



PLANNING BOARD

MINUTES (FINAL)

THURSDAY, JULY 16, 2020

6:00 P.M.

ZOOM WEBINAR

CALL TO ORDER: Mark Torpey, Chairman called the meeting to order at 6:01 P.M.

SALUTE TO THE FLAG:

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

ABSENT: Jamin Totino, Vice Chairman

STAFF: Susan Barden, Principal Planner, City of Saratoga Springs
Bradley Birge, Administrator, Planning and Economic Development
Vince DeLeonardis, City Attorney, City of Saratoga Springs
Tony Izzo, Assistant 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.

1. **#20190/18.034 JEFFERSON STREET SUBDIVISION**, 41-45 Jefferson Street, extension of subdivision approval of a four-lot residential subdivision in the Urban Residential-2 (UR-2) District.

Mark Torpey, Chairman stated this is a simple request of an extension to a previously approved four-lot residential subdivision in the UR-2 District. The applicant is requesting a 90 day extension with a new expiration date of August 15, 2020. The applicant identifies the reason for the extension is the finalization of land transfer documents with the City Attorney’s Office. This is the 5th and final extension.

Tony Izzo, Assistant City Attorney provided additional details on the status of the land transfer, stating this application is within days of being finalized.

Sara Boivin, made a motion in the matter of the Jefferson Street Subdivision Extension application for a 90 extension to a previously approved four-lot subdivision be approved. Kerry Mayo seconded the motion.

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

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

C. APPLICATIONS UNDER CONSIDERATION

- #20200087 (ZBA) MCALLISTER SUBDIVISION**, 313 Jefferson Street, consideration of coordinated SEQRA Review for an area variance associated with a two-lot residential subdivision in the Urban Residential-2 (UR-2) District.

Mark Torpey, Chairman stated this application was previously before this Board on March 12, 2020 when the Planning Board accepted Lead Agency Status for SEQRA. This application will appear before the ZBA prior to returning to the Planning Board for subdivision review and approval. What is before the Planning Board this evening is review of SEQRA.

Agent: Tonya Yasenchak, Engineering America

Ms. Yasenchak stated since the last appearance before the Board we were able to provide correspondence from SHPO which noted no issues with the project and nothing that they had jurisdiction over or required additional permitting. We have also provided correspondence from the DEC which noted Karner Blue Butterflies in the area, but not on this particular piece of property. They have no jurisdiction nor is any further permitting required for development of this property. We also received communication from the City Arborist who noted his only purview are trees in the City right of way. He had no comment for the trees within the lots. Ms. Yasenchak provided information to the Board concerning the trees on the perimeter of the property which will remain. There will be no trees removed on Lot#1. Photographs were provided of the neighborhood and the proposed building site. What the applicant is proposing is very much consistent with the surrounding area and in the context of the neighborhood. Ms. Yasenchak noted the applicant is agreeable to moving the driveway if the Board should feel it is necessary. The applicant would like to request the future home face Jefferson Street. All street amenities will be met per the subdivision regulations.

Discussion ensued among the Board regarding the stone wall and the City Right of Way, siting of the new home on the site, driveway location, possible address change for current home.

SEQRA:

Mark Torpey, Chairman noted the applicant provided Part I of the SEQRA Short Environmental Assessment Form and it is complete and accurate.

The Board reviewed Part II of the SEQRA Short Environmental Assessment Form.

No large or important areas of concern were noted.

SEQR DECISION:

Ruth Horton 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. Sara Boivin seconded the motion.

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

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

APPROVAL OF MEETING MINUTES:

Approval of meeting minutes was deferred to the next Planning Board Meeting scheduled for July 30, 2020.

UPCOMING MEETINGS:

Planning Board Workshop, Monday, July 27, 2020 at 5:00 P.M.
Planning Board Meeting, Thursday, July 30, 2020 at 6:00 PM.

MOTION TO ADJOURN:

There being no further business to discuss Mark Torpey, Chairman adjourned the meeting at 6:40 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 7-30-20