



# CITY OF SARATOGA SPRINGS PLANNING BOARD

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MARK TORPEY, Chair  
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RUTH HORTON, Alternate  
ABIGAIL WOLFSON, Alternate

Planning Board Meeting – Thursday, July 5, 2018

City Council Room – 6:00 PM

Workshop: Monday, July 2, 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. 18.018 15 Ballston Ave

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

##### Documents:

18.018 15 BALLSTON AVE\_PARKING GREENSPACE ANALYSIS\_6-30-18.PDF  
18.018 15BALLSTONAVE\_SITE PLAN\_6-27-18.PDF  
18.018 15BALLSTONAVE\_BASEMENT AND FOUNDATION PLANS\_4-27-18.PDF  
18.018 15BALLSTONAVE\_SECOND FLOOR PLAN\_4-27-18.PDF  
18.018 15BALLSTONAVE\_SITE PLAN 1 OF 3 EXIST COND 4-26-18.PDF  
18.018 15BALLSTONAVE\_SITE PLAN 2 OF 3 SITE PLAN 4-26-18.PDF  
18.018 15BALLSTONAVE\_SITE PLAN 3 OF 3 DETAILS 4-26-18.PDF  
18.018 15BALLSTON AVE\_SHORT FORM SEQUR\_4-12-18.PDF  
18.018 15BALLSTON AVE\_EXIST COND\_4-9-18.PDF  
18.018 15BALLSTONAVE\_SWPPP\_3-28-18.PDF  
18.018 15 BALLSTONAVE\_1 OF 3 EXIST COND\_3-23-18.PDF  
18.018 15BALLSTONAVE\_2 OF 3 SITE PLAN\_3-23-18.PDF  
18.018 15BALLSTONAVE\_3 OF 3 SITE DETAILS\_3-23-18.PDF  
18.018 15BALLSTONAVE\_APP\_3-12-18.PDF

#### 2. 17-079 Ericson Subdivision

617 Grand Avenue, proposed final two lot residential subdivision in a Suburban Residential-2 District.

##### Documents:

~~17-079 ERICSON SUBDIVISION PLANS 4-19-18.PDF~~  
~~17-079 ERICSON SUBDIVISION COMPLETE STREETS CHECKLIST 4-19-18.PDF~~  
~~17-079 ERICSON SUBDIVISION CHECKLIST 4-19-18.PDF~~  
~~17-079 ERICSON SUBDIVISION DPW FORM.PDF~~  
~~17-079 ERICSON SUBDIVISION SEWER CORR 5-15-18.PDF~~  
~~17-079 ERICSON SUBDIVISION SEWER CORR FOR WALKER ROAD SIDEWALK 5-11-18.PDF~~  
~~17-079 ERICSON SUBDIVISION APP 11-22-17.PDF~~

### B. Applications Under Consideration

#### 1. 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\_FULLEAF\_6-28-18.PDF  
17.051.1 DEVALL SUBDIVISION\_SEDRARECOMMENDATION\_ZBA\_5-14-18.DOC  
17.051.1 DEVALL SUBDIVISION\_MAP 3-27-18.PDF  
17.051.1 DEVALL SUBDIVISION\_SHORT FORM\_2-12-18.PDF  
17.051.1 DEVALL SUBDIVISION\_DEVALL CORR\_1-22-18.PDF  
17.051.1 DEVALL SUBDIVISION\_DRM MEETING NOTES\_1-17-18.PDF  
17.051.1 DEVALL SUBDIVISION\_SSPFCORR\_1-17-18.PDF  
17.051.1 DEVALL SUBDIVISION\_MAP 9-16-17.JPG  
17.051.1 DEVALL SUBDIVISION\_PROPERTY PICS.PDF

