



PLANNING BOARD

MINUTES (FINAL)

THURSDAY, JANUARY 14, 2016

7:00 P.M.

CITY COUNCIL ROOM

PRESENT: Mark Torpey, Chairman; Dan Gaba; Clifford Van Wagner; Bob Bristol, Vice Chairman; Howard Pinsley; Tom L. Lewis; Janet Casey

STAFF: Kate Maynard, Principal Planner, City of Saratoga Springs

CALL TO ORDER: Mark Torpey, Chairman called the meeting to order at 7:00 P.M.

SALUTE TO THE FLAG:

ANNOUNCEMENT OF RECORDING OF PROCEEDING:

Mark Torpey, Chairman stated the proceedings of this meeting are being recorded for the benefit of the secretary. Because the minutes are not a verbatim record of the proceedings, the minutes are not a word-for-word transcript of the recording.

ANNOUNCEMENT OF ADJOURNED PROJECTS:

ADJOURNED PENDING ADDITIONAL INFORMATION:

14.067 STONE PROPERTY, 68 WEIBEL AVENUE, 30 Church Street, site plan modification in a Transect-6 (T-6) District.

14.064 UNION FOX APARTMENTS, 72 Union Avenue, Site plan review for multi-family residential in an Urban Residential-4 (UR-4) District.

14.010 SUBDIVISION OF LANDS OF HARRISON, 180 Meadowbrook Road, public hearing for a two-lot subdivision in the Rural Residential District.

15.041 77 EXCELSIOR MIXED-USE DEVELOPMENT, 77 Excelsior Avenue, site plan review for mixed-use Development with 90 multi-family residential units and 1,440 sq ft of commercial space in the Transect-5 Neighborhood Center (T-5) District.

COMMENTS FROM THE CHAIR:

ADMINISTRATIVE ACTION:

SARATOGA STRIKE ZONE

Proposed relocation of dumpster to parking lot area adjacent to Starting Gate Restaurant.

ACTION:

Approved by Chair with condition that dumpster enclosure, screening and requirement that dumpsters will serve both locations permanently.

UPCOMING PLANNING BOARD MEETINGS/AGENDA WORKSHOPS:

Planning Board Caravan, Monday, January 25, 2016, at 4:00 P.M.
Planning Board Workshop, Monday, January 25, 2016 at 5:00 P.M.
Planning Board Meeting, **Thursday**, January 28, 2016 at 7:00 P.M.

PRIVILEGE OF THE FLOOR:

None heard.

APPLICATIONS UNDER CONSIDERATION:

1. **14.007.2 SUBDIVISION OF LANDS ON KAYDEROSS AVENUE WEST**, 14-17 Kaydeross Avenue West, Extension of subdivision approval within the TRB and RR Districts.

SEQRA:

No further SEQRA action required with proposed extension.

BACKGROUND:

Subdivision approved by the Planning Board on June 10, 2015. Initial approval for subdivision is 180 days – December 10, 2015 was expiration date. Application for extension was submitted prior to this date, preserving approval. After initial approval time period, 90 day extensions may be considered by the Planning Board. Applicant notes additional time needed for project for LOC to be issued, and recreation fees submitted prior to final signature and filing of plans.

Applicant: Dave Decker

Mark Torpey stated this application is before the Board this evening for an extension of subdivision approval. The original subdivision approval was granted on June 10, 2015 and expired on December 10, 2015. The applicant is request a 90 extension which bring this project to March 10, 2016. The developer has provided some rationale for this request.

Mark Torpey, Chairman asked if anyone in the audience which to comment on this application.

None heard.

Clifford Van Wagner made a motion in the matter of the Subdivision of Lands of Kaydeross Avenue West, 14-17 Kaydeross Avenue West for a 90 day extension of subdivision approval until March 10, 2016.

Dan Gaba seconded the motion.

Mark Torpey, Chairman asked if there was any further discussion.

None heard.

VOTE:

Clifford Van Wagner, in favor; Dan Gaba, in favor; Bob Bristol, Vice Chairman, in favor; Howard Pinsley, in favor; Tom L. Lewis, in favor; Mark Torpey, Chairman, in favor; Janet Casey, in favor

MOTION PASSES: 7-0

2. **15.050 BURNS SUBDIVISION**, 34 Benedict Street, proposed three-lot final residential subdivision in the Urban Residential-2 (UR-2) District.

