



# PLANNING BOARD

## MINUTES (FINAL)

THURSDAY, FEBRUARY 25, 2016

7:00 P.M.

CITY COUNCIL ROOM

**PRESENT:** Mark Torpey, Chairman; Bob Bristol, Vice Chairman; Clifford Van Wagner; Janet Casey; Jamin Totino; Tom L. Lewis; Amy Durland, alternate

**ABSENT:** Howard Pinsley; Tom L. Lewis

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

**CALL TO ORDER:** Mark Torpey, Chairman called the meeting to order at 7:03 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:**

**14.064 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.

**15.050 BURNS SUBDIVISION,** 34 Benedict Road.

**14.038.1 CITY CENTER PARKING GARAGE,** 522 Broadway, proposed extension for a two-lot subdivision Approval in the T-6

**14.057 RITE AID DEVELOPMENT, 90 West Avenue and 243 Washington Street,** site plan review for a 14,368 sq. ft. retail building with a drive-in establishment in the Transect-5 (T-5) District.

**15.049 LANDS OF STONE,** 68 Weibel Avenue, sketch plan review of office, retail and multi-family residential In the Transect-4 Urban Neighborhood T-4 District.

**COMMENTS FROM THE CHAIR:**

**UPCOMING PLANNING BOARD MEETINGS/AGENDA WORKSHOPS:**

Planning Board Caravan, Monday, March 7, 2016 at 4:00 P.M.

Planning Board Workshop, Monday, March 7, 2016 at 5:00 P.M.

Planning Board Meeting, Thursday, March 10, 2016 at 7:00 P.M.

**PRIVILEGE OF THE FLOOR:**

None heard.

**APPLICATIONS UNDER CONSIDERATION:**

1. **14.063.1 86 WOODLAWN 1 UNIT TO 4 UNIT CONVERSION**, 86 Woodlawn Avenue, proposed extension of Special Use Permit in the UR-2 District.

**SEORA:**

No action required with extension request.

**BACKGROUND:**

Planning Board approved special use permit for 4 multi-family residences, with an expiration date of June 18, 2016.

Applicant: Tom Roohan

Agent: Matt Brobston, LA Group

Mark Torpey, Chairman stated this was originally before the Board and received approval for a permanent Special Use Permit which expires on June 18, 2016. The request is for an 18 month extension which then brings the expiration date to December 18, 2017. This is a conversion from one unit to four unit. When last before the Board we discussed placing some additional parking for tenants and also a waiver from Site Plan since there was no additional work being done on the footprint of the building. It was an internal renovation.

Kate Maynard, Principal Planner stated this was an internal renovation to increase number of units within, and for additional access points to be constructed from the exterior. Parking is being provided by the existing parking lot adjacent to the building. Conditions associated with the approval have not been completed, thus applicant is requesting additional time with 18 month extension.

**DISCLOSURE:**

Bob Bristol, Vice Chairman disclosed he owns property at 93 Woodlawn Avenue. I have nothing to do with this project and have no financial interest in this project.

Clifford Van Wagner made a motion in the matter of 86 Woodlawn 1 Unit to 4 Unit conversion, for an 18 month extension of Special Use Permit be approved.

Janet Casey seconded the motion.

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

None heard.

**VOTE:**

Clifford Van Wagner, in favor; Jamin Totino, in favor; Bob Bristol, Vice Chairman, in favor; Amy Durland, alternate, in favor; Mark Torpey, Chairman, in favor; Janet Casey, in favor

**MOTION PASSES: 6-0**

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

**SEQRA:**

Action appear to be an unlisted action. Part 1 of the Short EAF has been submitted.

**BACKGROUND:**

Susan Burns is the current property owner. Existing home is located on the site.

Applicant: Feura Bush Development, LLC

Agent: David Ingalls

Mark Torpey, Chairman stated this application has appeared before this Board previously. We had some questions and concerns for the applicant to address. The applicant has addressed the bulk of questions we asked. We spoke about the importance of the sidewalk extension along the length of the property. 60 foot extension of the sidewalk at a 5 foot width. Demolition of an existing structure on the site, before we approve the subdivision. We requested a tree survey of the property. We would like to identify more of the trees to be preserved in this area in more detail. 2 street lights have been added in conformance to the Zoning Ordinance. We spoke about the potential widening of the road by approximately 2 feet. Constraints with regard to the utility poles. The existing Right of Way is substandard so sharing with the City would require 1 ½ foot designation. Trees to be added in conformance with the Zoning Ordinance. Detached garages so that additional car stacking can be utilized.

Mr. Ingalls stated we are down to a few comments. The ROW is 52 feet and we will dedicate 1 ½ feet along with the City to provide a right of way of 55 feet. Curbing and the 8 ft green strip and the 5 ft sidewalk will be provided. We denoted the trees on the updated site plan. A few trees on the south side of lot 2 which will fall in the grading and driveway area. The trees within the building setback areas will be preserved to the maximum extent practical.

Mark Torpey, Chairman stated we do have a City Arborist who could go out and take a look at the trees, noting which are healthy viable trees and could be helpful in this case.

