



PLANNING BOARD

MINUTES (FINAL)

THURSDAY, JUNE 6, 2019

6:00 P.M.

RECREATION CENTER

CALL TO ORDER: Mark Torpey, Chairman called the meeting to order at 6:00 P.M.

SALUTE TO THE FLAG:

PRESENT: Mark Torpey, Chairman; Jamin Totino, Vice Chairman, Todd Fabozzi; Bob Bristol; Ruth Horton; Janet Casey; Sara Boivin

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:

Approval of meeting minutes was deferred to the June 20, 2019 meeting.

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.

1. **20190458/17.036 MANEY MULTI-FAMILY MODIFICATIONS**, 18 Cherry Street, modification of approved site plan including a reduction in the number of residential units and parking spaces and façade changes to the exterior of the buildings in the Urban Residential-4 District.

Mark Torpey, Chairman stated the applicant is proposing a site plan modification that would reduce the number of residential units by 1 and eliminate 2 parking spaces, which would result in a reduction of impervious surface coverage by 324 square feet. The applicant provided a chart identifying the plan modification consistent with area variances previously granted and modified elevation drawings were also submitted.

Mark Torpey, Chairman asked if there were any questions or comment from the Board. None heard.

Jamin Totino, Vice Chairman made a motion in the matter of the Maney Multi-Family Modifications, 18 Cherry Street that the application be approved as submitted. Ruth Horton seconded the motion.

VOTE:

Mark Torpey, Chairman, in favor; Jamin Totino, Vice Chairman, in favor; Sara Boivin, in favor; Janet Casey, in favor; Bob Bristol, in favor; Todd Fabozzi, in favor; Ruth Horton, in favor

MOTION PASSES: 7-0

2. **20190486 THE WESLEY COMMUNITY PUD AMENDMENTS**, 131 Lawrence Street, request for an extension of time for the Board to provide an advisory opinion to the City Council on proposed map and text amendments to the Woodlawn Oval PUD.

Mark Torpey, Chairman stated the applicant has requested a 30 day extension of time so the Planning Board can provide an Advisory Opinion to the City Council.

Todd Fabozzi made a motion in the matter of The Wesley Community PUD Amendments, 131 Lawrence Street, that the application for a 30 day extension of time be to allow the Planning Board to provide an Advisory Opinion to the City Council be approved. Janet Casey seconded the motion.

VOTE:

Mark Torpey, Chairman, in favor; Jamin Totino, Vice Chairman, in favor; Sara Boivin, in favor; Janet Casey, in favor; Bob Bristol, in favor; Todd Fabozzi, in favor; Ruth Horton, in favor

MOTION PASSES: 7-0

3. **20190486/18.034 JEFFERSON STREET SUBDIVISION**, 41-45 Jefferson Street, extension of subdivision approval of a four-lot residential subdivision in the Urban Residential-2 District.

Mark Torpey, Chairman stated the applicant has requested an extension of the subdivision approval for 90 days until August 15, 2019, as the owner is negotiating with the City on the value of the land transfer.

Bob Bristol made a motion in the matter of the Jefferson Street Subdivision, 41-45 Jefferson Street, to approve a 90 day extension for legal matters to be resolved. Jamin Totino, Vice Chairman seconded the motion.

VOTE:

Mark Torpey, Chairman, in favor; Jamin Totino, Vice Chairman, in favor; Sara Boivin, in favor; Janet Casey, in favor; Bob Bristol, in favor; Todd Fabozzi, in favor; Ruth Horton, in favor

MOTION PASSES: 7-0

C. APPLICATIONS UNDER CONSIDERATION

RECUSALS:

Jamin Totino, Vice Chairman recused from the following application.

Janet Casey recused from the following application.

Todd Fabozzi recused from the following application.

1. **20190313 SKIDMORE COLLEGE SWING BUILDING**, 815 North Broadway, site plan review for a new 16,250 square foot building within the Institutional-Educational District, 247 Washington Street, site plan modification to an approved multi-family residential project within the Transect-5 District.

