



PLANNING BOARD

MINUTES (FINAL)

THURSDAY, JUNE 20, 2019

6:00 P.M.

RECREATION CENTER

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

SALUTE TO THE FLAG:

PRESENT: Mark Torpey, Chairman; Jamin Totino, Vice Chairman, Todd Fabozzi; Bob Bristol; Ruth Horton; Janet Casey; Sara Boivin

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 of 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.

1. **20180786 MACICA 3-LOT CONSERVATION SUBDIVISION**, 104 Old Schuylerville Road, final review of a 3-lot conservation subdivision within the Rural Residential District.

Mark Torpey, Chairman stated we have reviewed and approved this subdivision application. This was not referred to the Saratoga County Planning Board for review. The County will review the referral and provide a response at their June 20, 2019 meeting. It is anticipated that the County will issue an approval. The Planning Board will need to make a motion nullifying the prior approval. Then, the Planning board will need to make a second motion approving the final subdivision with conditions... "After having received preceding application document and additional information including SEQRA analysis and determination, public comments and County referral response."

Jamin Totino, Vice Chairman made a motion in the matter of the Macica 3-lot conservation, 104 Old Schuylerville Road, the Planning Board rescinds the prior approval for this project. Ruth Horton seconded the motion.

Mark Torpey, Chairman asked if there was any further discussion. None heard.

VOTE:

Mark Torpey, Chairman, in favor; Jamin Totino, Vice Chairman, in favor; Sara Boivin, in favor; Janet Casey, in favor; Bob Bristol, in favor; Todd Fabozzi, in favor; Ruth Horton, in favor

MOTION PASSES: 7-0

Mark Torpey, Chairman stated since we have reviewed this project over several meetings and there being no change in the project we can now move forward with this application.

Janet Casey made a motion in the matter of the Macica 3-lot Conservation Subdivision, 104 Old Schuylerville Road, final review of a 3-lot Conservation Subdivision in a Rural Residential District that the application be approved. Jamin Totino, Vice Chairman seconded the motion.

Mark Torpey, Chairman asked if there was any further discussion. None heard.

VOTE:

Mark Torpey, Chairman, in favor; Jamin Totino, Vice Chairman, in favor; Sara Boivin, in favor; Janet Casey, in favor; Bob Bristol, in favor; Todd Fabozzi, in favor; Ruth Horton, in favor

MOTION PASSES: 7-0

C. APPLICATIONS UNDER CONSIDERATION

1. **DRAFT ZONING MAP**, Advisory Opinion to the City Council for proposed amendments to the zoning map pursuant to the Future Land Use Map in the 2015 Comprehensive Plan.

Mark Torpey, Chairman stated what is before the Board is to provide an Advisory Opinion to the City Council. We have discussed this over several meetings allowing for public comment. There were 18 proposed zoning amendments which we apportioned among the Planning Board members. We had requested staff to pull together a draft opinion and we will read into the record. At the last meeting we reviewed each member's individual reports and comments and provided some indication where the Board is on the each amendment. We will have an open discussion on the draft opinion, followed by taking a vote. There is no public comment this evening. The Board appreciates all comments provided.

Jamin Totino, Vice Chairman read the following draft Advisory Opinion into the record.

RE: ADVISORY OPINION TO THE CITY COUNCIL – DRAFT ZONING MAP

Pursuant to City Council action on April 2, 2019 requesting an Advisory Opinion from the Planning Board, this Board reviewed the Draft Zoning Map, heard from the public and deliberated at its May 2, May 16 and June 6th meetings.

On May 16, the Planning Board requested a 30-day extension from the City Council to provide the advisory opinion. On May 21, the City Council honored the Planning Board's request, affording the Board until July 2, to provide their opinion.

The proposed draft zoning map consists of 18 discrete zoning changes as identified on "City of Saratoga Springs Draft Zoning Map prepared by Camiros, LTD., dated March 2019".

The Planning Board, as required by the City's Zoning Ordinance, reviewed whether the proposed revisions are (1) consistent with the Comprehensive Plan, and (2) not contrary to the general purposes and intent of the Zoning Ordinance.

The Board determined that 17 of the 18 proposed changes are consistent with the Comprehensive Plan and not contrary to the general purposes and intent of the Zoning Ordinance. These are identified on the Draft Zoning Map as numbers, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 18 (see attached analysis and recommendation).