Discussion ensued concerning detached versus attached garages.

**PUBLIC HEARING:**

Mark Torpey, Chairman stated the public hearing has been opened and remains open.

Mark Torpey, Chairman asked if anyone in the audience who would like to speak concerning this application.

None heard.

Mark Torpey, Chairman closed the public hearing at 7:56 P.M.

**SEQRA:**

Mark Torpey, Chairman stated the Board reviewed Part I of the short EAF for provided by the applicant.

The Board reviewed Part II of the short EAF. No large or important areas of concern were noted.

**SEQRA DECISION:**

Clifford Van Wagner 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.

Janet Casey seconded the motion.

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

None heard.

**VOTE:**

Clifford Van Wagner, in favor; Jamin Totino, in favor; Bob Bristol, Vice Chairman, in favor; Amy Durland, in favor; Mark Torpey, Chairman, in favor; Janet Casey, in favor

**MOTION PASSES: 6-0**

Mark Torpey, Chairman stated we will now move on to the subdivision portion of this application.

Jamin Totino made a motion in the matter of the Burns Subdivision 34 Benedict Street that the 3 lot final residential subdivision be approved with the following conditions:

1. Sidewalk extension along the length of the property.
2. Demolition of existing structure on site prior to plan signature by Chair.
3. Tree survey of the property.
4. 2 Street lights to be added in conformance with the Zoning Ordinance.
5. Widening of Benedict Street by approximately 2 feet.
6. Benedict Street standard ROW sharing with the City to meet the 55' requirement.
7. Street trees to be added in conformance with the Zoning Ordinance.

Janet Casey seconded the motion.

Mark Torpey asked if there was any further discussion.

None heard.

**VOTE:**

Clifford Van Wagner, in favor; Jamin Totino, in favor; Bob Bristol, Vice Chairman, in favor; Amy Durland, in favor; Mark Torpey, Chairman, in favor; Janet Casey, in favor

**MOTION PASSES: 6-0**

3. **15.044 TRIFECTA SUBDIVISION**, 136 Lincoln Avenue, Subdivision review for a two-lot residential Subdivision in the Urban Residential-2 (UR-2) District.

**SEQRA:**

Action appears to be unlisted.

**BACKGROUND:**

- Planning Board issued a favorable advisory opinion to the ZBA on October 25, 2015.
- Area variances to provide for a two-lot subdivision approved November 9, 2015.

Agent: Dan Wheeler

Mark Torpey, Chairman stated the Zoning Board of Appeals did provide the area variances requested. We have seen this project before. We spoke about the addition of sidewalks and curbing along Adams Street, which was added to the plans. We spoke about street trees which you have also provided as part of the plans as well as street lighting. Handicap stripping and padding at the intersection was also mentioned. We spoke about the macadam driveway as part of lot #2.

Mr. Wheeler stated in discussion with City Engineer Tim Wales we will be providing a light along Adams Street. Curbing and sidewalks along Lincoln Avenue. The driveway off of Lincoln will be abandoned and reseeded. We provided a cost estimate for a Letter of Credit, to Tim Wales for his review and comments.

Mark Torpey, Chairman stated concerning the catch basin, it currently exists and the applicant will tie into that. Regarding the trees, 1 street tree will be provided off the city list on Lincoln Avenue. Two additional trees will be added on Adams Street.

1. New sidewalk on Adams Street.
2. Curbing the entire length of Lincoln Avenue and Adams Street.
3. A Macadam curb cut at the corner area will be removed, seeded and curb added.
4. ADA compliant ramp added at intersection.
5. 1 street tree on Lincoln Avenue to remain.
6. 2 street trees on Adams Street.
7. 1 Street light on Adams Street to be added in conformance with City standards.

#### **PUBLIC HEARING:**

Mark Torpey, Chairman, opened the public hearing at 8:09 P.M.

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

None heard.

Mark Torpey, Chairman closed the public hearing at 8:10 P.M.

#### **SEORA:**

Mark Torpey, Chairman stated the Board reviewed Part I of the short EAF for provided by the applicant.

The Board reviewed Part II of the short EAF. No large or important areas of concern were noted.

#### **SEORA DECISION:**

Clifford Van Wagner 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.

Jamin Totino seconded the motion.

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

None heard.

**VOTE:**

Clifford Van Wagner, in favor; Jamin Totino, in favor; Bob Bristol, Vice Chairman, in favor;  
Amy Durland, in favor; Mark Torpey, Chairman, in favor; Janet Casey, in favor

**MOTION PASSES: 6-0**

Mark Torpey, Chairman stated we will now move on to the subdivision portion of this application.

Amy Durland made a motion in the matter of the Trifecta Subdivision 136 Lincoln Avenue, that the 2 lot final residential subdivision be approved with the following conditions:

1. New sidewalk on Adams Street.
2. Curbing the entire length of Lincoln Avenue and Adams Street.
3. A Macadam curb cut at the corner area will be removed, seeded and curb added.
4. ADA compliant ramp added at intersection.
5. 1 street tree on Lincoln Avenue to remain.
6. 2 street trees on Adams Street.
7. 1 Street light on Adams Street to be added in conformance with City standards.

