



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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JAMIN TOTINO
AMY DURLAND, Alternate
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. **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](#)

2. **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](#)
[16.035 LPGASSTATIONSKETCH_CDTRALTR.PDF](#)
[16.035 LPGASSTATIONSKETCH_ELEVATIONSRECVD9-19-16.PDF](#)
[16.035 LPGASSTATIONSKETCH_PROTOTYPEPHOTO.PDF](#)

3. **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](#)
[16.033 INTERLAKENZONINGAMENDMENT_PUBLICCOMMRECVD9-19-16_REDACTED.PDF](#)

4. **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 PETLODGEOSARATOGASEQR_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)



6/22/2016

To: City of Saratoga Springs

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

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

Please note 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 an 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 skinned and not 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 Arborvitae. 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 Arborvitae 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 its 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,

anyone to take a look at the two properties in question and see the improvement for





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
Address: 110 Regent Street
City: Saratoga Springs

St: NY

Zip: 12866

File No.:
Case No.:
Lender:



Area 1

Example of New Trees and
Schrubs



Area 1

Example of New Trees and
Schrubs

Borrower: N/A
Address: 110 Regent Street
City: Saratoga Springs

St: NY

Zip: 12866

File No.:
Case No.:
Lender:



Area 2

Example of 2 new mature trees



Example of 2 new mature trees

Borrower: N/A
Address: 110 Regent Street
City: Saratoga Springs

St: NY

Zip: 12866

File No.: 94054
Case No.:
Lender:



Area 3

Before



Area 3

Before



Area 3

Yard is hydro seeded

Borrower: N/A
Address: 110 Regent Street
City: Saratoga Springs

St: NY

Zip: 12866

File No.: 94054
Case No.:
Lender:

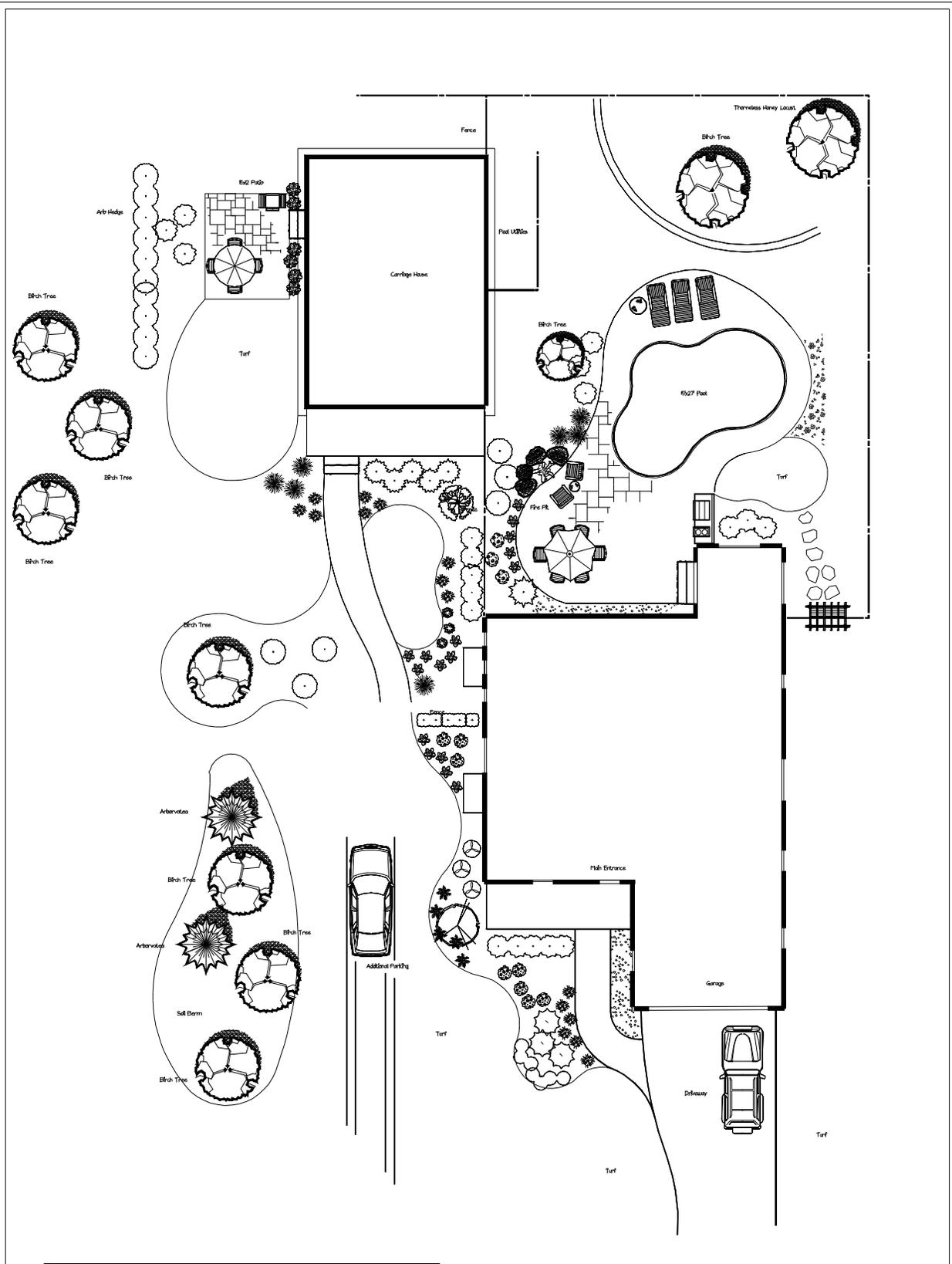


Area 3

After

Yard is hydro seeded





A Property Development Plan			
client:	Regent Street		
scale:	1"=6'	date:	August 2015
drawn by:	Brian	checked by:	Randy
		revision:	
		drawing #:	





CITY OF SARATOGA SPRINGS

PLANNING BOARD

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

[FOR OFFICE USE]

(Application #)

(Date received)

APPLICATION FOR:
SITE PLAN REVIEW
(INCLUDING PUD)

(Rev: 12/2015)

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

Project Name: Global Partners, LP Gas Station Development

Property Address/Location: 11 Ballston Ave

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

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

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

Identify primary contact person: Applicant Owner Agent

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

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

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

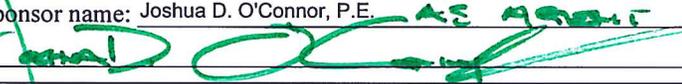
Part 1 - Project Information

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: Global Partners, LP; Mr. Paul Belanger		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 800 South Street, Suite 500			
City/PO: Waltham		State: Massachusetts	Zip Code: 02454
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		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.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: Joshua D. O'Connor, P.E. <u>AS ABOVE</u> Date: <u>8/11/16</u></p> <p>Signature: <u></u></p>		



September 20, 2016

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

SUBJECT: Site Plan Review – 11 Ballston Avenue

Dear Mr. Torpey,

CDTA has reviewed plans for the Site Plan Review at 11 Ballston Avenue. We appreciate the opportunity to provide comments on the site plan.

CDTA currently provides transit service to Ballston Avenue (NYS Route 50) within walking distance of the site via Route #451 and Route #450 (see route maps and schedules attached). Route #451 connects Saratoga Springs to the Amtrak station, Saratoga Race Course, and the Towns of Milton and Ballston Spa. Route #450 connects Saratoga Springs to the Wilton Mall, Town of Milton, Ballston Spa, Ballston, East Glenville, Scotia, and the City of Schenectady. Route 50 is a main transit corridor that is identified in our Transit Priority Network as having the potential for ridership, density, and infrastructure to warrant increased service.

In the interest of providing an even safer, friendlier, and more accessible pedestrian and transit-user environment, CDTA recommends the following changes to the site plans:

- Changing the layout of the site by bringing the building up to Ballston Avenue and moving the pumps and parking to the side or rear of the building
- The addition of safe pedestrian connections from the sidewalk to the building
- The completion of crosswalk markings and landing pads for the entire intersection
- The addition of bicycle racks to the site, furthering the site’s accessibility.

CDTA would also highly recommend that any driveways entering the site be constructed at the same level as the sidewalk to signal that pedestrians have the right of way. Any curb ramps that are constructed should also be ADA-compliant.

Thank you for including CDTA in the review process for this proposal.

