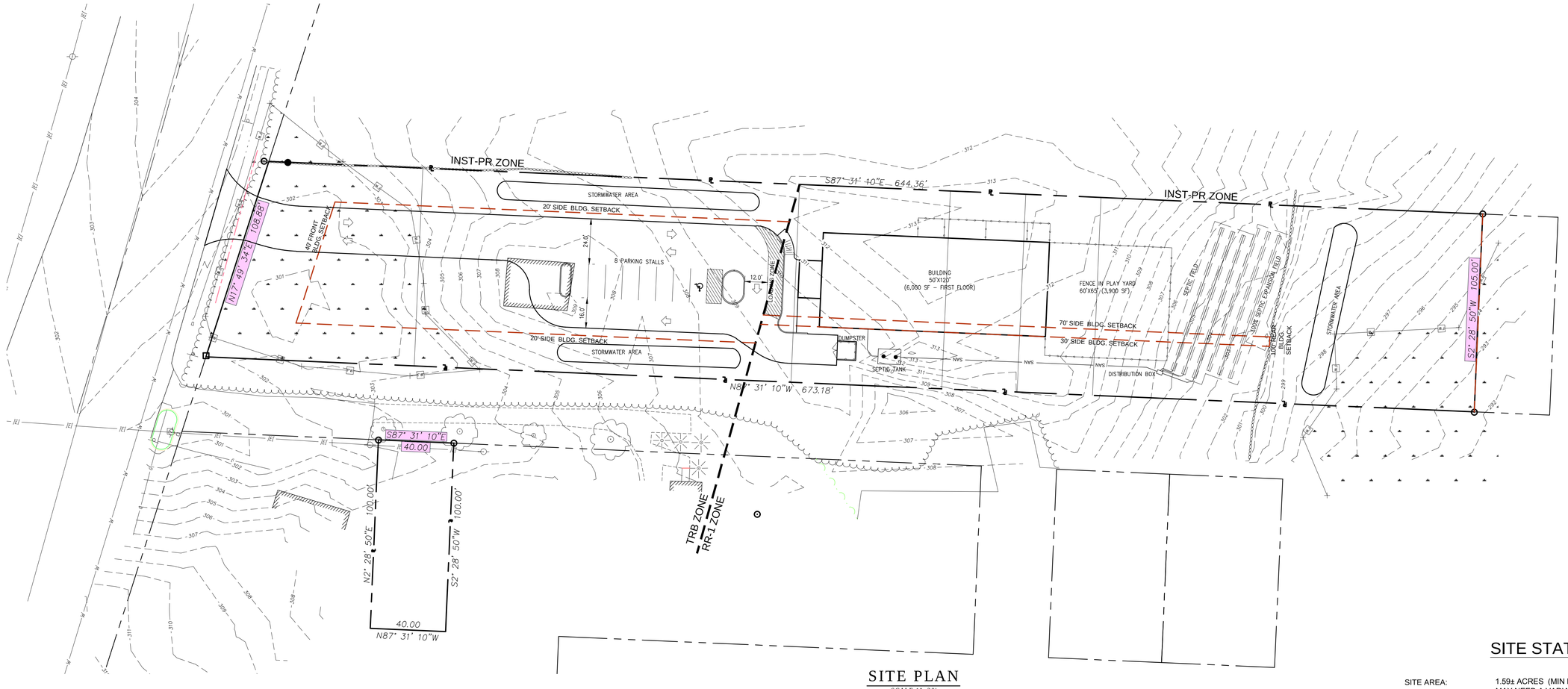
# EXISTING CONDITIONS

ROUTE 9

CITY OF SARATOGA SPRINGS NEW YORK

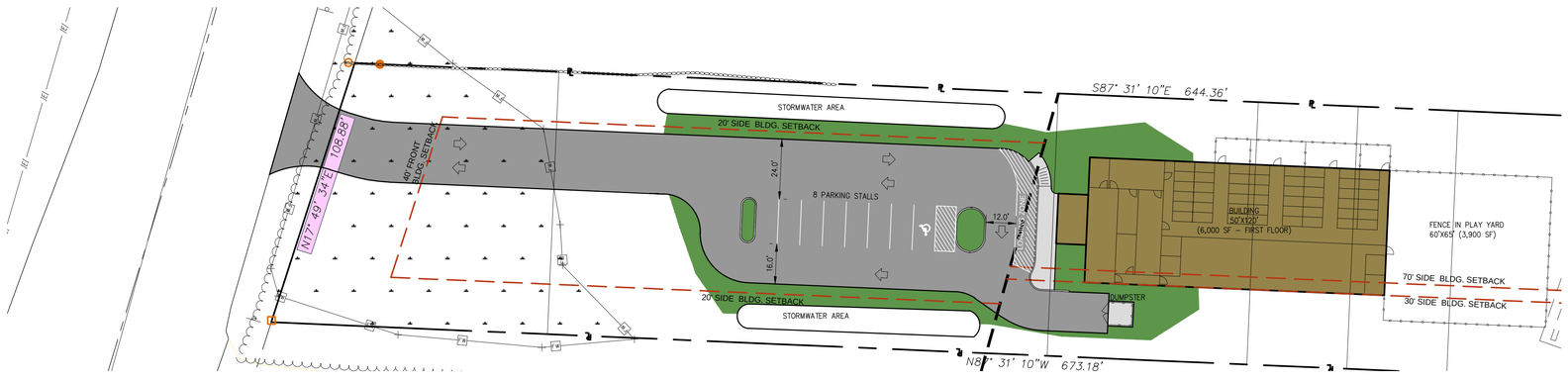
| | |
|---|---|
| SCALE: | AS SHOWN |
| CONTRACT No.: | - |
| MJ PROJ. No.: | 972.15 |
| DATE: | JULY 2016 |

C-1




SITE PLAN

SCALE 1"=30'




RENDER SITE PLAN

SCALE 1"=30'

## SITE STATISTICS

| | |
|---|---|
| SITE AREA: | 1.59± ACRES (MIN LOT SIZE IS 2.0 ACRES OR 10,000 SF MAY NEED A VARIANCE) |
| EXISTING ZONE: | RR (RURAL RESIDENTIAL DISTRICT) & TRB (TOURIST RELATED BUSINESS) |
| USE: | ANIMAL CLINIC ( PERMIT USE IN RR ZONE) |
| PARKING: | REQUIRED=8<br>PROPOSED= 8 SPACES<br>BASED UPON 1 SPACE PER 200 SF OF BLDG.<br>(30X50' OFFICE/RETAIL SPACE= 1500SF/200SF/SPACE=8) |
| MINIMUM LOT WIDTH: | 100' IN TRB (HAVE 105') |
| SETBACKS BLDG: | FRONT=40' (TRB)<br>SIDE=20' (TRB)<br>REAR= 40' (TRB)<br><br>SIDE=30' MIN AND TOTAL OF 100' (RR-1)<br>REAR=100' (RR-1) |
| MAX HT: | 35' |
| GREEN SPACE: | 70% REQUIRED (PROPOSED 70%) |

PRELIMINARY DRAWINGS: NOT FOR CONSTRUCTION

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

SUBMITTAL / REVISIONS

| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
|---|---|---|---|---|---|
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| | |
|---|---|
| PROJ. MANAGER: | JWE |
| CHIEF DESIGNER: | JWE |
| DESIGNED BY: | JWE |
| DRAWN BY: | JWE |
| CHECKED BY: | - |

SEAL

DRAFT

Engineering and Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