The parcels that comprise proposed change number 1 are located at the end of Myrtle Street at the corner of Morgan Street and are identified on the Comprehensive Plan Future Land Use Map as including institutional (INST) and Core

Residential Neighborhood (CRN-2). The identified parcels are currently zoned Urban Residential-1 (UR-1) and the consultant's (Camiros, LTD.) recommendation is to change the zoning district to Office Medical Business-2 (OMB-2). While the Board concluded that the proposed change is consistent with the Comprehensive Plan and not contrary to the general purposes and intent of the Zoning Ordinance, it is recommended that the City Council consider changing these parcels to Office Medical Business District-1 (OMB-1) stating, "a designation of OMB-1 allows less intensity and fewer permitted uses to ensure retention of community character and limit adverse impacts to the surrounding neighborhood and institutions".

The parcels that comprise proposed change number 17 extend from West Circular Street at the corner of Aletta Street to Congress Avenue and include a portion of Railroad Run – this area is identified on the Comprehensive Plan Future Land Use Map as Core Residential Neighborhood-1. The identified parcels are currently zoned Warehouse (WD) and the recommendation is to change the zoning district to Transect-4 Urban Neighborhood (T-4) and Institutional-Parkland/Recreation (INST-PR). The Board concluded that the proposed changes to INST-PR are consistent with the Comprehensive Plan and not contrary to the general purposes and intent of the Zoning Ordinance. However, the Board also concluded the proposed change to T-4 is not consistent with the Comprehensive Plan and is contrary to the general purposes and intent of the Zoning Ordinance and recommends that the City Council consider changing these parcels to Urban Residential-3 (UR-3).

The Board noted a correction to the zoning map change #12. Parcel boundaries/zoning district parcel boundary line shown on the map from UR-1 to PR does not match the existing zoning map. This is a potential error on the map which should be corrected prior to consideration by the City Council.

For clarification purposes the following are procedural steps that must occur prior to City Council action.

- A public hearing by the City Council for the proposed Draft Zoning Map.
- Review by the Saratoga County Planning Board (General Municipal Law §239-m). Referral response Received April 30, 2019 "Approve" with comment.
- Compliance with the State Environmental Quality Review Act (SEQRA) by the City Council including an Evaluation of the SEQRA Long Form Part I and Part II.

Susan Barden, Principal Planner stated upon the comment from Todd Fabozzi at the last meeting he stated in #12 the parcel boundary line shown on the map did not match the existing zoning map. We did bring this back to the consultant and they are only noting the change to RR. This is a split zoned area. This is correct as shown on the zoning map.

Mark Torpey, Chairman stated this can be removed from the draft recommendation to the City Council.

Ruth Horton, stated for parcel #1 she felt what Sara noted in her recommendation was worth expounding on. Therefore, in the area for change #1

Further, the Board noted that, when future projects come before this body for development, adherence to the Comprehensive Plan should be followed, with consideration of a significant natural perimeter providing elements such as connectivity trails or walk ways, golf course connectivity, dark sky lighting, and civic spaces, creating a defined and permanent landscape or green buffer to offset the rezoning and soften the boundaries between residential to non-residential, ensuring the needs for the health of a growing community while reducing impacts to the adjacent CRN-2 and RN-2 neighborhoods.

Mark Torpey, Chairman stated the Board recognizes that the Unified Development Ordinance project is ongoing and that it would be valuable to establish a more consistent methodology to compare the impact of residential (defined in terms of "density") versus non-residential intensity of land development and recommends that the consultant consider including such language in the first draft of the UDO.

Mark Torpey, Chairman asked if the Board is in agreement with the draft advisory opinion and if there was any further discussion. None heard.

Bob Bristol made a motion to accept the Draft Advisory Opinion on the Proposed Zoning changes to the City Council which includes both additional recommendations made this evening. Jamin Totino, Vice Chairman seconded the motion.

Mark Torpey, Chairman asked if there was any further discussion. None heard.

