



City of Saratoga Springs

PLANNING BOARD

City Hall • 474 Broadway
 Saratoga Springs, New York 12866
 518.587.3550

PB Members
Mark Pingel (Vice Chair)
Tony Stellato
Michael King
Kerry Mayo
Charles (Chuck) Marshall (Chair)
William J. McTygue
Patricia Morrison

Note: Meetings are held in person in the City Council Chambers in City Hall

- Please enter City Hall by the Broadway ramp door entrance.
- The door is unlocked 1/2 hour before the meeting start time and is locked 1 hour after meeting start time.
- For entry after 7pm, please use the buzzer outside of the Lake Ave. entrance.

- Comments may be submitted up to 12PM on the day of the meeting using the [Public Comment form on the Planning Department page](#).
- To view the webcast live or once recorded, go to www.saratoga-springs.org.

PLANNING BOARD MEETING AGENDA

Thursday, February 8 at 6:00 p.m.

Roll Call

1. Approval of Meeting Minutes:

2. Possible Consent Agenda Items

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

Agenda Order	Project #	Project	Project Location	Project Description	Project Index
1	20240019	125 High Rock Subdivision Extension	125 High Rock Ave	Approval extension for a previously approved subdivision in the Neighborhood Commercial (T-5) District.	
2	20240007	126 West SUP Extension	126 West Ave.	Approval extension for a previously issued Special Use Permit for a mixed-use project in the Urban Neighborhood (UN) District.	

3. PB Applications Under Consideration - NOTE: Agenda item discussion will not begin past 10:00 p.m.

Agenda Order	Project #	Project	Project Location	Project Description	Project Index
3	20240011	182 Excelsior Preliminary Subdivision	182 Excelsior Ave.	Preliminary Plat Review of a two-lot subdivision in the Urban Residential - 4 (UR-4) District.	
4	20230773	182 Excelsior Site Plan	182 Excelsior Ave.	Site Plan Review application to relocate the existing residence and carriage house on the property and construct four 9-unit multi-family residences (totaling 36 new units) and associated site work in the Urban Residential - 4 (UR-4) District.	
5	20231022	146 Adams SUP Modification	146 Adams St.	Special Use Permit Modification to expand an existing horse barn in the Institutional Horse Track Related (INST-HTR) District.	
6	20231023	146 Adams Site Plan	146 Adams St.	Site Plan Review to expand an existing horse barn with an 8-stall addition (+/- 1,200 sq. ft.) and associated site work in the Institutional Horse Track Related (INST-HTR) District.	
7	20230919	3376 S Broadway Treehouse Brewing Special Use Permit	3376 S. Broadway	Special use permit for outdoor dining associated with micro-production of alcohol and an eating and drinking establishment in the Gateway Commercial - Rural (GC-R) District.	

UPCOMING MEETINGS AND WORKSHOPS

February 8: Workshop - February 1 at 5pm

February 29: Workshop - February 22 at 5pm

ANNOUNCEMENT: If you are interested in supporting our community by sitting on a Land Use Board, please fill out [the form](#) on the City's website.

VIRTUAL PARTICIPATION

- Due to unexpected circumstances, one or more of our members may need to participate remotely; if the meeting is remote or hybrid, please find relevant meeting details [here](#).
- A video recording of the meeting will be available [here](#).

GENERAL MEETING GUIDELINES

The Planning Board reviews a wide variety of applications and its primary responsibilities include four land development decisions including New York State Environmental Quality Review (SEQR), Special Use Permit (SUP), Site Plan (SP) and Subdivision (SD).

The rules regarding public input depends on the type of application before the Planning Board.

SEQR and SP: The Planning Board reserves the right to allow public comment as deemed necessary. The total duration for all public comments should not exceed fifteen (15) minutes with each

individual speaker limited to a total of two (2) minutes.

SUP and SD: The Planning Board is required to conduct a public hearing with proper notice to all neighbors residing within 250 feet of the project. Each individual speaker will be limited to a total of three (3) minutes.

For all applications: Speakers providing public input will be timed to ensure compliance. Applicants' initial presentation to the Board will be limited to 15 minutes.

Planning Board members are volunteers appointed by the Mayor to serve seven-year terms. Each member has a single vote and a quorum (4 or more members) is required to vote on an application.

Note: This agenda is subject to change. Please check the [website](#) for latest version.

GENERAL GUIDELINES FOR SPEAKERS

- All meetings are video recorded and webcast; please provide public input in a respectful manner.
- Public input will occur after the Applicant has presented the project to the Planning Board.
- Speak clearly into the microphone and state your name and address.
- Speakers will be timed – two (2) minute limit for public comment and three (3) minute limit for public hearing. Be concise, it's OK to speak for less than the time limit.
- Individuals may not donate their allotted time to other speakers.
- Face the Planning Board at all times, do not engage in direct discussions with the audience.
- Do not repeat points made by previous speakers.
- No laughing, heckling, speaking or clapping from the audience.
- Comments to the Board should specifically relate to the application under consideration and be directly relevant to the evaluation criteria.
- It is best to identify a designated speaker to summarize comments from multiple individuals.
- Written comments will be distributed to the Board and made part of the public record.
- Please note that the Planning Board has no jurisdiction over code enforcement.
- The Planning Board appreciates meaningful and thoughtful input from the community.

To learn more about the application review process, please contact the City Planning Department. Susan Barden: 518-587-3550 x2493 susan.barden@saratoga-springs.org