



PLANNING BOARD

MINUTES (FINAL)

THURSDAY, APRIL 18, 2019

6:00 P.M.

RECREATION CENTER

CALL TO ORDER: Mark Torpey, Chairman called the meeting to order at 6:40 P.M.

SALUTE TO THE FLAG:

PRESENT: Mark Torpey, Chairman; Bob Bristol; Todd Fabozzi; Ruth Horton; Janet Casey; Sara Boivin; Shawna Jenks, Alternate

ABSENT: Jamin Totino, Vice Chairman

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:

Todd Fabozzi made a motion to approve the minutes of the December 6, 2018 Planning Board Meeting Minutes as submitted. Ruth Horton, seconded the motion.

VOTE:

Mark Torpey, Chairman, in favor; Ruth Horton, in favor; Bob Bristol, in favor; Todd Fabozzi, in favor; Janet Casey, in favor; Sara Boivin, abstained; Shawna Jenks, Alternate, abstained

MOTION PASSES: 5-0-2

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.

NONE AT THIS TIME.

C. APPLICATIONS UNDER CONSIDERATION:

1. **20190130 FALVEY MIXED USE BUILDING, 65** Beekman Street, special use permit for a proposed mixed-use development within the Neighborhood Complementary Use-1 District.

Mark Torpey, Chairman stated this project has appeared before this Board a number of times. The Planning Board issued a SEQRA Negative Declaration on March 7, 2019. The public hearing was opened for this project on March 21, 2019, and remains open. The ZBA variances were approved on April 8, 2019. The applicant is before the Board this evening for consideration of a Special Use Permit.

Applicant: Matt Falvey

Agent: Mike Bianchini, Environmental Design Partners

Mr. Bianchini stated this project involves .12 acre parcel at the corner of Beekman and Oak Streets. The current parcel is vacant except for a garage and driveway. The area contains a mixture of residential and commercial property. The property is in a Neighborhood Complementary Use-1 District and the mixed use building proposed is allowed by Special Use Permit and Site Plan Review. The parcel did receive approval of a number of area variances by the Zoning Board of Appeals at the April 8, 2019 meeting, following the Planning Boards SEQRA Negative Declaration as well as the issuance of a Favorable Advisory Opinion for a parking waiver from 9 spaces required to 4 spaces. The applicant has appeared before the DRC last evening and did receive a favorable review with a few minor architectural changes which the architect will address. Full DRC approval is anticipated on May 1, 2019. The zoning in this area does allow for some non residential uses which are allowed to provide sales and services within walking distance of the surrounding residential areas. By proposing a mixed use residential and only those non residential uses which are allowed, the property is consistent with the provisions of the zoning ordinance and the comp plan as proposed. Traffic and parking needs are to be fairly low volume for this area. The project is in harmony with the neighborhood. The applicant is proposing a two story mixed use building 2400 square feet. The first floor a maximum of 1200 square feet of commercial retail consistent with the code, 258 square foot studio apartment and upstairs a 2300 square foot two bedroom owner occupied apartment. The applicant is also proposing to replace the current sidewalk with a 5 foot wide concrete sidewalk. Public water and sewer are accessible on the property frontage. Mr. Bianchini reviewed the allowed uses for spaces less than 1200 square feet and they are art studio, art gallery, retail service establishments, and office. Additionally we are requesting a parking waiver. The ZBA has requested that the Planning Board consider a permeable parking area in the location identified as patio/terrace on the site. The building will be owner occupied and he can dictate parking requirements through leases.

PUBLIC HEARING:

Mark Torpey, Chairman stated the public hearing was opened and remains open.

Mark Torpey, Chairman asked if anyone in the audience wished to comment on this application. None heard.

Mark Torpey, Chairman closed the public hearing at 6:18 P.M.

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

Discussion ensued among the Board concerning the parking waiver and waiver of site plan as well. It was the consensus of the Board to grant a parking waiver and waiver of site plan for the project.

Mark Torpey, Chairman stated the Board is comfortable with the waiver for parking and site plan. The applicant will save the trees on Oak Street. Concrete sidewalk replacement all along Oak Street.