Sincerely,

Michael Williams,
Senior Planner, CDTA

CC: Kate Maynard, City of Saratoga Springs
Sandy Misiewicz, CDTC
Lorinda Tennyson, NYS DOT

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Thomas M. Ower
Albany County

Carm Basile
Chief Executive Officer

From Schenectady to Wilton

1 2 3 4 6 7 8

Liberty Park Station-SCCC	204 Rt 50 Target	Glenville	Rt 50 & LakeHill Rd	Rt 50 & Malta Ave	Ballston Ave & Price & Chopper	Broadway & Congress Park	Wilton Mall (Bon-Ton)
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Sunday & Major Holidays

800a	813a	821a	834a	846a	849a	906a
850a	903a	911a	924a	936a	939a	956a
940a	953a	1001a	1014a	1026a	1029a	1046a
1030a	1043a	1051a	1104a	1116a	1119a	1136a
1120a	1133a	1141a	1154a	1206p	1209p	1226p
1210p	1223p	1231p	1244p	1256p	1259p	116p
100p	113p	121p	134p	146p	149p	206p
150p	203p	211p	224p	236p	239p	256p
240p	253p	301p	314p	326p	329p	346p
330p	343p	351p	404p	416p	419p	436p
420p	433p	441p	454p	506p	509p	526p
510p	523p	531p	544p	556p	559p	616p
600p	613p	621p	634p	646p	649p	706p

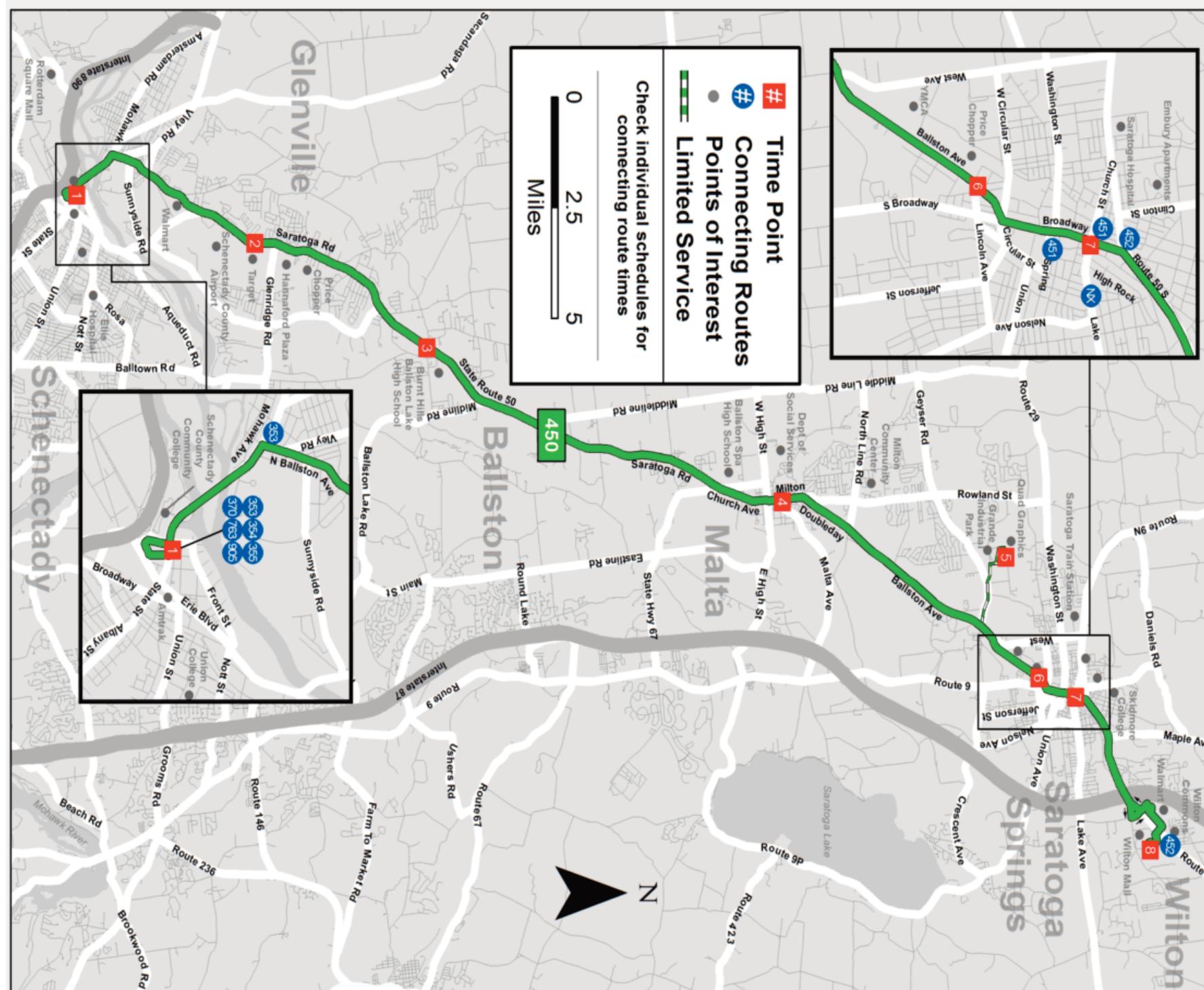
From Wilton to Schenectady

8 7 6 4 3 2 1

Wilton Mall (Bon-Ton)	Broadway & Congress Park	Ballston Ave & Price Chopper	Rt 50 & Malta Ave	Rt 50 & LakeHill Rd	204 Rt 50 Target	Glenville	Liberty Park Station-SCCC
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Sunday & Major Holidays

915a	932a	935a	950a	1001a	1009a	1021a
1005a	1022a	1025a	1040a	1051a	1059a	1111a
1055a	1112a	1115a	1130a	1141a	1149a	1201p
1145a	1202p	1205p	1220p	1231p	1239p	1251p
1235p	1252p	1255p	110p	121p	129p	141p
125p	142p	145p	200p	211p	219p	231p
215p	232p	235p	250p	301p	309p	321p
305p	322p	325p	340p	351p	359p	411p
355p	412p	415p	430p	441p	449p	501p
445p	502p	505p	520p	531p	539p	551p
535p	552p	555p	610p	621p	629p	641p
625p	642p	645p	700p	711p	719p	731p
715p	732p	735p	750p	801p	809p	821p



450

iride™

Schenectady-Wilton Mall via Route 50

between Downtown Schenectady Saratoga, Wilton via Route 50

EFFECTIVE MAY 29, 2016

Schedule



www.cdta.org

518-482-8822

From Schenectady to Wilton

1	2	3	4	5	6	7	8
Liberty Park Station-SCCC	204 Rt 50 Target Glenville	Rt 50 & LakeHill Rd	Rt 50 & Malta Ave	56 Duplainville Rd. (Quad Graphics)	Ballston Ave & Price Chopper	Broadway & Congress Park	Wilton Mall (Bon-Ton)

MONDAY - FRIDAY

445a	456a	504a	517a	.....	528a	531a	548a
535a	546a	554a	607a	.....	618a	621a	638a
625a	636a	644a	657a	.....	708a	711a	728a
705a	719a	729a	743a	.....	755a	758a	815a
745a	759a	809a	823a	.....	835a	838a	855a
825a	839a	849a	903a	.....	915a	918a	935a
905a	919a	929a	943a	.....	955a	958a	1015a
950a	1004a	1014a	1028a	.....	1040a	1043a	1100a
1030a	1044a	1054a	1108a	.....	1120a	1123a	1140a
1110a	1124a	1134a	1148a	.....	1200p	1203p	1220p
1150a	1204p	1214p	1228p	.....	1240p	1243p	100p
1230p	1244p	1254p	108p	.....	120p	123p	140p
110p	124p	134p	148p	.....	200p	203p	220p
150p	204p	214p	228p	.....	240p	243p	300p
230p	244p	254p	308p	.....	320p	323p	340p
310p	324p	334p	348p	.....	400p	403p	420p
350p	404p	414p	428p	.....	440p	443p	500p
430p	444p	454p	508p	.....	520p	523p	540p
510p	524p	534p	548p	.....	600p	603p	620p
555p	607p	615p	628p	639p	648p	651p	708p
640p	652p	700p	713p	724p	733p	736p	753p
730p	742p	750p	803p	.....	814p	817p	834p
820p	832p	840p	853p	.....	904p	907p	924p
910p	922p	930p	943p	.....	954p	957p	1014p
1000p	1012p	1020p	1033p	.....	1044p	1047p	1104p
1050p	1102p	1110p	1123p	.....	1134p	1137p	1154p

From Wilton to Schenectady

8	7	6	5	4	3	2	1
Wilton Mall (Bon-Ton)	Broadway & Congress Park	Ballston Ave & Price Chopper	56 Duplainville Rd. (Quad Graphics)	Rt 50 & Malta Ave	Rt 50 & LakeHill Rd	204 Rt 50 Target Glenville	Liberty Park Station-SCCC

MONDAY - FRIDAY

555a	611a	614a	622a	635a	646a	653a	704a
650a	706a	709a	717a	730a	741a	748a	759a
740a	757a	800a	.....	816a	828a	837a	850a
830a	847a	850a	.....	906a	918a	927a	940a
910a	927a	930a	.....	946a	958a	1007a	1020a
950a	1007a	1010a	.....	1026a	1038a	1047a	1100a
1030a	1047a	1050a	.....	1106a	1118a	1127a	1140a
1110a	1127a	1130a	.....	1146a	1158a	1207p	1220p
1150a	1207p	1210p	1226p	1238p	1247p	100p
1030a	1207p	1210p	106p	118p	127p	140p
110p	127p	130p	146p	158p	207p	220p
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230p	247p	250p	306p	318p	327p	340p
310p	327p	330p	346p	358p	407p	420p
350p	407p	410p	426p	438p	447p	500p
430p	447p	450p	.....	506p	518p	527p	540p
510p	527p	530p	.....	546p	558p	607p	620p
550p	607p	610p	.....	626p	638p	647p	700p
630p	647p	650p	.....	705p	716p	723p	734p
715p	732p	735p	.....	750p	801p	808p	819p
800p	817p	820p	.....	835p	846p	853p	904p
850p	907p	910p	.....	925p	936p	943p	954p
940p	957p	1000p	.....	1015p	1026p	1033p	1044p
1030p	1047p	1050p	.....	1105p	1116p	1123p	1134p
820p	1120p	1137p	.....	1155p	1206a	1213a	1224a
910p	1210a	1227a	.....	1245a	1256a	103a	114a

