



CITY OF SARATOGA SPRINGS

PLANNING BOARD

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MARK TORPEY, Chair
ROBERT F. BRISTOL, Vice-Chair
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JANET CASEY
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AMY DURLAND
TODD FABOZZI
RUTH HORTON, Alternate
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

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_1OF3EXISTCOND_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
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 SUDEE_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_PRELIMUTILITYCOMMENTSAPF_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_DRAFTSWPPP_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 153SOUTHBOUND_SOBRO PLANSET.PDF
18.031 153SOUTHBOUND_SIGNED FEAF PART 1.PDF
18.031 153SOUTHBOUND_COMPLETESTREETSCHECKLIST.PDF
18.031 153SOUTHBOUND_CTYREFERRAL_522-18.PDF
18.031 153SOUTHBOUND_SWPPP.PDF
18.031 153SOUTHBOUND_NOD AND ROD.PDF
18.031 153SOUTHBOUND_WATER SEWER ENGINEERING REPORT.PDF
18.031 153SOUTHBOUND_SO BROLOC.PDF
18.031 153SOUTHBOUND_WATER SERVICE FORM.PDF
18.031 153SOUTHBOUND_OWNER AUTHORIZATION.PDF
18.031 153SOUTHBOUND_SOBRO ENERGY SUMMARY.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
18.030 372 LAKE AVE_UPDATED EASEMENTS_6-13-18.PDF
18.030 372LAKEAVEFINALSUB_CITY EASEMENT.PDF
18.030 372LAKEAVEFINALSUB_DRAFT CONSERVATION EASEMENT LANGUAGE.PDF
18.030 372LAKEAVEFINALSUB_SHARED DRIVEWAY EASEMENT.PDF
18.008 372LAKEAVESUBD_COUNTYREVIEW.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 DEVALL 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_5-22-18.PDF
09.057 SARATOGASPRINGSJOCKEYCLUB_SUMMARYMAP_5-22-18.PDF
09.057 SARATOGASPRINGSJOCKEYCLUB_PLANS_5-22-18.PDF
09.057 SARATOGASPRINGSJOCKEYCLUB_SHORTEAF_5-22-18.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_5-5-10.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