



CITY OF SARATOGA SPRINGS

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City Hall - 474 Broadway
 Saratoga Springs, New York 12866-2296
 Tel: 518-587-3550 fax: 518-580-9480
<http://www.saratoga-springs.org>

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(Application #)

(Date received)

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Rev.12/2015

SITE PLAN REVIEW SUBMITTAL CHECKLIST

Project Name: Regatta View - Area B - Phase 3

Listed below are the minimum submittal requirements for site plan review as set forth in The City of Saratoga Springs' Zoning Ordinance Appendix B. The Planning Board reserves the right to request additional information, as necessary, to support an application. The Board also reserves the right to reject the application if these minimum requirements are not met. Please complete the checklist below and provide with your submission.

REQUIRED ITEMS:

CHECK EACH ITEM	
<input checked="" type="checkbox"/>	1. <input type="checkbox"/> Completed Site Plan Application and Application Fee
<input checked="" type="checkbox"/>	2. <input type="checkbox"/> SEQR Environmental Assessment Form- short or long form as required by action.
<input checked="" type="checkbox"/>	3. <input type="checkbox"/> Set of plans including: (4) large scale plans (sheets <u>must be</u> 24" x 36", drawn to a scale of not more than 1" = 50 feet), (8) 11x17. A digital version of all submittal items (pdf) shall be provided.
<input checked="" type="checkbox"/>	4. <input type="checkbox"/> Basic or Full Storm Water Pollution Prevention Plan as required per City Code Chapter 242.
<input checked="" type="checkbox"/>	5. <input type="checkbox"/> Copy of signed DPW water connection agreement for all projects involving new water connections to the City system
<input checked="" type="checkbox"/>	6. <input type="checkbox"/> Engineering Report for Water and Sanitary
<input checked="" type="checkbox"/>	7. <input type="checkbox"/> Complete Streets Checklist
<input checked="" type="checkbox"/>	8. <input type="checkbox"/> Project Cost Estimate-Quantities of work items and estimate of costs

REQUIRED ITEMS ON SITE PLAN, AS APPLICABLE:

<input checked="" type="checkbox"/>	1. <input type="checkbox"/> Property line survey prepared by a licensed land surveyor. Site plan must reference such survey with all corners set and marked on plan. A copy of the original property survey must also be included.
<input checked="" type="checkbox"/>	2. <input type="checkbox"/> North arrow and map scale
<input checked="" type="checkbox"/>	3. <input type="checkbox"/> Parcel tax map number
<input checked="" type="checkbox"/>	4. <input type="checkbox"/> Site location map
<input checked="" type="checkbox"/>	5. <input type="checkbox"/> Site vicinity map (all features within 300 feet of property)
<input checked="" type="checkbox"/>	6. <input type="checkbox"/> Identification of zoning district with corresponding area requirements

<input checked="" type="checkbox"/>	7. <input type="checkbox"/> Building setback lines, either listed or shown on plans.
<input checked="" type="checkbox"/>	8. <input type="checkbox"/> Title block with project name; name and address of applicant; and name and address of property owner (if different)
<input checked="" type="checkbox"/>	9. <input type="checkbox"/> Topography data tied to NGVD 1929 datum
<input checked="" type="checkbox"/>	10. <input type="checkbox"/> Name of all adjacent property owners
<input checked="" type="checkbox"/>	11. <input type="checkbox"/> Parcel street address (existing and any proposed postal addresses)
Yes No N/A <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	12. <input type="checkbox"/> Identification of all existing or proposed easements, covenants or legal rights-of-way on this property
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	13. <input type="checkbox"/> References to all prior variances or special use permits
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	14. <input type="checkbox"/> Existing and proposed contours and spot grades (at 2 foot intervals)
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	15. <input type="checkbox"/> Identification of all spoil or borrow areas
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	16. <input type="checkbox"/> Identification of all watercourses, designated State wetlands, buffers, Federal wetlands, floodplains, rock outcroppings, etc.
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	17. <input type="checkbox"/> Location of proposed storage
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	18. <input type="checkbox"/> Identification of all existing or proposed sidewalks or pedestrian paths (show type, size and condition of existing sidewalks)
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	19. <input type="checkbox"/> Location, design specifications and construction material for all proposed site improvements (drains, culverts, retaining walls, berms, fences, etc.)
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	20. <input type="checkbox"/> Location and distance to fire hydrant
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	21. <input type="checkbox"/> Location, size, and material of all existing and proposed utility services
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	22. <input type="checkbox"/> Parking lot layout plan and identification of all loading areas (number all spaces)
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	23. <input type="checkbox"/> Parking demand calculations
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	24. <input type="checkbox"/> Identification of parking spaces and access points for physically impaired persons
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	25. <input type="checkbox"/> Location and screening plan for dumpster or recycling bins
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	26. <input type="checkbox"/> Location, design, type of construction and materials, proposed use and exterior dimensions of all buildings (existing and proposed) on site
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	27. <input type="checkbox"/> Identification of storage of any potentially hazardous materials
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	28. <input type="checkbox"/> Planting plan identifying quantity, species and size of all proposed new plant materials. Label existing plant material to be retained or removed.
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	29. <input type="checkbox"/> Lighting plan showing type, location and intensity of all existing and proposed exterior lighting fixtures
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	30. <input type="checkbox"/> Erosion and sediment control plan – including designated concrete truck washout area