From Schenectady to Wilton

1	2	3	4	5	6	7	8
Liberty Park Station-SCCC	204 Rt 50 Target Glenville	Rt 50 & LakeHill Rd	Rt 50 & Malta Ave	56 Duplainville Rd. (Quad Graphics)	Ballston Ave & Price Chopper	Broadway & Congress Park	Wilton Mall (Bon-Ton)

SATURDAY

445a	456a	504a	517a	.....	528a	531a	548a
535a	546a	554a	607a	.....	618a	621a	638a
625a	637a	645a	658a	709a	718a	721a	738a
705a	719a	729a	743a	.....	755a	758a	815a
745a	759a	809a	823a	.....	835a	838a	855a
825a	839a	849a	903a	.....	915a	918a	935a
905a	919a	929a	943a	.....	955a	958a	1015a
950a	1004a	1014a	1028a	.....	1040a	1043a	1100a
1030a	1044a	1054a	1108a	.....	1120a	1123a	1140a
1110a	1124a	1134a	1148a	.....	1200p	1203p	1220p
1150a	1204p	1214p	1228p	.....	1240p	1243p	100p
1230p	1244p	1254p	108p	.....	120p	123p	140p
110p	124p	134p	148p	.....	200p	203p	220p
150p	204p	214p	228p	.....	240p	243p	300p
230p	244p	254p	308p	.....	320p	323p	340p
310p	324p	334p	348p	.....	400p	403p	420p
350p	404p	414p	428p	.....	440p	443p	500p
430p	444p	454p	508p	.....	520p	523p	540p
510p	524p	534p	548p	.....	600p	603p	620p
555p	607p	615p	628p	639p	648p	651p	708p
640p	652p	700p	713p	724p	733p	736p	753p
730p	742p	750p	803p	.....	814p	817p	834p
820p	832p	840p	853p	.....	904p	907p	924p
910p	922p	930p	943p	.....	954p	957p	1014p
1000p	1012p	1020p	1033p	.....	1044p	1047p	1104p
1050p	1102p	1110p	1123p	.....	1134p	1137p	1154p

From Wilton to Schenectady

8	7	6	5	4	3	2	1
Wilton Mall (Bon-Ton)	Broadway & Congress Park	Ballston Ave & Price Chopper	56 Duplainville Rd. (Quad Graphics)	Rt 50 & Malta Ave	Rt 50 & LakeHill Rd	204 Rt 50 Target Glenville	Liberty Park Station-SCCC

SATURDAY

555a	611a	614a	622a	635a	646a	653a	704a
650a	706a	709a	717a	730a	741a	748a	759a
740a	757a	800a	.....	816a	828a	837a	850a
830a	847a	850a	.....	906a	918a	927a	940a
910a	927a	930a	.....	946a	958a	1007a	1020a
950a	1007a	1010a	.....	1026a	1038a	1047a	1100a
1030a	1047a	1050a	.....	1106a	1118a	1127a	1140a
1110a	1127a	1130a	.....	1146a	1158a	1207p	1220p
1150a	1207p	1210p	.....	1226p	1238p	1247p	100p
1230p	1247p	1250p	.....	106p	118p	127p	140p
110p	127p	130p	.....	146p	158p	207p	220p
150p	207p	210p	.....	226p	238p	247p	300p
230p	247p	250p	.....	306p	318p	327p	340p
310p	327p	330p	.....	346p	358p	407p	420p
350p	407p	410p	.....	426p	438p	447p	500p
430p	447p	450p	.....	506p	518p	527p	540p
510p	527p	530p	.....	546p	558p	607p	620p
550p	606p	609p	617p	630p	641p	648p	659p
630p	647p	650p	.....	705p	716p	723p	734p
715p	732p	735p	.....	750p	801p	808p	819p
800p	817p	820p	.....	835p	846p	853p	904p
850p	907p	910p	.....	925p	936p	943p	954p
940p	957p	1000p	.....	1015p	1026p	1033p	1044p
1030p	1047p	1050p	.....	1105p	1116p	1123p	1134p
1120p	1137p	1140p	.....	1155p	1206a	1213a	1224a
1210a	1227a	1230a	.....	1245a	1256a	103a	114a

FARE INFORMATION

Fares (U.S. coins and \$1-dollar bills are accepted; fare boxes do not make change)

BusPlus Fare*	\$2.00
BusPlus Half Fare**	\$1.00
Base Fare*	\$1.50
Half Fare**	.75¢
Day Card	\$4.00
Swiper	..\$55 (5-day) and \$65 (7-day)
Half Fare Swiper	..\$27.50 (5-day) and \$32.50 (7-day)

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From Ballston Spa to West Saratoga

1 2 3 5 6 7 8 9

152 W High St. - Social Services	Rt 50 & Malta Ave	Rowland St & Geyser Rd	Ballston Ave & Price & Chopper	Worth St & Jefferson St	Lake Ave & Broadway	Saratoga Train Station	Kirby Rd at Kirby Village
----------------------------------	-------------------	------------------------	--------------------------------	-------------------------	---------------------	------------------------	---------------------------

Sunday & Major Holidays

910a	914a	923a	933a	938a	946a	953a	1000a
1110a	1114a	1123a	1133a	1138a	1146a	1153a	1200p
110p	114p	123p	133p	138p	146p	153p	200p
310p	314p	323p	333p	338p	346p	353p	400p

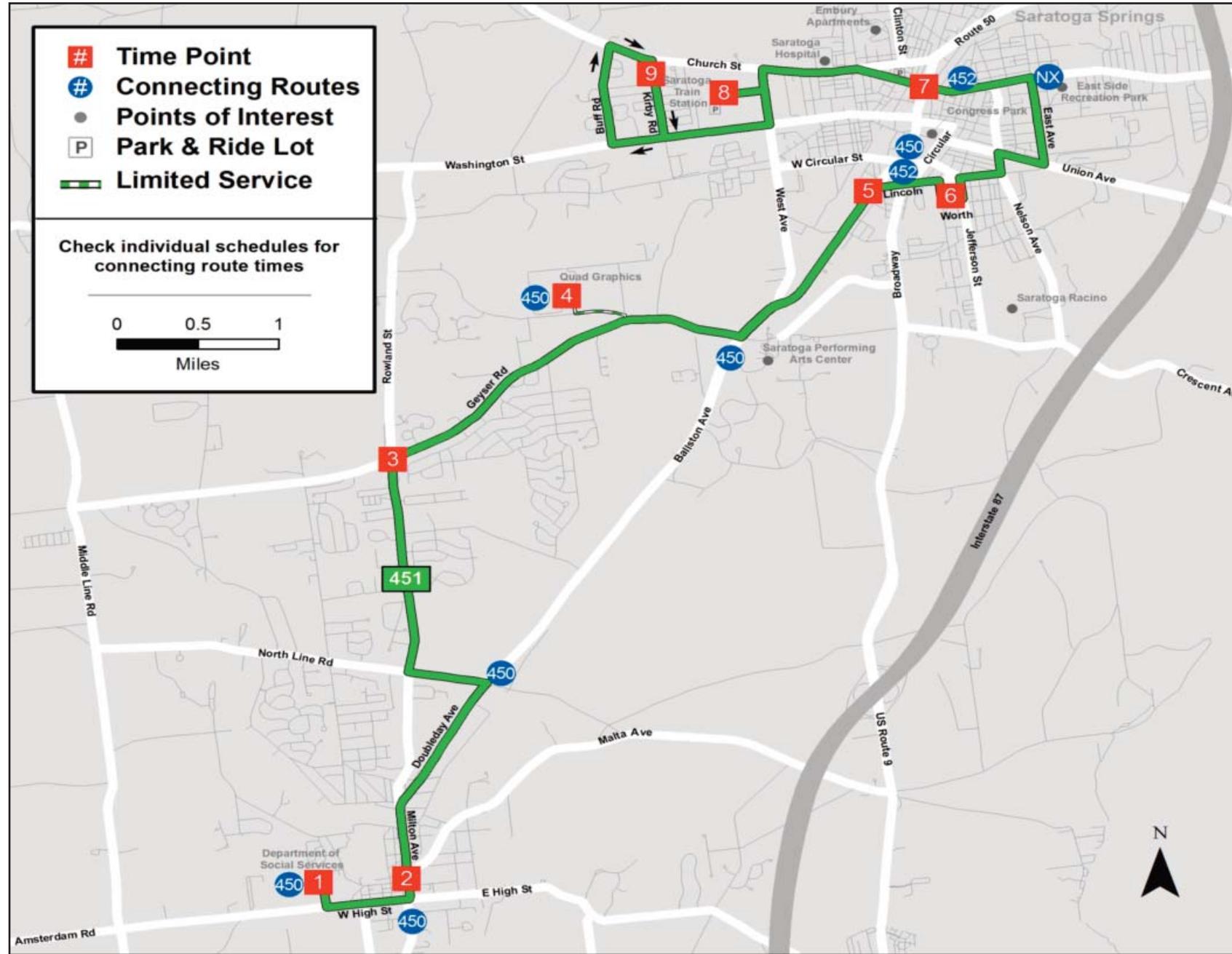
From West Saratoga to Ballston Spa

9 8 7 6 5 3 2 1

Kirby Rd at Kirby Village	26 Station Lane Train Station	Church St & Broadway	Worth St & Vanderbilt Ave	Ballston Ave & Price & Chopper	Geyser Rd & Rowland St	Rt 50 & Washington St	152 W High St. - Social Services
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Sunday & Major Holidays

1010a	1014a	1021a	1030a	1035a	1045a	1055a	1058a
1210p	1214p	1221p	1230p	1235p	1245p	1255p	1258p
210p	214p	221p	230p	235p	245p	255p	258p
410p	414p	421p	430p	435p	445p	455p	458p