VOTE:

Mark Torpey, Chairman, in favor; Jamin Totino, Vice Chairman, in favor; Sara Boivin, in favor; Janet Casey, in favor; Bob Bristol, in favor; Todd Fabozzi, in favor; Ruth Horton, in favor

MOTION PASSES: 7-0

2. **20190426 58-60 BEEKMAN MIXED USE PROJECT**, 58-60 Beekman Street, Special Use permit for 860 square foot art gallery, artist studio, retail, service establishment, office uses in the NCU-1 District.
3. **20190425 58-60 BEEKMAN MIXED USE PROJECT**, 58-60 Beekman Street, sketch plan review of a site plan for existing three-family residence and 860 square foot non-residential uses, including art gallery, artist studio, retail, service establishment, office uses in the NCU-1 District.

Mark Torpey, Chairman stated what is before the Board is Special Use Permit for a first floor commercial 860 square foot area as well as sketch plan review of a site for a lawful pre-existing non-conforming three family with fourth units none residential. DRC Architectural review is also required. We can waive site plan review since a SEQRA review is not required since it is a Type II action.

SEQRA:

Action appears to be a Type II action. No further review is necessary.

Applicant: Robert Rothschild

Agent: Peter Loyola, CLA Landscape Architecture

Mr. Loyola stated his client purchased this property back in 1989 thinking it was a four unit residential apartment building. He went to sell it and was informed it was only a three unit building. He had been occupying and renting this property for 30 years as a four unit residential building. There are eight parking spaces behind the building. Each unit had two parking spaces. The walls were divided and meters for four units. We are here this evening to rectify this situation. We are in the Neighborhood Complementary Use-1 District. The first floor 860 square feet is currently occupied by a seamstress who runs her business from this location. Three other units are occupied by long term, long standing residents. We are hoping to obtain a Special Use Permit to allow these uses. No exterior improvements are proposed. Floor plans were provided to the Board. There are two forms of egress from each unit. The applicant stated they are looking to receive approval for what currently exists on the site.

Discussion ensued among the Board concerning lighting and parking and stacked parking, and any other improvements which will necessitate a building permit. Any additional items or further discussion will necessitate a final site plan review.

Jamin Totino, Vice Chairman stated he does live in the area. He spoke concerning the bilco door to the basement and the proximity to the street.

Mr. Loyola stated this door has been there when the applicant purchased the building.

Sara Boivin stated she would like to see the area look more commercial with regarding to lighting than it currently does as a residential area with regard to the commercial space.

PUBLIC HEARING:

Mark Torpey, Chairman opened the public hearing at 6:33 P.M.

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

Kim Vano, Commanio studio out of this site. She is a fashion designer, costume design current occupant of the commercial space since 2013. The charm of Beekman Street is that it does not look commercial. We would like to keep it that way.

Mark Torpey, Chairman stated his major concern is the parking configuration. We can address this at site plan review. We can review and proceed with Special Use Permit tonight and have the applicant return for final site plan review following a review by the DRC.

Anna Avatallo, 14 Woodland Court. Beekman is a gem for the City of Saratoga Springs. Shops and artists studios below residential is awesome. Never had a problem with parking.

Mark Torpey, Chairman closed the public hearing at 6:42 P.M.

Janet Casey made a motion in the matter of 58-60 Beekman Mixed Use Project, 58-60 Beekman Street, application for a Special Use Permit allowing 860 square feet of artist studio be approved. Bob Bristol seconded the motion.

Mark Torpey, Chairman asked if there was any further discussion. None heard.

VOTE:

Mark Torpey, Chairman, in favor; Jamin Totino, Vice Chairman, in favor; Sara Boivin, in favor; Janet Casey, in favor; Bob Bristol, in favor; Todd Fabozzi, in favor; Ruth Horton, in favor

MOTION PASSES: 7-0

5. **20190187 ALLEN DRIVE APARTMENTS**, Allen Drive and Tait Lane, Special Use Permit for a 200 unit affordable housing project in the Transect-4 Urban Neighborhood District.

Mark Torpey, Chairman stated this project is before the Board for a Special Use Permit for a 200 residential units and 5,000 square feet of non-residential space. This is in the T-4 District. There are several phases to this project. The public hearing was opened, the required noticing was completed, and the legal ad ran in advance of this meeting.