SEQRA:

Action appears to be Unlisted. Part 1 of the short EAF has been submitted.

BACKGROUND:

Existing home is located on the site, which is approximately $\frac{3}{4}$ of an acre.

Kate Maynard, Principal Planner stated the existing home on the site property boundary would bisect the house. Condition of approval should include that the structure be demolished prior to Chair signing final plat. A sidewalk to the north was potentially discussed with the applicant. Site appears to be wooded. Subdivision regulations require that mature trees be preserved within setback areas. An update regarding lighting and spacing. The narrow width of the road, it is currently 20 feet. We have dealt with this in other projects having a narrow City street, the question is whether the Board would like to see the street widened to allow for potential on-street parking. Utility connection was discussed with Tim Wales, City Engineer and also the ROW needs to be confirmed and verified that it meets the City 55 feet minimum requirement.

Applicant: Feura Bush Development, LLC

Agent: Dave Ingalls

Mr. Ingalls stated they are reviewing the comment from workshop, such as extending the sidewalks and saving the mature trees. We are in the process of updating the plans to show the location of the mature trees, which we will save. Also we are finalizing the Right of Way survey to ensure a width of approximately 52 ft width. There are utility lines which run along the frontage. We will look at the possibility of widening the street because of the pole placement. We will add the 162 Ash Street home to the survey. These few items will be added to the map. Grading plan will be provided and we will ensure that there will be no runoff to additional properties. We are looking to provide a walkout basement, no impacts to the adjacent properties.

Mark Torpey, Chairman stated the applicants seems to have a little homework to do.

PUBLIC HEARING:

Mark Torpey, Chairman opened the public hearing at 7:15 P.M.

Mark Torpey, Chairman asked if anyone in the audience wished to comment on this application.

None heard.

Susan Burns, the property owner spoke regarding on street parking. It has never had on street parking.

Mark Torpey, Chairman asked if there were any questions or comments from the Board.

Mark Torpey, Chairman stated we did speak about connectivity to the north. In terms of the lighting, the idea of having lighting per the subdivision regulations would consist of two lights in this area and I would suggest we continue to adhere to the City's standards.

Mark Torpey, Chairman stated in terms of curbing, we spoke about continuing the curbing coming off Ash Street, In terms of the right of way and the width of the street we are looking to confirm via the applicant's survey.

Discussion ensued regarding the width of the right of way.

Mark Torpey, Chairman stated concerning the widening of the street. We are aware this is a side connector street.

Kate Maynard, Principal Planner stated she is reaching out to public safety to discuss the widening of the street. The intent here was to add additional width with project to north to accommodate alternate parking.

Mr. Ingalls stated the applicant is providing ample driveways for off street parking.

Mark Torpey, Chairman stated if the applicant and provide the information requested by the Board. We will place the application back on the agenda in two weeks.

Dan Gaba questioned attached versus non attached garages.

Kate Maynard, Principal Planner stated we had a similar situation on Richard Avenue, we had a similar conversation concerning street widening and the Board made a requirement that the garages be detached and to the rear of the lots for stacking cars in the driveway.

Mark Torpey, Chairman questioned what the applicants were doing to contain stormwater.

Mr. Ingalls stated they will probably install drywells if needed. Test pits were performed and it is free draining sand.

Mark Torpey, Chairman stated the public hearing will remain open and the applicants will return in two weeks.

3. **15.052 SKIDMORE PALAMOUNTAIN HALL PARKING LOT RECONSTRUCTION, 815** North Broadway, Site Plan review of parking lot reconfiguration within the Institutional-Educational (INST-ED) District.

DISCLOSURE:

Janet Casey stated she works for Skidmore College. She is a faculty member and academic administrator. I do not have anything to do with facilities and these decisions. If I weren't on the Planning Board I would not even know this was happening. No need for recusal, simply disclosure.

SEORA:

Action appears to be a Type II action; no further SEORA review is required.

BACKGROUND:

Skidmore College is proposing reconstruction of existing parking lot as a result of the college's geothermal project on campus. Due to the reconfiguration, change in access of lot, site plan review is required.