Bob Bristol, Vice Chairman seconded the motion.

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

None heard.

**VOTE:**

Clifford Van Wagner, in favor; Jamin Totino, in favor; Bob Bristol, Vice Chairman, in favor;  
Amy Durland, in favor; Mark Torpey, Chairman, in favor; Janet Casey, in favor

**MOTION PASSES: 6-0**

3. **16.001 55 PHILA MIXED-USE**, 55 Phila Street, site plan review for construction of a mixed use building within the T-6 District.

**SEORA:**

Action appears to be Type I due to the site's location adjacent to the Broadway Historic District. Part 1 of the Long EAF has been completed and submitted. Other involved agency, DRC has Proactively deferred Lead Agency Status to the Planning Board should the Board wish to assume this status.

**BACKGROUND:**

Residential uses (2<sup>nd</sup> floor and above) and retail space are permitted uses in T-6 with Site plan review. Caffe Lena previously received site plan approval for expansion, and was approved for an extension of approval (currently still active), Project incorporated civic space, and music related public art.  
Applicant: 3 Franklin, LLC (Bonacio Construction)

Agent: Mike Ingersoll, Matt Brobston, LA Group; Matt Hurff, Frost, Hurff Architects;  
Peter Martin, Caffe Lena

Mr. Ingersoll provided a visual presentation of the site, what was there prior to the library construction and what it looks like now. We are in a partnership with Caffe Lena and therefore we will hear from Peter Martin of Caffe Lena.

Peter Martin, Caffe Lena, Board Member. Mr. Martin provided a brief history Caffe Lena and the current proposed project. Some renovations were done over time and fundraising continued. This proposed project is a godsend and will get us very close to our goals.

Mr. Ingersoll stated we are not prepared to discuss all the specifics of the site plan. This is an architectural infill project. The project is 1/3 of an acre or less. The new project will be 4 stories or approximately 50' high. Parking will be provided. A lot line will be adjusted as well as cross access easements will need to be obtained. The first floor connection of 1700 square feet, which will house commercial space and a common vestibule to serve the residents of this building and the elevator to Caffe Lena. 8 residential units are proposed. Parking will be accommodated one space per unit, via mechanical lift to house the second car. There is secondary access to the residential floor. Common entry off of Phila Street.

Matt Hurff, Frost Hurff Architecture, provided a tour of the new proposed building. A review of all elevations was provided as well as how the project integrates and creates a rhythm. There will be 2 – 3 units per floor, and a Homeowners Association as well.

Mr. Ingersoll stated Storm management will be handled on the roof. A green roof is planned. Additional grass area will be provided on the roof as well. The tree belt is minimal 5 feet to the curb. The building will be stepped back. Street trees will be replaced. Civic space is not required per the Zoning Ordinance. Kate Maynard, Principal Planner clarified that per Transect Zoning, civic space related to allocated residential space not required, but T-6 district contemplates inclusion of civic space at this level, can be considered by Board.

Mr. Hurff continued with the architectural review of the project. All mechanicals will be housed on the roof. We are picking up the scale of the adjacent building. This will be a masonry structure with recessed porches, storefront along the bottom. Keeping within the scale and rhythm of the streetscape. A cut through of the building was provided to show the Board how the elevator area accommodates the two buildings. A streetscape view was provided to show the overall scale to the Library. The outdoor room was shown and how the building notches back and provides some space to the Library.

Mark Torpey, Chairman questioned if the applicant has contacted SHPO.

Mr. Ingersoll stated they have been in contact with SHPO from the very beginning. He then asked the Board if it would be worthwhile to seek the input of DRC for comments as well, given their local expertise and jurisdiction within Historic Review. General agreement to this request and that both input be received prior to reviewing Part 2 questions related to historic character.

Kate Maynard, Principal Planner stated she would be happy to reach out to SHPO for the Planning Board to discuss and request comments to assist the Planning Board within their SEQR review.

Clifford Van Wagner made a motion in the matter of 55 Phila Mixed Use, 55 Phila Street that the Planning Board assume Lead Agency Status.

Janet Casey seconded the motion.

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

None heard.

**VOTE:**

Clifford Van Wagner, in favor; Jamin Totino, in favor; Bob Bristol, Vice Chairman, in favor;  
Amy Durland, in favor; Mark Torpey, Chairman, in favor; Janet Casey, in favor

**MOTION PASSES: 6-0**

Mark Torpey, Chairman stated he would prefer to review the SEQRA Part II in two weeks.

**APPROVAL OF MINUTES:**

Approval of meeting minutes was deferred to the March 10, 2016 meeting.

**MOTION TO ADJOURN:**

There being no further business to discuss Mark Torpey, Chairman adjourned the meeting at 9:20 P.M.

Respectfully submitted,

Diane M. Buzanowski  
Recording Secretary

APPROVED 3/10/16