Susan Barden, Principal Planner, stated additional information is new to the record today from DPS and is in the materials from traffic. Since the applicants last appearance before the Board there is some additional traffic information concerning ingress and egress and a utility easement and a letter from the applicant's agent addressing the last concerns of the Board. Susan Barden, Principal Planner stated the additional traffic concerns are the proximity to Tait Lane and Route 9N and are recommending moving the angle of Tait Lane. This correspondence has been posted on the web.

SEQRA:

This is a Type I action and both DRC and NYS Housing Trust Fund are involved agencies and both have deferred Lead Agency Status to the Planning Board. The Planning Board accepted Lead Agency Status on April 18, 2019. Part I of the EAF has been submitted by the applicant.

Applicant: NRP Properties, LLC

Agent: Doug Heller, LA Group; Libby Coreno, Attorney; Mark Naldony, Creighton Manning

Mr. Heller stated the applicant appeared before this Board on April 18, 2019 and presented a full review of the proposed project. A short overview the project was provided. This is a 14 acre parcel which is 3 parcels recently rezoned from Warehouse to T-4. This is at the corner of Allen Drive and Tait Lane. The applicant is proposing 202 residential units. It is proposed to be completed in two phases. Phase I the northern half will have 202 units with a clubhouse component and access to Allen Drive and Tait Lane. Mr. Heller reviewed the comments from the Planning Board. The first is was internal wheelchair pickup. The applicant is willing to provide this. CDTA does provide a bus stop along Kirby Road and we are in contact with them to change the route and come closer to the project on Allen Drive. The second comment was range of uses for the commercial space 5,000 square feet. This takes into account 600 square feet of commercial office for some type of social service office use or retail. Another concern was the bridge and the lack of pedestrian stripping for access. This is a DOT controlled roadway. A visual of the bridge was provided for the Boards review. The applicant is willing to reach out to DOT and see if they would be amendable to adding stripping for a pedestrian bike path. An additional concern was the addition of a bike rack. The applicant is willing to provide bike racks. Micro-transit options were explored by the applicant but there are none in the vicinity. CDTA will be contacted for further information concerning micro-transit options, and the possibility of an additional bus stop.

Mr. Naldony, Creighton Manning Engineering stated the most significant concern voiced at the last appearance before the Board was the Washington and Kirby intersection. This is a signalized intersection. All traffic for this review was moving all traffic down to Kirby to Washington. The increase was nominal. They requested outstanding DOT reports as well. Four accidents were noted in this area for the last three years. No abnormal patterns were noted.

PUBLIC HEARING:

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

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

Ina Harney, Seward Street. Spoke regarding the traffic on 9N. It is difficult to get out of the side streets. The speed limit should be addressed.

Ned Chapman, Owner Sunnyside Gardens. He agrees with Ina Harney it is difficult to get in and out of on a daily basis. side streets in this area. He presented a petition from customers totaling 300 signatures. Traffic should be the deciding factor.

Susan Barden, Principal Planner stated the Board is in receipt of additional correspondence which has been posted on the web.

- Correspondence from Ned Chapman, owner, Sunnyside Gardens, dated April 4, 2019.

- Correspondence from Ned Chapman, owner, Sunnyside Gardens, dated May 16, 2019.

Mark Torpey, Chairman voiced a concern regarding SEQRA archeological site inventory. This should be answered yes and we should have additional information from SHPO prior to any action on this application.

Susan Barden, Principal Planner stated a letter was submitted which concludes that they did not include environmental impact to NYS parkland dated in 2014 for Tait Lane subdivision project. It would be important to have this revisited for this updated project. We do have the map which indicates this is an archeological sensitive area.

Mr. Heller stated back in 2014 the proposed project was larger than the current proposed project. There was a Phase I archeological study has been completed on this site which includes the entire area which encompasses our project. The correspondence notes that based upon this review the NYS Office of Parks Recreation and Historic Preservation opinion concludes that there are no impacts on archeological or historic resources listed in on the New York State Register of Historic Places. This correspondence has been provided to staff.

Vince DeLeonardis, City Attorney stated if an archeological study was performed on the site, and an analysis had been completed and nothing has changed there is no need to redo the study.

Mark Torpey, Chairman questioned wetland issued delineated on the property and the SEQRA analysis to be completed.

