



CITY OF SARATOGA SPRINGS PLANNING BOARD

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JANET CASEY
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TODD FABOZZI
RUTH HORTON, Alternate
ABIGAIL WOLFSON, Alternate

Planning Board Meeting – Thursday, June 7, 2018

City Council Room – 6:00 PM

Workshop: Monday, June 4, 2018 at 5:00pm in the City Council Room

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Agenda

**** Please note that projects on the agenda will not begin past 10:00pm****

Salute To Flag

A. 5:00 PM Workshop

1. Workshop Discussion

14.030.1 Neumann Building, 233 Lake Ave, Site Plan Modification within a Urban Residential (UR-1) District.

Documents:

14.030.1 NEUMANNBLDG_APP.PDF
14.030.1 NEUMANNBLDG_PROJECT NARRATIVE.PDF
14.030.1 NEUMANNBLDG_COVER LETTER.PDF

B. Possible Consent Agenda Items:

Note: The intent of a consent agenda is to identify any applications that appear to be 'approvable' without need for further evaluation or discussion. If anyone wishes to further discuss any proposed consent agenda item, then that item would be pulled from the 'consent agenda' and dealt with individually.

1. 18.028 NRP Group, LLC, Allen Drive/Tait Lane

Advisory Opinion for a proposed Zoning Map Amendment from Warehouse District to T-4 Urban Neighborhood.

Documents:

18.028 ZONINGAMENDMENT_APPLICATION.PDF
18.028 ZONINGAMENDMENT_LOCATION MAP.PDF
18.028 ZONINGAMENDMENT_TRAFFICWATERSEWERSUMMARY_5-14-18.PDF
18.028 ZONINGAMENDMENT_CITYREFERRAL_5-25-18.PDF
18.028 ZONINGAMENDMENT_AFFIDAVIT OF MAILING.PDF
18.028 ZONINGAMENDMENT_COVERLTR.PDF
18.028 ZONINGAMENDMENT_SAHGCCORR_5-10-18.PDF

C. Applications Under Consideration

1. 18.006 Peppers Corner

173 Lake Avenue, Special Use Permit for a convenience sales use in Urban Residential-3 (UR-3) District.

Documents:

18.006 PEPPERSCORNER_REVISION_5-31-18.PDF
18.006 PEPPERS CORNER_SPECIAL USE PERMIT_APP_2-5-18.PDF
18.006 PEPPERSCORNER_PRESENTATION_4-5-18.PDF
18.006 PEPPERS CORNER_COUNTYREVIEW_2-22-18.PDF
18.006 PEPPERSCORNER_BROPHYCORR_4-6-18.PDF
18.006 PEPPERSCORNER_WALLINGFORDCORR_4-6-18.PDF
18.006 PEPPERSCORNER_MORANCORR_4-5-18.PDF
18.006 PEPPERSCORNER_BROPHYCORR_4-4-18.PDF
18.006 PEPPERSCORNER_FAUCICORR_9-28-17.PDF
18.006 PEPPERSCORNER_ZBAMORANCORR_7-24-17.PDF
18.006 PEPPERSCORNER_BROPHYCORR_7-17-17AND7-24-17.PDF
18.006 PEPPERSCORNER_BLDGINSHPAWCORR_5-4-17.PDF
18.006 PEPPERSCORNER_BLDGINSHPAWCORR_6-7-13.PDF

2. 16.045 Lake Local

550 Union Avenue, Consideration of SEQR lead agency status and completion of SEQR environmental review.

Documents:

16.045 LAKELOCALSUP_APPF.PDF
18.054 LAKELOCAL_RENDERINGS_052418.PDF
16.045 LAKELOCALSUP_MODIFICATIONREQUEST_5-14-18.PDF
16.045 LAKELOCALSUP_NARRATIVETOCITY_4-20-18.PDF
16.045 LAKELOCALSUP_SKETCHPLAN_4-20-18.PDF
16.045 LAKELOCALSUP_PRESENTATION_04_20_2018.PDF
16.045 LAKELOCALSUP_PROPOSED PERMITTING SCHEDULE_4-20-18.DOC
16.045 LAKELOCALSUP_REVISEDZBACOMPLIANCECDRAWING_4-20-18.PDF
16.045 LAKELOCALSUP_EAF 2018 UPDATE_4-20-18.PDF
16.045 LAKELOCALSUP_GEOTECHNICAL REPORT_4-20-18.PDF
16.045 LAKELOCALSUP_SLPIDCORR_3-5-18.PDF
16.045 LAKELOCALSUP_TRAFFICIMPACTEVALUATION_3-2-18.PDF
16.045 LAKELOCALSUP_CONNOLLYCORR_1-27-18.PDF
16.045 LAKELOCALPARKSLTR_12-29-17.PDF
16.045 LAKELOCALSUP_PH3_12-11-17.PDF
16.045 LAKELOCALSUP_PH4_12-11-17.PDF
16.045 LAKELOCALSUP_ARCHCORR10-12-17.PDF
16.045 LAKELOCALSUP_ENGINEERCOMMENTS_2-9-17.PDF

