



PLANNING BOARD

MINUTES (FINAL)

THURSDAY, JULY 25, 2019

6:00 P.M.

RECREATION CENTER

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

SALUTE TO THE FLAG:

PRESENT : Mark Torpey, Chairman; Jamin Totino, Vice Chairman, Todd Fabozzi; Bob Bristol;
Janet Casey;
Ruth Horton, Amy Ryan, Alternate

ABSENT : 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. 17.080 HENRY STREET CONDOS.** 120 Henry Street, Site Plan approval extension for 24 multi-family residential units within a single building in a T-5 Neighborhood Center District.

Mark Torpey, Chairman stated this is before the Board this evening to request a Site Plan extension for a 24 multi-family residential units within a single building in a T-5 Neighborhood Center District. This currently expires on August 15, 2019 and the request is for an 18 month extension to February 15, 2021. They are working through some design changes.

Ruth Horton made a motion in the matter of the Henry Street Condos, 120 Henry Street, to approve an 18 month Site Plan extension to February 15, 2021. 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; Bob Bristol, in favor; Todd Fabozzi, in favor;
Janet Casey, in favor; Ruth Horton, Amy Ryan, Alternate, in favor;

MOTION PASSES 7-0

C. APPLICATIONS UNDER CONSIDERATION

1. **20190225 BISHOP SUBDIVISION**, 223 Maple Avenue, Advisory Opinion to the ZBA and Coordinated SEQRA Review associated with a 2-lot subdivision within the Urban Residential -2 District.

Mark Torpey, Chairman stated what is before the Board is an Advisory Opinion to the ZBA as well as SEQRA review.

Ms. Yasenchak previously provided a presentation to the Board. There are two variances required for the project, one for minimum average lot width and one for minimum lot size. What is before the Board this evening is possible SEQRA determination and an Advisory Opinion to the ZBA.

Applicant: Todd Bishop and Linda Martelli-Bishop

Agent: Tonya Yasenchak, Engineering America

Ms. Yasenchak stated the applicants are requesting two variances from the ZBA and are before the Planning Board for the required Advisory Opinion and SEQRA review associated with their request for a two lot subdivision. In order to subdivide what is being proposing is 10 foot less than the 60 foot width required in that zone. The lot area is 187 feet less than what is required and are very minor variance requests. We have done an analysis of the neighborhood and we researched 47 lots did not meet the zoning requirements. This analysis was provided to the Board. We feel what we are asking for is minor and consistent with the neighborhood. The Saratoga County Planning Board issued a report which states the request is consistent with the neighborhood. No countywide or intercommunity impact.

Mark Torpey, Chairman spoke regarding removing of the curb cut out onto Maple Avenue since there is an existing curb cut on Green Street for lot one. We have also requested sidewalks, curbing and lighting along Green Street to be consistent with our subdivision regulations.

Ms. Yasenchak stated the applicant is in the process of removing the curb cut and drive onto Maple Avenue and will provide all amenities associated with the subdivision regulations.

SEQRA:

The Board performed the SEQRA review for the project. No large or important areas of concern were noted.

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. Janet Casey seconded the motion.

VOTE:

Mark Torpey, Chairman, in favor; Jamin Totino, Vice Chairman, in favor; Bob Bristol, in favor; Todd Fabozzi, in favor;
Janet Casey, in favor; Ruth Horton, Amy Ryan, Alternate, in favor;

MOTION PASSES 7-0

Mark Torpey, Chairman stated next is the Advisory Opinion to the ZBA. The Planning Board offers a Favorable Advisory Opinion to the ZBA. The applicant is willing to provide curbing, sidewalks and lighting as well as streetscape improvements per the city's standards along Green Street and the removal of the existing driveway and curb cut on Maple Avenue.

DISCLOSURE:

Jamin Totino, Vice Chairman stated he is abstaining from voting on the Advisory Opinion due to his absence from the previous meeting.

Amy Ryan, Alternate stated she is abstaining from voting on the Advisory Opinion due to her absence from the previous meeting.

VOTE:

Mark Torpey, Chairman, in favor; Jamin Totino, Vice Chairman, abstained; Bob Bristol, in favor; Todd Fabozzi, in favor;
Ruth Horton, in favor; Janet Casey, in favor; Amy Ryan, Alternate, abstained

MOTION PASSES 5-0-2

2. **20190658 SASS MULTI-FAMILY**, 32 & 34 Allen Drive, Sketch Site Plan Review for a four-unit residential addition to an existing multi-family dwelling within a Transect-4 Urban Neighborhood District.