Ballston Spa- West Saratoga via East Ave / Lake Ave

between Ballston Spa, Saratoga,
Wilton via Route 50

EFFECTIVE: MAY 29, 2016

Schedule



From Ballston Spa to West Saratoga

1	2	3	4	5	6	7	8	9
152 W High St. - Social Services	Rt 50 & Malta Ave	Rowland St & Geyser Rd	56 Duplainville Rd. Quad Graphics	Ballston Ave & Price Chopper	Worth St & Jefferson St	Lake Ave & Broadway	Saratoga Train Station	Kirby Rd at Kirby Village

MONDAY - FRIDAY

610a	614a	623a	630a	638a	643a	651a	658a	705a
710a	714a	723a	730a	738a	743a	751a	758a	805a
810a	814a	823a	.....	834a	839a	847a	854a	901a
910a	914a	923a	.....	934a	939a	947a	954a	1001a
1110a	1114a	1123a	.....	1134a	1139a	1147a	1154a	1201p
110p	114p	123p	.....	134p	139p	147p	154p	201p
310p	314p	323p	.....	334p	339p	347p	354p	401p
410p	414p	423p	.....	434p	439p	447p	454p	501p
510p	514p	523p	.....	534p	539p	547p	554p	601p
610p	614p	623p	630p	638p	643p	651p	658p	705p
710p	714p	723p	730p	738p	743p	751p	758p	805p

From West Saratoga to Ballston Spa

9	8	7	6	5	4	3	2	1
Kirby Rd at Kirby Village	Saratoga Train Station	Church St & Broadway	Worth St & Vanderbilt Ave	Ballston Ave & Price Chopper	56 Duplainville Rd. Quad Graphics	Geyser Rd & Rowland St	Rt 50 & Washington St	152 W High St. - Social Services

MONDAY - FRIDAY

710a	714a	721a	730a	735a	742a	749a	759a	803a
810a	814a	821a	830a	835a	.....	845a	855a	859a
910a	914a	921a	930a	935a	.....	945a	955a	959a
1010a	1014a	1021a	1030a	1035a	.....	1045a	1055a	1059a
1210p	1214p	1221p	1230p	1235p	.....	1245p	1255p	1259p
210p	214p	221p	230p	235p	.....	245p	255p	259p
410p	414p	421p	430p	435p	.....	445p	455p	459p
510p	514p	521p	530p	535p	.....	545p	555p	559p
610p	614p	621p	630p	635p	642p	649p	659p	703p
710p	714p	721p	730p	735p	742p	749p	759p	803p

From Ballston Spa to West Saratoga

1	2	3	4	5	6	7	8	9
152 W High St. - Social Services	Rt 50 & Malta Ave	Rowland St & Geyser Rd	56 Duplainville Rd. Quad Graphics	Ballston Ave & Price Chopper	Worth St & Jefferson St	Lake Ave & Broadway	Saratoga Train Station	Kirby Rd at Kirby Village

SATURDAY

610a	614a	623a	630a	638a	643a	651a	658a	705a
810a	814a	823a	.....	834a	839a	847a	854a	901a
1010a	1014a	1023a	.....	1034a	1039a	1047a	1054a	1101a
1210p	1214p	1223p	.....	1234p	1239p	1247p	1254p	101p
210p	214p	223p	.....	234p	239p	247p	254p	301p
410p	414p	423p	.....	434p	439p	447p	454p	501p
610p	614p	623p	630p	638p	643p	651p	658p	705p

From West Saratoga to Ballston Spa

9	8	7	6	5	4	3	2	1
Kirby Rd at Kirby Village	Saratoga Train Station	Church St & Broadway	Worth St & Vanderbilt Ave	Ballston Ave & Price Chopper	56 Duplainville Rd. Quad Graphics	Geyser Rd & Rowland St	Rt 50 & Washington St	152 W High St. - Social Services

SATURDAY

710a	714a	721a	730a	735a	742a	749a	759a	803a
910a	914a	921a	930a	935a	.....	945a	955a	959a
1110a	1114a	1121a	1130a	1135a	.....	1145a	1155a	1159a
110p	114p	121p	130p	135p	.....	145p	155p	159p
310p	314p	321p	330p	335p	.....	345p	355p	359p
510p	514p	521p	530p	535p	545p	555p	559p
710p	714p	721p	730p	735p	742p	749p	759p	803p

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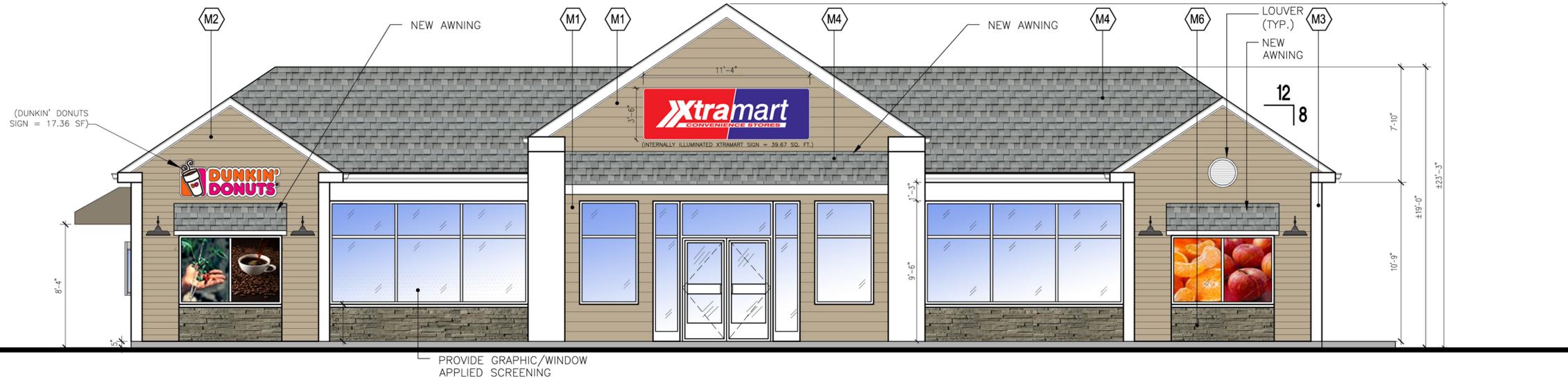
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MATERIALS LEGEND:

- | | | |
|---|---|--|
| M1 JAMES HARDIE
HARDIE PLANK LAP SIDING
CUSTOM COLONIAL SMOOTH, 8" WIDTH
COLOR: KHAKI BROWN | M3 JAMES HARDI
HARDI PLANK TRIM AND
CORNERBOARDS
COLOR: WHITE | M5 NOT USED |
| M2 JAMES HARDIE
HARDIE PLANK LAP SIDING
SMOOTH, 5.25" WIDTH
COLOR: KHAKI BROWN | M4 GAF
TIMBERLINE HD ARCH. ROOF SHINGLES
COLOR: FOX HOLLOW GRAY | M6 BORAL STONE
CULTURED STONE
PATTERN: PRO-FIT ALPINE LEDGESTONE
COLOR: BLACK MOUNTAIN |

NOTES:
1. STOREFRONT FRAME COLOR TO BE: PERMAFLUOR BONE WHITE (APPROVE EQUAL)



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



REVISIONS:

NO.	DATE	DESCRIPTION:
-	10/6/2014	ISSUED FOR DESIGN REVIEW
1	11/7/2014	K.K. REV #1 - SIGNAGE
2	11/26/2014	K.K. REV #3 - ALLTOWN SIGNAGE
3	12/11/2014	K.K. REV #4 - SIGNAGE
4	3/2/2015	K.D. REV #4 - NOTES
5	3/17/2015	K.K. REV #5 - GRAPHIC WINDOWS/ELEC. PNLS
6	4/14/2015	K.K. REV #6 - SIGNAGE/STONE MATERIAL
7	6/25/2015	K.K. REV #7 - SIGNAGE / WINDOW MULLIONS
8	9/16/2016	D.A. REV #8 - MATERIAL UPDATES

NOTE: This conceptual plan is prepared for conceptual presentation purposes only and is not intended for utilization as a zoning and/or construction document. The existing conditions shown hereon are based upon information that was supplied at the time of plan preparation and may be subject to change upon performance of additional due diligence.