Checklist prepared by: Environmental Design Partnership Date: 5-19-16



CITY OF SARATOGA SPRINGS

PLANNING BOARD

City Hall - 474 Broadway
Saratoga Springs, New York 12866-2296
Tel: 518-587-3550 fax: 518-580-9480
<http://www.saratoga-springs.org>

[FOR OFFICE USE]

(Application #)

(Date received)

APPLICATION FOR:
SITE PLAN REVIEW
(INCLUDING PUD)

(Rev: 12/2015)

*****Application Check List - All submissions must include completed application check list and all required items.**

Project Name: Regatta View - Area B - Phase 3

Property Address/Location: 6.79 Acre Parcel fronting on Union Ave, Dyer Switch Rd, and Regatta View Dr

Tax Parcel #: 180.-54-2-30 Zoning District: _____
(for example: 165.52-4-37)

Proposed Use: Planned Unit Development

Date special use permit granted (if any): _____ Date zoning variance granted (if any): _____

Is property located within (check all that apply)?:

- Historic District Architectural Review District
 500' of a State Park, city boundary, or county/state highway

	<u>APPLICANT(S)*</u>	<u>OWNER(S) (If not applicant)</u>	<u>ATTORNEY/AGENT</u>
Name	<u>Regatta View, LLC (Peter Belmonte)</u>	_____	<u>Matthew Jones</u>
Address	<u>1743 Route 9</u> <u>Clifton Park, NY 12065</u>	_____	<u>68 West Ave</u> <u>Saratoga Springs, NY 12866</u>
Phone	<u>518 371-1000</u>	_____	<u>518 587-0080</u>
Email	<u>peter@belmontebuilders.com</u>	_____	<u>mjones@saratogalaw.com</u>

Identify primary contact person: Applicant Owner Agent

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Application Fee: A check for the total amount below payable to: "Commissioner of Finance" MUST accompany this application.

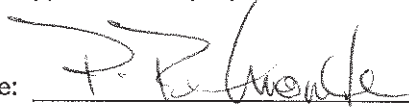
<input type="checkbox"/>	<u>Sketch Plan</u> -	\$250	\$ _____
<input checked="" type="checkbox"/>	<u>Final Site Plan Approval</u>		
	Residential -	\$250 plus \$150/unit	\$ <u>\$3,850</u>
	Non-Residential -	\$500 plus \$100/1,000 SQ. FT.	\$ _____
<input type="checkbox"/>	<u>Modification</u>		
	Residential -	\$250	\$ _____
	Non-Residential -	\$500	\$ _____
			Total \$ <u>\$3850</u>

Submission Deadline – Check City’s website (www.saratoga-springs.org) for application deadlines and meeting dates.

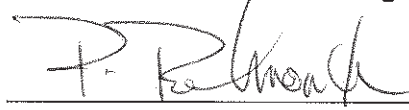
Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES NO . If YES, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

I, the undersigned owner, leasee or purchaser under contract for the property, hereby request Site Plan Review by the Planning Board for the identified property above. I agree to meet all requirements under Section 240-7.2 of the Zoning Ordinance of the City of Saratoga Springs.

Furthermore, I hereby authorize members of the Planning Board and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application.

Applicant Signature:  Date: 5/18/16

If applicant is not current owner, owner must also sign.

Owner Signature:  Date: 5/18/16



City of Saratoga Springs

OFFICE OF PUBLIC WORKS

5 Lake Avenue
Saratoga Springs, New York 12866

Phone 518-587-3550 ** Fax 518-587-2417
www.saratoga-springs.org

received
5/13/16

ANTHONY J. SCIROCCO
COMMISSIONER

TIMOTHY J. COGAN
DEPUTY COMMISSIONER

NEW WATER SERVICE CONNECTION AGREEMENT & APPLICATION FORM

Property Owner's Name: Regatta View, LLC Project Name (if applicable): Regatta View - Area B - Phase 3
Property Address: NYS Rte 9P between Regatta View Dr and Dyer Switch Rd. Tax Map#: 180.54-2-30

Size of Tap (check one below):

3/4" 1"

Greater than 1"

A unit of water shall be defined as fourteen thousand (14,000) cubic feet of water per year.