Mark Torpey, Chairman stated the applicant is before the Board this evening for site plan review for addition of a four unit residential addition to two existing four unit dwellings for a total of 12 units and associated site improvements on the site. Area variances are required.

Applicant: Christopher Sass

Agent: Ethan Hall, Principal, Rucinski Hall Architecture

Mr. Hall stated the property is currently listed as two individual properties 32 and 34 Allen Drive. It is the applicant's intent to combine them into one deed and build the four unit dwelling between the two existing sites. All of the parking is provided in front of the buildings. This is a corner lot. Mr. Hall stated the application is before the ZBA currently.

Discussion ensued concerning the number of parking space proposed and the number required.

Mr. Hall stated 24 parking spaces are provided as well as 2 additional ADA spaces which are located in front of the accessible units.

Amy Ryan, Alternate questioned if a Radon study will be conducted.

Mr. Hall stated the units are slab on grade there will be no ground disturbance.

Discussion ensued concerning sidewalks proposed in the area and future plans for this area.

Amy Ryan, Alternate recommended reaching out to Sustainable Saratoga for additional tree plantings.

Mark Torpey, Chairman questioned the current condition of the asphalt in the parking area.

Mr. Hall stated it is in good shape and some will be removed during construction. It may have to be resurfaced.

Discussion ensued concerning stormwater management plan.

Mr. Hall stated the applicant will reconfigure the landscaping and the front facades of the current existing buildings.

Susan Barden, Principal Planner, City of Saratoga Springs stated a waiver for parking would be required to exceed the 18 parking spaces.

Mr. Hall stated the applicant will return before the Board as the application progresses.

Mark Torpey, Chairman stated the project does improve what currently exists on the site.

3. THE WESLEY COMMUNITY PUD AMENDMENTS, 131 Lawrence Street, Advisory Opinion to the City Council on proposed text amendment to the Woodlawn Oval PUD.

Mark Torpey, Chairman stated the application is before the Board for an Advisory Opinion to the City Council. We have requested an extension for our response. Our objective tonight is to provide the Board members with information. The applicant has provided marked-up version of the most recently amended PUD legislation. The proposed changes are to permit proposed and future projects within the proposed legislation and on the sketch plan.

Applicant: Wesley- Brian Nealon, CEO Wesley; Clifford Van Wagner, Pharmacist, Development Coordinator, Wesley

Agent: Dave Carr, LA Group

Mr. Carr stated the applicants are before the Board for an Advisory Opinion to the City Council for a proposed text amendment to the Woodlawn Oval PUD. Mr. Carr provided a visual presentation of the site which is requesting a text amendment and is not adding any additional properties. Currently the site is 37 acres. This application was submitted in March of 2019.

Mr. Nealon, CEO of Wesley for 34 years. Mr. Nealon reviewed aging and the changes in aging care. Currently, 700 seniors live on campus from the nursing home to assisted living to market rate apartments and subsidized senior housing. Mr. Nealon stated it is their goal to care for our seniors at whatever level care they need.

Clifford Van Wagner, been at Wesley for 42 years as well as a former member of the Planning Board. Mr. Van Wagner provided a visual of the site and noted the location of the nursing home, apartments, senior housing and assisted living.

Wesley currently has 635 employees. What is being presented before the Board are their hopes for the next 10 years. They are looking to open up the PUD and add some additional space, filling

in with office and additional private room space. We will renovate current nursing home floors and decrease beds by 36. We are reacting to the requests and needs of our clientele.

Mr. Van Wagner provided a visual of what the applicant's are proposing now, and what they are proposing for the future.

Wesley has been a good neighbor. We have 84 contiguous neighbors. He provided a visual of the area where Wesley provided new sidewalks for the neighbors in the area baring the bulk of the cost, as well as new storm sewers and sanitary sewers and new water lines in the area. We are over 60% green.

Mr. Carr stated this is a text amendment. The most important thing to take away is review the density and we are increasing our density from 10% to 12½% **for the entire 37 acre**. SEQRA was submitted to the Board as well as the traffic study.

Amy Ryan, Alternate spoke regarding the proximity to Skidmore connectivity and safety issues, perhaps a blue light system and safe zone.