MATT SAMES

# CONCEPT SITE PLAN #1

ROUTE 9

CITY OF SARATOGA SPRINGS NEW YORK

| | |
|---|---|
| SCALE: | AS SHOWN |
| CONTRACT No.: | - |
| MJ PROJ. No.: | 972.15 |
| DATE: | JULY 2016 |

C-2

SHEET 2 OF 2

# CITY OF SARATOGA SPRINGS
## ZONING BOARD OF APPEALS

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
PH) 518-587-3550 FX) 518-580-9480
WWW.SARATOGA-SPRINGS.ORG



Bill Moore, *Chair*
Keith B. Kaplan, *Vice Chair*
Adam McNeill, *Secretary*
Gary Hasbrouck
George "Skip" Carlson
James Helicke
Susan Steer
Cheryl Grey, alternate
Oksana Ludd, alternate


September 14, 2016

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

Re: Initiation of Coordinated SEQRA Review for Pet Lodge of Saratoga

Dear Mark,

On April 11, 2016 the Zoning Board of Appeals (ZBA) initiated Coordinated Review on the following project:

> #2910 PET LODGE OF SARATOGA, vacant lands on east side of Route 9/South Broadway (tax parcel nos. 191.8-1-1-6), coordination of SEQRA review and area variance to construct a pet boarding facility and associated site work in the Tourist Related Business and Rural Residential Districts.

The project was identified as an unlisted action with the Planning Board and the Design Review Commission as involved agencies. The ZBA deferred Lead Agency status to the Planning Board if they should seek it. The submitted part 1 of the short EAF is attached.

Respectfully yours,

Bill Moore, Chair
Zoning Board of Appeals