



# CITY OF SARATOGA SPRINGS

## PLANNING BOARD

City Hall – 474 Broadway  
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ABIGAIL WOLFSON, Alternate

Planning Board Meeting – Thursday, June 21, 2018

City Council Room – 6:00 PM

Workshop: Monday, June 18, 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. 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. 14.030.1 Neumann Building

233 Lake Ave, Site Plan Modification within an Urban Residential (UR-1) District.

#### Documents:

14.030.1 NEUMANNBLDG\_PROJECT NARRATIVE.PDF  
14.030.1 NEUMANNBLDG\_APP.PDF  
14.030.1 NEUMANNBLDG\_SITE PLAN.PDF

#### B. Approval Of Minutes: May 17, 2018 And June 7, 2018

#### C. Applications Under Consideration

##### 1. 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

##### 2. 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\_4-8-18.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\_30F3SITE DETAILS\_3-23-18.PDF  
18.018 15BALLSTONAVE\_SEQR\_3-23-18.PDF  
18.018 15 BALLSTONAVE\_10F3EXISTCOND\_3-23-18.PDF  
18.018 15BALLSTONAVE\_DORSEY EMAIL\_3-23-18.PDF  
18.018 15BALLSTONAVE\_20F3SITEPLAN\_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

##### 3. 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  
REGATTAVIEW 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\_PRELIMUTILITYCOMMENTSAF\_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\_5-18-16.PDF

##### 4. 18.031 153 South Broadway Redevelopment

Site Plan review of multi-family residential, eating and drinking establishment, retail, office, service establishment, convenience sales, medical offices, and educational facilities in a Transect-5 (T-5) District.

#### Documents:

18.031 153SOUTHWAY PROJECTNARRATIVE.PDF  
18.031 153SOUTHWAY\_APP.PDF

18.031 153SOUTHWAY\_SOBR0 PLANSET.PDF  
18.031 153SOUTHWAY\_SIGNED FEAF PART 1.PDF  
18.031 153SOUTHWAY\_COMPLETESTREETSCHECKLIST.PDF  
18.031 153SOUTHWAY\_CTYREFERRAL\_522-18.PDF  
18.031 153SOUTHWAY\_SWPPP.PDF  
18.031 153SOUTHWAY\_NOD AND ROD.PDF  
18.031 153SOUTHWAY\_WATER SEWER ENGINEERING REPORT.PDF  
18.031 153SOUTHWAY\_SO BROLOC.PDF  
18.031 153SOUTHWAY\_WATER SERVICE FORM.PDF  
18.031 153SOUTHWAY\_OWNER AUTHORIZATION.PDF

5. **18.030 372 Lake Ave Final Subdivision**  
Review of proposed final 3-lot subdivision within an Urban Residential-3 (UR-3) District.

Documents:

18.030 372LAKEAVEFINALSUB\_APPLICATION.PDF  
18.030 372LAKEAVEFINALSUB\_COMBINEDSET.PDF  
18.030 372LAKEAVEFINALSUB\_CITY EASEMENT.PDF  
18.030 372LAKEAVEFINALSUB\_DRAFT CONSERVATION EASEMENT LANGUAGE.PDF  
18.030 372LAKEAVEFINALSUB\_SHARED DRIVEWAY EASEMENT.PDF  
18.030 372LAKEAVEFINALSUB\_\_LOC.PDF

6. **17.051.1 DeVall Subdivision And Residence**  
59 Franklin St., coordinated SEQR review and ZBA Advisory Opinion within an Urban Residential-4 (UR-4) District

Documents:

17.051.1 DEVALL SUBDIVISION MAP 3-27-18.PDF  
17.051.1 DEVALL SUBDIVISION MAP 9-16-17.JPG  
17.051.1 DE VALL SHORT FORM.PDF  
17.051.1 DEVALLSUBD\_SEQRA PB (1).PDF

7. **09.057 Saratoga Springs Jockey Club**  
66 White Farms Road, Permanent Special Use Permit review of a Neighborhood Bed and Breakfast Use within a Rural Residential (RR) District

Documents:

09.057 SARATOGASPRINGSJOCKEYCLUB\_NARRATIVE.PDF  
09.057 SARATOGASPRINGSJOCKEYCLUB\_SUPAPP\_522-18.PDF  
09.057 SARATOGASPRINGSJOCKEYCLUB\_SUMMARYMAP\_522-18.PDF  
09.057 SARATOGASPRINGSJOCKEYCLUB\_PLANS\_522-18.PDF  
09.057 SARATOGASPRINGSJOCKEYCLUB\_SHORTEAF\_522-18.PDF  
09.057 SARATOGASPRINGSJOCKEYCLUB\_WHITE FARMS DRAFT MOTIONS 02.06.11.DOC  
09.057 SARATOGASPRINGSJOCKEYCLUB\_DRAFT MOTIONS 02.02.11.DOC  
09.057 SARATOGASPRINGSJOCKEYCLUB\_C-101 SITE PLAN REVISED 01-07-11.PDF  
09.057 SARATOGASPRINGSJOCKEYCLUB\_06-18-10 PROPOSAL 7,800 TO INSTALL SEPTIC SYSTEM.PDF  
09.057 SARATOGASPRINGSJOCKEYCLUB\_TOOHEYLETTER\_55-10.PDF  
09.057 SARATOGASPRINGSJOCKEYCLUB\_3-10-10 SIGNOR LETTER.PDF  
09.057 SARATOGASPRINGSJOCKEYCLUB\_AFFIDAVIT REC 03/08-10.PDF  
09.057 SARATOGASPRINGSJOCKEYCLUB\_03-03-10 LETTER.PDF  
09.057 SARATOGASPRINGSJOCKEYCLUB\_3-3-10 TOOHEY LETTER.PDF  
09.057 SARATOGASPRINGSJOCKEYCLUB\_TOOHEYLETTER\_02-22-10.PDF  
09.057 SARATOGASPRINGSJOCKEYCLUB\_EAF PART 1 2-11-10.PDF  
09.057 SARATOGASPRINGSJOCKEYCLUB\_DRCLEAD AGENCY REQUEST\_2-11-10.PDF

8. **18.035 Saratoga Springs Jockey Club**  
66 White Farms Road, Site Plan Review for a Neighborhood Bed and Breakfast within a Rural Residential (RR) District

Documents:

18.035 SARATOGASPRINGSJOCKEYCLUB\_SITEPLAN\_66WHITEFARMSRD\_APP.PDF  
18.035 SARATOGASPRINGSJOCKEYCLUB\_PLANS.PDF  
18.035 SARATOGASPRINGSJOCKEYCLUB\_SITEPLAN\_COMPLETE STREETS.PDF  
18.035 SARATOGASPRINGSJOCKEYCLUB\_SITEPLAN\_SHORT EAF.PDF  
18.035 SARATOGASPRINGSJOCKEYCLUB\_SITEPLAN\_COST ESTIMATE.PDF

- D. Discussion And Vote:  
City of Saratoga Springs Preservation Area Policy

Adoption of Pedestrian Crossing Toolbox

Documents:

CITY OF SARATOGA SPRINGS DRAFT CONSERVATION AREA AND NO CUT BUFFER POLICY 06.14.18.PDF  
PEDESTRIANCROSSINGTOOLBOX\_11\_15\_16\_FINAL.PDF

Next Meeting: July 5, 2018. Planning Board Caravan (4pm) And Workshop (5pm) Held On Monday, July 2, 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](http://www.saratoga-springs.org)**