Mr. Nealon spoke about emergency service personnel access and discussion with Public Safety.

Mr. Van Wagner explained communication with emergency service personnel for the new project similar to what has transpired in the past.

Mr. Carr stated this type of discussion and information will be presented and will happen at site plan.

PUBLIC COMMENT:

Sharon Byrne, 247 Clinton Street. She is concerned regarding traffic and emergency vehicles and increased density.

David Sayer, 32 Clement Avenue. His main concern is traffic and this is a pass through to the hospital. We would like to maintain the residential feel of the block.

DISCLOSURE:

Bob Bristol disclosed he was the original designer of the retirement home back in 1968.

Mark Torpey, Chairman thanked the applicant for the presentation. The Planning Board has until September 16, 2019 to provide the Advisory Opinion to the City Council.

4. **20180566 18.042 GARY STONE COMMERCIAL ACTIVITIES**, 68 Weibel Avenue, permanent Special Use Permit form office, retail, storage, golf driving range uses within a Transect-4 Urban Neighborhood District.
5. **20190017 18.041 GARY STONE COMMERCIAL ACTIVITIES**, 68 Weibel Avenue, Site Plan Review for office, retail, storage, golf driving range uses within a Transect-4 Urban Neighborhood District.

Mark Torpey, Chairman stated there are two actions before the Board this evening. A Special Use Permit for a number of different uses, office, warehouse as well as number of mixed uses, retail and storage in the Transect-4 zone. Also there is an application for Site Plan Review for this

project. We have seen this project a numbers of times in the past. A SEQRA Negative Declaration was issued on October 4, 2018. The ZBA has issued area variances for this project at the December 10, 2018 meeting all for various uses as previously named. We have worked with the applicant on items that would improve conformance with T-4. We have received information that there is a potential to terminate the leases on the site and allow and accommodate for a driving range which currently exists.

The attorney and the applicant are not present for the application this evening.

Mark Torpey, Chairman asked Vince DeLeonardis, City Attorney, City of Saratoga Springs stated there was a City Court matter relating to violations which have existed on this property for many years. The matter did result in a settlement which resulted in the discontinuance of certain uses and allowed some uses while continuing through the application processes with this Board and the ZBA. There was a limited amount of time for the applicant to pursue those approvals. The initial settlement agreement provided the applicant 180 days for the tenants to continue the uses. The applicants were also allowed to apply for a 90 day extension which was granted. Further Judge Waite allowed an additional 120 days. The applicant indicated discussions with connectivity and the adjacent projects. The order was entered into in May of 2018 and it is expiring this month. We will be addressing the applicant in City Court.

6. 20180533 365 BROADWAY APARTMENTS, 385 Broadway, site plan modification for a previously approved mixed-use building in the Transect-6 District.

Mark Torpey, Chairman stated this project has appeared before the Planning Board previously. The Planning Board has issued a SEQRA Negative Declaration on October 18, 2018 as well as site plan partial approval on this date. The modification before the Board this evening is to move the building back an additional 6 feet, thereby increasing the distance from rear lot line by equal 6 feet. Also, positioning of some of the utilities at the rear of the property site. The change in terms of the building modification was not an issue at the workshop but the positioning of the utilities was more of a concern considering access to UPH.

Applicant: Peter Rosencranz, Tom Newkirk

Agent: Doug Heller, LA Group;

Mr. Heller stated along with the applicant and agent for the project representatives from The Lofts and UPH are present as well. As noted by the chair site plan approval was granted by this Board back in October. Following that approval the owners of The Lofts questioned if there could be more separation between the buildings. The architect was able to shift the building to increase the separation. This presented a issue with trash removal. A meeting between the Lofts and UPH and the owners of 385 Broadway concerning trash removal was held. A visual presentation of what was originally approved and then what is being proposed at the rear of the site, along with the UPH approved plans. A visual presentation was provided to the Board concerning the modification. There are no changes to parking. We are now able to pull the dumpsters away from the fence line and we are now proposing a shared trash compactor which will benefit The Lofts, UPH and the 385 Broadway building. We are continuing to work with National Grid concerning the two transformers and switch gears which is now a junction box which is smaller and able to be located in this location. We are also in communication with trash haulers to choose the correct compactor size.

