



PLANNING BOARD

MINUTES (FINAL)

THURSDAY, MARCH 15, 2018

6:00 P.M.

CITY COUNCIL ROOM

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

SALUTE TO THE FLAG:

PRESENT: Mark Torpey, Chairman, Janet Casey; Clifford Van Wagner, Jamin Totino, Vice Chairman, Bob Bristol, Ruth Horton, Todd Fabozzi

STAFF: Kate Maynard, Principal Planner, City of Saratoga Springs
Mark Schachner, Counsel to the Land Use Board – arrived at 6:30 PM – exited at 7:40

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.

ANNOUNCEMENT OF ADJOURNED PROJECTS:

ADJOURNED PENDING ADDITIONAL INFORMATION:

16.025 MENDENHALL SUBDIVISION, 101 Old Schuylerville Road, 4-lot preliminary conservation subdivision within the Rural Residential (RR) District.

17.061 STATION LANE APARTMENTS, (ASKEW), Station Lane, Special Use Permit for 36 multi-family residential units within three proposed structures within the Transect-5 Neighborhood Center (T-5) District.

17.057 CERRONE SUBDIVISION, Old Schuylerville Road, two lot residential conservation subdivision within the RR District.

17.074 EXCELSIOR PARK (2017), Excelsior Avenue and Ormandy Lane, Special Use Permit for mixed use development including 163 residential units, 36,200 square feet of commercial space and a 60 room hotel with restaurant within the T-4 & T-5 Districts.

17.075 SPENCER SUBDIVISION, Kaydeross Park Road, and Arrowhead Road, final 22 lot subdivision within The Suburban Residential-2 (SR-2) District.

16.018 REGATTA VIEW PHASE 3, Union Avenue and Dyer Switch Road & Regatta View Drive, Site Plan review for construction of 24 residential units within the Interlaken PUD District.

13.031.4 RIP VAN DAM, 353 Broadway, Site Plan modification within the Transect-6 (T-6) Urban Core District.

17.063 WASHINGTON STREET HOTEL & SPA, 19-23 Washington Street, SEQRA consideration of Lead Agency Status and coordinated review for construction of 62,567 square foot Hotel & Spa within the T-6 Urban Core District.

COMMENTS FROM THE CHAIR:

UPCOMING PLANNING BOARD MEETINGS/AGENDA WORKSHOPS:

Planning Board Caravan, Monday, April 2, 2018 at 4:00 P.M.
Planning Board Workshop, Monday, April 2, 2018 at 5:00 P.M.
Planning Board Meeting, Thursday, April 5, 2018 at 6:00 P.M.

PRIVILEGE OF THE FLOOR:

None heard.

A. APPLICATIONS UNDER CONSIDERATION:

1. **18.009 GLENMORE SUBDIVISION**, 2 Glenmore Avenue, final residential 6-lot subdivision in an Urban Residential (UR-2) District.

SEQRA:

Planning Board provided a SEQRA negative declaration on March 1, 2018.

BACKGROUND:

Planning Board previously reviewed this application under sketch, then a required advisory opinion. Variances have been issued, project returning to Planning Board for final subdivision review. This project has received Department of Health approval and requires an easement on the property site with the City of Saratoga Springs.

Applicant: Jesse Boucher, Kodiak Construction

Agent: Doug Heller, LA Group

Mr. Heller provided a visual overview of the project. The proposed project is a 6 lot subdivision. Current parcel consists of 0.9 acre within UR-2 District. Parcel has frontage on Grand, Glenmore, and West Circular Streets. Along Grand Avenue there is a proposed easement which is approximately 2 ½ feet wide. We are working on draft language for the easement. Once that is prepared we will submit for approval with the City prior to finalization. Mr. Heller provided a visual of the proposed plans which include curbing and storm water improvements. We are providing catch basins and dry wells. We have street trees and street lights. Some comments received from the City request the two lots which back onto Grand Avenue we have provided a turnaround in the driveway. This will enable the property owners to avoid backing out onto Grand Avenue. Another comment received from a neighbor concerning Lot #4 that the garage front on the east side to provide a small buffer. This was also added to the plans. Municipal water and sewer connections will be made to the site.

