



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)? If Yes, explain purpose and size: _____ _____ _____</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? If Yes, describe: _____ _____ _____</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? If Yes, describe: _____ _____ _____</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