



PLANNING BOARD

MINUTES (FINAL)

THURSDAY, MAY 26, 2016

7:00 P. M.

CITY COUNCIL ROOM

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

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:

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.

15.041 77 EXCELSIOR MIXED USE DEVELOPMENT, 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:

UPCOMING PLANNING BOARD MEETINGS/AGENDA WORKSHOPS:

Planning Board Caravan, Monday, June 20, 2016 at 4:00 P.M.
Planning Board Workshop, Monday, June 20, 2016 at 5:00 P.M.
Planning Board Meeting, Thursday, June 23, 2016 at 7:00 P.M.

PRIVILEGE OF THE FLOOR:

None heard.

APPLICATIONS UNDER CONSIDERATION:

1. **16.011 COMMISSARY KITCHEN,** 41 Washington Street, site plan review for commercial kitchen Expansion in the Transect-6 (T-6) Urban Core District.

Applicant: Adelphi Hotel Partners, Jeff Ward

Agent: Tony Stellato, CHA, Michelle DeCamp

BACKGROUND:

Property was recently purchased by Adelphi Hotel Partners from Bethesda Episcopal Church. The Board had seen a previous sketch plan application for an expansion of Adelphi Hotel that utilized the subject for off-premise satellite parking. Plans are revised and no longer include this area for parking.

The site is within the T-6 Urban Core District which notes as intent to “accommodate highest intensity and diversity of retail, business and upper floor residential uses”...and one that “promotes an active pedestrian oriented public realm. The existing building includes 13,400 square feet of space with 4,900 square feet on the first floor, and 4,250 square feet on the second and third floors. The use has been deemed “commercial kitchen” a new definition not currently included within the City’s Zoning Ordinance. Per the T-6 any use not identified as permitted upon site plan review requires special use permit and site plan review. DRC review is required, approval issued for proposed exterior changes.

SEQRA:

Project appears to be less than 4,000 square feet of an expansion, therefore is a Type II action, no further review is required.

Mark Torpey, Chairman stated we have seen this project before. It was before us for a Special Use Permit and we have issued a favorable opinion on that. This discussion is for site plan and we have reviewed this before and the applicant is before us to share some additional renderings and information.

Mr. Stellato stated along Washington Street landscaping plan has been developed. A view of the building and the parking lot rendering was provided from the West. Renderings were also provided for the Boards review. Landscaping and buffering plan was provided. A review of the plan noting the number and type of street trees proposed, lighting and signage was provided. In speaking with the City Arborist we will use the Princeton Elms Versus the Patriot Elms 3½ to 4 inch caliper as originally proposed.

Clifford Van Wagner suggested staggering the Junipers in front. They might look better than side by side.

Mark Torpey, Chairman questioned the dumpster location and buffering.

Mr. Stellato stated fencing has been added around the recycling dumpster. An 8 foot high chain link fence with black slats or PVC will be used.

Mark Torpey, Chairman questioned the funding for the storm sewer replacement has that been resolved.

Mr. Stellato stated at the workshop Tim Wales reviewed the formula presented and was in agreement with the sharing agreement with Bethesda, The Adelphi and the Rip Van Dam neighbors.

Discussion ensued regarding the sharing agreement and the coordination of such an agreement.

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

None heard.

Mark Torpey, Chairman stated he would like to see the applicant sit down with Tim Wales, Bethesda House and the Rip Van Dam and identify the allocation of cost by all parties and the requirements of whomever goes first with construction the understanding is that the other applicants share in the cost of the project.

Mark Torpey, Chairman stated he would like to see personally a vote to be taken on the project, where there is a contingency that says the final approval sign off by the Chair, would be contingent on inking that deal.

Jamin Totino made a motion in the matter of the Commissary Kitchen, 41 Washington Street site plan review for a commercial kitchen expansion that the application be approved with the condition that a cost sharing agreement for storm water infrastructure along Washington Street shall be provided and signed by all relevant parties as approved by the City Engineer and the City Attorney.

Tom L. Lewis 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;
Howard Pinsley, in favor; Tom L. Lewis, in favor; Mark Torpey, Chairman, in favor; Janet Casey, in favor

MOTION PASSES: 7-0

APPROVAL OF MINUTES:

Clifford Van Wagner made a motion to approve the minutes of the April 14, 2016 Planning Board meeting as submitted.

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;
Howard Pinsley, in favor; Tom L. Lewis, in favor; Mark Torpey, Chairman, in favor; Janet Casey, in favor

MOTION PASSES: 7-0

Tom L. Lewis made a motion to approve the minutes of the May 26, 2016 Planning Board Meeting as submitted.

Clifford Van Wagner seconded the motion.

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

None heard.

VOTE:

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

MOTION PASSES: 5-0

PRESENTATION AND DISCUSSION:

Jeff Olsen, Alta Planning and Design provided a presentation on:

- Draft Excelsior Avenue Cross Section Plan which was funded by Bonacio Construction and Prime.
- Draft Complete Streets Plan.

MOTION TO ADJOURN:

There being no further business to discuss Mark Torpey, Chairman adjourned the meeting at 8:55 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 7/28/16