Mark Torpey, Chairman questioned staff concerning the easement language.

Kate Maynard, Principal Planner, City of Saratoga Springs stated we will formally review the easement language to assure completeness prior to filing. The applicant does show the conveyance for the standard width of the road. Those details will be worked out.

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

Clifford Van Wagner stated he thinks this project has been done well. Changing the project from five to six lots has made a big difference in the project. The applicant has done what the Board requested.

Mark Torpey, Chairman stated the sidewalks, street trees and curbing and lights have been included in the project. Perhaps a note preserving the turnarounds for the two lots should be mentioned in the motion including the plans which have been revised and as submitted on February 8, 2018.

Ruth Horton made a motion in the matter of the Glenmore Subdivision, 2 Glenmore Avenue to approve the six lot residential subdivision.

Janet Casey seconded the motion.

VOTE:

Janet Casey, in favor; Clifford Van Wagner, in favor; Jamin Totino, Vice Chairman, in favor; Bob Bristol, in favor; Ruth Horton, in favor; Todd Fabozzi, in favor; Mark Torpey, Chairman, in favor

MOTION PASSES: 7-0

A request was made from the public regarding the opportunity to speak concerning this project.

Mark Torpey, Chairman apologized for not allowing public comment. He then opened the public hearing.

PUBLIC HEARING:

Mark Torpey, Chairman opened the public hearing at 6:10 P.M.

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

Nancy Straub, 301 West Circular Street. She is very happy with the builder that is building this project. However, the design and density proposed for the project is not consistent with the surrounding neighborhood. These homes are all older homes. The lot sizes are very different. These lots being designed are much smaller. It will look very different at that end of the street. It will be very house heavy at that end of the street. There are major traffic issues in this area. Ms. Straub is concerned regarding the water table and possible changes with the construction.

Courtney Gelsh, 290 West Circular Street. She is excited concerning the construction. It will be a good addition to the street. She is happy to see the addition of sidewalks included and would request the possibility of having the sidewalks extend down to West Circular. This is a safety concern.

Brian Wagner, 274 West Circular Street. He supports the comments which have been made and also spoke regarding the traffic issues due to the new construction on West Avenue. During the construction phase where will the construction traffic be housed? Also has a concern for the sidewalks. And the hours of construction from 7am to 8pm is a concern.

Kate Maynard, Principal Planner, City of Saratoga Springs spoke concerning the hours of construction. At the preconstruction meeting the time to start and stop requirements are reviewed as well as other good construction practices.

Mark Torpey, Chairman spoke concerning the sidewalks to nowhere. We do see this often and eventually the sidewalks do connect.

Discussion ensued among the Board concerning individual property owners and the requirements for sidewalks.

Kate Maynard, Principal Planner, City of Saratoga Springs spoke regarding sidewalks and requirements.

Mark Torpey, Chairman stated the Board relies heavily on the City Traffic Safety Department to provide information concerning traffic and traffic mitigation suggestions. A full fledged traffic analysis would not be required for a project such as this.

Kate Maynard, Principal Planner spoke concerning the notification for a public hearing concerning the subdivision.

Nancy Straub, 301 West Circular Street spoke concerning notification.

Kate Maynard, Principal Planner provided clarification on noticing for a public hearing. The Board requires the certificate of mailing for this project. This is received from the Post Office showing delivery of notification to property owners within a 250 foot radius.

Mark Torpey, Chairman spoke regarding several issues the neighbors voiced concerned about.

Kate Maynard, Principal Planner, City of Saratoga Springs stated the preconstruction meeting is held with the developer, city staff and all the subcontractors involved. There is an opportunity to speak with all involved parties in the project.