Bob Bristol made a motion in the matter of the Falvey Mixed-Use Building, 65 Beekman Street, that the application be approved with the conditions as noted by the Chair. Ruth Horton 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; Bob Bristol, in favor; Todd Fabozzi, in favor; Janet Casey, in favor; Sara Boivin, in favor; Shawna Jenks, Alternate, in favor

MOTION PASSES: 7-0

2. **20190187 ALLEN DRIVE APARTMENTS**, Allen Drive and Tait Lane, special use permit for a 200 unit affordable housing project in the Transect-4 Urban Neighborhood District.

Mark Torpey, Chairman stated the applicant is before the Board this evening for the Planning Board to assume Lead Agency Status for SEQRA. Officially the DRC and the NYS HTF for funding approval have deferred Lead Agency Status to the Planning Board. Also, we have received a Special Use Permit application as well as a land disturbance activity permit. We discussed the land disturbance permit which is not something we is something which is not warranted in this case to address or consider. A legal ad did not run for this project so we can open the public hearing but we cannot act on this project this evening. The neighborhood notification was made.

PUBLIC HEARING:

Mark Torpey, Chairman opened the public hearing at 6:25 P.M. We will keep the public hearing opened.

Applicant: NRP Properties, LLC

Agent: Libby Coreno, Attorney, Carter Conboy, Doug Heller, LA Group; Mark Naldony, Creighton Manning

Ms. Coreno provided a visual presentation of the 14 acre parcel which is 3 parcels recently rezoned from Warehouse to T-4. This is at the corner of Allen Drive and Tait Lane. Ms. Coreno provided a time line for the Boards review. This project will require a Special Use Permit, Site Plan Review and Approval, SEQRA Review for Phase I and Phase II of the Project. We are currently awaiting our tax credit notification which should be made within the month. This was found to be consistent with the Comprehensive Plan and the Planning Board was supportive of this project. Ms. Coreno reviewed the Special Use Criteria and these are the requirements that must be met by the applicant in order to be issued a Special Use Permit.

Mr. Heller reviewed the site for the Boards review. This is made up of 3 parcels totaling 13.8 parcels. There is only one existing easement along the train tracks and that is with the Saratoga County Water Authority. Proposed project is for 202 units. It is proposed to be completed in two phases. Phase I the northern half, Phase II the southern half. We are proposing civic space with a gazebo and community gardens with walking paths in the area. What the applicant is proposing is townhome style units. These buildings are 3 stories in the middle with 2 stories on the side. Phase I is 90 units and it includes the construction of a clubhouse and also a commercial area. Commercial area is zeroing in on Social Services and office space. Bike racks will be throughout the development. Phase I will contain 169 parking spaces and Phase II will be 172 parking spaces. There is an easement that is in place right now that provides access and for utilities. Phase II will have easements for access to utilities and general access as well. We are proposing to connect into the city water system on Allen Drive and loop that back to Tait Lane. For the sanitary sewer we will be connecting to the Saratoga County Sewer System. Stormwater will be managed with porous pavement in the parking space and then some stormwater ponds and shallow infiltration basins. We are working with the CDTA for a bus stop in this area.

Mark Torpey, Chairman questioned buffering, noise and connectivity.

Mr. Heller spoke regarding the applicants plans for connectivity, sidewalks and access.

Discussion ensued regarding connectivity, 9N and sidewalks.

Mark Naldony, Associate and Traffic Engineer with Creighton Manning stated this study was done in 2015 and this is an update to that analysis. Mr. Naldony stated the study intersections were the Allen Drive, Sunnyside Drive, Route 9 intersection and the Tait Lane, Sunnyside Drive intersection. Chazen has requested we add the Church Street, West Avenue intersection and that report will be forthcoming. We have updated traffic counts and the trip generations. These were completed at the peak AM and PM peak hours. We also looked at the pedestrian connectivity and the CDTA availability in this vicinity. We increased traffic counts by new developments in the area and also seasonal factors. We also increased the amount of traffic generally by growth factors and new developments. Initially, and we always go the worst case scenario, during Phase I we have 35-45 additional trips in the AM and PM peak hours. After total build out 72 additional trips in the AM and 95 additional trips in the PM. Mr. Naldony reviewed the traffic collection and analysis. Site distances were also reviewed and parking which currently exists on the site has been relocated onto the site. Mr. Naldony provided a visual traffic simulation for the Boards review.

Discussion ensued among the Board regarding the speed limit on Route 9N, access and egress on other side streets in the area and safety concerns regarding sidewalks.

