



# 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)

(Rev. 05/2016)

### APPLICATION FOR: APPROVAL EXTENSIONS – SPECIAL USE PERMIT, SITE PLAN, LAND DISTURBANCE ACTIVITY, SUBDIVISION

Project Name: Congress Plaza Redevelopment

Property Address/Location: 46 West Congress Street

Date of original Planning Board approval: April 24, 2013

Current expiration date: Construction was commenced within 18 months of approval.

- Special Use Permit approval – 18 month extension  
 Site Plan approval – 18 month extension  
 Land Disturbance Activity approval – 18 month extension  
 Subdivision approval – 90 day extension

Reason for Extension: Additional time is needed to complete site improvements and to submit as-built plans.

Since the project was originally approved, are there any significant changes to the site or neighborhood or within the circumstances and findings of fact upon which the original approval was granted?  No  Yes If Yes, please describe:  
The applicant is seeking a minor change to the site plan approval which is addressed in the letter accompanying this form.

	<u>APPLICANT(S)*</u>	<u>OWNER(S) (If not applicant)</u>	<u>ATTORNEY/AGENT</u>
Name	<u>Donald MacElroy/Don Greene Enterprises, Inc.</u>		<u>LA Group</u>
Address	<u>800 Rt. 146 Ste 240</u> <u>Clifton Park, New York 12065</u>		<u>40 Long Alley</u> <u>Saratoga Springs, New York 12866</u>
Phone	<u>[REDACTED]</u>		<u>[REDACTED]</u>
Email	<u>[REDACTED]</u>		<u>[REDACTED]</u>

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.

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application?  No  Yes 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:

- 3 hard copies (1 with original signature) and one electronic copy (PDF) of complete application and ALL attachments.  
 Application Fee: A check for the total amount below payable to: "Commissioner of Finance" MUST accompany this application.

Special Use Permit approval extension

\$250

Site Plan approval extension

Residential - \$250

Non-Residential - \$500

Land Disturbance Activity approval extension

\$250

Subdivision approval extension

Residential - \$100

Non-Residential - \$250

Submission Deadline - Applications must be submitted prior to approval expiration. Check City's website ([www.saratoga-springs.org](http://www.saratoga-springs.org)) for application deadlines and meeting dates.

I, the undersigned owner, leasee or purchaser under contract for the property, hereby request approval by the Planning Board for the aforementioned extension of the Site Plan approval.

Applicant Signature:  Date: 8/23/16

If applicant is not currently the owner, the owner must also sign.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_



August 23, 2016

City of Saratoga Planning Board  
City of Saratoga Engineer's Office  
City of Saratoga Attorney's Office  
City of Saratoga Springs Offices  
474 Broadway  
Saratoga Springs, New York 12866

*Re: Congress Plaza Site Plan—Request for a Site Plan Amendment and Extension of the Cash Escrow Account/Letter of Credit*

Dear Chair and members of the City of Saratoga Planning Board, City Engineer and City Attorney:

The redevelopment of Congress Plaza is substantially complete and DCG Development Company has worked hard with the assistance of its site engineers and contractors and the oversight of City representatives to carefully adhere to the approved site plan and to strive to improve the project at every opportunity. DCG has just been made aware through conversations with its close neighbors the City Senior Center, of some additional improvements that could be achieved in the event the Planning Board is willing to consider a minor site plan amendment. The currently approved site plan for Congress Plaza envisions site access to South Federal Street through the project. This site access which would be a travel way for vehicles in and out of the Plaza is a concern to the City Senior Center. The City Senior Center residents currently walk to the Plaza through what will become the vehicle travel way.

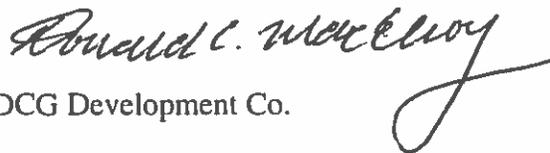
DCG has carefully examined this situation and requested its traffic engineers, Creighton Manning also to look at the site plan in light of the City Senior Center concerns. Both DCG and CME agree that modifying the site plan so that the access is limited to pedestrian and bicycle traffic only would be an improvement over the existing site plan. Please see the attached drawing prepared to show this change. In addition to the limitation to pedestrian and bicycle traffic only and also at the request of the City Senior Center a number of additional parking spaces devoted exclusively to their use could be added along with the proposed additional amenities such as a new handicapped ramp and crosswalk, additional landscaping, attractive fencing and an outdoor dining area. DCG has shared the proposed improvements with the City Senior Center and they prefer the proposed plan and appreciate the dedicated parking.