Mr. Heller spoke to the hours of construction both on site and inside the structures. We have prepared a storm water management report which was provided to the City Engineer. Test pits were done and information provided to the City Engineer.

Kate Maynard, Principal Planner, City of Saratoga Springs stated for clarification the variances were reviewed and approved by the ZBA for the six lots in this subdivision. We are just hearing about the cut through traffic. We can discuss this with traffic safety. Also the possibility of decreasing the width of the intersection at Grand and Glenmore Streets. This is generally a traffic calming measure. Also in the motion we can make a recommendation that these concerns be reviewed and approved by the Department of Public Safety.

Jamin Totino, Vice Chairman stated sidewalks and street trees have been known to provide a traffic calming effect.

Mark Torpey, Chairman stated for the site improvements construction should end at approximately 4 PM with inside work being allowed until 8 PM.

Jesse Boucher, Kodiak Construction stated the majority of the work will not be beyond 4-4:30. This is basically structural work. They do start at 7:00 AM. Most trades are done at the 4:00 -4:30 hour. Occasionally a late hour would occur but this is rare.

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

None heard.

PUBLIC HEARING:

Mark Torpey, Chairman closed the public hearing at 6:40 P.M.

Clifford Van Wagner made a motion to rescind the prior motion.

Jamin Totino, Vice Chairman seconded the motion.

VOTE:

Janet Casey, in favor; Clifford Van Wagner, in favor; Jamin Totino, Vice Chairman, in favor; Bob Bristol, in favor; Ruth Horton, in favor; Todd Fabozzi, in favor; Mark Torpey, Chairman, in favor

MOTION PASSES: 7-0

Mark Torpey, Chairman stated we spoke about some traffic calming measures, in terms of squaring off the edge in the area of Grand and Glenmore and West Circular and Glenmore. Suggesting that be reviewed and analyzed by traffic and public safety. At the construction meeting loading on the road and mitigate the impacts should be paramount at the meeting. We spoke concerning street trees, and sidewalks all the way around, curbing. We also spoke about the hours of construction.

Jamin Totino, Vice Chairman made a motion in the matter of the Glenmore Subdivision, 2 Glenmore Avenue, final residential 6-lot subdivision that the application be approved with the conditions as noted by the Chair.

Clifford Van Wagner seconded the motion.

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

None heard.

VOTE:

Janet Casey, in favor; Clifford Van Wagner, in favor; Jamin Totino, Vice Chairman, in favor; Bob Bristol, in favor; Ruth Horton, in favor; Todd Fabozzi, in favor; Mark Torpey, Chairman, in favor

MOTION PASSES: 7-0

2. **18.005 SHELTERS OF SARATOGA**, 14 Walworth Street, Special Use Permit for use as a neighborhood rooming house within the Urban Residential-4 (UR-4) District.
3. **18.011 SHELTERS OF SARATOGA**, 14 Walworth Street, Site Plan Review for neighborhood rooming house in the Urban Residential-4 (UR-4) District.

Mark Torpey, Chairman stated the applicants are before the Board this evening for Special Use Permit and Site Plan Review. The project is in the UR-4 District. The Planning Board reviewed the project at 5 separate meetings in 2017. April 13th, April 27th, May 25th, June 8th, and July 13th. The Planning Board in 2017 issued approvals for Special Use Permit and Site Plan Review. A SEQRA Negative Declaration was also issued for this project. These decisions were vacated and annulled by the State Supreme Court. In terms of the Planning Board we must review this 2018 application as a new submittal and consider the project within today's context March 15, 2018, and further establish a new stand alone record based on the merits of this proposal that is before us now.

Mark Schachner, Counsel for the Land Use Board stated Mark Torpey, Chairman has set the stage for this application perfectly. Everything which was stated was 100% accurate. The State Supreme Court decision you referenced found no flaw or fault with this Board's review. The vacation and annulment of this Board's decision was the result of a State Supreme Court decision finding that there was an appeal which was not heard by the ZBA that should have been heard by the ZBA. I would like to make it clear that there was no flaw or fault found with this Board's prior review.