Applicant: Skidmore College, Paul Lundberg

Agent: Dave Carr, Mark Taber, LA Group

Mr. Carr stated Skidmore is requesting a reconstruction of the parking lot for a geothermal project. This is on the north part of the campus. A visual presentation was provided to the Board, outlining the location of the proposed project. A history of the campus and parking was provided. This parking lot has two entrances and houses up to 340 spaces. The entrances to the parking lot will remain as well as the parking lot boundary. The construction area does not cover the entire lot. There are currently existing 11 handicap spaces and with this project the handicap spaces will increase to 16. Parking lot layout is much improved. There is a natural flow here and will improve drainage and the addition of green infrastructure. The pedestrian access points will remain the same. 240 wells are proposed and the well layout plan was provided to the Board. With this project between the geothermal project, hydro and solar, 40% of their energy is provided. After this project it will be 60%. There is a loss of vegetation and mature trees across the site. 72 new trees will be planted, and more screening will be obtained with the new plantings. The wells are all interconnected laterally. A grading plan was provided along with the location of bioretention areas. Landscape plan was provided as well. 8 additional LED lights will be added to this area for a total of 28 lights. Upon completion of the project there will be 325 parking spaces.

Clifford Van Wagner, commended Skidmore College continuing to do the right thing. This is a continuation of some real class construction. Impressive.

Mark Torpey, Chairman asked if anyone in the audience wished to comment on this application.

None heard.

Mark Torpey, Chairman asked how long will the project take.

Mr. Carr stated they plan to begin on May 16th, thru fall.

Mark Torpey, Chairman reviewed the proposed site plan conditions:

16 handicap parking spaces are to be provided.

8 LED lighting fixtures to be added to the 20 which exist totaling 28.

Photometric plans submitted to the City Engineers specifications.

Clifford Van Wagner made a motion in the application for site plan approval for the Skidmore Palamountain Hall Parking Lot Reconstruction be approved with the above noted conditions.

Janet Casey seconded the motion.

Mark Torpey, Chairman asked if there was any further discussion.

None heard.

VOTE:

Clifford Van Wagner, in favor; Dan Gaba, in favor; Bob Bristol, Vice Chairman, in favor; Howard Pinsley, in favor; Tom L. Lewis, in favor; Mark Torpey, Chairman, in favor; Janet Casey, in favor

MOTION PASSES: 7-0

4. **15.051 MARCELLUS SUBDIVISION**, 85 Monroe Street, proposed four-lot final residential subdivision in the Urban Residential-2 (UR-2) District.

RECUSAL:

Board Member Dan Gaba recused from this application.

DISCLOSURE:

Board Member Tom L. Lewis disclosed that Dave Trojanski is building his new home on Franklin Street. I have no financial interest in this application and can render an impartial decision.

SEORA:

Action appears to be an Unlisted action. Part I of the Short EAF has been submitted.

BACKGROUND:

Marcellus noted as an existing property owner. Existing home and garage are located on site.

Mark Torpey stated this application is approximately 0.67 acres for a four lot subdivision. We spoke concerning The required streetscape improvements as well the Right of Way and street connections.

Mr. Carr stated this project is located at the corner of Monroe and Steele Street. The existing home is one lot and the garage is on the 2nd lot. This property will be subdivided into 4 lots. Mr. Trojanski will be purchasing 2 lots. Existing water and sewer will be connected to the homes. Required streetscape improvements of 4 street trees and two lights. As we discussed on Monday night at the workshop are curbs and sidewalks appropriate for this area. The width of Monroe Street is an issues as well as drainage. In discussion with City staff there is a new system in this area for storm drainage. We are anticipating providing two catch basins in this area and connection to the storm drainage system which at this time does not have capacity issues.

Rob Marcellus property owner stated there is a low water table in this area. New drainage system has helped with water drainage in this area.

Mr. Carr stated another issue is the width of the street. Monroe Street is currently 20 feet wide; the city requirements are 28 feet wide. The street is closer to our property. One foot on our side of the road can be provided and 7 feet on the opposite side of the street to evenly widen the road. The opposite side of the street has two utility poles in the way of the proposed widening. Curbs and sidewalks are up for discussion.