3. 17.057 Cerrone Subdivision

Old Schuylerville Rd, two-lot residential conservation subdivision within the RR District.

Documents:

17.057 CERRONESUBDIVISION_APP.PDF
17.057 CERRONESUBDIVISION_REVISIEDPLANS_5-7-18.PDF
17.057 CERRONESUBDIVISION_CONSTRAINTSMAP.PDF
17.057 CERRONESUBDIVISION_CONSERVATIONANALYSISMAP.PDF
17.057 CERRONESUBDIVISION_RESPONSE LETTER_11-27-17.PDF
17.057 CERRONESUBDIVISION_CONSERVATIONANALYSISNARRATIVE_11-17-17.PDF
17.057 CERRONESUBDIVISION_REVISIEDPLANS11-17-17.PDF
17.057 CERRONESUBDIVISION_SURVEY_3-22-17.PDF

4. 16.018 Regatta View Phase 3

Union Av & Dyer Switch Rd & Regatta View Dr, Site plan review for construction of 24 residential duplex units within the Interlaken PUD District.

Documents:

16.018 REGATTAVIEWPHASE3_CONCEPT_1_5-14-18.PDF
REGATTA VIEW DEVELOPMENT PARAMETERS_5-14-18.PDF
16.018 REGATTAVIEWPHASE3_JONESCORR_5-14-18.PDF
UNITS AC QUIET WILLOW_5-14-18.PDF
UNITS CB RUSSET RED_5-14-18.PDF
UNITS CD HARBOR GREY_5-14-18.PDF
UNITS DA DEEP GRANITE_5-14-18.PDF

UNITS DB MONTANA SUEDE_5-14-18.PDF
16.018 REGATTAVIEWPHASE3_MORROWCORR_1-22-18.PDF
16.018 REGATTAVIEWPHASE3_ZITOCORR_1-18-18.PDF
16.018 REGATTAVIEWPHASE3_DEMENTOCORR_1-16-18.PDF
16.018 REGATTAVIEWPHASE3_PRELUTILTYCOMMENTSAP_1-4-18.PDF
16.018 REGATTAVIEWPHASE3_CHAZENISTSUBMITTALREVIEW_06-27-16.PDF
16.018 REGATTAVIEWPHASE3_COUNTYREFERRAL_6-23-16.PDF
16.018 REGATTAVIEWPHASE3_POSTHYDROCAD_5-19-16.PDF
16.018 REGATTAVIEWPHASE3_PREHYDROCAD_5-19-16.PDF
16.018 REGATTAVIEWPHASE3_NARRATIVEWATER_5-19-16.PDF
16.018 REGATTAVIEWPHASE3_PBCONCEPTPLAN_5-19-16.PDF
16.018 REGATTAVIEWPHASE3_EDPCOVERLETTER_5-19-16.PDF
16.018 REGATTAVIEWPHASE3_PLANS_5-19-16.PDF
16.018 REGATTAVIEWPHASE3_DRAFTSWPP_5-19-2016_PDF
16.018 REGATTAVIEWPHASE3_REGATTAVIEWWORKFLOORPLANS_5-19-16.PDF
16.018 REGATTAVIEWPHASE3_NARRATIVESEWER_5-19-16.PDF
16.018 REGATTAVIEWPHASE3_STORMNARRATIVE_5-19-16.PDF
16.018 REGATTAVIEWPHASE3_DRAINAGEMAPPING_5-19-16.PDF
16.018 REGATTAVIEWPHASE3_ELEVATIONS_5-19-16.PDF
16.018 REGATTAVIEWPHASE3_RRVCALCS_5-19-16.PDF
16.018 REGATTAVIEWPHASE3_APPLICATION_5-19-16.PDF

5. **17.075 Spencer Subdivision**

Kaydeross Park Rd & Arrowhead Rd, final 22 lot residential subdivision within the Suburban Residential - 2 (SR-2) District.