What the shared compactor does is decrease the number of large dumpster traffic in this location. A visual of the trash compactor, fencing as well as transformers were provided to the Board. Everyone has come on board and much communication regarding sizing and this seems to be the best for everyone. This opens up access to UPH and does bring this in to one centralized location reducing the traffic in this area.

Sonny Bonacio, Presidents of The Lofts thanked Peter and Tom and Ed Mitzen. This makes it safer and nicer for pedestrian traffic, reducing the truck traffic and better for all concerned. Also, we have entered into an agreement formally with Fingerpaints to use their parking lot on off hours.

Teddy Foster, Director of UPH, stated they had the idea to do the compactor. We are thrilled with this modification and this gives us alley access.

Tom Newkirk, applicant spoke regarding compacted dumpsters and frequency of emptying.

Discussion ensued regarding screening of the dumpsters and the shared agreement between these properties and vagrancy in this area.

Libby Coreno, attorney stated there is a plan in place and Shelters of Saratoga has a mobile response unit.

Teddy Foster, Director of UPH spoke regarding Proctors Ambassador program which works with the homeless; they assess them and train them so they can work as greeters at Proctors. Our hope is to have Ambassadors in place when we open.

Todd Fabozzi questioned the civic space.

Susan Barden, Principal Planner, City of Saratoga Springs stated we have not yet formed a small committee which was required in the site plan approval along with the discussion to return before this Board for approval of the civic space in this area.

COMMUNICATION RECEIVED BY THE BOARD:

-Letter received from Cory LaPoint, CYC Realty, Manager of Lofts Property, dated July 25, 2019.

Ruth Horton made a motion in the matter of 385 Broadway Apartments, 385 Broadway that we approve the site plan modifications for this previously approved project as presented by the applicant this evening. Jamin Totino 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; Bob Bristol, in favor; Todd Fabozzi, in favor;
Ruth Horton, in favor; Janet Casey, in favor; Amy Ryan, Alternate, in favor;

MOTION PASSES 7-0

NOTE:

Board recessed at 8:01 P.M.
Board reconvened at 8:10 P.M.

Mark Torpey, Chairman stated going back to the previous application concerning 385 Broadway Apartments, 385 Broadway, site plan modification which was just approved implicit in that is the reaffirmation of the SEQRA Negative Declaration.

Jamin Totino, Vice Chairman made a motion in the matter of the 385 Broadway Apartments, 385 Broadway Site Plan Modifications have no additional environmental significance or concerns or impacts within the context of the previous SEQRA Negative Declaration. 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; Bob Bristol, in favor; Todd Fabozzi, in favor;
Ruth Horton, in favor; Janet Casey, in favor; Amy Ryan, Alternate, in favor;

MOTION PASSES 7-0

7. **20170994 17.055 FADEN MIXED-USE DEVELOPMENT,** 146 South Broadway, site plan modification for a previously approved mixed-use building in the Transect-5 District.

Mark Torpey, Chairman stated this project has appeared before the Board and received approvals in November 9, 2017 for the following:

- a two-lot commercial subdivision with conditions.
 - Special Use Permit for construction of a mixed-use facility consisting of office, medical office, retail, eating and drinking and four residential units.
 - Site Plan Approval with conditions.
 - Negative SEQRA Declaration.

Mark Torpey, Chairman stated the proposed site plan modification includes site changes to approved landscaping plan. Placement of civic space amenities and dumpster reorientation as identified in narrative and on revised plan.

Applicant: Russ Faden

Mr. Faden stated they are proposing a change in the civic space. The previous plan did not take into account the pillars.

A visual of the approved civic space was provided to the Board. The site plan modification proposed is moving the civic space to the corner of Ensor and South Broadway. The bike rack has been moved onto the same side. Everything will remain as previously presented. A second bench will be placed on Ensor.

Todd Fabozzi stated perhaps providing a little more space between the bike rack and the bench would be advisable so that parked bikes don't block part of the bench.

Mr. Faden provided some additional information on the planting in the rear of the site and additional plantings in front.

Mark Torpey, Chairman stated he has no issues with the minor changes. There is no significant change to the Board's previous SEQRA approval or site plan as presented.

