



City of Saratoga Springs

PLANNING BOARD

City Hall • 474 Broadway

Saratoga Springs, New York 12866

518.587.3550

PB Members
Charles (Chuck) Marshall
Kerry Mayo
Mark Pingel (Vice Chair)
Mark Torpey (Chair)
Patricia Morrison
Todd Fabozzi
William J. McTygue

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, September 7, 2023 at 6:00 p.m.

Salute the Flag

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	Ordinance Type	Project Index
1	20230466	231 Lake Lot Line Adjustment	231 Lake Ave.	Lot line adjustment - consolidation of two lots into one lot in the Urban Residential-1 (UR-1) district.	UDO	
2	2023-4	UDO Text Amendment - Errors and Omissions		Consideration of advisory opinion to the City Council for UDO text amendment of errors and omissions.		

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	Ordinance Type	Project Index
3	20230467	95 West/250 Washington Special Use Permit	95 West Ave./250 Washington St.	Special use permit for a marijuana dispensary in the Neighborhood Center (T-5) district.	UDO	
4	20230267	78 Church Site Plan	78 Church St.	Review of bonus action for additional building height for a mixed-use building including non-residential space and 23 residential units in the Neighborhood Center (T-5) district.	UDO	
5	20230523	233 Lake Verizon Antenna Special Use Permit	233 Lake Ave.	Special use permit for a wireless telecommunication facility on an existing structure in the Urban Residential - 1 (UR-1) district.	UDO	20200229
6	20230233	Station Lane Site Plan	West Ave & Station Lane	Consideration of SEQRA review for a proposed mixed-use project including 9,500 sq. ft. non-residential space and 68 multi-family residential units in the Neighborhood Center (T-5) district.	UDO	

UPCOMING MEETINGS AND WORKSHOPS

September 21: Workshop - September 14 at 5pm

October 12: Workshop - October 5 at 5pm

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