Documents:

17.075 SPENCERSUBDIVISION_EDP MEMO RE STORMTECH VS DRYWELL REVISED_5-21-18.PDF
17.075 SPENCERSUBDIVISION_CLUSTERSUBIMPLEMENTATIONPLAN_5-10-18.PDF
17.075 SPENCERSUBDIVISION_CPLREVIEWLETTER_4-13-18.PDF
17.075 SPENCERSUBDIVISION_MSACANCEPTANCEFORM_REVISED_4-10-18.PDF
17.075 SPENCERSUBDIVISION_SWPPP_SECTION_1_REVISED_4-10-18.PDF
17.075 SPENCERSUBDIVISION_PLANSET_REVISED_4-10-18.PDF
17.075 SPENCERSUBDIVISION_SWPPP_NOI_REVISED_4-10-18.PDF
17.075 SPENCERSUBDIVISION_MAYNARDCORR_3-30-18.PDF
17.075 SPENCERSUBDIVISION_JALELCORR_3-29-18.PDF
17.075 SPENCERSUBDIVISION_EDPREPONSE_3-22-18.PDF
17.075 SPENCERSUBDIVISION_STORMNARRATIVE_3-20-18.PDF
17.075 SPENCERSUBDIVISION_CPLRESPONSE_3-20-18.PDF
17.075 SPENCERSUBDIVISION_CPLRESPONSE_3-9-18.PDF
17.075 SPENCERSUBDIVISION MEMO TO DOH SEQRA_2-22-18.PDF
17.075 SPENCERSUBDIVISION_SWPPP_2-5-2018.PDF
17.075 SPENCERSUBDIVISION_PLAN SET_2-5-2018.PDF
17.075 SPENCERSUBDIVISION_CPL RESPONSE_2-5-18.PDF
17.075 SPENCERSUBDIVISION_STORMNARRATIVE_2-5-2018.PDF
17.075 SPENCERSUBDIVISION_USFWS SIGN-OFF_2-2-18.PDF
17.075 SPENCERSUBDIVISION_GILLESPIECORR_1-28-18.PDF
17.075 SPENCERSUBDIVISION_SQUILLACIOTICORR_1-19-18.PDF
17.075 SPENCERSUBDIVISION_ETTINGERCORR_1-19-18.PDF
17.075 SPENCERSUBDIVISION_EDPREPONSETOCOMMENTS_1-11-18.PDF
17.075 SPENCERSUBDIVISION_STONECORR_1-10-18.PDF
17.075 SPENCERSUBDIVISION_UTILITYSW PRELIMINARYCOMMENTSAP_1-4-18.PDF
17.075 SPENCERSUBDIVISION_CARROTHERSCORR_1-4-18.PDF
17.075 SPENCERSUBDIVISION_HUNTCORR_1-4-18.PDF
17.075 SPENCERSUBDIVISION_FITZSIMMONSCORR1-4-18.PDF
17.075 SPENCERSUBDIVISION_OUTLINEOPEN SPACELOT CLEARINGENFORCEMENT_01.04.18.PDF
17.075 SPENCERSUBDIVISION_HAYNECORR1-2-18.PDF
17.075 SPENCERSUBDIVISION_NARINECORR1-2-18.PDF
17.075 SPENCERSUBDIVISION_MOLLOY12-29-17.PDF
17.075 SPENCERSUBDIVISION_SQUILLACIOTICORR12-23-17.PDF
17.075 SPENCERSUBDIVISION_CPL SET REVIEW LETTER_12-15-17.PDF
17.075 SPENCERSUBDIVISION_SOMICHORR12-17.PDF
17.075 SPENCERSUBDIVISION_WARBRIERCORR12-5-17.PDF
17.075 SPENCERSUBDIVISION_TRAFFICSTUDYMAP_11-10-17.PDF
17.075 SPENCERSUBDIVISION_TRAFFICSTUDYLTR_11-10-17.PDF
17.075 SPENCERSUBDIVISION_APPENDCHCKLIST11-9-17.PDF
17.075 SPENCERSUBDIVISION_NARR11-9-17.PDF
17.075 SPENCERSUBDIVISION_SARCOUNTYSEWER11-9-17.PDF
17.075 SPENCERSUBDIVISION_ARCHEOLOGICAL11-9-17.PDF
17.075 SPENCERSUBDIVISION_COSTEST11-9-17.PDF
17.075 SPENCERSUBDIVISION_CMLTESTSTR11-9-17.PDF
17.075 SPENCERSUBDIVISION_UTILITEST11-9-17.PDF
17.075 SPENCERSUBDIVISION_SWPPPANDSTRMWTRENGR11-9-17.PDF
17.075 SPENCERSUBDIVISION_PLANS11-9-17.PDF
17.075 SPENCERSUBDIVISION_SEGR11-9-17.PDF
17.075 SPENCERSUBDIVISION_MAPOFLANDOWNERSNORTHHANDSOUTH.PDF

