



PLANNING BOARD

MINUTES (FINAL)

THURSDAY, MARCH 12, 2020

6:00 P.M.

RECREATION CENTER

CALL TO ORDER: Mark Torpey, Chairman called the meeting to order at 6:05 P.M.

SALUTE TO THE FLAG:

PRESENT: Mark Torpey, Chairman; Ruth Horton, Sara Boivin; Todd Fabozzi; Lexie Bonitatibus; Kerry Mayo

ABSENT: Jamin Totino, Vice Chairman

STAFF: Susan Barden, Principal Planner, City of Saratoga Springs
Vince DeLeonardis, City Attorney, 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.

A. APPROVAL OF MEETING MINUTES:

Approval of meeting minutes was deferred to the end of the meeting.

B. POSSIBLE CONSENT AGENDA ITEMS:

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

C. APPLICATIONS UNDER CONSIDERATION

1. **20200087 (ZBA) McALLISTER SUBDIVISION**, 313 Jefferson Street, coordinated SEQRA review for a two-lot residential subdivision in the Urban Residential (UR-2) District.

Mark Torpey, Chairman stated this project is before the Board this evening for coordinated SEQRA review. The application appeared before the ZBA and they proactively deferred Lead Agency to the Planning Board on February 24, 2020. The Planning Board and ZBA are the only involved agencies. The application is before the ZBA for an area variance for the rear yard setback.

Applicant: James McAllister

Agent: Tonya Yasenchak, Engineering America

Ms. Yasenchak stated her client Mr. McAllister owns the property at the corner of Taylor and Jefferson Streets. He would like to subdivide the property. We are currently before the ZBA for an area variance for a rear yard setback variance due to the fact there is an existing house on the site. This site is .47 of an acre and has been on the market for some time. It does not fit the neighborhood anymore since the development of this area. Each lot will be over the

minimum acreage requirements for two lots. With the proposed new lot line, the rear setback which is now compliant as a side setback at 8 feet for the existing home will become a rear setback and not meet the requirements. We have reviewed several options. We would like this subdivision to match those of the neighbors which are all newer homes. Nothing is changing the existing house will remain and not be moved. Since the initial application we have changed the size of lot #1 from 118 ft. to 134 ft., with new plans submitted and dated March 2, 2020. The SEQRA form was completed and can be found on the EAF mapper on line. Due to the location of the site the Blue Karner Butterfly automatically was flagged due to the wooded nature of the site and the proximity to the State Park. Any further documentation required can be provided.

Mark Torpey, Chairman stated documentation from the DEC would be required when the applicant appears before the Board for subdivision approval.

Discussion ensued among the Board concerning the proposed new subdivision, placement of the proposed driveway and the fronting of the proposed new construction.

2. 20200091 RORY AND BLAKE PARK, 53 Putnam Street, site plan review for recreational facility (pocket park) in the Transect-6 Urban Core (T-6) District.

Mark Torpey, Chairman stated many Board members are familiar with the site.

SEQRA:

Action appears to be a Type II action. No further SEQRA Review is required.

Applicant: Jason Letts & Rory

Agent: Gavin Vuillame, Environmental Design Partnership

Mr. Vuillame provided a background history of the site noting the previous proposal for workforce housing. A visual of the site was provided for the Board. This is currently a vacant parcel in the T-6 zoning district. This parcel fronts on Putnam Street to the east. There are several easements to the rear of the site for several properties in the area and we will maintain access. The applicant is proposing a small pocket park for temporary use. The applicant still fully intends to develop it in the future. This is considered a Brownfield site and there has been communication with the DEC in regard to remediation of the site and has been ongoing for the past 3-4 years with it culminating in the very near future. None of the proposed improvements will be completed until the site has been cleared by the DEC. The proposed improvements will fall within the perimeter of the former building. The existing sidewalk will remain as is. A new decorative fence is proposed along the frontage. A large grass area is proposed with picnic tables in the center and landscaping around the perimeter with the addition of several trees on the site. The park will be a public park. Activities might include small gatherings and musical events. A water line is proposed on the front of the site for watering purposes. All the proposed improvements will be done when the remediation is complete.

Mr. Letts spoke to the Board concerning how he became involved in the property, the Brownfield remediation and the proposed improvements to the area to provide a small pocket park which will probably be opened in September or October of this year. There is a minimum of 2 years before the property can be used, and 5-7 years with the DEC until we can file for tax credits. Mr. Letts stated he will manage the park, maintenance will be done by local native plants specialist and landscaper Jessiecolony. The park will be closed in the winter. Insurance is in place.

Discussion ensued regarding the general hours, lighting, liability and informational signage to notify the public of the previous brown site.

It was the consensus of the Board to wait until final DEC documentation of completed remediation is received before the Board completes SEQRA review.

Mark Torpey, Chairman reviewed Part II of the SEQRA Short EAF to provide the applicant with information the Board is concerned about prior to their return. Item #11 on the SEQRA Short EAF stating will the proposed action create a hazard to environmental resources or human health is the item the Board is concerned about. This information should be provided to the Board prior to the applicant's next appearance before the Board.

The Board did not accept Lead Agency Status for SEQRA for Agenda Item #1 this evening.

1. **20200087 (ZBA) McALLISTER SUBDIVISION**, 313 Jefferson Street, coordinated SEQRA review for a two-lot residential subdivision in the Urban Residential (UR-2) District.

Sara Boivin made a motion in the matter of the McAllister Subdivision, 313 Jefferson Street, that the Planning Board accepts Lead Agency for SEQRA review. Ruth Horton seconded the motion.

VOTE:

Mark Torpey, Chairman, in favor; Ruth Horton, in favor; Todd Fabozzi, in favor; Sara Boivin, in favor; Lexie Bonitatibus, in favor; Kerry Mayo, in favor

MOTION PASSES: 6-0

UPCOMING MEETINGS:

Planning Board Workshop, Thursday, March 19, 2020 at 5:00 P.M.
Planning Board Meeting, Thursday, March 26, 2020 at 6:00 PM.

APPROVAL OF MEETING MINUTES:

Approval of meeting minutes was deferred to the next Planning Board Meeting scheduled for March 26, 2020.

MOTION TO ADJOURN:

There being no further business to discuss Mark Torpey, Chairman adjourned the meeting at 6:55 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 5-28-20