



PLANNING BOARD

MINUTES (FINAL)

THURSDAY, MARCH 1, 2018

6:00 P.M.

CITY COUNCIL ROOM

RECEIVED
MAR 30 2018
ACCOUNTS DEPARTMENT

CALL TO ORDER: Mark Torpey, Chairman called the meeting to order at 6:00 P.M.

SALUTE TO THE FLAG:

PRESENT: Mark Torpey, Chairman, Clifford Van Wagner, Jamin Totino, Vice Chairman, Bob Bristol, Todd Fabozzi, Abigail Wolfson, Alternate

ABSENT: Janet Casey; Ruth Horton

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

ANNOUNCEMENT OF RECORDING OF PROCEEDING:

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.

UPCOMING PLANNING BOARD MEETINGS/AGENDA WORKSHOPS:

Planning Board Caravan, Monday, March 12, 2018 at 4:00 P.M.

Planning Board Workshop, Monday, March 12, 2018 at 5:00 P.M.

Planning Board Meeting, Thursday, March 15, 2018 at 6:00 P.M.

PRIVILEGE OF THE FLOOR:

None heard.

A. POSSIBLE CONSENT AGENDA ITEMS:

Note: The intent of a consent agenda is to identify any applications that appear to be "approvable" without need for further evaluation or discussion. If anyone wishes to further discuss any proposed consent agenda item, then that item would be pulled from the "consent agenda" and dealt with individually.

1. APPROVAL OF MEETING MINUTES:

The approval of meeting minutes was deferred to the March 15, 2018 Planning Board Meeting.

INFORMATION FROM STAFF:

Kate Maynard, Principal Planner, City of Saratoga Springs provided information for the next Planning Board Meeting scheduled for March 15, 2018, concerning Code Blue. The noticing was published in the newspaper. We then received word that the County was unable to vote on the referral for the Special Use and Site Plan application. Code Blue noticing to the neighbors will again be published for the March 15, 2018 meeting. Also, information will be forthcoming from Vince DeLeonardis concerning the Article 78 and Code Blue for the Planning Boards review and information and

guidance to the Board. This will be seen as a new application. He will be in attendance at the next Planning Board meeting as well.

Discussion ensued among the Board concerning the Article 78 and how the ZBA and Planning Board proceed with this application.

Kate Maynard, Principal Planner, City of Saratoga Springs provided information to the Board concerning the upcoming City Council Meeting on Tuesday, March 6, 2018. The Planning Board will be providing a presentation to the Council what the Planning Board has seen over the last year. Todd Fabozzi has provided mapping information. The Development Summary which I have completed. Mark Torpey, Chairman will be provided the Planning Board Chair report. All this will be communicated to the Council in a presentation format. I will also provide this information to the Board as well.

B. APPLICATIONS UNDER CONSIDERATION:

1. **17.052 HABITAT FOR HUMANITY**, 26 and 28 Cherry Street, proposed final two-lot residential subdivision in the Urban Residential-4 (UR-4) District.

Mark Torpey, Chairman stated we have seen this project before. A two-lot residential subdivision in the UR-4 District. We have reviewed the updated materials provided by the applicant including the revised driveway easement as well as a revised utility easement as well. We have noted a tree on the property per the sub division regulations. Separate water and sanitary lines for each unit per the City Engineers request. We spoke about the removal of gravel out front and the designated parking spot one for each unit in the rear via the common easement. The only question is the two air conditioning units were installed on one lot. Does there need to be a cross easement for that as well. All the other easements have been noted and are in order.

Kate Maynard, Principal Planner stated that all the easements are good. The air conditioning units were not specified.

Applicant: Adam Feldman, Executive Director, Habitat for Humanity, Inc.

Mr. Feldman stated the Habitat for Humanity does not normally do air conditioning units. The HVAC installers assumed the air conditioning units were for the site and installed them. We will add the AC units to the existing easements to the City Engineers satisfaction.

Mr. Torpey, Chairman stated the City Engineer did question the sidewalk apron within 20 feet of the sidewalk be paved with cement. SEQRA Negative Declaration was issued on September 14, 2017.

PUBLIC HEARING:

Mark Torpey, Chairman closed the public hearing at 6:08 P.M.

Bob Bristol made a motion in the matter of the Habitat for Humanity, 26 and 28 Cherry Street proposed final two-lot residential subdivision be approved.

Jamin Totino, 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, Vice Chairman, in favor; Bob Bristol, in favor; Abigail Wolfson, Alternate, in favor; Todd Fabozzi, in favor; Mark Torpey, Chairman, in favor

MOTION PASSES: 6-0

MOTION TO ADJOURN:

There being no further business to discuss Mark Torpey, Chairman adjourned the meeting at 6:10 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 3-15-18