**XTRAMART
PROTOTYPE**

**CONCEPTUAL PROTOTYPICAL
BUILDING ELEVATIONS
(42'x80')**

Date
9/16/2016
Scale
1/4" = 1'-0"
Project Type
42x80.DD.3279-XM

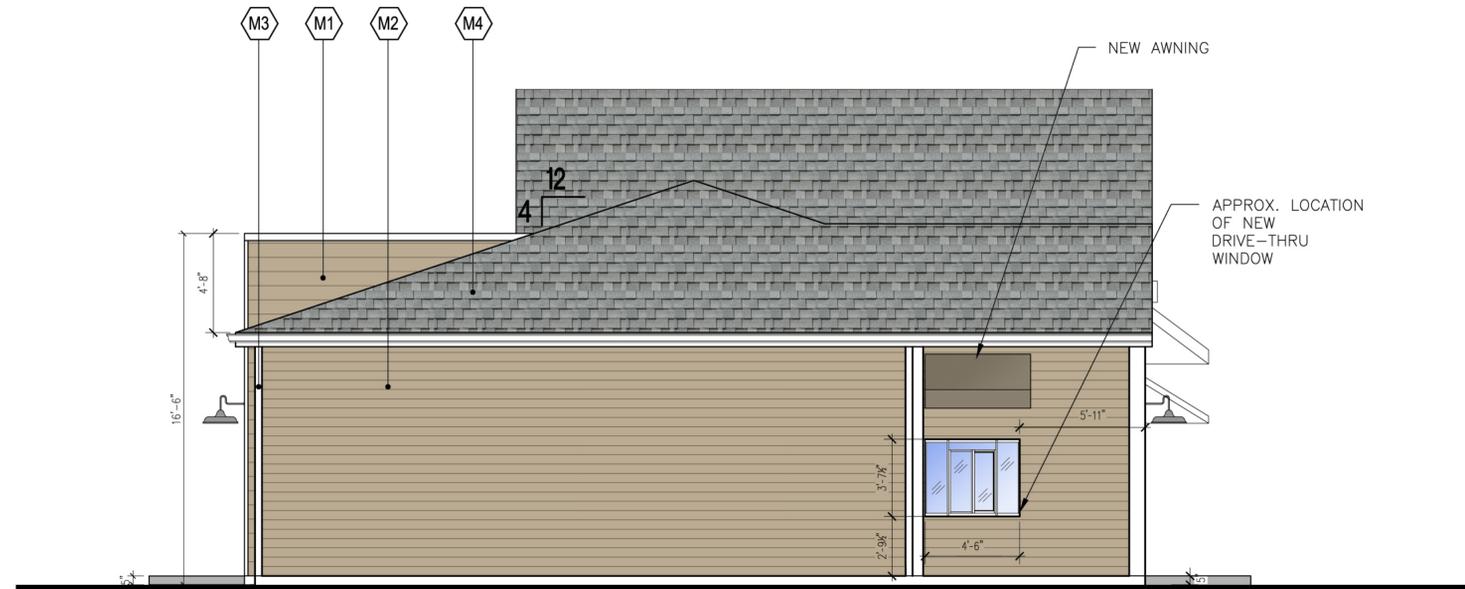
Drawing Number

A2

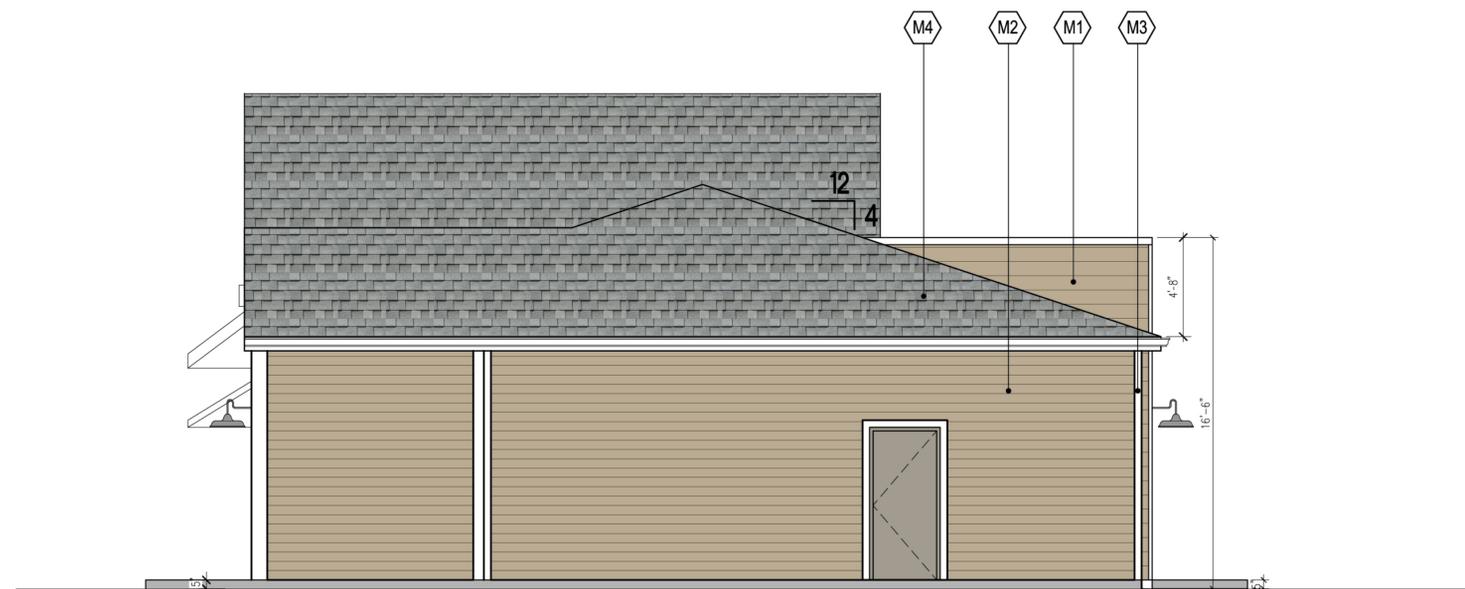
MATERIALS LEGEND:

- | | | |
|---|---|--|
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CUSTOM COLONIAL SMOOTH, 8" WIDTH
COLOR: KHAKI BROWN | M3 JAMES HARDI
HARDI PLANK TRIM AND
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HARDIE PLANK LAP SIDING
SMOOTH, 5.25" WIDTH
COLOR: KHAKI BROWN | M4 GAF
TIMBERLINE HD ARCH. ROOF SHINGLES
COLOR: FOX HOLLOW GRAY | M6 BORAL STONE
CULTURED STONE
PATTERN: PRO-FIT ALPINE LEDGESTONE
COLOR: BLACK MOUNTAIN |

NOTES:
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PROPOSED LEFT ELEVATION



PROPOSED RIGHT ELEVATION



REVISIONS:

NO.	DATE	DESCRIPTION:
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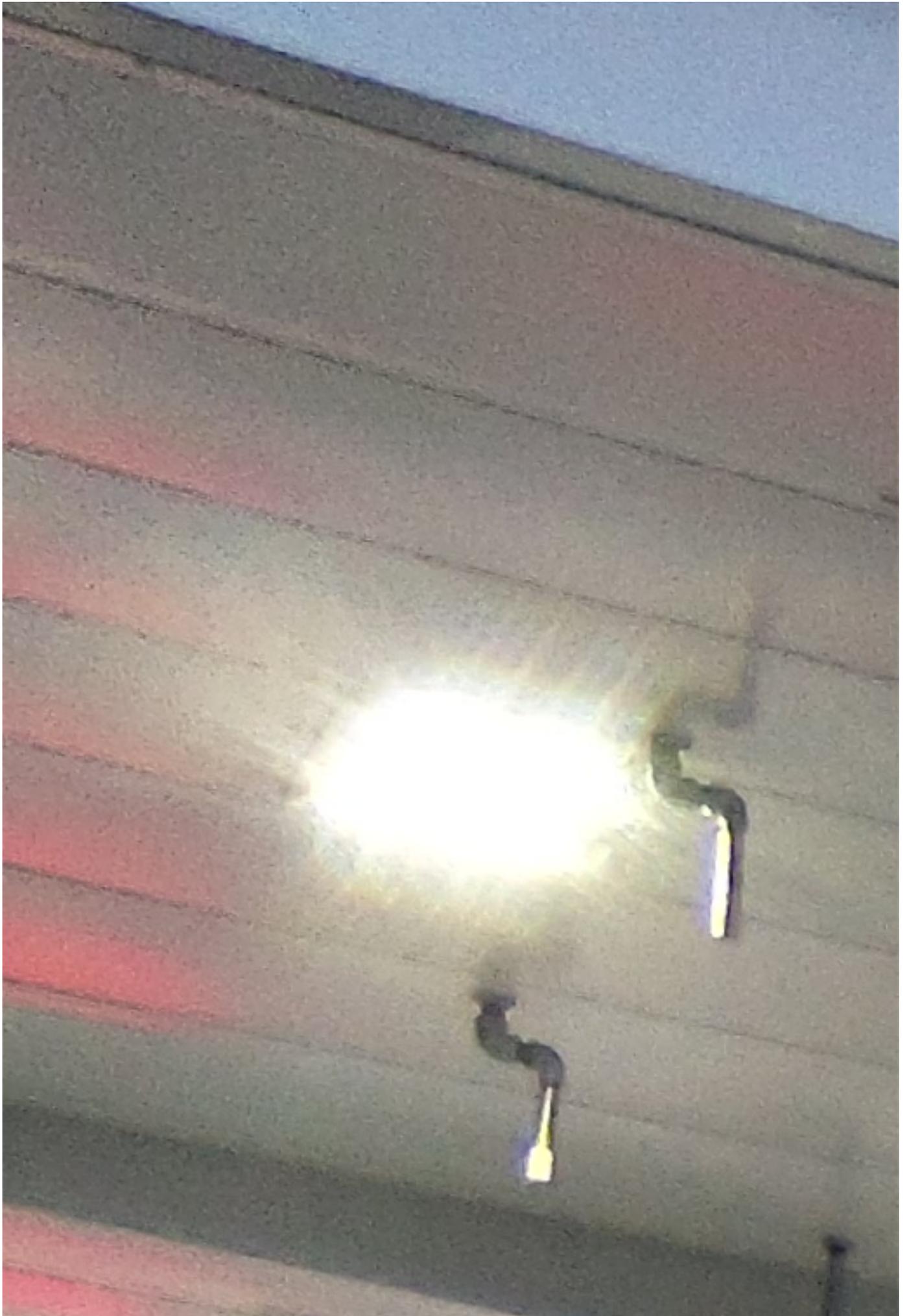
**XTRAMART
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**CONCEPTUAL PROTOTYPICAL
BUILDING ELEVATIONS
(42'x80')**

Date
9/16/2016
Scale
1/4" = 1'-0"
Project Type
42x80.DD.3279-XM

Drawing Number

A3





CITY OF SARATOGA SPRINGS

OFFICE OF THE MAYOR

City Hall - 474 Broadway
Saratoga Springs, New York 12866-2296
Tel: 518-587-3550 fax: 518-587-1688
<http://www.saratoga-springs.org>

[FOR OFFICE USE]

(Application #)

(Date received)

PETITION FOR: ZONING AMENDMENT

(Rev: 1/2016)

1. Name of Petitioner: Two Gilbert Corner, LLC

2. Type of Amendment (Map or Text):

Map Amendment:

Site Location: 655 Crescent Avenue Tax Parcel #: 180.69-2-20

Current Zoning: Rural Residential Proposed Zoning: Portion Zone BB Interlaken PUD

Reason for amendment: _____

The property is presently derelict and inconsistent with Waterview Drive neighborhood. The inclusion of this land in the Interlaken PUD Zone BB will complete the streetscape of the neighborhood.