Mark Torpey, Chairman questioned if Creighton Manning could review the traffic analysis which was done on Washington Street and to provide the information to the Board.

Ms. Coreno spoke regarding the affordable housing rates, the application process, and advertisement for the units. This is all is driven by the AMI-MSA.

Mark Torpey, Chairman stated the public hearing was opened earlier this evening. Does anyone in the audience wish to comment on this application?

Chris Mathiesen, 16 Tait Lane. We are not opposed to this at all. We do have concerns regarding increased traffic and speeds. The cars do not follow the speed limit. Also, he voiced concern regarding the topography of the area and runoff to his property. Also a visual barrier or buffer would be appreciated.

Chris Mathiesen, 48 Friar Tuck Way. There is much more traffic, much more development as well as demand on that road. Speaking as the former Director of Public Safety he has made suggestions concerning the speed limit to no avail.

Tim Grandy, owns property on the warehouse district to the south of the proposed property. The private roadway is his roadway. Adequate buffering is important. This project will be introducing a large residential component may limit daily operations.

Ms. Coreno spoke regarding the phasing for the project. These are two separately funded projects. She reviewed the recommendations and concerns voiced by the Board. Internal wheelchair pickup ADA compliant, CDTA bus stop based upon the existing pathways, uses inside the commercial space and how the 5,000 square feet are to be utilized. Concern over the bridge width with the potential for a bike lane or pedestrian traffic. Sheltered bike rack. Looking at the Washington Street, Kirby traffic, micro-traffic options. Traffic submissions regarding the Chazen comments.

Mark Torpey, Chairman spoke regarding the City and looking into the DOT for a speed limit reduction in this area, as well as porous pavement and screening and buffering for the neighbors and a parking number analysis.

Shawna Jenks, Alternate also recommended perhaps some basketball courts in the area for after school activities.

Mark Torpey, Chairman stated the Board can now act on acceptance of SEQRA Lead Agency Status.

Bob Bristol made a motion in the matter of the Allen Drive Apartments, Allen Drive and Tait Lane, 200 units of affordable housing that the Planning Board accept Lead Agency Status for SEQRA. Todd Fabozzi 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; Bob Bristol, in favor; Todd Fabozzi, in favor; Janet Casey, in favor; Sara Boivin, in favor; Shawna Jenks, Alternate, in favor

MOTION PASSES: 7-0

3. **FLAT ROCK CENTRE PARKING STRUCTURE**, High Rock/Lake/Maple Avenues, Advisory discussion on the proposed parking structure within the Transect-6 Urban Core District.

Mark Torpey, Chairman reviewed the recommendations the Planning Board would like to forward to the City Council.

- A commitment to permanent open space, civic space and mixed use functionality in Phase II.
- Consideration for a linear park design concept along High Rock Avenue with a small plaza, examples attached, surrounded by mixed use buildings in Phase II.
- Incorporation of safety measures such as a blue light alarm system.
- Access to parking for Farmers Market patrons, either free parking during market hours or parking ticket validation.
- Management structure for parking. Free versus charge a possible unintended consequence of the structure.
- Ability to design the structure so it could be repurposed in the future to satisfy the liner building requirement.
- Request to review the next design phase and provide more subsequent comments in the future.

Discussion ensued regarding the suggestions listed.

Todd Fabozzi suggested perhaps the City offer a design competition to be able to submit ideas for the plaza and mixed use areas.

Bob Bristol stated the all the professional organizations have specific guidelines concerning what can be included in the competition.

Several recommendations were discussed regarding the bulleted item management structure for parking. The Board discussed rewording this recommendation. Several suggested wording changes were made. It was the consensus of the Board to rework the recommendation. Several Board members volunteered to rework these recommendations and submit them to the entire Board for review at the next meeting. This will be placed on the Consent Agenda for the scheduled Planning Board on May 2, 2019.

D. UPCOMING MEETINGS:

Planning Board Caravan, Thursday, April 25, 2019 at 4:00 P.M.

Planning Board Workshop, Thursday, April 25, 2019 at 5:00 P.M.

Planning Board Meeting, Thursday May 2, 2019 at 6:00 PM.

MOTION TO ADJOURN:

There being no further business to discuss Mark Torpey, Chairman adjourned the meeting at 8:13 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 6-20-19