PUBLIC HEARING:

Mark Torpey, Chairman opened the public hearing at 8:15 P.M.

Mark Torpey, Chairman asked if anyone in the audience wished to comment on this application.

Mr. Marcellus, property owner. Requested the Board consider not requiring curbing and sidewalks in this area. This area does not have sidewalks. Aesthetically I do not believe it will improve this area. We appreciate any consideration possible.

Mary Flanagan, Madison Street resident for 30 years. Questioned if the alley is going to be used.

Dave Trojanski, builder. The homes which will be built will cover 30% of the lot per the requirements.

Mark Torpey, Chairman stated the streetscape requirements in the subdivision regulations are provided for equity among the applicants. It is difficult to ask one applicant and not the others.

Discussion ensued among the Board concerning curbing and sidewalks.

Kate Maynard, Principal Planner stated the streetscape improvements are required and implemented to provide for a separate pedestrian area that is safe and well lit. Sidewalks are present at some locations along immediate block in question, and continuously connected along Jefferson Street, in close proximity to site. Within City's Complete Streets Plan currently being worked on, numerous public comments noting need for more sidewalks and all sidewalks to connect. Around this specific area, opportunities for redevelopment similar to this project. If sidewalks not provided, they are not available for next project to connect to. Requiring sidewalks is the City's standard.

Mark Torpey, Chairman stated the subdivision regulations are fairly clear concerning the city's standard.

Discussion continued regarding curbing and sidewalks.

Mark Torpey, Chairman reviewed Part I of the SEQRA Short EAF provided by the applicant.

Mark Torpey, Chairman reviewed Part II of the SEQRA form.

SEQRA DECISION:

Howard Pinsley stated that based upon the information provided by the applicant in Part I of the SEQR Full Environmental Assessment Form, and analysis of the information provided and presented in Part II of the SEQR Full Environmental Assessment Form, the project will not result in any large and important impacts and, therefore, is one that will not have a significant adverse impact on the environment. Based on this, I move to make a SEQR negative declaration for this action.

Bob Bristol, Vice Chairman seconded the motion.

VOTE:

Clifford Van Wagner, in favor; Bob Bristol, Vice Chairman, in favor; Howard Pinsley, in favor;
Tom L. Lewis, in favor; Mark Torpey, Chairman, in favor; Janet Casey, in favor

MOTION PASSES: 6-0

Mark Torpey, Chairman relative to the site plan the following conditions were summarized.

1. 2 ½ foot easement for the 55 foot right of way.
2. 4 new street trees which will be added 3 on Monroe Street, 1 on Steel St.
3. 2 street lights on Monroe Street.
4. 2 catch basins with approximately 200 ft of piping to connect in front of lot 3 and 4.
5. Existing house and garage on site to remain.
6. Street widening to approximately 25 or 26 feet in width if on street parking is proposed.
7. Waiver of sidewalks and curbing issued.
8. Fairly large mature trees will be preserved.

Mark Torpey, Chairman straw polled the Board concerning the requirement of sidewalks and curbing.

3 No, 2 Yes and 1 abstained.

Discussion ensued on street parking versus parking on the individual parcels.

Clifford Van Wagner made a motion in the matter of the application of the Marcellus Subdivision, 85 Monroe Street that the application be approved with the aforementioned conditions.

Howard Pinsley seconded the motion.

Mark Torpey, Chairman asked if there was any further discussion.

VOTE:

Clifford Van Wagner, in favor; Bob Bristol, Vice Chairman, in favor; Howard Pinsley, in favor;
Tom L. Lewis, in favor; Mark Torpey, Chairman, in favor; Janet Casey, in favor

MOTION PASSES: 6-0

APPROVAL OF MEETING MINUTES:

Tom L. Lewis made a motion to approve the minutes of the December 9, 2015 Planning Board as submitted.

Janet Casey seconded the motion.

VOTE:

Clifford Van Wagner, in favor; Bob Bristol, Vice Chairman, in favor;
Howard Pinsley, in favor; Tom L. Lewis, in favor; Mark Torpey, Chairman, in favor; Janet Casey, in favor

MOTION PASSES: 6-0

MOTION TO ADJOURN:

There being no further business to discuss Mark Torpey, Chairman adjourned the meeting at 8:45 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 3/10/16