Text Amendment:

Section to be amended: Appendix C: 2 Interlaken Planned Unit Development

Proposed wording of text amendment (attach additional sheets if necessary):
See attached proposed amendment to the Planned Unit Development Legislation for the "Interlaken Planned Unit Development".

Reason for amendment: _____

To complete the streetscape of Waterview Drive at its northerly entrance onto Crescent Avenue by subdividing Tax Parcel 180.69-2-20 into 4 conforming single family lots and having those lots incorporated into the PUD.

3. Professional Representing Applicant (if any):

Name: Michael J. Toohey, Esq.
Address: P. O. Box 4367, 160 West Avenue
Saratoga Springs, New York 12866

Phone: [REDACTED]
Email: [REDACTED]

Identify primary contact person: Applicant Owner Agent

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

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

Environmental Assessment Form - All petitions must include a completed SEQR Short or Long Form. SEQR forms can be completed at <http://www.dec.ny.gov/permits/6191.html>.

Petition Fee: \$700.00 plus \$100/acre Total \$ 800.00

A check for the total amount payable to: "Commissioner of Finance" must accompany this petition.

- Submit **10 copies, and one electronic copy (PDF)** of complete petition and all attachments.
- Location map (Map Amendment): Submit (4) large scale 24" x 36", and (10) 11"x17" copies.

All completed petitions are to be submitted to **the Office of the Mayor for consideration.**

I, the undersigned owner or purchaser under contract for the property, hereby request zoning amendment approval by the City Council for the above petition. I agree to meet all requirements under Section 240-10.0 of the Zoning Ordinance for the City of Saratoga Springs.

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

Applicant Signature: William J. Meun Date: 7/26/2016
Name: Two Gilbert Corner, LLC Phone: [REDACTED]
Address: 2 Gilbert Road E-mail: [REDACTED]
Saratoga Springs, New York 12866

If applicant is not currently the owner, the owner must sign.

Owner Signature: William J. Meun Date: 7/26/16
Print Name: William J. Morris

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

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: Two Gilbert Corner, LLC		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 2 Gilbert Road			
City/PO: Saratoga Springs		State: NY	Zip Code: 12866
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City Council, City of Saratoga Springs, New York; Planning Board, City of Saratoga Springs, New York			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 1.1 acres	
b. Total acreage to be physically disturbed?		_____ 0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.1 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Two Gilbert Corner, LLC</u></p>		<p>Date: <u>7/26</u> 2016</p>
<p>Signature: <u>Walter J. Merritt</u></p>		

Narrative
Inclusion of a Four Lot Subdivision
Zone BB Interlaken Planned Unit Development

The Interlaken Planned Unit Development, located in the eastern portion of Saratoga Springs, in the Union Avenue, Crescent Avenue area of the City has, over the course of time, been developed in accordance with the legislation that has been approved and amended by the City Council of the City of Saratoga Springs, and has been subject to Planned Unit Site Plan Approval by the Planning Board of the City of Saratoga Springs.

In March of 1997, an expansion of the Planned Unit Development was approved by the City Council and Designated Interlaken Zone BB. Thereafter, by Resolution of the Planning Board of the City of Saratoga Springs on May 7, 1997, PUD Site Plan approval was granted for a thirty (30) lot residential subdivision extending in a general westerly direction from Crescent Avenue and consisting of all of the lots on the easterly portion of Waterview Drive and all of Campion Lane. What was not included in this new Zone BB was the parcel of land located on the northeast corner of the intersection of Crescent Avenue and the then newly developed Waterview Drive. The parcel in question is listed as 655 Crescent Avenue, being City of Saratoga Springs Tax Parcel 180.69-2-20 (the "Property").

This 1.15 acre parcel is 130.57 ft on the west side of Crescent Avenue and 364.11 ft along the north boundary of Waterview Drive. There presently exists on the property a vacant dilapidated residential structure on the easterly end of the site with two driveway entrances on Crescent Avenue. An engineering analysis of the existing structure has determined that it is not salvageable and a Demolition Permit for it to be removed has been issued by the City of Saratoga Springs.

Existing Neighborhood

All of the structures in Zone BB consistent with the PUD Legislation, are residential in nature, and are allowed a detached or attached one bedroom unit consisting of no more than 800 sq ft Pursuant to the existing Planned Unit Development code the lots in Zone BB of the Planned Unit Development, must be at least ten thousand square feet (10,000 sq ft).

The existing 8 lots of the north side of Waterview Drive have an average street frontage of 80.00 ft. that being the the minimum mean width for lots within Zone BB according to the PUD Legislation.

Land To Be Added

The Applicant wishes to subdivide the 1.15 acres of land into 4 residential parcels which in all ways will be controlled by the use, lot size, mean width, setback, building height requirements that already existing in the Zone BB Legislation and within this neighborhood.

The proposed lots will all be PUD code compliant with an average square footage of 11,972 +/- sq ft and an average frontage on the north side of Waterview Drive of 91.03 ft.

2015 Comprehensive Plan

Within the 2015 Comprehensive Master Plan, the Property is located within the “Residential Neighborhood – 1 Zone” as show on the Comprehensive Plan Map. According to the text of the Comprehensive Master Plan (p.58), that Zone allows a maximum density of 3.5 Units/Acre. As specified in the City Assessor’s records and the City Tax Map, the Property is 1.15 acres and, as a result, according to the Comprehensive Master Plan, the units can be created from the Property.

Neighborhood Approval

The Applicant, prior to bringing this Application to the City Council, held a neighborhood meeting to introduce the concept that the Property would be subdivided into four (4) residential parcels under all of the requirements of the existing PUD restrictions. That meeting was very well attended and the vast majority in attendance were in favor of this plan that would complete the Waterview Drive northern streetscape and eliminate the structure that is an eye soar to anyone entering the neighborhood from Crescent Avenue.

Infrastructure

As required with the Planned Unit Development Legislation, the homes that will be built on these parcels will all be connected to existing public sanitary sewer and potable water lines that exist within Waterview Drive.

**Existing Residential Lots
North Side of Waterview Drive
Zone BB**

<u>Address</u>	<u>Tax Parcel</u>	<u>Street Frontage</u>
57 Waterview Drive	180.69-2-3	78.61 ft
59 Waterview Drive	180.69-2-4	78.85 ft
61 Waterview Drive	180.69-2-5	79.01 ft
63 Waterview Drive	180.69-2-6	79.09 ft
65 Waterview Drive	180.69-2-7	96.91 ft
53 Waterview Drive	180.69-2-1	76 ft
55 Waterview Drive	180.61-2-14	<u>76.38 ft</u>
		564.85/7 = 80.70 ft

Proposed Lots Square Footage

1	12,371 sq ft
2	10,339 sq ft
3	10,339 sq ft
4	<u>14,840 sq ft</u>
	47,849/4 = 11,972.25 sq ft

Proposed Mean Width

1	80 ft
2	80 ft
3	80 ft
4	<u>124.11 ft</u>
	364.11/4 = 91.03 ft

WE/I ARE IN FAVOR OF THE PROJECT PRESENTED TO US BY BILL MORRIS AT THE NEIGHBORHOOD MEETING REGARDING 655 CRESENT AVE. WE ARE IN FULL SUPORT OF THIS PROJECT. WE WILL TRY TO ATTEND THE MEETING SEPT. 22 BUT IF WE ARE NOT AVAILABLE WE WANT THE PLANNING BOARD TO KNOW WE ARE IN FULL SUPPORT.

NAME

ADDRESS

Lynn Geiger

Waterview Dr. Saratoga Sp

Joseph Geiger

Waterview Drive, Saratoga Sp

Denny Heston

Waterview Dr, Saratoga Sp

Jill Heston

Waterview Dr, Saratoga Sp

Dal Callan

Waterview Dr, " "

Barbara Callan

Waterview Drive

Nancy Mungert

Waterview Drive

Margie L. Goh

Waterview Dr.