Contact the Water Dept at ext. 2502 for assistance with water use estimation and meter specifications before signing below.

Number of Dwellings: 24 condo units Estimated Cubic Feet of Water per Year: _____

To be completed in full without any contingencies or protest, on or before the Building Inspector approval of the rough plumbing, including the installation of the water meter, or at the time of the issuance of a tapping permit.

The undersigned represents to the City that they have full and complete authority to execute this document and bind and commit the developer to abide by the City Water Ordinance. This agreement shall be binding on all of the undersigned transferees.

The undersigned acknowledges that a copy of this document will be delivered to all appropriate and necessary governmental entities.

Authorized Signature: J. P. [Signature], Company Name: Regatta View, LLC

Company Address: 1743 Route 9, Clifton Park, NY 12065

Phone Number: 518 371-1000 Fax Number: 518 371-1267 Date: May 12, 2016

Department of Public Works Approval: [Signature] Date: 5/13/16



Project Estimate for: REGATTA VIEW AREA B PHASE 3
19-May-16

**Bond
Balance
(includes 20%
retainer if
required)**

WORK ACTIVITY	QUAN	UNIT	UNIT PRICE	TOTAL	% Complete	
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SITE PREPARATION

Site Clearing	4.7	acres	\$5,000.00	\$23,500.00	0.00%	\$23,500.00
Strip and Stockpile topsoil	3800	CY	\$3.00	\$11,400.00	0.00%	\$11,400.00
Silt Fence	1,000	LF	\$2.50	\$2,500.00	0.00%	\$2,500.00
Sediment Trap + maint	6	each	\$1,500.00	\$9,000.00	0.00%	\$9,000.00
Perimeter dike / swale + maint	400	LF	\$8.00	\$3,200.00	0.00%	\$3,200.00
Construction Entrance	2	each	\$500.00	\$1,000.00	0.00%	\$1,000.00

Subtotal: \$50,600.00

EARTHWORK

Cut / Fill Onsite + Grading (move soil)	11,000	CY	\$5.00	\$55,000.00	0.00%	\$55,000.00
Grading for Bioretention Area	13	LS	\$700.00	\$9,100.00	0.00%	\$9,100.00

Subtotal: \$64,100.00

SANITARY SEWERAGE

Service connection to property line	24	each	\$1,000.00	\$24,000.00	0.00%	\$24,000.00
Gravity Sewer 8" PVC SDR-26 <14 ft deep	700	LF	\$75.00	\$52,500.00	0.00%	\$52,500.00
Manhole structure < 14 ft deep	3	each	\$5,000.00	\$15,000.00	0.00%	\$15,000.00

Subtotal: \$91,500.00

WATER DISTRIBUTION

Install corp and service to PL with curb stop	24	each	\$1,000.00	\$24,000.00	0.00%	\$24,000.00
Hydrant Assembly	2	each	\$3,500.00	\$7,000.00	0.00%	\$7,000.00
8" DIP Class 52 Water Main	810	LF	\$80.00	\$64,800.00	0.00%	\$64,800.00
Tapping Sleeve and Valve connection	2	each	\$15,000.00	\$30,000.00	0.00%	\$30,000.00

Subtotal: \$125,800.00

STORM DRAINAGE

Bioretention area and outlet structure	20	each	\$2,000.00	\$40,000.00	0.00%	\$40,000.00
Porous Pavement	15,000	SF	\$4.00	\$60,000.00	0.00%	\$60,000.00
Catch Basin - Knock out	5	each	\$1,500.00	\$7,500.00	0.00%	\$7,500.00
8' Diameter Drywell	6	each	\$3,000.00	\$18,000.00	0.00%	\$18,000.00

Subtotal: \$125,500.00

ASPHALT PAVING

Crusher Run 12" deep	715	CY	\$17.50	\$12,512.50	0.00%	\$12,512.50
Asphalt Pavement (3" Binder + Top)	19,200	SF	\$3.00	\$57,600.00	0.00%	\$57,600.00