Mark Torpey, Chairman stated this is a site plan discussion. The proposal includes the review of a new 16,250 square foot building. The intended use of this space is to provide flex space for students.

SEQRA:

This action appears to be an Unlisted Action. A short EAF was submitted by the applicant. The Planning Board appears to be the only involved agency.

Applicant: Skidmore College – Dan Rodecker and Paul Lundberg

Agent: Dave Carr, Doug Heller, LA Group

Mr. Carr stated the name of the building has changed to the Skidmore Annex. A visual presentation of the project was provided for the Board. This is a 16,250 square foot 2 story building with a total of 33,000 square feet. Harder Hall will be demolished next spring and Skidmore needs to move offices and classrooms as well as additional space. Alternatives were discussed and it was determined they would build a building. The location of the building was provided to the Board. It is a fairly simple building with two pedestrian access points and one vehicular access point. No parking is associated with this project which is serviced by municipal water and sewer. Low level lighting will be used since there is adequate parking on the roadway and adjacent parking lot. The building sits back in the wooded area. There were several questions on SEQRA which were discussed at the workshop meeting. Mr. Carr explained the SEQRA is now completed. Skidmore did have a mercury spill in 2006 by the pump house. Skidmore self reported to the DRC. It was mitigated in 2008 and a closure report was submitted to the DEC. It is nowhere near this site. Future use of this building for other construction projects throughout the campus. Susan Barden, Principal Planner questioned the addition of a sidewalk along the access road. This is part of another project. The retention pond will be expanded a small amount.

Mark Torpey, Chairman questioned the two cuts in the buffering, and if there is a lighting plan.

Mr. Carr stated the cuts in the buffering are for bringing the water and sewer line into the site. This is the closest connection. The lighting will be low level down lighting for security.

Susan Barden, Principal Planner stated the Saratoga County Planning Board has issued a no significant countywide or intercommunity impact.

Mr. Carr stated the construction should be completed by June 1, 2020.

Mr. Heller stated test pits have been completed. The northwest corner could be problematic. We are trying to avoid blasting.

Mark Torpey, Chairman asked if there was any further questions or comment from the Board. None heard.

Mark Torpey, Chairman reviewed the conditions for site plan approval:

- Walkway to North Broadway to be completed – if not completed by additional project.
- Back of the building down facing, low lighting for safety only.
- Plans to the satisfaction of the City Engineer.
- Plans to the satisfaction of DPW.

SEQRA:

Mark Torpey, Chairman stated the Board will now review Part II of the EAF Short Form. Part I of the Short EAF was submitted by the applicant. It is complete and accurate.

SEQRA DECISION:

Sara Boivin stated that based upon the information provided by the applicant in Part I of the SEQR Short Environmental Assessment Form, and analysis of the information provided and presented in Part II of the SEQR Short Environmental Assessment Form, I make a motion for a SEQR negative declaration since the project will not result in any large and important impacts and, therefore, is one that will not have a significant adverse impact on the environment.

Bob Bristol seconded the motion.

PUBLIC COMMENT:

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

VOTE:

Mark Torpey, Chairman, in favor; Sara Boivin, in favor; Bob Bristol, in favor; Ruth Horton, in favor

MOTION PASSES: 4-0

Mark Torpey, Chairman stated now we can move on to the site plan approval. We have four stipulations:

- Walkway to North Broadway to be completed – if not completed by additional project.
- Back of the building down facing low lighting for safety only.
- Plans to the satisfaction of the City Engineer.
- Plans to the satisfaction of DPW.

Ruth Horton made a motion in the matter of the Skidmore College Annex, 815 North Broadway, that the site plan be approved with the conditions as noted by the Chair.

Sara Boivin seconded the motion.

VOTE:

Mark Torpey, Chairman, in favor; Sara Boivin, in favor; Bob Bristol, in favor; Ruth Horton, in favor

MOTION PASSES: 4-0

Jamin Totino, Vice Chairman resumed his position on the Board.

Janet Casey resumed her position on the Board.

Todd Fabozzi resumed his position on the Board.

2. **DRAFT ZONING MAP**, Advisory Opinion to the City Council for proposed amendments to the zoning map pursuant to the Future Land Use Map in the 2015 Comprehensive Plan.

Mark Torpey, Chairman stated what is before the Board is to provide an Advisory Opinion to the City Council. We do want to provide an additional opportunity for the public to speak. Signup sheets were available. We will call people up individually. It appears most of the public have concerns regarding Morgan Street and Myrtle Avenue as well as Railroad Run. We will call the individuals up, grouping zoning map amendment areas.

Mark Torpey, Chairman explained how the 18 amendments were divided up among the Board Members.

- Residential to Non Residential – Board member Sara Boivin
- Non Residential to Residential – Board Vice Chairman – Jamin Totino
- Residential to Residential – Board Member Todd Fabozzi
- Split Zoned Parcels – Board Member Janet Casey
- Changes Institutional Park Land-Recreational-Ruth Horton

Mark Torpey, Chairman stated each of the Board Members will provide their analysis and recommendation. We will review as a Board and make recommendations and suggestions. We will not have a final vote this evening but will do so on the June 20, 2019 meeting.

DISCLOSURE:

Bob Bristol, Board Member disclosed that he has been a member of the St. Peter's HealthPartners Board.

He has had many interactions with people in the healthcare industry. He can be objective and does not feel a need for disclosure.

PUBLIC COMMENT:

Mark Torpey, Chairman stated we will begin with the public comment.

Janet Casey stated it looks like there are three separate groups. People who wish to speak on Railroad Run, people who wish to speak on Morgan Street parcel and people who are here with the hospital parcel and then the Comprehensive Plan. The largest group is the Railroad Run.

David Sawyer, 32 Clements Avenue wished to comment on the Wesley PUD.

Mark Torpey, Chairman stated this was on the consent agenda and all pertinent information is on the web.

Janet Casey, Board Member stated we have several people who wish to speak regarding the Hospital.

Frank Marshall lives in Stillwater and the project manager for the hospital. He spoke regarding the re-zoning and he spoke on behalf of the hospital. This zoning change does align with the Comprehensive Plan.

Janet Casey, Board Member stated we will now move to Morgan Street.

Dennis Halte, 19 Collins Terrace. Correspondence was forwarded to the Board. Comments from the Comprehensive Plan Meeting were provided with no comment at the 19 meetings and no notices regarding the hospital. No minutes available for this meeting. This is spot zoning for the hospital. In six minutes 19+ acres were re-zoned. Information was submitted to the Board.

Alice Smith, Woodlawn Court. The focus on not reviewing this one parcel. It seems that it was already approved. It should be studied carefully. We are worrying about flooding issues in this area.

Dave Evans, 26 Saratoga Circle. This is a radical change a change from residential to commercial. This is a more intense development of the area, and is against the Comprehensive Plan.

Claudia Braymer, Attorney for Saratoga Concerned Neighbors. This is in respect to the Myrtle Street parcel. We do ask that you do recommend a denial for parcel #1 from residential to commercial. We can't speak about the hospital individually because that would be spot zoning. If we can't speak about the negative aspects then we shouldn't speak about it at all. It should be reviewed totally or not at all. All potential impacts should be reviewed. Rebut the idea that this was the result of many months of review. It was reviewed at the November 2018 Comprehensive Plan Meeting with 4 minutes of discussion. This is a general zoning change. It was never noticed to the public or there was no public comments that evening either. It was not on the agenda. The rezoning would change 17-19 acres from residential to OMB-2. This should be rejected and should remain residential.

Matthew J. Jones, Jones-Steves, Attorney for Saratoga Hospital. Mr. Jones spoke regarding the roles of the City Council and the Planning Board with regard to zoning. This is different, this is a citywide zoning. There have been no changes in the neighborhood since 2015 when the Planning Board reviewed this project and noted that the zoning was consistent with the Comprehensive Plan. The Hospital was in receipt of two donated pieces of property 15 years ago. We have no plans to develop them. This has nothing to do with anything before the Board this evening.

Alexandra Beso, Attorney, Jones Steves-Co-Counsel for Saratoga Hospital. I have submitted a letter responding to correspondence from Claudia Braymer dated May 13, 2019, stating that the proposed OMB-2 District is not consistent with the Comprehensive Plan. OMB-2 comports with the Comprehensive Plan.

Mary Ryckman, 16 Collins Terrace. We are worried about traffic, lights and a change in the neighborhood character.

Marcie Drymueller, speaking on behalf of Dr. Richard Falludino, 21 Carriage House Lane. She read a comment from the doctor. He addressed the zoning map change and noted it is consistent with the Comprehensive Plan developed in 2015.

Mary Carr. Lived in Birch Run. She feels strongly about allowing a medical building and the whole process. She feels it was done in an underhanded way. She feels there is a better way.

Janet Casey, Board Member stated we will now move to the public who wishes to speak regarding Railroad Run.

Steven Tannenbaum, home backs up to Railroad Run. This is a beautiful area for families. This is starting to change. It is a very wooded area, if this zoning is changed, we will see more homeless.

Ann Haller, 90 Elm Street, immediately adjacent to Railroad Run. Protect Railroad Run and the park like nature. Zoning if approved would allow high density and tall buildings. This does not comport with the Comprehensive Plan approved in 2015. This is a jewel in Saratoga's crown.

Maria Miller, 130 Elm Street, home abuts Railroad Run Trail. She spoke regarding a statement from a 2015 Comprehensive Plan member noting the request to change Institutional Park Rec Land to T-4. I think there is a mistake here. This would be contrary to the use and is not compatible to the Comprehensive Plan.

Suzanne Jagoda, 16 Empire Avenue. Railroad Run is beautiful. In the middle of the neighborhood it is not logical to put a large building. Keep the zoning as it is.

Alice White, 2 Joseph Street. Submitted a petition to keep Railroad Run with 310 signatures, and opposes the zoning change.

Mrs. White, 2 Joseph Street. Spoke regarding the proposed zoning change not being in compliance with the Comprehensive Plan. Preserve the trails, its beauty and nature.

Valchuck Loman, 94 Elm Street. Spoke regarding the beauty of this area. Look at the lakefront and how it is laid out.

Chris Cook, 8 Joseph Street. Lived here for 20 years. We have done amazing amount of work on Railroad Run. Reject the proposed zoning map change and protect the neighborhood and Railroad Run.

Kay Hanley, 4 Joseph Street. This is a beautiful area. The trail is amazing and unique green space in a developing city. Maintain the current zoning.

Dawn Lapp lives close by. Many years our children used Railroad Run. This is a valuable asset to the west side. Maintain current zoning.

Lollie Davidson, 10 Perry Street and lived there since 1993. She walks the area everyday with her dog. It is a beautiful area. Do not change the zoning.

Michael White, 2 Joseph Street. Created a power point presentation which was submitted to the Board and has been updated. Tonight is a small part of preserving the character of Railroad Run. Request the Board ask the consultant to provide version control, page numbering and consistency on their report.

Mitch Snyder, 105 West Circular Street. Love Railroad Run and do not want to see it change. West Circular Street is a gateway for the students. Additional development to this area will create additional traffic and we do not know the total effect of this new development on this area.

X Foster. I have the same sentiment as other who have shared their opinions on this zoning. Feels strongly about keeping the trail.

John Decker, 7 Joseph Street. Bought his home in 2015. It is a beautiful neighborhood. Keep the zoning as it is. It will have a detrimental effect on the environment.

Joe Frye, 107 Elm Street. Spoke regarding the zoning change and keeping with the Comprehensive Plan.

Julie Breenou, 2 South Franklin Street for 25 years. Joined Open Space Committee and our goal was to connect all walking/biking trails in Saratoga Springs. This plan has been in effect a long time ago. It has come to fruition. The current zoning should remain in effect.

Maureen Curtin, 125 Grand Avenue stated she met with the Mayor, City Attorney and Planners regarding the inconsistencies in the UDO plan and the inconsistencies with the Comprehensive Map. There was an error and the Mayor assured her it would be corrected.

Steven McCormick, 20 Joseph Street. New to Saratoga Springs. We fell in love with the area due to Railroad Run. This was a big part of our decision to move here with the Park across the street. No one thinks this is a good idea.

James Lambalot, 6 Joseph Street. Lived there since 2000. Great place to live with our homes so close to the trail. This is a very unique place. He accepts the aspects of living in the City environment. What is the compelling reason to change the zoning in this area.

Mark Torpey, Chairman thanked all who spoke and took their time to attend.

The Board recessed at 8:00 P.M.
The Board reconvened at 8:05 P.M.

Mark Torpey, Chairman closed the public comment period at 8:08 P.M.

Mark Torpey, Chairman stated the Board will now complete their analysis. We have categorized the areas accordingly. This is the first time the other Board members will be hearing this. This will be a question and answer session for the Board Members taking a straw poll regarding their opinion and decisions on each of the 18 items.

Vince DeLeonardis, City Attorney stated they have met with Maureen Curtin concerning #17 on the map. The consultant did identify in the ledger the future land designation CC is an error CRN-1 to T-4.

Mark Torpey, Chairman stated we will begin with Group 1 – Residential to Non Residential.

Sara Boivin spoke regarding the zoning charge and the area which she was given Residential to Non-Residential.

Two areas we are charged to look at:

- Is the proposed revision consistent with the Comprehensive Plan.
- Is the proposed revision contrary to the general purposes of the Zoning Ordinance Chapter 2.0.

CURRENT:

Current Zoning: UR-1 – the intent is to provide medium density single family residential uses where public infrastructure is available.

Comprehensive Plan: INST – the Institutional designation includes areas that provide services such as religious, educational health, cultural and tourism.

PROPOSED:

Proposed Zoning: Office Medical Business OMB-2 – the intent is to accommodate business, medical and professional office uses as well as health related institutional facilities.

CONCLUSION:

There is not a direct equivalence in comparing Residential UR-1 density to Commercial OMB-2 density. UR-1 and OMB-2 share many of the same elements in terms of height, setbacks, principal building coverage, etc., the two differ with regard to accessory buildings and first floor square footage. The lot size for OMB-2 is not much greater than UR-1. A designation of OMB-1 allows less density and fewer permitted uses to ensure retention of community character and limit adverse impacts to the surrounding neighborhood and institutions. What would differ are the uses, aesthetic qualities and community character of residential UR-1 versus those of Commercial OMB-2 land uses. These would be determined by Site Plan Review and Special Use Permits. The proposed zoning of OMB-2 is not contrary to the general purposes of the Comprehensive Plan of 2015. The Plan defines a majority of area on the draft Future Land Use Map as Institutional with indications of Core Residential Neighborhoods appropriate for single, two and multi-family residences with high density. The Plan also states land use categories are not zoning districts; they are meant to be broad, purposefully non-precise, fluid and serve as general guides to future zoning. This intended land use fluidity suggests that much of the property could be developed as OMB-2. However, Planning Board review of these projects prior to development should be followed, with consideration of connectivity, dark sky blighting and civic spaces creating a defined and permanent landscape or green buffers to offset the rezoning and soften the boundaries between residential to non-residential. Great consideration should be given to community character if project are to be developed in an OMB-2 district. The land use designation Institutional-INST proves to be a vague descriptor and does not provide useful density suggestions or formulas. OMB-1 allows for more sensitivity.

Mark Torpey, Chairman stated this will be posted on the web for the public to review. Mark Torpey, Chairman stated per Sara's review OMB-1 will be the better option.

Discussion ensued among the Board regarding the information provided under Residential to Non-Residential.

Vince DeLeonardis, City Attorney stated density applies to residential units it does not apply to commercial use. Your are looking at intensity versus density.

Mark Torpey, Chairman polled the Board concerning the review of Residential to Non-Residential:

- Bob Bristol stated he is ready to go to the next step.
- Ruth Horton stated it made sense, and we need to make clear what our issues and concerns are.
- Todd Fabozzi stated he agrees with Sara's analysis.
- Jamin Totino stated he agrees with Sara's analysis and would like to review prior to final determination.
- Janet Casey stated she liked the comparison made and agrees with Sara's analysis.

Mark Torpey, Chairman stated we will move to Group #2 – Non –Residential to Residential, modification #3, 4, and 17.

Jamin Totino, Vice Chairman reported on Non-Residential to Residential.

Jamin Totino, Vice Chairman spoke regarding #3 -Tourist Related Business to Urban Residential -2. Future Land Use Designation to Residential Neighborhood 2 RN-2.

CURRENT:

TRB Zone – to accommodate business, medical and professional office uses as well as health related institutional facilities.

PROPOSED:

UR-2 - to provide medium density single family residential uses where public infrastructure is available.

Future Land Use – RN-2 Characterized by single family residential uses with moderate density two family. While a mix is allowable, these areas retain basic character of single family neighborhoods.

ANALYSIS:

While retaining some TRB designation in the area, this recommendation would result in a reduction of overall density in the area that is more consistent with and therefore less impactful on surrounding neighborhoods. As such this comports with the intent and purpose of the Zoning code.

CONCLUSION:

Recommend adoption of realignment #3.

The Board concurs with the recommendations and review of Jamin Totino on #3.

Jamin Totino, Vice Chairman spoke regarding #4 –Transect-5 Neighborhood Center T-5 to Urban Residential -4. Future Land Use Designation to Core Residential Neighborhood 2 CRN-2.

CURRENT:

T-5 Zone – to accommodate a wide variety of residential and non residential uses, building and frontage types. This district also focuses on providing quality streetscape amenities and civic spaces to enhance pedestrian activity. Two-story minimum 70% build-out minimum along frontage with 0 setbacks allowable along all setbacks.

PROPOSED:

UR-4 - to accommodate a mix of single, two-family and multi-family residential uses.

Future Land Use – CRN-2 designations provide a transition from Downtown Core and Complimentary Core to the predominately residential neighborhood areas and represent the historic residential village.

ANALYSIS:

This recommendation results in a reduction of density to the surrounding neighborhood that could otherwise result in T-5 development along an alley. The alleys in Saratoga Springs are historic in nature and should be preserved to every extent possible. As intended by the FLU-DRN-2 designation, the result would also provide a more reasonable transition along High Rock Avenue and a buffer between the T-5 designation across the street from the alley and the surrounding neighborhoods particularly adjacent sections of Elbern Street and Warren Street. As such, the change comports with the Intent of the Zoning Code.

CONCLUSION:

Recommend adoption of realignment #4.

Concerning #4 the Board concurs to recommend adopt as presented.

Jamin Totino spoke concerning #17 – Jamin Totino, Vice Chairman disclosed that he lives in the adjacent neighborhood.

Warehouse WD to Institutional Parkland INST-PR Transect-4 T-4. Future Land Use designation Parks and Recreation PR/Complementary Core CC.

CURRENT:

Warehouse Zone – to accommodate industrial or warehouse oriented business uses.

PROPOSED:

INST-PR - to accommodate areas identified for passive and active recreation.

TR-4 – to accommodate development of neo-traditional neighborhoods with primary emphasis on residential uses
Incorporating a mix of unit types and small scale commercial uses where appropriate.

Future Land Use – PR- designation consists of recreations areas and parkland owned by the public. This area includes a mix of recreations and cultural uses that support recreational opportunities for residents and visitors.

CC-designation consists of commercial uses of moderate to high intensity interspersed with higher density residential uses. This area is intended to be pedestrian oriented with multi-modal transportation options and is a complimentary, yet slightly less dense, extension of the Downtown Core.

ANALYSIS:

The proposal for an Institutional Parkland and Future Land Use designation of Parks and Recreation portion of the recommendation is consistent with the Comprehensive Plan map and the intent and purpose of the Zoning Code.

Separate from the previous two recommendations, however, the Proposed T-4 and FLU designation to Complimentary Core portion of Item #17 raises the potential for a striking increase in density which would be a severe departure from the Comprehensive Plan. The Comp Plan map clearly delineates the entirety of the Railroad Run trail all properties adjacent on the north and south sides as Core Residential Neighborhood-1 CR-1.

The intent of the CR-1 is to provide a transition from the downtown core and the Complimentary Core to the predominately residential neighborhood areas and represent the historic residential village. Further, multi-family uses are allowed only in the CR-2&3 areas. Nonetheless this particular recommendation is problematic and is too much of a departure from the Comprehensive Planning Committee's intent and the resulting Comprehensive Plan map.

Overall, I find that the recommendation #17 does not comport with the intent and purpose of the Zoning Code or the Comprehensive Plan of Saratoga Springs.

CONCLUSION:

My recommendation would be to transition from a Warehouse WD designation to Urban Residential-2 UR-2 with a Future Land Use designation of CR-1.

Vince DeLeonardis spoke regarding the error by the consultant. They did identify in the ledger the future land designation CC is an error CRN-1 to T-4. It has been rectified.

Discussion ensued among the Board. The Board concurs with Jamin's recommendations.

Mark Torpey, Chairman stated we will move to Group #3 – Residential to Residential, modification #12,#13, and #16.

Todd Fabozzi reported on modification #12 Brook Road/Westbury Drive.

CURRENT:

Urban Residential-1 – Comprehensive Plan designation-Conservation Development District- CDD reflects the Country of the City in the Country. This allows low density residential, outdoor recreation, agricultural and other rural uses utilizing land conservation methods such as clustering. Development in this area shall require a conservation analysis and utilize land conservation methods to protect environmentally sensitive area and features.

PROPOSED:

RR- to provide low density residential uses in order to preserve open space and a rural character. Limiting topography, soil condition, slopes, and lack of public infrastructure also warrant the low densities. This parcel is crossed by streams and therefore the lower density of the proposed RR zone and the required Conservation Subdivision appears appropriate for this area.

ANALYSIS:

The proposed rezoning to rural residential appears in accordance with the intent of the Conservation Development District of the Comprehensive Plan. The intent of both the RR zoning district and the CCD Plan area both call for primarily low-density residential uses. Moreover the parcel is crossed by streams and therefore the lower density of the proposed RR zone and the required Conservation Subdivision appear more appropriate for this area. It should be noted, that the proposed rezoning area does not appear to match the parcel boundary and should be adjusted accordingly.

CONCLUSION:

Recommend adoption of realignment #12.

The Board concurs with the recommendations and review of Todd Fabozzi on #12.

Todd Fabozzi reported on modification #13 Grand Avenue/Sherwood

CURRENT:

Suburban Residential-2 – to provide low to medium density single family residential uses reflecting the availability of public infrastructure. Comprehensive Plan designation -Conservation Development District- CDD reflects the Country of the City in the Country. This allows low density residential, outdoor recreation, agricultural and other rural uses utilizing land conservation methods such as clustering. Development in this area shall require a conservation analysis and utilize land conservation methods to protect environmentally sensitive area and features.

PROPOSED:

RR-to provide low density residential uses in order to preserve open space and a rural character. Limiting topography, Soil condition, slopes, and lack of public infrastructure also warrant the low densities.

ANALYSIS:

The proposed rezoning to rural residential appears in accordance with the intent of the Conservation Development District of the Comprehensive Plan. The intent of both the RR zoning district and the CCD Plan area both call for primarily low-density residential uses. Moreover the parcel is crossed by streams and therefore the lower density of the proposed RR zone and the required Conservation Subdivision appear more appropriate for this area.