Kate Maynard, Principal Planner, City of Saratoga Springs stated the application as stated will be heard tonight. There is a slight technical snafu in terms of the public notification which took place. We had the legal notification go out. We expected the application to be on March 1, 2018. We then were notified that the County was unable to act on its referral as required in the manner which would allow for it on the March 1st agenda. The neighbor notice did go out for tonight's meeting, March 15, 2018. At this point to assure that everything is in accordance, the public hearing will be officially opened at the April 5, 2018 Planning Board Meeting. In the interim written comments may continue to be provided. We have one letter from Claudia Braymer and those continue to be provided to the Board and become a part of the public record. Prior to the April 5, 2018 Planning Board meeting we will have the neighbor notice as well as the legal notice be completed for the April 5, 2018 date. We want to make sure everything is in accordance.

Mark Torpey, Chairman stated we will have the applicant provide the Board with a presentation tonight. No vote will be taken on this application. We apologize for any issues this may have caused. We believe it is worthwhile to have a presentation provided by the applicant. We have to review this on its merits and this would be a good opportunity to hear about the project. There will be no public hearing opened this evening. The public hearing will take place at the April 5, 2018 Planning Board Meeting. No decision will occur tonight.

Claudia Braymer, Attorney, as well as Whiteman Osterman and Hanna representing the neighbor group. We did expect that there would be a public hearing tonight. I understand there are some logistical reasons for not holding the public hearing tonight. Earlier in the meeting there was a public comment period session and I believe some people would have commented at that time if they knew the public hearing would not be opened on this application. I will hold off on my comments for the public hearing, but there could be some people here that cannot make the next meeting who would like to have an opportunity to comment.

Mark Torpey, Chairman stated the public comment period at the beginning of the meeting is for public comment on any item which is not on the current agenda. So, this is technically on the agenda, however we are unable to provide a public comment period this evening.

Mark Schachner, Counsel to the Land Use Board stated the neatest cleanest way to make a clean administrative record, is to have the public comments for the Code Blue application be made during the public hearing. There is always a time when a public hearing is scheduled and it is not convenient for somebody, which is unfortunate, but it always happens. There is an opportunity for those who cannot attend the April 5, 2018 meeting to submit their comments in writing, or to have someone speak on their behalf.

Mark Torpey, Chairman stated the public hearing will be opened at the April 5, 2018 meeting. I encourage anyone who is here and was planning on speaking this evening to provide those comments in writing and they will be uploaded to the website.

Claudia Braymer, Attorney for the neighbors stated they will wait for the April 5, 2018 meeting to speak at the public hearing at that time.

Maureen Curtin, 125 Grand Avenue. At the workshop on Monday evening it was implied that all the prior materials submitted would be moved forward to this application. Will it be necessary to resubmit all the information for this new application.

Claudia Braymer, Attorney for the neighbors stated she has spoken with the City Attorney and he indicated that all materials will be forwarded to the new application.

Mark Schachner, Counsel to the Land Use Boards stated it is not our place to tell people what to do or not to do in the way of public comments. If they wish to ask that their prior comments be added to the new record they can make that request and it is not unreasonable.

Mark Torpey, Chairman stated if anyone wished to have their comments added to be reintroduced into the new record they can make the request via a letter.

Claudia Braymer, Attorney for the neighbors stated all the old materials are part of the agenda notes and she requested that this information be added to the new record.

Kate Maynard, Principal Planner, City of Saratoga Springs clarified Libby Coreno on behalf of the applicant provided a cover letter reintroducing the project as a new project to the Planning Board. In that she requested that all materials, all items submitted in the public record be included for this review. If you see the agenda all the items that we have either received by the applicant or the public by the time this was last on the agenda when the Board made the decision, it is

important that is the point we received comments on that open project. That all has been rolled over and placed on the agenda. You see everything that to our knowledge is a complete record of what you have reviewed in a prior time. That is where we are at.

