



# CITY OF SARATOGA SPRINGS

## PLANNING BOARD

City Hall – 474 Broadway  
Saratoga Springs, New York 12866  
Tel: 518-587-3550 fax: 518-580-9480

Mark Torpey, *Chair*  
Jamin Totino, *Vice Chair*  
Robert F. Bristol  
Lexie Bonitatibus  
Todd Fabozzi  
Ruth Horton  
Sara Boivin  
Amy Ryan, *Alternate*  
Shawna Jenks, *Alternate*

PLANNING BOARD MEETING  
THURSDAY, OCTOBER 3, 2019  
**RECREATION CENTER, 15 VANDERBILT AVE**

### DRAFT AGENDA

6:00 PM

Salute to the Flag

**A. APPROVAL OF MEETING MINUTES:**

**B. 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.

**C. APPLICATIONS UNDER CONSIDERATION – Note: agenda item discussion will not begin past 10:00pm**

1. [20190906 CITIZENS BANK](#), 1 Ballston Ave., permanent Special Use Permit for a financial institution within a Transect – 5 District.
2. [20190907 CITIZENS BANK](#), 1 Ballston Ave., site plan review for a financial institution within a Transect – 5 District.
3. [20190634 138 NELSON LLC ROOMING HOUSE](#), 138 Nelson Ave., permanent Special Use Permit for a corridor rooming house within an Urban Residential – 2 District.
4. [20190633 138 NELSON LLC ROOMING HOUSE](#), 138 Nelson Ave., Site Plan Review for a corridor rooming house within an Urban Residential – 2 District.

5. [20190815 THE GROVE AT NEUMANN](#), 233 Lake Ave., site plan modification to add nine dwelling units to the existing complex within a Urban Residential - 1 District.
6. [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.
7. [20190808 GERONIMO SUBDIVISION](#), 301 Old Ballston Avenue, two-lot conservation subdivision within a Rural Residential District.
8. [20190497 SOUTH BROADWAY HOTEL](#), 176 South Broadway, special use permit for a proposed 120-room hotel in the Transect - 5 District.

**D. UPCOMING MEETINGS:**

October 3, 2019 (caravan/workshop Sept. 26)

October 17, 2019 (caravan/workshop Oct. 10)

NOTE: This agenda is subject to change. Please check [www.saratoga-springs.org](http://www.saratoga-springs.org) for latest version.

**SARATOGA SPRINGS PLANNING BOARD**

**- GUIDELINES FOR PUBLIC INPUT -**

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 depend 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.

#### **GENERAL GUIDELINES FOR SPEAKERS:**

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.

- 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](mailto:susan.barden@saratoga-springs.org)