Alexis Pappas

Water view Drive, SS

Tom & Nancy

Waterview Dr. SS, NY 12866

Valerie S. Wadsworth

Waterview Dr. Saratoga NY 12866

Pete Maicriello

Crescent AV. Sar. Spgs NY 12866

Sharon Maicriello

Crescent Ave, Sar Spgs N. 12866

Chris Pappas

Waterview Dr., Saratoga Sp, NY 12866

WE/I ARE IN FAVOR OF THE PROJECT PRESENTED TO US BY BILL MORRIS AT THE NEIGHBORHOOD MEETING REGARDING 655 CRESENT AVE. WE ARE IN FULL SUPORT OF THIS PROJECT. WE WILL TRY TO ATTEND THE MEETING SEPT. 22 BUT IF WE ARE NOT AVAILABLE WE WANT THE PLANNING BOARD TO KNOW WE ARE IN FULL SUPPORT.

NAME

ADDRESS

Mary Beth Williams

Waterview Dr. Saratoga 12866

~~John D. ...~~

WATERVIEW DR, STREET 12866

John W. ...

Waterview Dr Saratoga 12866

Deborah ...

Waterview Dr. SS NY

William ...

WATERVIEW SS NY

John ...

Waterview SS NY

Richard ...

Waterview Dr. SS NY

Anna ...

Waterview Dr

Fred ...

Waterview Dr.

David ...

Waterview Dr.

H. ...

Champion Ln SS NY

Donald Nelson

Champion Ln. SS NY

Carrie ...

Waterview Dr. SS NY

Stephen ...

CAMPION LN SS NY

DONALD D. COLOSIMO
[REDACTED] WATERVIEW DRIVE
SARATOGA SPRINGS, NY 12866
[REDACTED]
[REDACTED]

September 13, 2016

Saratoga Springs Planning Board
City Hall
Saratoga Springs, NY 12866

Re: 655 Crescent Ave.

Gentlemen:

I support the project as proposed by Bill Morris to raise the current unsightly and unsafe structure and build four new homes that fit in with the rest of the neighborhood, Lake Side at Riley's.

Besides the structure, the lot has been a junk yard. I personally called the code enforcement about the unsightly and unsanitary mess a number of times and nothing was done.

The building has been vacant for a number of years. The city has put it the building on its list of vacant buildings.

But the city has been totally incapable of doing anything about cleaning up this mess. Bill Morris and his associates have purchased the property and have proposed to invest in cleaning it up.

You should immediately approve the request to proceed!!!!

Yours Truly



Donald D. Colosimo

DONNA L. COLOSIMO
[REDACTED] **WATERVIEW DRIVE**
SARATOGA SPRINGS, NY 12866
[REDACTED]

September 13, 2016

Saratoga Springs Planning Board
City Hall
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You should immediately approve the request to proceed!!!!

Yours Truly



Donna L. Colosimo

September 18, 2016

To: Saratoga Planning Board

From: Cindy and Jim Oplinger
█ Champion Lane
Saratoga Springs NY 12866

We are unable to attend the Saratoga Planning Board meeting on September 22, 2016. We did attend the neighborhood meeting last spring concerning the project at 655 Crescent Street. We appreciated the time and effort Bill Morris devoted to discuss the project with local residents. We support the project and believe it will improve the streetscape on Waterview Drive.

Cindy and Jim Oplinger
█



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

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

* 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".

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

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

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

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

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

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

5) Annual income generated from property: \$ _____

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

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

Appraisal Assumptions: _____

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

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

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

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

If yes, describe frequency and name of publications: _____

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

If yes, list dates when sign was posted: _____

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

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

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

240-2.0

The applicant requests relief from the following Zoning Ordinance article(s) _____

<u>Dimensional Requirements</u>	<u>From</u>	<u>To</u>
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:

- 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.

- 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.

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.

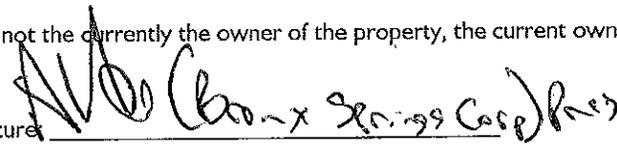

(applicant signature)

Date: 7/11/16

(applicant signature)

Date: _____

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

Owner Signature:  (Coon-x Springs Corp) Res

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

<u>Dimensional Requirements</u>	<u>From</u>	<u>To</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Other: _____

Note: _____

Advisory Opinion required from Saratoga County Planning Board

ZONING AND BUILDING INSPECTOR

DATE

Short Environmental Assessment Form

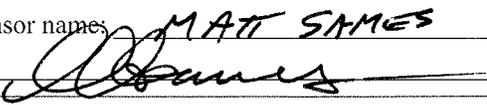
Part 1 - Project Information

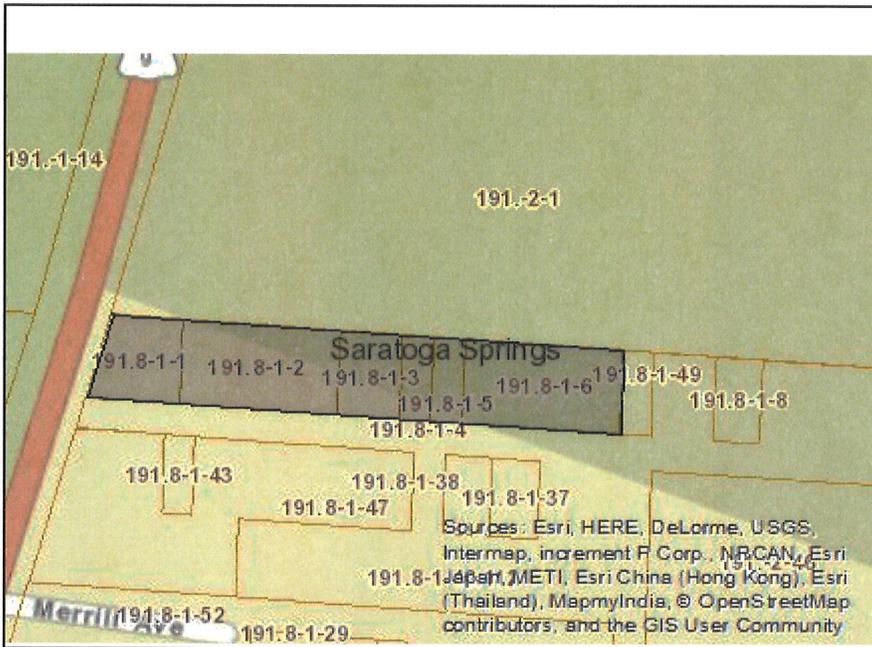
Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: 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: Matt Sames		Telephone: [REDACTED]					
		E-Mail: [REDACTED]					
Address: [REDACTED]							
City/PO: [REDACTED]		State: [REDACTED]	Zip Code: [REDACTED]				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">NO</th> <th style="width: 50%; text-align: center;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">NO</th> <th style="width: 50%; text-align: center;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
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.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)							
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input checked="" type="checkbox"/> Parkland							

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>Creation of a detention basin, approx. 1500 SF</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>MATT SIMES</u> Date: <u>7/11/16</u></p> <p>Signature: <u></u></p>		



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	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





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 width 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.

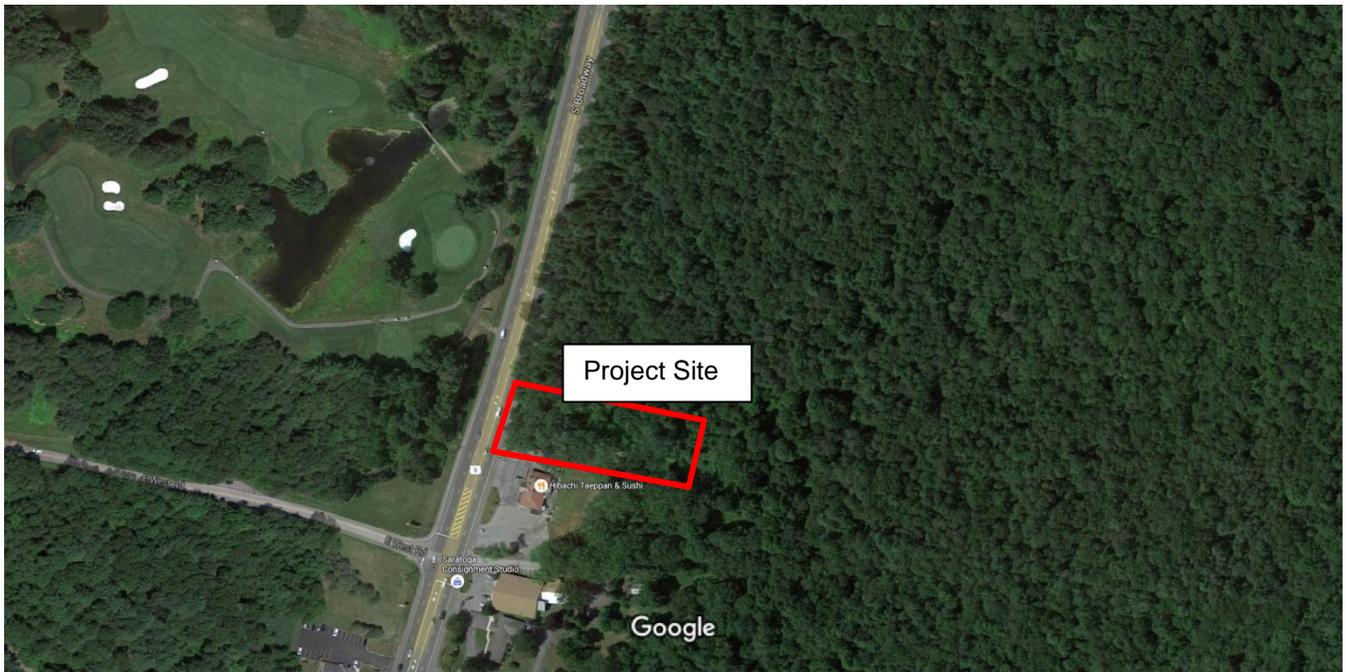


EXHIBITS:

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



Aerial Map



Imagery ©2016 Google, Map data ©2016 Google 100 ft



Tax Map

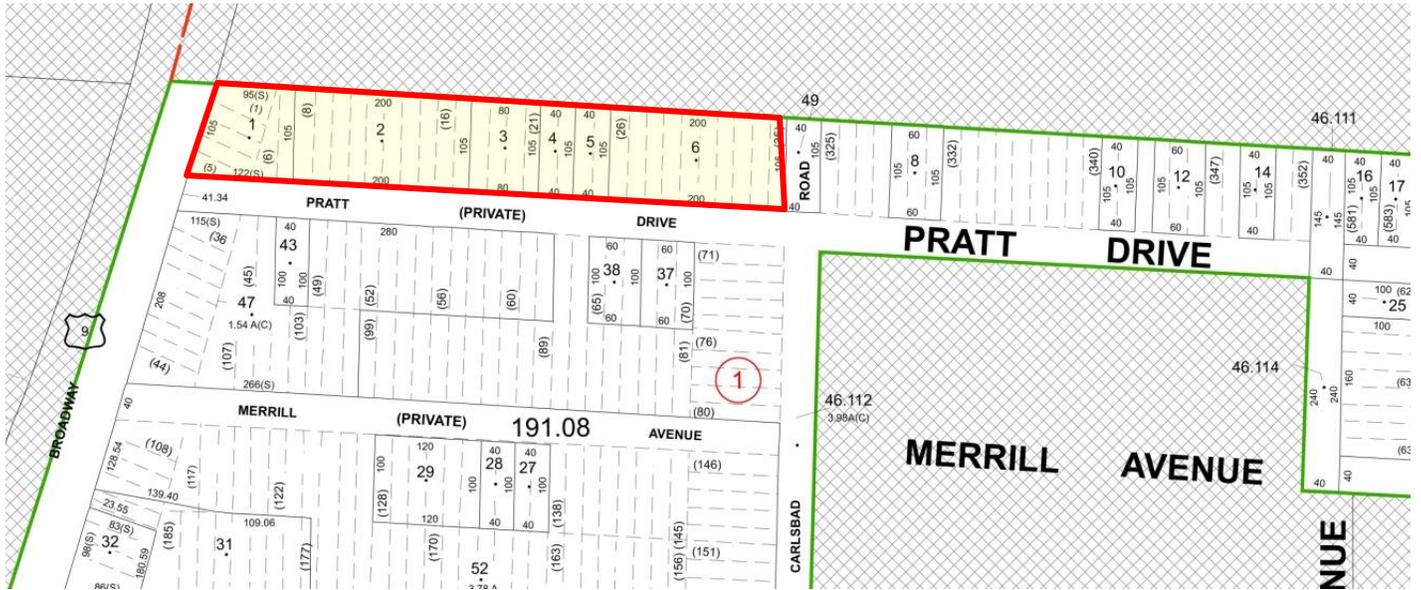




Photo Location Map

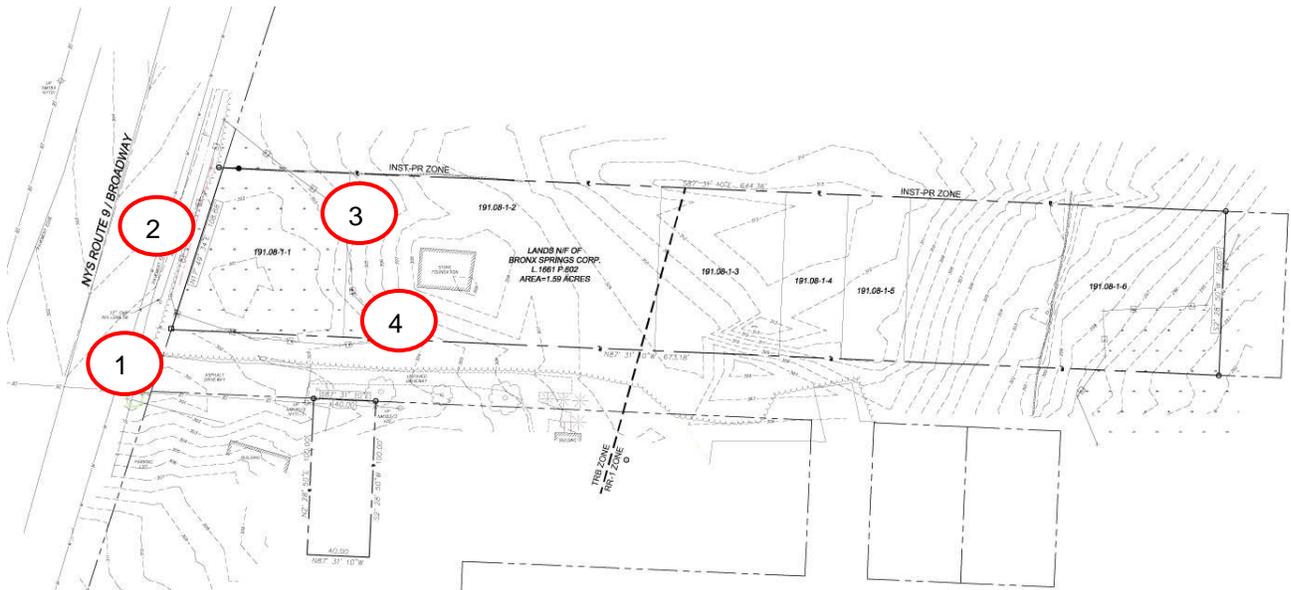




Photo 1





Photo 2





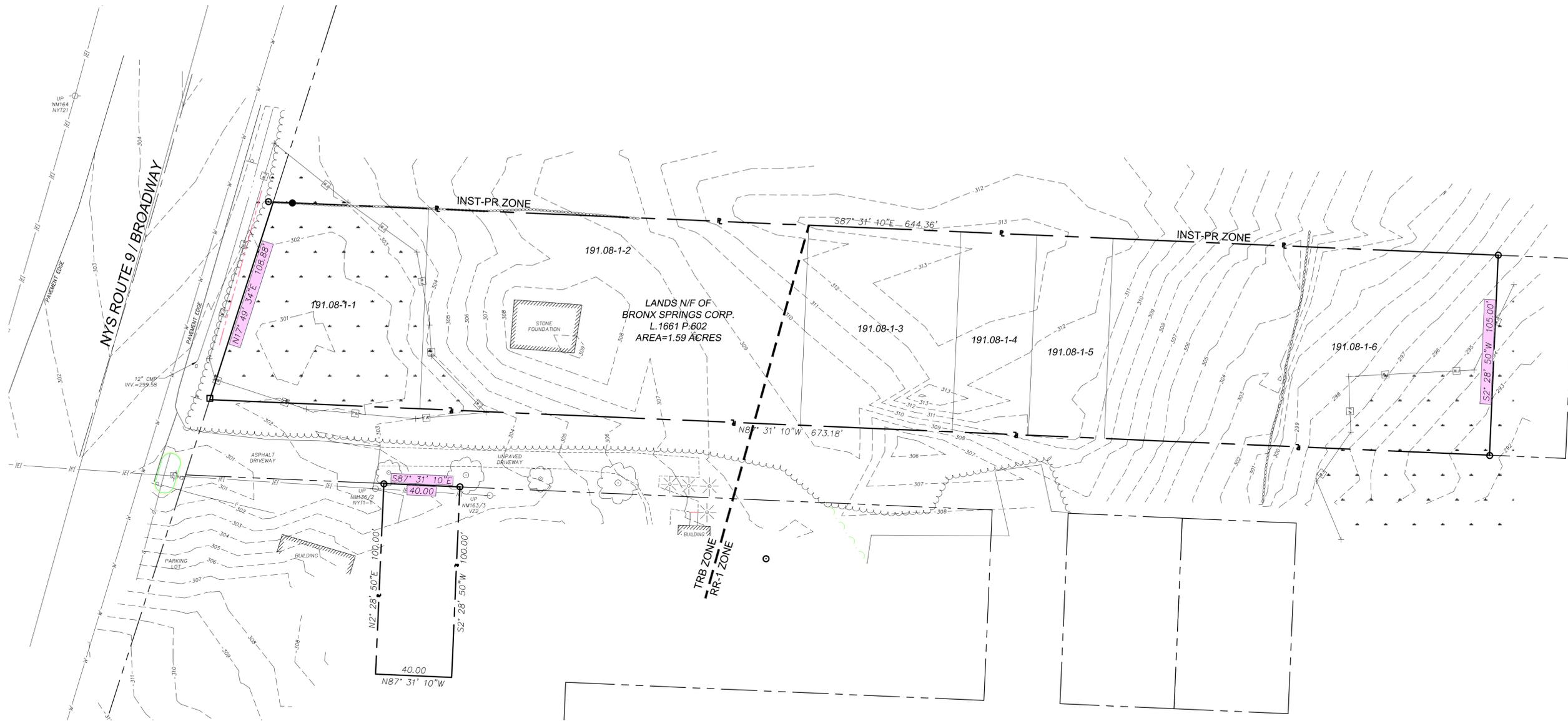
Photo 3





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

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
SHEET 1 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 I of the short EAF is attached.

Respectfully yours

Bill Moore, Chair
Zoning Board of Appeals