Mark Schachner, Counsel to the Land Use Board stated the practical matter is if there are prior written materials which have been submitted, as long as someone requests to include my prior written materials you do not need to resubmit the same written materials.

Claudia Braymer, Attorney for the neighbors stated she will take care of that submittal referencing items she would like to have included in this application.

Ms. Coreno, Attorney with Carter Conboy in Saratoga Springs and representative for Shelters of Saratoga located at 14 Walworth Street. Currently the configuration of four lots will be combined to accommodate this project. A visual presentation of the project was provided to the Board noting how the project will fit mass and scale wise onto the site. An existing survey of the site was also provided to the Board. Shelters of Saratoga is a nonprofit agency that provides safe shelter and supportive services to the homeless in the Saratoga region. Code Blue is a program operated by the Shelters of Saratoga, and its function is to provide emergency shelter for those without housing on nights where the temperature drops lower than 32 degrees and in extreme weather. NYS Governor Cuomo signed executive order in 2016 requiring existing homeless shelters to provide code blue shelters statewide when the temperature drops below 32 degrees, or when there is 12 inches of snow or more. Code Blue has been in existence now for 5 years. Currently we have capacity for 41 individuals and we are a soul saving station which is where we are now. We have proposed capacity up to 50. A visual presentation of the proposed site plan was provided to the Board noting some changes such as parking configurations and changes to the rear access with the addition of fencing and being gated for purposes of site control and safety. Ms. Coreno provided views of all elevations and reviewed floor plans of the proposed addition. One main access on the front of the building and rear access for deliveries and emergency egress. Parking availability on Walworth was calculated three times daily for five days. Ms. Coreno provided the Board with availability of parking spaces – in the morning it was 25, at noon it was about 20 and in the evening it was 22. Stormwater will be handled on site. Access will be limited along Marvin Alley to emergency services, maintenance and mobile outreach vehicle. No pedestrian access will be available on Marvin Alley to this site. Security surveillance will be maintained at all times. A dumpster with an enclosure is proposed for the City Right of Way. We will be working through the Real Estate Committee.

Ms. Coreno provided some site statistics regarding where the Code Blue residents come from. 74 of our residents or 89% of our residents in 2016 came from Saratoga County. We also participated in presenting this to the ZBA as well as this body the last time and we take a consistent approach this time which is the Neighborhood Advisory Council. There is a proposal of ten members, 4 neighbor representatives, 1 representative of the police department, 1 representative from SOS, 1 representative from Code Blue, 1 outreach coordinator, and 2 representatives from the Shelters of Saratoga Board of Directors. The Board will be appointed by the City Council or the Mayor for a term of 2 years. Any other stakeholders are welcome to participate as well. This Council will meet quarterly. Ms. Coreno provided information on what the Neighborhood Advisory Council would be reviewing, monitoring and handling of complaints.

Ms. Coreno reviewed the criteria for Special Use Permits. 7.1.3 EVALUATION FOR SPECIAL USE PERMITS

A. To ensure that the proposed use will not adversely affect surrounding properties and community character, the Planning Board's evaluation of Special Use applications shall include the following:

Item #1, the extent to which the use is in harmony with and promotes the general purposes and intent of the Comprehensive Plan and this Chapter.

Looking at the Comprehensive Plan Section 3.2-59 and 3.4-55 which calls for the identification of emergency shelter location within the City. Provide safe and clean facilities to the public seeking shelter during emergencies such as long term power outages. Our position and the state has defined emergency as temperatures 32 degrees or below, or 12

inches of snow or more. Section 3.4-55 which speaks about at risk persons with housing needs to provide adequate temporary shelters for the homeless as well as assisting people who are at risk of becoming homeless and obtaining affordable housing.

Item #2. The density, intensity and compatibility of the use with the neighborhood and community character.