#### 2. 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 SARATOGA SPRINGS JOCKEY CLUB TO CHEY CORR\_7-1-18.PDF~~  
~~09-057 SARATOGA SPRINGS JOCKEY CLUB TO CHEY CORR\_6-27-18.PDF~~  
~~09-057 SARATOGA SPRINGS JOCKEY CLUB CITY REFERRAL\_6-27-18.PDF~~  
~~09-057 SARATOGA SPRINGS JOCKEY CLUB TO CHEY CORR\_6-21-18.PDF~~  
~~09-057 SARATOGA SPRINGS JOCKEY CLUB SUPPAPP\_5-23-18.PDF~~  
~~09-057 SARATOGA SPRINGS JOCKEY CLUB PLANS\_5-22-18.PDF~~  
~~09-057 SARATOGA SPRINGS JOCKEY CLUB SUMMARY MAP\_5-22-18.PDF~~  
~~09-057 SARATOGA SPRINGS JOCKEY CLUB NARRATIVE.PDF~~  
~~09-057 SARATOGA SPRINGS JOCKEY CLUB SHORT EAF\_5-22-18.PDF~~  
~~09-057 SARATOGA SPRINGS JOCKEY CLUB WHITE FARMS DRAFT MOTIONS 06-02-18.DOC~~  
~~09-057 SARATOGA SPRINGS JOCKEY CLUB 5-10-18 SITE PLAN REVISED 05-11-18.PDF~~  
~~09-057 SARATOGA SPRINGS JOCKEY CLUB 06-18-18 PROPOSAL 7-800 TO INSTALL SEPTIC SYSTEM.PDF~~  
~~09-057 SARATOGA SPRINGS JOCKEY CLUB TO CHEY LETTER\_05-10-18.PDF~~  
~~09-057 SARATOGA SPRINGS JOCKEY CLUB 5-10-18 SIGN LETTER.PDF~~  
~~09-057 SARATOGA SPRINGS JOCKEY CLUB AFFIDAVIT REC 05-09-18.PDF~~  
~~09-057 SARATOGA SPRINGS JOCKEY CLUB 5-10-18 TO CHEY LETTER.PDF~~  
~~09-057 SARATOGA SPRINGS JOCKEY CLUB TO CHEY LETTER\_05-22-18.PDF~~  
~~09-057 SARATOGA SPRINGS JOCKEY CLUB DRCLD AGENCY REQUEST 2-11-18.PDF~~  
~~09-057 SARATOGA SPRINGS JOCKEY CLUB EAF PART 1-2-14-18.PDF~~

#### 3. 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 SARATOGA SPRINGS JOCKEY CLUB CITY REFERRAL\_5-25-18.PDF~~  
~~18-035 SARATOGA SPRINGS JOCKEY CLUB SITE PLAN WITH WHITE FARMS RD APP.PDF~~  
~~18-035 SARATOGA SPRINGS JOCKEY CLUB PLANS.PDF~~  
~~18-035 SARATOGA SPRINGS JOCKEY CLUB SITE PLAN COMPLETE STREETS.PDF~~  
~~18-035 SARATOGA SPRINGS JOCKEY CLUB SITE PLAN SHORT EAF.PDF~~  
~~18-035 SARATOGA SPRINGS JOCKEY CLUB SITE PLAN SHORT EAF LETTER.PDF~~

#### 4. 18.038 Liberty Affordable Housing

Crescent Ave and Jefferson St., Advisory Opinion to City Council for a proposed Comprehensive Plan Amendment, Zoning Map Amendment from a RR District to an INST-HTR District, and Zoning Text Amendment in the INST-HTR.

##### Documents:

18.038 LIBERTYAFFORDABLEHOUSING\_INC\_PETITION\_NARRATIVE THROUGH TAB H.PDF  
18.038 LIBERTYAFFORDABLEHOUSING\_INC\_TAB 1 TO END.PDF  
18.038 LIBERTYAFFORDABLEHOUSING\_RIBISCORR\_67-18.PDF

5. **18.017 Witt Subdivision**

32 Hyde Street and 9 Birch Street, final 3 lot subdivision in a Urban Residential-2 (UR-2) District

Documents:

18.017 32HYDEAND9BIRCHST\_APPLICATION.PDF  
18.017 32HYDEAND9BIRCHST\_SUBDIVISION PLAN.PDF

6. **18.033 VanderWerker Subdivision**

4 P.D. Harris Road, final two lot Conservation Subdivision in a Rural Residential (RR) District.

Documents:

18.033 PDHARRISSUBD\_APPLICATION.PDF  
18.033 PDHARRISSUBD\_CHECKLIST.PDF  
18.033 PDHARRISSUBD\_COMPLETE STREETS CHECKLIST.PDF  
18.033 PDHARRISSUBD\_ENVIRONMENTAL FORM 2.PDF  
18.033 PDHARRISSUBD\_ENVIRONMENTAL 1.PDF  
18.033 PDHARRISSUBD\_SHEET 1.PDF  
18.033 PDHARRISSUBD\_SHEET 2.PDF  
18.033 PDHARRISSUBD\_SHEET 3.PDF  
18.033 PDHARRISSUBD\_WATER SERVICE AGREEMENT.PDF

C. Discussion And Vote:

Saratoga Springs Planning Board Conservation Area and No Cut Buffer Policy

Saratoga Springs - Pedestrian Toolkit

Documents:

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

D. Minutes For Approval:

March 15, 2018, April 5, 2018, April 19, 2018, May 3, 2018, June 7, 2018

E. Next Meeting: July 19, 2018, Planning Board Caravan (4pm) And Workshop (5pm) Held On Monday, July 16, 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)