Mr. Heller stated back in 2014 correspondence from the Army Corp of Engineers on this same parcel, and same limits of disturbance, it is a jurisdictional determination from the Army Corp of Engineers stated that there are no jurisdictional wetlands on the site.

Discussion ensued among the Board and with staff regarding jurisdictional wetlands and how the Board does would consider that in our review.

Mr. Heller stated the Board did review this for the Vecino, Intrada project. These low areas will be filled in and stormwater ponds will be created on the site as well as the possibility of using more trees.

Jamin Totino, Vice Chairman stated he thinks this is a great project concerning affordable housing. He spoke regarding this is in a T-4 District and the idea is to creating blocks and neighborhoods and pedestrian friendly networks with street frontage.

Mr. Heller spoke regarding access on both sides of these apartments. There will be front entrances along the drives.

Sara Boivin stated this is a good project and we do need this. One of the things she would like to see is the area is a day care, convenient stores and more amenities that give it a neighborhood feel. Also, perhaps consideration for a pedestrian bridge to the railroad station.

Ms. Coreno stated those conversations have occurred with the parties in question as well as different state agencies.

Todd Fabozzi stated his concern in traffic out of Church Street and concern for future mitigation.

Sara Boivin questioned if Allen Lane could be one way only.

Mark Torpey, Chairman stated everybody on the Board, and neighbors are concerned regarding reducing the speed limit in this area on this road is a good thing. It would be helpful slowing things down. Perhaps we can gather data, a petition, a traffic analysis, accidents and comments from public safety and combine this data and work together to provide a compelling argument to the DOT.

Discussion ensued among the Board concerning traffic mitigation in this area, one way streets in this area and ingress and egress to the site.

Ms. Coreno stated this project started before the City Council as a rezoning effort. Some of the SEQRA issues were reviewed at that time. Part of the discussion was concerning the parcels below the entrance to Allen Drive. There have been discussions with SAG concerning their units in this area.

Mark Torpey, Chairman questioned if the Board would be receptive to go through the SEQRA process with the traffic issues present.

Vince DeLeonardis, City Attorney provided information to the Board noting it would require the City Council to make the request of the DOT. The processing of this request will take many months for a response.

Ms. Coreno spoke regarding a partnership between the applicant and the City of Saratoga Springs for this project and is what the state is looking for with a project such as this.

Discussion ensued among the Board concerning proceeding with SEQRA. It was the consensus of the Board to proceed with the Part II of the SEQRA review.

SEQRA REVIEW:

- Part I of the EAF has been submitted by the applicant.
- The Board reviewed Part II of the Long EAF.

SEQR DECISION:

Jamin Totino, Vice Chairman stated that based upon the information provided by the applicant in Part I of the SEQR Short Environmental Assessment Form, and analysis of the information provided and presented in Part II of the SEQR Short Environmental Assessment Form, I make a motion for a SEQR negative declaration since 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.

Bob Bristol seconded the motion.

Mark Torpey, Chairman asked if there was any further discussion. None heard.

VOTE:

Mark Torpey, Chairman, in favor; Jamin Totino, Vice Chairman, in favor; Sara Boivin, in favor; Janet Casey, in favor; Bob Bristol, in favor; Todd Fabozzi, in favor; Ruth Horton, in favor

MOTION PASSES: 7-0

Mark Torpey, Chairman stated we will now move onto the Special Use Permit.

- We are designating 600 square feet for office use.
- 4,400 square feet will be designated as an accessory use-clubhouse for the residential units.
- Intended as affordable housing units consistent with HRC requirements.
- 90 residential units in 7 buildings in Phase I.
- 112 residential units in 5 buildings in Phase II.
- Civic space will be included in Phase I.
- This is based upon updated plans submitted for the file.

Ruth Horton made a motion in the matter of the Allen Drive Apartments, Allen Drive and Tait Lane that the application for Special Use Permit be approved with the conditions as noted by the Chair.

Janet Casey seconded the motion.

Mark Torpey, Chairman asked if there was any further discussion. None heard.

VOTE:

Mark Torpey, Chairman, in favor; Jamin Totino, Vice Chairman, in favor; Sara Boivin, in favor; Janet Casey, in favor; Bob Bristol, in favor; Todd Fabozzi, in favor; Ruth Horton, in favor

MOTION PASSES: 7-0

Mark Torpey, Chairman stated we should capitalize on and submit information to the DOT in a uniform manner.