Our use is daily and seasonal. When you compute that for a year it is a less intense use than some of the surrounding uses. We back up to a light industrial type use business. Our current services have been at this location since 1997. We are consistent with the density in the surrounding area. The ZBA has also reviewed this for purposes of reviewing the neighborhood compatibility and we were able to obtain variances from that Board as well.

The scale of the project is the addition that has been oriented and designed to match the adjacent land uses. The configuration of the neighborhood is a mix of single family homes, apartment buildings, a school, industrial, commercial use all within close proximity. One of our largest neighbors has spoken in favor of our addition.

Item #3. Safe and efficient pedestrian and vehicular access, circulation and parking.

Limited access by pedestrians has been created by gating the access to the alley. We have limited access to the site by vehicles by reducing curb cuts from two to one. Access will be limited along Marvin Alley to emergency services, maintenance and the mobile outreach vehicle. Our entranceway faces the street and provides an adequate queuing area to check people in for adequate site control. We have reviewed our on street parking and availability is adequate at 22 spaces for a seasonal rooming house and meets the requirements and complies with zoning regulations which is 10.

Item#4. Existing and future demand on infrastructure, public facilities and services.

We believe that all infrastructure exists onsite or close by and we feel provides adequate capacity to handle this addition.

Item #5. The environmental and natural resources of the site and neighboring lands including any potential erosion, flooding or excessive light, noise, vibration and the like.

The project will not affect any of the above mentioned items. Our site plan application does address all of the concerns in detail.

Item #6. The long-term economic viability of the site, neighboring properties and districts.

We are a 501C3 providing nonprofit services. We obtain our revenue by a variety of sources, private donations, grant funds as well as County and State reimbursement and have been doing so since 1997. The support of robust community generosity has allowed this to service to continue and hopefully the addition. We do not expect this to be a change in the community since these services have been provided in this area since 1997.

Some items we have voluntarily moved forward as we have heard comments over time. Mitigation efforts have been directly tied to our site plan which is lighting on Marvin Alley, fencing on Marvin Alley, neighborhood communication and monitoring of the facility and the neighborhood as proposed. We are willing, able and ready to do. Also we recognize the operation of our use is from November to May for purposes of the shelter but Administrative facilities would be there year round. We have also provided for a Citizens Advisory Council. We are only expanding our existing use of the site.

Clifford Van Wagner questioned if the length of operation remains from November 1st to May 1st, a 6 month operation.

Ms. Coreno stated yes the services provided remain a 6 month operation as was proposed in 2017.

Mark Torpey, Chairman questioned if there were any changes from what was originally proposed in the presentation.

Ms. Coreno stated this was what was proposed in 2017.

Mark Torpey, Chairman stated it was discussed previously concerning a report to be provided every April on the performance of Code Blue Facility for the year prior. Perhaps we can have some written feedback in the form of a report concerning what has occurred at the Soul Station for this particular winter. Can this data be provided to the Board.

Ms. Coreno stated this information can be added to the information which has been tracked in the past.

Jamin Totino, Vice Chairman, questioned how many residents/clients are from the City of Saratoga Springs?

Ms. Coreno stated 75 -80% are from the City of Saratoga Springs.

Jamin Totino, Vice Chairman questioned how the clients arrive at the shelter?

Ms. Coreno stated she will provide this information to the Board.

Ruth Horton questioned if there were any statistics or incident/complaints or any information of this type.

Ms. Coreno stated that data is being compiled and will also provide to the Board.

Jamin Totino, Vice Chairman questioned if the Police Chief would be willing to attend a meeting and provide information to the Board concerning complaints, comments and perhaps his analysis of how his officers are impacted by the operation this year.

It was the consensus of the Board to invite the Police Chief to respond either by appearing before the Board or in writing concerning the impact of the operation this year.

Mr. Michael Finocchi spoke regarding clients and the number of clients with children who come into the shelter to have dinner. Data on that demographic change will be provided to the Board.