DCG believes that the access point is unnecessary for traffic flow into and out of Congress Plaza and is willing to forgo the access point as a vehicular one and would prefer to accommodate the suggestions of the City Senior Center. It is worth noting that the plaza was operated from many years with a grocery store, a use which typically generates more traffic, without the additional access point.

Attached for your consideration is the completed City form requesting a site plan amendment accompanied by a check for \$500.00; the completed City form requesting an extension of the escrow account/letter of credit accompanied by a check for \$400.00 (in response to the City Attorney's letter of July 26, 2016); the drawing showing the requested site plan amendment; and a letter from Creighton Manning Associates.

DCG is close to completing the redevelopment of Congress Plaza and would respectfully request an opportunity to appear before the City Planning Board to discuss the feasibility of this proposed site plan amendment.

Very truly yours,

  
DCG Development Co.

cc: Kate Maynard, Principal Planner of the City  
Tim Wales, City Engineering  
Vincent J. DeLeonardis, Esq., City Attorney

August 16, 2016

Mr. Donald MacElroy  
DCG Development Co.  
240 Clifton Corporate Parkway  
Clifton Park, NY 12065

**RE: Access Review, Congress Plaza, City of Saratoga Springs, Saratoga County, New York; CM Project 112-229**

Dear Mr. MacElroy:

As you are aware, Creighton Manning Engineering, LLP completed a traffic assessment for the proposed redevelopment of Congress Plaza in the City of Saratoga Springs in 2013. The proposal at that time included primary access to the site via three driveways on Congress Street and neighborhood connections to the plaza via South Franklin Street at Ash Street and via South Federal Street. To date, the redevelopment has been constructed including the addition of the Embassy Suites Hotel and all but the connection to South Federal Street are constructed and operational.

Although a site access to South Federal Street was envisioned as part of the original plans, we acknowledge your experience with cut-through traffic during construction and misuse of your lot by the public, and your subsequent efforts to eliminate this access. Our numerous site visits completed in 2015 and 2016 note that the current site driveways appear to operate acceptably and a secondary access to the southern neighborhoods is being served by the existing South Franklin Street access. It is also our understanding that prior to 2013, the initial site development plans included a supermarket, which is a higher generating retail use that would have served the surrounding neighborhoods. The largest anchor tenant at the current site includes the Embassy Suites Hotel, a hospitality use that has little interaction with the neighborhoods.

It is our understanding that in your recent conversations with Senior Center representatives, located on Williams Street adjacent to the potential South Federal Street connector, some concerns were expressed regarding the additional vehicular/pedestrian conflict area that would be created if a vehicular connection is made from South Federal Street into the site. It is also our understanding that you would be able to provide the Senior Center with some needed off-street parking on your site (in the area of the connection) if the site vehicular connection is not completed. This parking could be considered a public benefit as it would help the City Senior Center, a public service facility.

Based on Creighton Manning's experience with retail/mixed use developments and site visits, the site as currently operating with four full access driveways is adequate to serve the site traffic and the additional vehicular connection to the site is not needed from a capacity standpoint. Should the subject area be converted to parking, there would be a benefit for pedestrians and bicyclists traveling between the adjacent neighborhoods and the site or Senior Center by reducing the pedestrian/bicyclist conflicts with vehicles. The current proposal includes the addition of landscaping and an extension of the sidewalk on