Amy Ryan, Alternate made a motion in the matter of the Faden Mixed-Use Development, 146 South Broadway to approve the site plan modification as presented 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; Bob Bristol, in favor; Todd Fabozzi, in favor;
Ruth Horton, in favor; Janet Casey, in favor; Amy Ryan, Alternate, in favor;

MOTION PASSES 7-0

8. **20190604 THE CLUETT HOUSE BED AND BREAKFAST,** 2 Clement Avenue, permanent Special Use Permit for a neighborhood Bed and Breakfast within an Urban Residential-1 District.

Mark Torpey, Chairman stated the applicant is before the Board this evening for a Permanent Special Use Permit for a neighborhood Bed and Breakfast in the UR-1 District. This is a Type II SEQRA action.

Susan Barden, Principal Planner stated the Board received on July 24, 2019 the floor plans requested from the applicant at the workshop. We also received the following public comments.

-Letter signed by four neighbors dated July 22, 2019.

-Letter signed by Nadine Shadlock, dated July 25, 2019.

Applicant: Robin Lauder, LLC

Agent: Michael Toohey, Attorney

Mr. Toohey stated the only outside work to be performed at the site will be the construction of four parking spaces on the site off the existing driveway to the south of the home. This will not require any zoning variances to be completed. We are contemplating waiver of site plan. This property is located at 2 Clement Avenue and the applicant is seeking a Special Use Permit for a neighborhood bed and breakfast. There are limitations up to five bedrooms permitted with a resident host for the property and there are no outdoor permitted uses. This home was built in the 1800's with three floors of living space and is 7800 square feet. The client purchased this in 2019. A survey was provided to the Board and parking will be handled on site. A visual presentation of the site was provided to the Board as well as floor plans. The floor plan was reviewed by Mr. Toohey noting all 6 bedrooms have full baths, common areas and kitchen. Mr. Toohey reviewed the criteria of a Special Use Permit. Views of the neighborhood were provided for the Boards review, noting

several condominiums in the vicinity and apartments as well which is not allowed per the zoning ordinance.

Mark Torpey, Chairman questioned the Comprehensive Plan Designation Residential-1 for this property which establishes 3 ½ units per acre, is this is different with a bed and breakfast regarding density.

Vince DeLeonardis, City Attorney, City of Saratoga Springs spoke regarding units versus rooms. A unit is interpreted as a dwelling unit per the zoning ordinance. Rooms - neighborhood bed and breakfasts are allowed in single and two family units. So if you allow this use it does not change the unit, it allows rooms within this unit to be utilized as a B&B.

Discussion ensued regarding units versus rooms and the distinction between the two, as well as the maximum number of guests at the property at one time.

Jamin Totino, Vice Chairman spoke regarding Special Use Permits and the fact that it goes with the property and enforcement, and being a good neighbor.

Vince DeLeonardis, City Attorney, City of Saratoga Springs spoke regarding enforcement of rules and Special Use Permits and the types which can be granted, Temporary, Renewable and Permanent.

Amy Ryan, Alternate spoke regarding precedent in tailoring Special Use Permit.

Mark Torpey, Chairman spoke regarding filing information on the property.

Vince DeLeonardis, City Attorney, City of Saratoga Springs spoke regarding imposing certain stipulations on the Special Use Permit.

Mark Torpey, Chairman questioned if it would be pet friendly and the occupancy tax.

The applicant stated no pets will be allowed and it will be subject to the occupancy tax.

PUBLIC HEARING:

Sharon Byrne 247 Clinton and a neighbor of the Annandale Apartments which has been in existence since the 1950's well before zoning existed. In the city we are held to the highest standards to maintain our properties. Consider precedent setting.

Jennifer McMann, speaking on behalf of her father John McMahon. Written communication was submitted this date. She is a native Saratogian. She requested the Board seriously consider this application and the precedent it sets. She is against this application. She does not believe that there are in kind properties. These are permanent residences. There will be increase in traffic and noise. This will disadvantage the single family homes in the area.

Nadine Shadlock, Counsel for the owner 124 State Street. A major concern is regularly scheduled commercial activities and parking, and traffic is not consistent with this quiet single family neighborhood. It should be protected and preserved.

Rob Coughlin, 54 Greenfield Avenue and lived here for over 30 years. This will have a significant negative impact on this an exceedingly popular neighborhood with owner occupied homes. This will be a commercial enterprise. Mr. Coughlin read some information from the advertising of the property and the negative impact on the neighborhood. Concerns regarding water issues on the street.