Subtotal: \$70,112.50

CONCRETE PAVING



Project Estimate for: REGATTA VIEW AREA B PHASE 3
19-May-16

**Bond
Balance
(includes 20%
retainer if
required)**

WORK ACTIVITY	QUAN	UNIT	UNIT PRICE	TOTAL	% Complete	
Concrete sidewalk	3200	SF	\$5.00	\$16,000.00	0.00%	\$16,000.00
Asphalt sidewalk	7500	SF	\$3.00	\$22,500.00	0.00%	\$22,500.00
Poured in Place Concrete Curb	1600	LF	\$18.00	\$28,800.00	0.00%	\$28,800.00

Subtotal: \$67,300.00

LANDSCAPING + SIGNAGE

Topsoil + seeding + finish grading	3	acre	\$3,000.00	\$9,000.00	0.00%	\$9,000.00
Street Trees	30	each	\$600.00	\$18,000.00	0.00%	\$18,000.00

Subtotal: \$27,000.00

Total Onsite Construction Costs : \$621,912.50

City of Saratoga Springs Complete Streets Checklist

Saratoga Springs Complete Street Policy Vision (May 2012)

The City of Saratoga Springs Complete Streets Policy will encourage the development of a complete streets network throughout the City to create a more balanced transportation system. The Policy shall be consistent with and assist in achieving the goals and recommendations set forth in the City's Comprehensive Plan and other policy documents. The Policy shall ensure new and updated public and private projects are planned, designed, maintained and operated to enable safer, comfortable and convenient travel to the greatest extent possible for users of all abilities including pedestrians, bicyclists, motorists and transit riders.

This checklist is intended to assist the City in achieving its vision for complete streets.

Project Name: _____ **Date:** _____

Project Location / Limits: _____

Project Description: _____

Instructions: For each box checked, please provide a brief description for how the item is addressed, not addressed, or not applicable and include supporting documentation.

Street Classification (identify street or streets within the project area)

Principal arterial Minor arterial Mixed use collector Mixed use locale
 Residential collector Residential locale Special use street

EXISTING CONDITIONS

Item to Be Addressed/ Checklist Consideration	YES	NO	N/A	Required Description
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Existing Bicycle & Pedestrian Operations

Do bicycle and pedestrian accommodations exist? (see page 2 for examples)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M_____d _____
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Existing Transit Operations

Do transit facilities exist within the study area, including bus and train stops/stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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Is the project area on a transit route? (CDTA Service Routes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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Are there bicycle racks, shelters, or parking for transit riders available?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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Existing Access and Mobility

Do connective opportunities exist with schools, hospitals, senior care or community centers or persons with disabilities within project area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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Are there gaps inhibiting continuous access between schools, hospitals, senior care, or community centers or persons with disabilities within project area?"	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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Project Area Context

Are there prominent landmarks, recreation, shopping, employment center, cultural centers or other key destinations that offer opportunities to connect this site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ _____ _____
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Please list and/or describe planning or policy documents addressing bicyclist, pedestrian, transit, or truck/ freight use for the project area. Examples can include: [City of Saratoga Springs Comprehensive Plan](#), City of Saratoga Springs Open Space Plan, [Capital District Transportation Committee Bicycle/ Pedestrian Priority Network](#), [City Standard Details](#), etc.

PROPOSED DESIGN

Item to Be Addressed/ Checklist Consideration	YES	NO	N/A	Required Description
Complete Streets Design				
Bicyclist accommodations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M
Pedestrian accommodations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M
Access and Mobility accommodations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D
Transit accommodations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Truck/ freight accommodations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	r d r
Streetscape Elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d r

Bike Facilities:	
Off-roadway bike accommodations	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Dedicated bike lane	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Shared-use lane	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Shoulder	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Acceptable actuated traffic signal bike detection, including turn lanes	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Do signals allow adequate minimum green time for bicyclist to safely cross intersection	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Signage and pavement markings specific to proposed bike facilities	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Bicycle safe inlet grates	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Bicycle parking, eg. Bike racks, bike lockers	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Transit Facilities:	
Transit shelters	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Bus turnouts	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Standing pads	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Has CDTA been contacted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Access and Mobility Facilities:	
Adequate sidewalk or paved path	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Acceptable consideration/provision for accessible pedestrian traffic signal features	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Curb ramps, including detectable warning surface	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Acceptable slope and cross-slope for driveway ramps, sidewalks, crossings)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Have conflicts been reduced between pedestrian, bicyclists, and motor vehicles (access management)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA

Pedestrian Facilities:	
Sidewalks on both sides of the street on on	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Striped, crosswalks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Geometric modifications to reduce crossing distances such as curb extensions (e.g. bulb-outs)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Acceptable provision for pedestrian traffic signal features (e.g. ped. buttons)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Pedestrian signage for crossing & wayfinding	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Safety islands/medians on roadways with two or more traffic lanes in each direction	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Enhanced supplemental pedestrian treatments at uncontrolled marked crossings	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Connectivity:	
Are there proposed connections to other bike paths, pedestrian facilities, or transit facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Are there proposed connections to any key destinations listed on page 1?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Are there proposed connections to neighborhoods?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Streetscape Elements:	
Are streetscape elements proposed such as landscaping, street trees, planters, buffer strips, etc?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Pedestrian-level lighting	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Public seating or benches	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA

Design Standards and Guidelines

Design meets guidelines such as described below for bicycle/pedestrian/bus/transit facilities?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> NA	Describe
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***American Association of State Highway and Transportation Officials (AASHTO)** - *A Policy on Geometric Design of Highway and Streets, Guide for the Development of Bicycle Facilities and AASHTO Guide for the Planning, Design, and Operation of Pedestrian Facilities; Public Right-of-Way Accessibility Guide (PROWAG); Manual on Uniform Traffic Control Devices (MUTCD); Americans with Disabilities Act Accessibility Guidelines (ADAAG); National Association of City Transportation Officials (NACTO)* - *Urban Bikeway Design Guide*. **New York State Department of Transportation** - *Highway Design Manual*

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Regatta View - Area B - Phase 3			
Project Location (describe, and attach a location map): NYS Route 9P (Union Ave) between Regatta View Drive and Dyer Switch Road			
Brief Description of Proposed Action: Construction of 24 condominium units within 12 duplex buildings on 6.79 acres with access via a private roadway. Connections to municipal water and wastewater will be provided. Stormwater management will be accommodated onsite.			
Name of Applicant or Sponsor: Regatta View, LLC - Peter Belmonte		Telephone: 518 371-1000	
		E-Mail: peter@belmontebuilders.com	
Address: 1743 Route 9			
City/PO: Clifton Park		State: NY	Zip Code: 12065
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City DRC - Review, Saratoga County - Review, NYDEC - Sewer Ext., NYSDOH - Water Ext., NYSDOT - Work Permit			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		6.79 +/- acres	
b. Total acreage to be physically disturbed?		4.29 +/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.79 +/- acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>Small stormwater management (bio-retention basins) areas within the proposed project. _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: _____</p> <p>Signature: <u>A. P. [Signature]</u></p>	<p>Date: <u>5/18/16</u></p>	

Project Narrative
Regatta View – Area B – Phase III
PUD Site Plan Review

Regatta View, LLC. submits this application for PUD site plan approval for a 24 unit condominium project located on the 6.79 acre parcel at the northeast corner of Union Avenue (NYS Route 9P) and Dyer Switch Road. The parcel is part of the Interlaken Planned Unit Development adopted by the Saratoga Springs City Council on July 6, 1982 and amended on August 6, 1984.

The parcel is depicted on the Concept Plan dated February 14, 1990 and approved by the Saratoga Springs Planning Board on June 19, 1991. Mylars for the Concept Plan were executed by Planning Board Chairman Thomas Curley on October 12, 1991. The mylars are on file in the office of the Saratoga Springs Planning Office. A true copy of the file Concept Plan is attached to this application.

The project contemplates 12 duplex units on a to-be-constructed road connecting Dyer Switch Road with Regatta View Drive. The units will be a mix of two and three bedroom condominiums, each with its own two car garage.

The project will be served by municipal water and sewer. Water will be connected to an existing main on Regatta View Drive. Sewer is available along Union Avenue and within the Regatta View subdivision. As is the case with the Regatta View Development, the property will be served by National Grid with gas and electric lines.

Approximately 14.5% of the parcel will be covered by the footprints of the 12 duplex buildings. An additional 6.5% of the parcel will be devoted to the main road traversing the property. Installation of pools and outbuildings (sheds) are possible, but the overall unimproved portion of the 6.79 acres will constitute roughly 69.8% of the total acreage.

The main road through the project will remain the responsibility of a home owners association that will be formed to provide services to the residents.

SEQRA was completed with the adoption of a negative declaration by the Planning Board upon its review of the on the Interlaken PUD prior to the City Council's adoption of the approval resolution on July 6, 1982. The negative declaration is appended to the letter of Planning Board Chairman Fred Holman dated June 2, 1982 on file with the Saratoga Springs Planning Office.

Respectfully Submitted,



By: Matthew J. Jones, Esq.
The Jones Firm
Attorneys for Applicant