6. **18.019 15 Ballston Ave**

Special Use Permit for multi-family residences, service, retail, office uses in a T-5 District

Documents:

18.019 15BALLSTONAVE_APP_5-10-18.PDF
18.019 15BALLSTONAVE_APP.PDF
18.019 15BALLSTONAVE_SITE PLAN.PDF
18.019 15BALLSTONAVE_CTYREF_4-20-18.PDF
18.019 15BALLSTONAVE_SHORTFORMSEQR_PDF

7. **18.018 15 Ballston Ave**

Site Plan Review for multi-family residences, service, retail, office uses in a T-5 District

Documents:

18.018 15BALLSTONAVE_SITEPLAN_5-25-18.PDF
18.018 15BALLSTONAVE_SITEPLAN_5-24-18.PDF
18.018 15BALLSTONAVE_BASEMENTANDFOUNDATION PLANS_4-27-18.PDF
18.018 15BALLSTONAVE_SECOND FLOOR PLAN_4-27-18.PDF
18.018 15BALLSTONAVE_FIRSTAND SECOND FLOOR PLANS_4-27-18.PDF
18.018 15BALLSTONAVE_FIRST FLOOR PLAN_4-27-18.PDF
18.018 DORSEY SITE PLAN 3 OF 3 DETAILS_4-26-18.PDF
18.018 DORSEY SITE PLAN 2 OF 3 SITE PLAN_4-26-18.PDF
18.018 DORSEY SITE PLAN 1 OF 3 EXIST COND_4-26-18.PDF
18.018 15BALLSTONAVE_CTYREF_4-20-18.PDF
18.018 15BALLSTONAVE_SHORTFORMSEQR_4-12-18.PDF
18.018 15BALLSTONAVE_SITE PLAN_4-9-18.PDF
18.018 15BALLSTONAVE_SITE DETAILS_4-9-18.PDF
18.018 15BALLSTONAVE_EXIST COND_4-9-18.PDF
18.018 15BALLSTONAVE_SWPPP_3-26-18.PDF
18.018 15BALLSTONAVE_CHECKLIST_03.23.18.PDF
18.018 15BALLSTONAVE_3OF3SITE DETAILS_3-23-18.PDF
18.018 15BALLSTONAVE_SEQR_3-23-18.PDF
18.018 15BALLSTONAVE_1OF3EXISTCOND_3-23-18.PDF
18.018 15BALLSTONAVE_DORSEY EMAIL_3-23-18.PDF
18.018 15BALLSTONAVE_2OF3SITEPLAN_3-23-18.PDF
18.018 15BALLSTONAVE_APP_3-12-18.PDF
18.018 15BALLSTONAVE_CHECKLIST_3-12-18.PDF
18.018 15BALLSTONAVE_SITE PLAN_11-20-17.PDF

8. **18.013 Saratoga Pet Resort**

Kaydeross Ave West, Special Use Permit for an Animal Kennel in a Rural Residential (RR) District.

Documents:

18.013 SARATOGAPETRESORT_APP.PDF
18.013 SARATOGAPET RESORT_MASTROPIETROCORR_5-30-18.PDF
18.013 SARATOGAPETRESORT_SUP_COMMENTS SUBMISSION_5-25-18.PDF

Next Meeting: June 21, 2018, Planning Board Caravan (4pm) And Workshop (5pm) Held On Monday, June 18, 2018.

Note: This agenda is subject to change. To verify the actual agenda prior to the meeting, please contact the Planning Office at 587-3550 extension 2533 or the City of Saratoga Springs Website at www.saratoga-springs.org