Mr. Donald MacElroy  
August 16, 2016  
Page 2 of 2

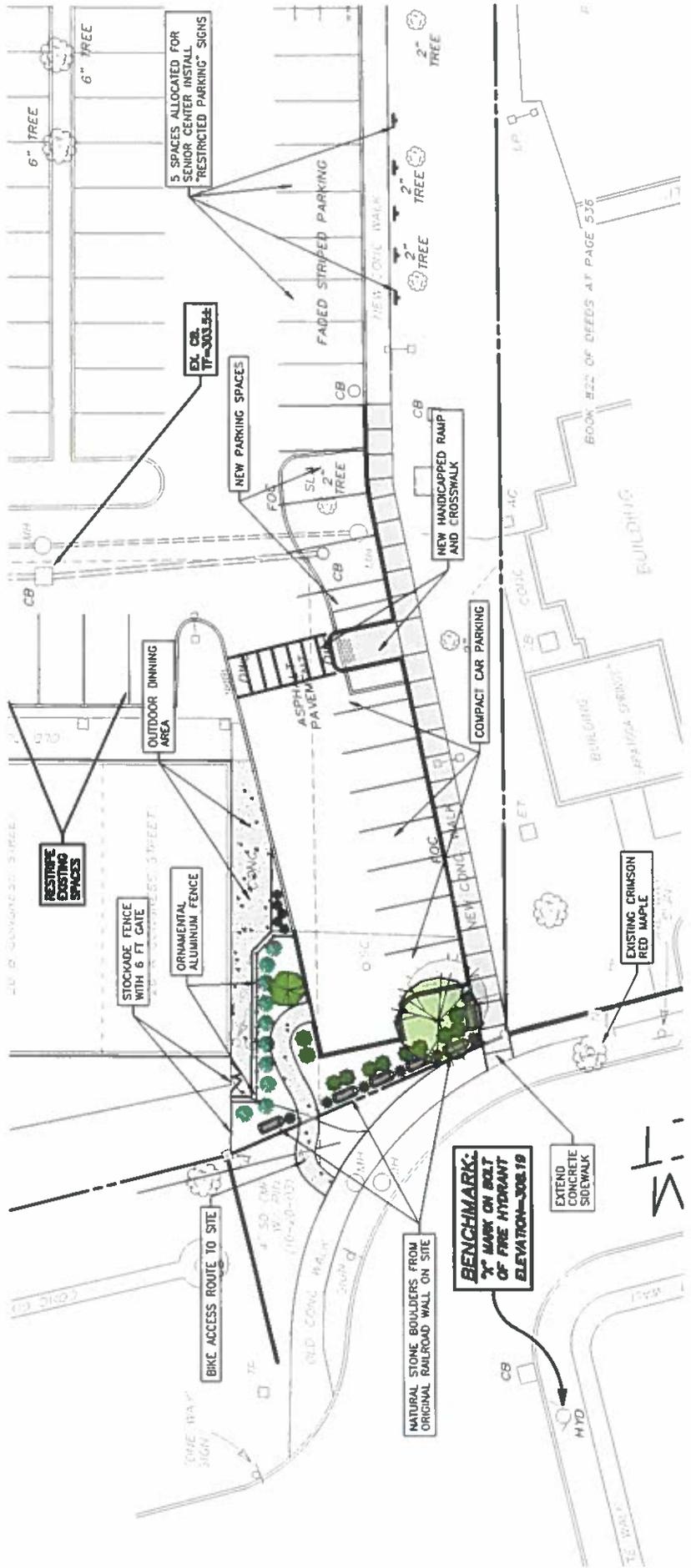
the east side of the site connecting to the existing sidewalk on South Federal Street and a bike access route to the west connecting between South Federal Street and the site.

Please feel free to call our office if you have any questions or comments regarding the above analysis.

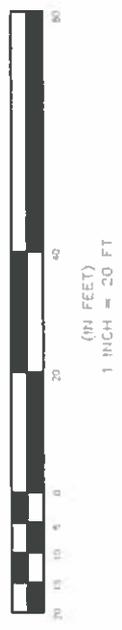
Respectfully submitted,  
**Creighton Manning Engineering, LLP**

  
Wendy C. Holsberger, P.E., PTOE  
Associate

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GRAPHIC SCALE



# CONGRESS STREETSCAPE IMPROVEMENTS

(JUNE 1, 2016)



SCALE: 1"=20'