



City of Saratoga Springs

PLANNING BOARD

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

PB Members
Mark Torpey (Chair)
Kerry Mayo
Charles (Chuck) Marshall
Ruth Horton
Todd Fabozzi
Shawna Jenks (Alternate)
Mark Pingel
William J. McTygue
Open (Alternate)

PLEASE NOTE:

The Planning Board meeting will be held in-person in the City Council room in City Hall

M. Pingel will be attending the meeting by videoconference from a private location

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

PLANNING BOARD MEETING AGENDA

Thursday, September 15, 2022 at 6:00 p.m.

Salute the Flag

Roll Call

- Approval of Meeting Minutes
- 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

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
1	20220765	504 Broadway Sketch Plan	504 Broadway	Sketch site plan for a proposed mixed-use project to include approximately 4,000 sq. ft. non-residential space and 112 residential units in the Urban Core (T-6) District.
2	20220696	125 High Rock Final Subdivision	125 High Rock Ave.	Final plat review of a proposed two-lot subdivision in the Neighborhood Center (T-5) District.
3	20220086	126 West Special Use Permit	126 West Ave.	Special Use Permit for a proposed mixed-use project including office use and 4 residential units in the Transect - 4 (T-4) district.
4	20220679	120 S. Broadway Special Use Permit	120 S. Broadway	Coordinated SEQRA review and special use permit for a multi-family residential project including 58 residential units in the Transect - 5 (T-5) district.
5	20220339	120 S. Broadway Site Plan Review	120 S. Broadway	Site plan review of a proposed multi-family residential project (58-units) and associated site work in the Transect - 5 (T-5) district.
6	20220414	Chloe's Way Subdivision Modification	Chloe's Way	Modification of a previously approved subdivision to alter the required no-cut buffer areas for the remaining undeveloped lots.

4. Upcoming Meetings

- September 15 (workshop - September 8)
- September 29 (workshop - September 22)

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