Mark Torpey, Chairman perhaps the applicant can provide the statistical information to the Board. Any additional or new information on Shelters of Saratoga itself. Any changes in the operation of the Shelter, any new data in terms of best practice would be helpful.

Kate Maynard, Principal Planner, City of Saratoga Springs stated in the proximity of this project is the Ellsworth site, a mixed use project which is under construction. Habitat homes are now occupied. New proposed development on Marvin and Cherry Street, and 109 Washington Street will be before the Board for 3 multi-family residences also in this area.

Ruth Horton questioned the applicant's agent regarding in between the Advisory Council meetings how would someone get in touch with staff concerning a complaint or concern in a timely fashion.

Ms. Coreno stated the Advisory Council would have a point person to respond to complaints that are leveled in person, over the phone or in writing and take all the necessary steps to remediate the situation. In this way it is unique and different than what is in place now.

Mark Torpey, Chairman stated the applicant indicated that at the Soul Saving Station there are approximately 10-15 people turned away based on logistics. Can you explain what happened to these folks?

Ms. Coreno stated what happens they have to be transported to another facility. In essence the Department of Social Services has to find another location for them and there are other intake areas when our capacity is reached. Hotel lodging or Saratoga Hospital is another location for certain services. DSS is the first call that is made unless it is a health issue in which case an ambulance is called.

Jamin Totino questioned how long is the wait for the response.

Mr. Finocchi stated it is an immediate phone call and that can be 24 hours a day. It can be 10-15 minute turn around and then the client is transported via cab to the hotel or facility which is available. If the client refuses help and leaves the police are notified as part of the executive order.

Mark Torpey, Chairman thanked the applicant for the presentation and the application will be on the agenda for the next Planning Board Meeting scheduled for April 5, 2018.

The Board recessed at 7:42 P.M.

The Board reconvened at 7:54 P.M.

4. 18.007 FASIG TIPTON BARN EXPANSION, 2 Case Street, Site Plan review of a horse barn in an Institutional Horse Track Related (INST-HTR) District.

Mark Torpey, Chairman stated on Monday at the workshop the Board did provide feedback and comments to the applicant. At that meeting Tim Wales, City Engineer had some comments with regard to stormwater and the water line connections for the property. In reviewing correspondence from Tim Wales, City Engineer it is noted that those issues have been resolved.

Kate Maynard, Principal Planner, City of Saratoga Springs stated the stormwater and water lines issues were discussed at the workshop and as stated appear to have been rectified. The second point is we have received the referral from the County of Saratoga this date noting no large or significant county wide or inter community impact.

BACKGROUND:

Horse barn is a permitted use with site plan review.

SEQRA:

Action appears to be Unlisted. Short form submitted.

Applicant: Fasig-Tipton

Agent: Mike Ingersoll, Doug Heller, LA Group; Tony Bonacio, Bonacio Construction

Mr. Ingersoll stated the proposed project entails a ½ acre parcel at the end of George Street, on Case Street. A visual presentation was provided to the Board. There are no curbs, sidewalks, street trees, no connectivity in this area. Across the street rebuild is something they are proud of and this presents an opportunity to do so here. No new curb cuts are proposed at this time. Matt Hurff, Frost Hurff Architecture is working on this project. We will replicate what is there the green and white barns. We will be installing a decorative fence which has been constructed for this project.

We will be going to zoning and what is required in this district works in our favor with what we are proposing. We will be removing stone dust and construct the new barn, installing more green area with the fencing and a gate for pedestrian access. The site plan was reviewed for the Board. Utilities water and sanitary sewer will extend down the paper street Right of Way, and then connect into private property. Parking is proposed along Case Street for the required 2 spaces. Sidewalks and curbing along George Street, as well as a proposed easement for the sidewalks. Additional trees will be planted along Case Street. Trash and manure removal is done on a daily basis. There is no need for storage on the site. We have reviewed the Chazen comments, they are pretty straight forward and we do not feel there are any issues with the technical comments.

