



CITY OF SARATOGA SPRINGS

PLANNING BOARD

City Hall - 474 Broadway
Saratoga Springs, New York 12866-2296
Tel: 518-587-3550 fax: 518-580-9480
<http://www.saratoga-springs.org>

[FOR OFFICE USE]

(Application #)

(Date received)

APPLICATION FOR: SPECIAL USE PERMIT

(Rev: 07/2016)

Project Name: Child Care on Beekman Street

Property Address/Location: 48 Beekman Street/51 Ash Street

Tax Parcel #: 165.74-2-65 Zoning District: NCU-1

(for example: 165.52-4-37)

Proposed Use: Child Care

Type of Special Use Permit: Permanent Temporary Renewable Modification

	<u>APPLICANT(S)*</u>	<u>OWNER(S) (If not applicant)</u>	<u>ATTORNEY/AGENT</u>
Name	Jenna Eddy	Jason/ Joanne LaBarge	
Address	[REDACTED]	[REDACTED]	
Phone	[REDACTED]		
Email	[REDACTED]	[REDACTED]	

Identify primary contact person: Applicant Owner Agent

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Please check the following to affirm information is included with submission.

Sketch Plan Attached:
Applicant is encouraged to submit sketch plans showing features of the site and /or neighborhood and illustrate proposed use.

Environmental Assessment Form:
All applications must include a completed SEQR Short or Long Form. SEQR Forms can be completed at <http://www.dec.ny.gov/permits/6191.html>.

Water Service Connection Agreement- For all projects including new water connections to the City system, a copy of a signed water service connection fee agreement with the City Department of Public Works is required and **MUST** be submitted with this application.

Application Fee: \$750.00 \$250-modifications (check box)
A check for the total amount made payable to: "Commissioner of Finance" **MUST** accompany this application.

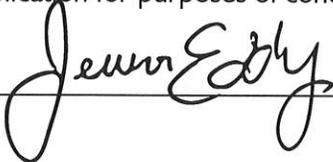
3 hard copies (*I signed original) and one electronic copy (PDF) of complete application and ALL attachments.

Submission Deadline - Check City's website (www.saratoga-springs.org) for application deadlines and meeting dates.

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.

I, the undersigned owner, leasee or purchaser under contract for the property, hereby request Special Use Permit approval by the Planning Board for the identified property above. I agree to meet all requirements under Section 240-7.1 of the Zoning Code of the City of Saratoga Springs.

Furthermore, I hereby authorize members of the Planning Board and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application.

Applicant Signature: 

Date: 9/19/16

If applicant is not current owner, owner must also sign.

Owner Signature: 

Date: 9/20/16

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: Child Care at 48 Beekman Street			
Project Location (describe, and attach a location map): The building is located at 48 Beekman Street. It is on the corner of Beekman and Ash streets. The property shares a lot with 51 Ash Street.			
Brief Description of Proposed Action: See attached statement			
Name of Applicant or Sponsor: Jenna Eddy		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: [REDACTED]			
City/PO: [REDACTED]		State: [REDACTED]	Zip Code: [REDACTED]
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	YES
		<input checked="" type="checkbox"/>	<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:		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.1 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?		0.1 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Jenna Eddy Date: 9/19/16

Signature: Jenna Eddy

Project:

Date:

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

 Name of Lead Agency

 Date

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

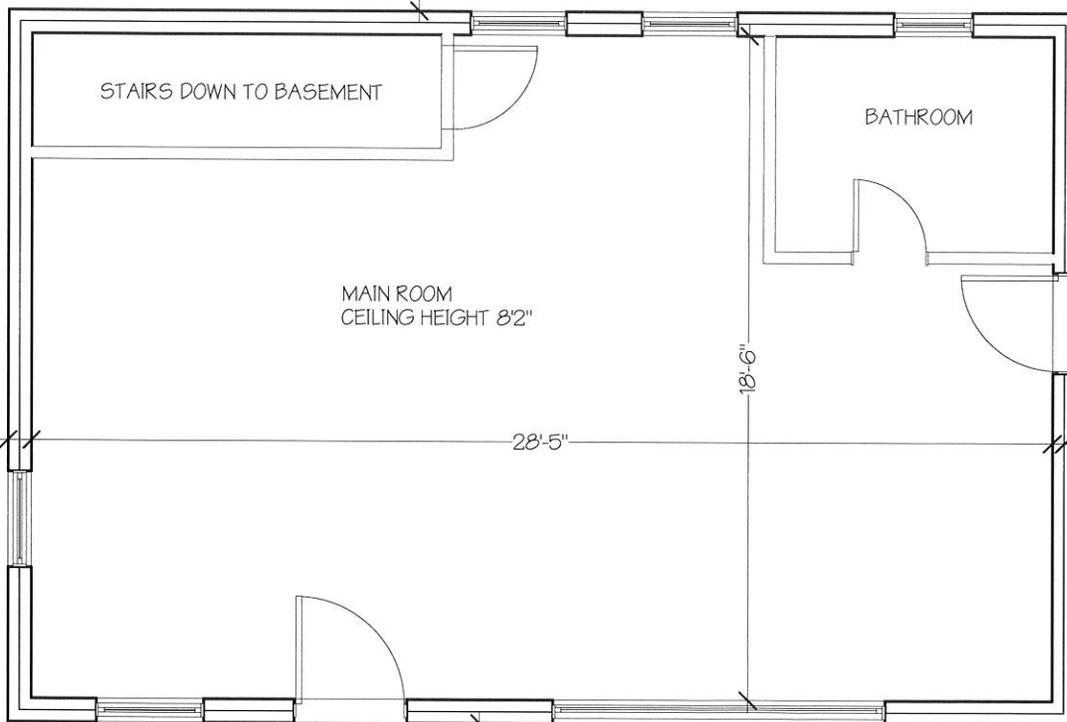
 Signature of Preparer (if different from Responsible Officer)

37'-0"

LOCATION		
48 BEEKMAN / 51 ASH		
TITLE		
FLOOR PLAN		
DRAWING NUMBER	DRAWN BY	DATE
1/1	J.KLEIN	9.8.16
SCALE 3/16" = 1'-0"	FILE NAME 48BKMN	

BACK YARD

24'-7"



STAIRS DOWN TO BASEMENT

BATHROOM

MAIN ROOM
CEILING HEIGHT 8'2"

3'-2"

28'-5"

4'-6"

18'-6"

5'-7"

50'-0"

SIDEWALK

Short Environmental Assessment Form Part I Narrative:

Brief Description of Proposed Action:

The intended purpose of the proposed space is to open a small preschool/day care. The hours of operation would be from 8:00 AM-5:30 PM, Monday-Friday. The number of clientele will be 8-12 children ranging in age from 3-5 years. There will be two teachers on site (the owners of the school).

Parking:

The issue of parking related to the proposed use of the premises is manageable and negligible for the following reasons:

1. Scope of Impact:

- a. The anticipated number of employees at any given time is two. The current staff both reside within walking distance and will not require parking.
- b. The anticipated number of children attending is currently between seven-eight with perhaps a maximum of twelve within the next year. As the age of the children is between three and five years, the children will be entering and exiting the vehicles with their parents as any other occupant/vehicular parking would occur.
- c. Some children will also be within walking and cycling distance which allows a percentage of them to be picked up and/or dropped off using non-vehicular transportation.
- d. The low number of employees and persons accessing the premises is minimal, and due to teacher to child licensing restrictions, will always be limited in the number of students allowed.

2. Predictability of Impact:

- a. The timing of parking is also generally limited to two one-hour windows during the day: The first being between 8am-9am and the second between 4:30pm-5.30pm.
- b. The extent of the parking is expected to involve a parent temporarily parking to accommodate a student “pick-up/drop-off” in proximity to the premises.
 - i. The individuals who will need to park or drive on the street will have multiple side streets as options for parking. Ash Street and Oak Street are two options that have ample amounts of parking. Parking on Beekman Street passed Ash Street has been known to be quiet and could serve as available temporary parking as well.
- c. The actual occupied time for parking space to accomplish a “pick-up/drop-off” is expected to be less than 10 minutes per student.
- d. The premises will be closed from 5:30 pm – 7:30 am with the remainder of the day expecting only an occasional “pick-up/drop-off” from a parent. No long-term parking is needed for the customers/parents.

3. Magnitude of Impact:

- a. Beekman Street is a low volume, one-way street with cross-streets in close proximity.
 - i. As a one-way street, the traffic pattern is mandated and determined to limit traffic flow thereby creating expected travel lanes and safety standards.
- b. The premises will not be operating on Holidays or weekends.
- c. The premises does not require or contemplate any delivery or service vehicles.

4. Overall:

- a. As the total number of vehicles accessing the premises is small, temporary, low-volume, and predictably scheduled the overall parking impact is negligible.