Rosemary Radcliff, 107 State Street. We purchased this home in 2011. It is a 3 story home with a great front porch. It takes a special buyer to keep up these big homes and it is an investment. We are ardent supporters of the town as well. Concerned about this proposal. Do not allow a commercial business in this residential neighborhood.

Tom Berkley, Greenfield Avenue, diagonal to the property in question. We are concerned about the runoff from the property. Rain and snow cause issues from this property.

Kevin Cushing, 45 Greenfield Avenue. This is a quiet residential neighborhood. Strongly urge the Board not to allow this Special Use Permit.

Mark Torpey, Chairman, closed the public hearing at 9:25 P.M.

Mark Torpey, Chairman asked if there were any further comments from the Board.

Ruth Horton stated she is concerned that this property has already been used for this type of business without authority to do so. This is disturbing and possibly indicative of what the future holds. It is bothersome and making it difficult to make a decision on this and she would like to think about this.

Jamin Totino, Vice Chairman stated there is a lot information to digest. I would like to be out in that neighborhood again. I would like to think more about this before making a decision.

Janet Casey stated she agrees with Jamin. Whenever we see neighbors come out with serious concerns it is good to lay it over and slow down a bit prior to making a decision.

Todd Fabozzi stated that what he is struggling with is that this is an allowed use. The policy of the City has been established by the Comprehensive Plan and by the zoning that is in place. If there are areas that are inappropriate for Bed and Breakfasts than they should be not be allowed in the code or the plan. In this case they are allowed. We have to look at likely impacts, not just taking the pulse of who shows up to complain and because of say an exclusionary nature of a particular neighborhood that assumes a higher claim to prohibiting things that they don't like but are actually going on all over the city, particularly track and Airbnb rentals. The ability for people to take advantage of their real estate legally seems to be the life blood of this city. The idea that one place has exclusivity to not have that happen even though it is legally allowed, versus other places, just because they do not have the neighborhood coherence to stand up and protest it, there are some contradictions as to what is fair across the city. If the policies are wrong the policies need to be changed and that is not within our role to do that.

Amy Ryan, Alternate stated she agrees with Todd. Having grown up here and seen what it was to what it is now it is a major change. What is really important is the vagueness of some of the codes that are in place. She did not like the exclusivity comment. The city itself is a gem. Wherever you go you should be able to safely raise your children. Amy voiced concerns with the B&B and the

influx of homes on the market we really need to put a hard look on how we are to regulate this going forward in the future and how are we going to protect our residents.

Bob Bristol stated he has lived here a long time and in this neighborhood. Crafting how we answer this the right way not necessarily turning it down is his suggestion.

Mark Torpey, Chairman stated he would like to take some time thinking about this. There is no curbing in this area and he would like to review the drainage in this area. It would be helpful to have greater connectivity in this area. I do agree with a lot of what Todd has stated. Encourage the applicant to work with the neighbors. Also, will this be operated seasonally?

The applicant stated they are considering running this from April to October.

Discussion ensued among the Board regarding how this Board can put some restrictions on the property and how it could work.

Vince DeLeonardis, City Attorney, City of Saratoga Springs stated the issue of short term rentals is something the City is looking into while trying to establish regulations to address, currently it is only with hotels and motels, inns and B&B's. No air B&B's there are other forms of short terms rentals, occupancy issues and health and safety issues and other details to review since this is a tourist city. With the advent of on-line institutions this has added another dimension for our consultant working with the UDO to provide some input.

Mark Torpey, Chairman stated we will table the application this evening until the next meeting scheduled for August 8, 2019.

PUBLIC HEARING:

Mark Torpey, Chairman re-opened the public hearing at 9:37.

Mark Torpey, Chairman stated the public hearing will remain open.

APPROVAL OF MEETING MINUTES:

Deferred to the August 8, 2019 meeting.

COMMENTS FROM THE CHAIR:

Mark Torpey, Chairman thanked Janet Casey for her service on the Board and wished her well in her new endeavor.

UPCOMING MEETINGS:

Planning Board Caravan, Thursday, August 1, 2019 at 4:00 P.M.
Planning Board Workshop, Thursday, August 1, 2019 at 5:00 P.M.
Planning Board Meeting, Thursday August 8, 2019 at 6:00 PM.

MOTION TO ADJOURN:

There being no further business to discuss Mark Torpey, Chairman adjourned the meeting at 9:37 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary