

CITY OF SARATOGA SPRINGS

PLANNING BOARD

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
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February 11, 2010

Steve Rowland, Chair
Design Review Commission
City Hall
474 Broadway
Saratoga Springs, NY 12866

RE: SEQRA lead agency request for the White Farms Road Bed & Breakfast Special Use Permit, 66 White Farms Road (PB#09.057)

Dear Steve:


The Planning Board initiated a SEQRA coordinated review at their January 27, 2010 meeting and is requesting lead agency status for the environmental review of a project known as the White Farms Bed & Breakfast located at 66 White Farms Road, Saratoga Springs, New York, 12866.

Attached for your review is a copy of the Long Environmental Assessment Form and the application for special use permit. As this project is located within an Architectural Review district it requires architectural review by the Design Review Commission (DRC). Therefore, the DRC has been identified as an involved agency.

In addition, the Planning Board recognizes the valuable expertise and experience of the DRC and would welcome input from the DRC in the early stages of this application review. Your comments and concerns would be appreciated.

Pursuant to Part 617.6 of the SEQR regulations, please let me know within 30 days if you have any objections to the Planning Board's request to serve as lead agency.

Sincerely,


Clifford Van Wagner, Chair

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:

Part 1

Part 2

Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

WHITE FARMS ROAD NEIGHBORHOOD BED & BREAKFAST

Name of Action

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action WHITE FARMS ROAD NEIGHBORHOOD BED & BREAKFAST

Location of Action (include Street Address, Municipality and County)

66 WHITE FARMS ROAD SARATOGA SPRINGS SARATOGA COUNTY

Name of Applicant/Sponsor JON CROMER

Address 66 WHITE FARMS ROAD

City / PO SARATOGA SPRINGS State NY Zip Code 12866

Business Telephone 518-281-9138

Name of Owner (if different) SAME AS ABOVE

Address _____

City / PO _____ State _____ Zip Code _____

Business Telephone _____

Description of Action:

CONVERT EXISTING 6-BEDROOM HOME INTO A 5-ROOM NEIGHBORHOOD BED & BREAKFAST. CREATE SIX (6) NEW GRAVEL PARKING SPACES. EXISTING HOUSE SERVED BY MUNICIPAL WATER AND ONSITE SEPTIC SYSTEM.

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other _____

2. Total acreage of project area: 5.17+- acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	<u>1.32</u> acres	<u>1.32</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	<u>0.30</u> acres	<u>.033</u> acres
Other (Indicate type) <u>LAWN AND LANDSCAPING</u>	<u>3.55</u> acres	<u>3.52</u> acres

3. What is predominant soil type(s) on project site?

- a. Soil drainage: Well drained 100% of site Moderately well drained _____% of site.
 Poorly drained _____% of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

a. What is depth to bedrock >5' (in feet)

5. Approximate percentage of proposed project site with slopes:

- 0-10% 100% 10- 15% _____% 15% or greater _____%

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? >6' (in feet)

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No

According to:

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

Yes No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes No

If yes, explain:

PROJECT SITE IS ADJACENT TO NEW YORK STATE PARK PARKING LOT AND ACROSS ROUTE 50 FROM SARATOGA STATE PARK

14. Does the present site include scenic views known to be important to the community? Yes No

15. Streams within or contiguous to project area:

N/A

a. Name of Stream and name of River to which it is tributary

N/A

16. Lakes, ponds, wetland areas within or contiguous to project area:

N/A

b. Size (in acres):

N/A

17. Is the site served by existing public utilities? Yes No (MUNICIPAL WATER ONLY)
- a. If YES, does sufficient capacity exist to allow connection? Yes No
- b. If YES, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: 5.17 +/- acres.
- b. Project acreage to be developed: 0.033 acres initially; 0.033 acres ultimately. (ADDITIONAL VEHICULAR PARKING AND SIDEWALK ONLY)
- c. Project acreage to remain undeveloped: 1.32 acres. (3.85 ACRES ALREADY DEVELOPED)
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. 0 %
- f. Number of off-street parking spaces existing 2; proposed 8
- g. Maximum vehicular trips generated per hour: 8 (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------------|------------|-----------------|-------------|
| Initially | <u>ONE</u> | | | |
| Ultimately | <u>B & B</u> | | | |
- i. Dimensions (in feet) of largest proposed structure: Existing 35' height; 40' width; 80' length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 300/80 ft. (WHITE FARM RD./RTE. 50)
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.
3. Will disturbed areas be reclaimed Yes No N/A
- a. If yes, for what intended purpose is the site being reclaimed?
-
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0 acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes No

6. If single phase project: Anticipated period of construction: 1 months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated _____ (number)

b. Anticipated date of commencement phase 1: _____ month _____ year, (including demolition)

c. Approximate completion date of final phase: _____ month _____ year.

d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction? Yes No

9. Number of jobs generated: during construction 4; after project is complete 0

10. Number of jobs eliminated by this project 0.

11. Will project require relocation of any projects or facilities? Yes No

If yes, explain:

12. Is surface liquid waste disposal involved? Yes No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____

b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? Yes No Type SANITARY WASTE

14. Will surface area of an existing water body increase or decrease by proposal? Yes No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? Yes No

16. Will the project generate solid waste? Yes No

a. If yes, what is the amount per month? 0.2 tons

b. If yes, will an existing solid waste facility be used? Yes No

c. If yes, give name HAULER PERMITTED; location SARATOGA COUNTY

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? Yes No

a. If yes, what is the anticipated rate of disposal? N/A tons/month.

b. If yes, what is the anticipated site life? N/A years.

18. Will project use herbicides or pesticides? Yes No

19. Will project routinely produce odors (more than one hour per day)? Yes No

20. Will project produce operating noise exceeding the local ambient noise levels? Yes No

21. Will project result in an increase in energy use? Yes No

If yes, indicate type(s)

ELECTRICITY AND HEATING FUEL (OIL)

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day 355 gallons/day. (FROM CITY DPW)

24. Does project involve Local, State or Federal funding? Yes No

If yes, explain:

25. Approvals Required:

			Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>SPECIAL USE PERMIT</u>	_____
			_____	_____
			_____	_____
City, Town Zoning Board	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
City, County Health Department	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
Other Local Agencies	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<u>DESIGN REVIEW COM.</u>	_____
			_____	_____
			_____	_____
Other Regional Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
State Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
Federal Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

- | | | | |
|---|--|--|--------------------------------------|
| <input type="checkbox"/> Zoning amendment | <input type="checkbox"/> Zoning variance | <input type="checkbox"/> New/revision of master plan | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site plan | <input checked="" type="checkbox"/> Special use permit | <input type="checkbox"/> Resource management plan | <input type="checkbox"/> Other |

2. What is the zoning classification(s) of the site?

RR-1

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

N/A

4. What is the proposed zoning of the site?

SAME AS EXISTING

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

SAME AS EXISTING

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

RR-1 - RESIDENTIAL
INST-PR - SARATOGA STATE PARK
IND-G - INDUSTRIAL

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A

a. What is the minimum lot size proposed? N/A

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?
 Yes No

a. If yes, is existing capacity sufficient to handle projected demand? Yes No

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic. Yes No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

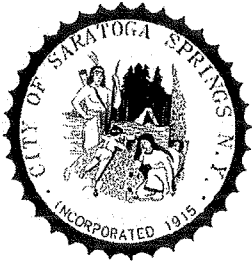
I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name DAVID HARPER, ESQ. Date 2/11/10

Signature *David Harper*

Title ATTORNEY

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.



CITY OF SARATOGA SPRINGS

PLANNING BOARD

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866-2296
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HTTP://WWW.SARATOGA-SPRINGS.ORG

APPLICATION FOR: SPECIAL USE PERMIT

(Rev:

1. Project Name: WHITE FARMS ROAD BED AND BREAKFAST

2. Project Data

Location: 66 WHITE FARMS ROAD, SARATOGA SPRINGS, NEW YORK 12866

Current Zoning: RURAL RESIDENTIAL-1 (RR-1)

Proposed Use - A Special Use Permit is requested for the following use(s):

FIVE (5) ROOM NEIGHBORHOOD BED AND BREAKFAST IN AN EXISTING HOUSE

Tax Parcel Number: 178.-3-14.1

3. Professional Representing Applicant:

Name: DAVID HARPER, ESQ

Phone: 587-6670

Address: 480 BROADWAY, SARATOGA SPRINGS, NEW YORK

Fax: _____

Email: _____

4. Type of Special Use Permit:

Permanent

Temporary

Renewable

5. Sketch Plan Attached:

Yes

No

Applicant is encouraged to submit sketch plans showing features of the site and /or neighborhood and illustrate proposed use.

6. Environmental Assessment Form: Yes, included No, "negative declaration"

All applications must include a completed SEQR Short Form unless the project has already been given a "Negative Declaration".

7. Application Fee: \$1,000.00

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

8. Estimate of increase in water consumption: 187 gallons/day.

9. For all projects including new water connections to the City system, a copy of a signed water service connection fee agreement with the City Department of Public Works is required and MUST be submitted with this application.

10. 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 X. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

11. Submit 12 copies of complete application including all plans.

12. Submission Deadline - All completed applications are due 4 weeks before the Planning Board meeting date.

I, the undersigned owner, leasee or purchaser under contract for the property, hereby request Special Use Permit approval by the Planning Board for the identified property above. I agree to meet all requirements under Section 240-6.3 of the Zoning Code of the City of Saratoga Springs.

Applicant Signature: Jon R. Cromer Date: NOVEMBER 2, 2009

Name: JON CROMER Phone: 281-9138

Address: 66 WHITE FARMS ROAD, SARATOGA SPRINGS, NEW YORK Fax: 584-7359

Email: _____

If applicant is leasee, owner must also sign.

Owner Signature: _____ Date: _____



WHITE FARMS ROAD BED & BREAKFAST **WATER USAGE**

EXISTING RESIDENCE USAGE:

2,100 cuft. x 7.5 gal/cuft. = 15,750 gal. (June 5-Sept. 8)
15,750 gal./94 days = 168 gpd

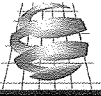
THE CITY DPW PROVIDED US WITH AN AVERAGE YEARLY WATER USAGE OF 17,260 CUFT. FROM FOUR OF THE CITY'S BED & BREAKFASTS (BRUNSWICK BED & BREAKFAST, WESTCHESTER HOUSE BED & BREAKFAST, FOX-N-HOUND BED & BREAKFAST AND SIX SISTERS BED & BREAKFAST)

THE AVERAGE DAILY WATER USAGE FROM THE ABOVE FACILITIES:

17,260 cuft./365 days x 7.5 gal/cuft. = 355 gpd.

ESTIMATED PROPOSED ADDITIONAL USAGE AS A BED & BREAKFAST:

355 gpd – 168 gpd = 187 gpd



NARRATIVE

WHITE FARMS ROAD BED & BREAKFAST

The existing 5.17+- acre site contains a 5,000+- square foot house with six bedrooms. The site is flat with mature vegetation (see attached Photo Log and Photos). The owner is proposing to convert the existing house into a 5-room bed and breakfast.

A summary of the project is as follows:

- No additions to the existing house; interior renovations only
- Public water, Private sewer (Septic)
- Municipal sewer located 1,000'+- south of parcel on White Farms Road
- No additional landscaping proposed
- Sufficient area available for snow storage
- Adequate site access for emergency services with an existing turnaround at the end of the existing driveway
- Two resident parking spaces already exist; Convert to one handicap space and one resident space
- Proposed accessible handicap path from handicap space to existing handicap ramp
- Proposed six new gravel parking spaces (one resident space plus one per proposed room)
- Minor change in topography for installation of six gravel parking spaces.
- Existing permeable – 94.2%; proposed permeable – 93.7%. Negligible increase in storm water runoff from a 0.5%+- increase in impervious area.
- Proposed signage in accordance with City of Saratoga Springs regulations