Mr. Heller spoke regarding the water and sewer connections. There is municipal water along Mitchell is 6 inches, 10 inches along East and 4 inches along George Street. The same with the sanitary sewer the same on Mitchell, East and

George. The existing residence on the site has a ¾ inch tap off of Mitchell Street, which has a small grinder pump and pumps up to George Street. The barn will have one small bathroom which has a 1 inch water service feeding it. It will have less use than a home. With the sanitary sewer it will have a 6" line which is the minimum size per the City's regulations. Fasig Tipton owns most of the property in this area and has been made aware that any future projects along the paper street may require a fair share contribution for improvements to the paper street such as water, sewer, etc.

Discussion ensued among the Board concerning the future development of this area and possible improvements to the infrastructure.

Mr. Ingersoll stated the last item was the discussion of the streetscape. We have committed to keeping George Street as it is with the addition of curbing, street trees, sidewalks, and two street lights. That will match what is currently on the other side. We added the paving of the apron to the alley to the property line. Parking spaces and configuration was discussed.

Discussion ensued concerning the continuation of sidewalks as a subsequent improvement of the site.

SEQRA:

The Board reviewed the SEQRA Short form. No large or important areas of concern were noted.

SEQRA DETERMINATION:

Jamin Totino, Vice Chairman 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.

Clifford Van Wagner seconded the motion.

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

None heard.

VOTE:

Janet Casey, in favor; Clifford Van Wagner, in favor; Jamin Totino, Vice Chairman, in favor; Bob Bristol, in favor; Ruth Horton, in favor; Todd Fabozzi, in favor; Mark Torpey, Chairman, in favor

MOTION PASSES: 7-0

Clifford Van Wagner made a motion in the matter of the Fasig Tipton Barn Expansion, 2 Case Street, that the application for Site Plan be approved as referenced on the updated plans.

Jamin Totino, Vice Chairman, in favor.

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

None heard.

VOTE:

Janet Casey, in favor; Clifford Van Wagner, in favor; Jamin Totino, Vice Chairman, in favor; Bob Bristol, in favor; Ruth Horton, in favor; Todd Fabozzi, in favor; Mark Torpey, Chairman, in favor

MOTION PASSES: 7-0

APPROVAL OF MEETING MINUTES:

Mark Torpey, Chairman made a motion to approved the minutes of the February 1, 2018 Planning Board Meeting as submitted.

Janet Casey seconded the motion.

VOTE:

Janet Casey, in favor; Clifford Van Wagner, abstained; Jamin Totino, Vice Chairman, in favor; Bob Bristol, in favor; Ruth Horton, in favor; Todd Fabozzi, in favor; Mark Torpey, Chairman, in favor

MOTION PASSES: 6-0-1

Mark Torpey, Chairman made a motion to approved the minutes of the February 15, 2018 Planning Board Meeting as submitted.

Jamin Totino, Vice Chairman seconded the motion.

VOTE:

Janet Casey, in favor; Clifford Van Wagner, in favor; Jamin Totino, Vice Chairman, in favor; Bob Bristol, in favor; Ruth Horton, abstained; Todd Fabozzi, in favor; Mark Torpey, Chairman, in favor

MOTION PASSES: 6-0-1

Mark Torpey, Chairman made a motion to approved the minutes of the March 1, 2018 Planning Board Meeting as submitted.

Bob Bristol seconded the motion.

VOTE:

Janet Casey, abstained; Clifford Van Wagner, in favor; Jamin Totino, Vice Chairman, in favor; Bob Bristol, in favor; Ruth Horton, abstained; Todd Fabozzi, in favor; Mark Torpey, Chairman, in favor

MOTION PASSES: 5-0-2

MOTION TO ADJOURN:

There being no further business to discuss Mark Torpey, Chairman adjourned the meeting at 8:30 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 7-5-18