8:10 P.M. The Board recessed.

8:18 P.M. The Board reconvened.

6. **20190497 SOUTH BROADWAY HOTEL**, 176 South Broadway, special use permit for a proposed 120 room hotel in the Transect-5 District.

Mark Torpey, Chairman stated the applicant is proposing the demolition of an existing motel and construction of a four story 120 room hotel. A total of 126 parking spaces are provided surface, parallel and garage parking. Tonight we will hear the presentation, open the public hearing, coordinate SEQRA review and accept Lead Agency Status.

SEQRA:

- Action appears to be an Unlisted action.
- DRC proactively deferred Lead Agency on June 19, 2019.

Applicant: Joe Larkin, Larkin Hospitality & Mike Sherrin

Agent: Matt Brobston, LA Group; Brett Balzer, Dennis McGowan, Balzer, Tuck Architecture; Bonacio Construction

Mr. Larkin provided history of his family owned business and their first venture in the Saratoga Area. They currently own 12 hotels and employ approximately 450 employees.

Mr. Brobston provided a visual presentation of site and the proposed project. They are currently proposing the demolition of the existing motel and construction of the four story 120 room hotel with surface parking, parallel parking and below level garage parking. Mr. Brobston reviewed the site plan noting the location of the project and the surrounding area. 60 parking spaces will be provided below level garage parking as well as 60 surface parking spaces. Mr. Brobston reviewed the access and egress to the site.

Discussion ensued among the Board concerning ingress and egress from the site.

Mr. Brobston reviewed the plans for the front façade of the building noting the adding of street trees along South Broadway. He noted Creighton Manning analyzed the intersection at Lincoln and Whitney for ingress and egress. A layout of the proposed project was provided along with an aerial view of the site.

Mr. McGowan stated the applicants appeared before the DRC last evening. The DRC deferred SEQRA Lead Agency to the Planning Board. Generally consensus of the Commission was they were happy with the design and the location on the site. Mr. McGowan reviewed all elevations for the Board as well as circulation both pedestrian and vehicular. He provided heights of the neighboring buildings noting this building is one story higher. Building floor plans were provided and well as a landscaping plan noting the corner enhancement with the addition of civic space for more pedestrian interaction.

Mr. Brobston stated the applicants have met with the neighbors approximately one month ago. It is the applicant's intention to work with the resident's of Gurtler Lane and their concerns with the access along Gurtler Lane as well as the larger trees in this area. These trees will be saved and maintained. Photographs of the proposed trees to be saved on the site were provided to the Board. Screening wall along Gurtler Lane was proposed by the neighbors. Several options were explored. These details are to be finalized during Site Plan.

Mr. Michael Ingersoll, LA Group stated they have heard the neighbors. We are speaking about several dynamics. The plan is to eliminate access behind the Thirsty Owl and consolidate access to this project having Thirsty Owl and Nurture from Gurtler Lane. This would become a public access. We have met with Public Safety and Public Works and they both support the idea. He also spoke regarding parking and the proposed lighting plan. We are pursuing a photometric plan which will be provided to the Board at a later date.

Jamin Totino, Vice Chairman stated this is an exciting project for South Broadway.

PUBLIC HEARING:

Mark Torpey, Chairman opened the public hearing at 8:55 P.M.

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

Melissa Jabar 11 Greenridge Place. She spoke with concerns regarding lighting and security. They do not want to lose their privacy on Gurtler Lane. Also voiced concerned regarding parking.

Shelly Strack 11 Greenridge Place. She voiced concern regarding safety, and two way traffic is a concern. Also, concern regarding the construction process and the loss of privacy and depreciation of their properties.

Josh Cupp, Thirsty Owl. He has met with the applicants. This is a confusing area and traffic is a concern but he is optimistic. They are the professionals.

Ina Harney, Saratoga native and intimately with this property. Traffic is an issue. Voice concern regarding entrance of the hotel facing the trailer park and the strip mall. Concern regarding digging for the parking garage.

Elizabeth Nichols, 13 Greenridge Place. Submitted a letter with photos of home. Some of the trees they spoke about keeping are on city property. Privacy, screening and greenery are an issue. Safety issues are also a concern.

Alice Crowley, 9 Greenridge Place. This will be right in her backyard. Greenridge Place is a private charming street and she is concerned their buffering will be lost and the quaintness of the street as well as a decrease in property values.

Maureen Bergen, 9 Whitney Place. Concerned about the traffic at the intersection of Whitney and Broadway.

Dick Bejack, owner St. Charles and St. James Motels. He has owned these properties for over 33 years. Serious traffic issues exist now. There is gridlocked traffic and traffic is at its max in this area and cannot handle any more. Secondly, he questioned if 120 parking spaces will be sufficient for this hotel.

Mark Torpey, Chairman stated procedurally we can accept SEQRA Lead Agency Status for this property.

Jamin Totino, Vice Chairman made a motion in the matter of the South Broadway Hotel, 176 South Broadway, that the Planning Board accept Lead Agency Status for SEQRA.

Ruth Horton seconded the motion.

Mark Torpey, Chairman asked if there was any further discussion. None heard.

VOTE:

Mark Torpey, Chairman, in favor; Jamin Totino, Vice Chairman, in favor; Sara Boivin, in favor; Janet Casey, in favor; Bob Bristol, in favor; Todd Fabozzi, in favor; Ruth Horton, in favor

MOTION PASSES: 7-0

Mark Torpey, Chairman stated we have received good information from the applicant concerning the project.

Susan Barden, Principal Planner stated regarding the Macica 3-Lot Conservation Subdivision, Road, Condition of Approval she would like to include conditions as noted from March 7, 2019 citing the conditions of the conservation deed restriction language should be provided to the Planning Board Chair and the City Attorney to their satisfaction. The plans will be to the City Engineers satisfaction. We spoke about the ability and how to provide access and notice as well as look at the property for research and education purposes. We spoke about the need for signage around the conservation area to delineate where those areas are as the approval runs with the land. No hard structures within the wetland buffers. The applicant will use the City approved language for easement for the shared driveways. Conservation Easement to the Satisfaction of the City Attorney.

Mark Torpey, Chairman agreed to the conditions of approval as previously noted.

APPROVAL OF MEETING MINUTES:

Mark Torpey, Chairman made a motion to approve the April 4, 2019 minutes of the Planning Board as submitted. Jamin Totino, Vice Chairman, seconded the motion.

VOTE:

Mark Torpey, Chairman, in favor; Jamin Totino, Vice Chairman, in favor; Sara Boivin, abstained; Janet Casey, abstained; Bob Bristol, in favor; Todd Fabozzi, in favor; Ruth Horton, in favor

MOTION PASSES: 5-0

Mark Torpey, Chairman made a motion to approve the April 18, 2019 minutes of the Planning Board as submitted. Bob Bristol seconded the motion.

VOTE:

Mark Torpey, Chairman, in favor; Jamin Totino, Vice Chairman, abstained; Sara Boivin, in favor; Janet Casey, in favor; Bob Bristol, in favor; Todd Fabozzi, in favor; Ruth Horton, in favor

MOTION PASSES: 6-0

Mark Torpey, Chairman made a motion to approve the May 2, 2019 minutes of the Planning Board as submitted. Jamin Totino, Vice Chairman, seconded the motion.

VOTE:

Mark Torpey, Chairman, in favor; Jamin Totino, Vice Chairman, in favor; Sara Boivin, in favor; Janet Casey, in favor; Bob Bristol, in favor; Todd Fabozzi, in favor; Ruth Horton, in favor

MOTION PASSES: 7-0

Mark Torpey, Chairman made a motion to approve the May 16, 2019 minutes of the Planning Board as submitted. Bob Bristol seconded the motion.

VOTE:

Mark Torpey, Chairman, in favor; Jamin Totino, Vice Chairman, abstained; Sara Boivin, abstained; Janet Casey, in favor; Bob Bristol, in favor; Todd Fabozzi, abstained; Ruth Horton, in favor

MOTION PASSES: 5-0

UPCOMING MEETINGS:

Planning Board Caravan, Thursday, June 27, 2019 at 4:00 P.M.
Planning Board Workshop, Thursday, June 27, 2019 at 5:00 P.M.
Planning Board Meeting, Thursday July 11, 2019 at 6:00 P.M.

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 8-8-19