CONCLUSION:

Recommend adoption of realignment #13.

The Board concurs with the recommendations and review of Todd Fabozzi on #13.

Todd Fabozzi reported on Modification #16 Lake Avenue/Bank Alley

CURRENT:

Downtown Core DC and the Core Residential Neighborhood-3. The Downtown Core designation represents the heart of the City of Saratoga Springs. It includes area of the highest density commercial, office, civic, and residential uses that support a highly compact and walkable core, as well as multi-modal transportation options. This area is characterized by mixed use buildings with architecturally interesting facades, streetscape designs with ample room for street trees, sidewalks, benches and other amenities that make the streets pedestrian friendly. This designation also provides for mid to high rise residential projects and mixed use projects incorporating housing above non residential uses. The Core Residential Neighborhood-1, 2, & 3 designations provide a transition from the Downtown Core and Complementary Core to the predominantly residential neighborhood areas and represent the historic residential village. These areas are primarily residential in use, with single and two-family homes allowed in all three CRN designations. Multi-family uses are allowed only in the CRN-2 and CRN-3 areas.

ANALYSIS:

The parcel subject to the proposed rezoning falls within a transition area between the DC and the CRN-1 and the CRN-3 areas of the comp plan map. The DC land uses include a mix of commercial and higher density residential projects while the CRN-1 and CRN-3 land uses are primarily single and two-family homes, which are allowed in all three CRN designations, while multi-family uses are allowed only in the CRN-2 and CRN-3 areas. The proposed rezoning to UR-4 leave the density per acre unchanged, however the proposed zone is more accommodating to multi-family housing, which would be allowed by site plan without a special use permit. The UR-4 zoning also allows more commercial uses such as convenient sales. Since the parcel falls between the DC, CRN-3 and CRN-1 land use areas, the proposed UR-4 zoning appears in accordance with the intent of the Comprehensive Plan for this area. Moreover the single parcel that is part of this proposed rezoning is currently zoned differently than the parcels on either side of it, which area both currently zoned UR-4. Rezoning this parcel will match it with these adjacent parcels.

CONCLUSION:

Recommendation of realignment #16.

The Board concurs with the recommendations and review of Todd Fabozzi on #16.

Mark Torpey, Chairman stated we will move to Group #4 – Split Zoned Parcels #14, and #15.

Janet Casey will report on Modification #14.

CURRENT:

Urban Residential-1/Neighborhood Complementary Use-1/Transect 5 Urban Neighborhood.

PROPOSED:

Transect-4 – Intent to accommodate development of neo-traditional neighborhoods with primarily residential uses Incorporating a mix of unit types and small scale commercial uses where appropriate.

FUTURE LAND USE – 2015 COMP PLAN

-Community Mixed Use – includes areas of moderate density residential and community supported commercial uses. These are mixed use neighborhoods that are walkable and connected to adjacent residential neighborhoods. Each area includes a variety of neighborhood scale businesses and services that meet the needs of the surrounding community.

-Residential Neighborhood 2 is characterized by single-family residential uses with moderate density two family. A mix of housing types is present these areas retain the basic character of single-family neighborhoods, such as front and rear yards, driveways and garages. Small neighborhood scale commercial uses may exist.

ANALYSIS:

Both UR-2 and T-5 combine residential uses with non-residential uses designed to enhance connectivity and walkability in areas of moderate density. The 2015 Comp Plan anticipates this site as an area of moderate density with a mixture of residential and community supported uses within a neighborhood character.

CONCLUSION:

The change to T4 consolidates the zoning districts without essentially altering the character or density of the neighborhood and is in accordance with the intent of the 2015 Comprehensive Plan.

Recommend adoption of realignment #14.

The Board concurs with the recommendations and review of Janet Casey on #14.

Janet Casey reported on Modification #15 T4/UR-2 to T4 2015 Comprehensive Plan – CMU/INST.

Location – East of West Avenue between West Circular Street and Blue Streak Boulevard

CURRENT:

Transect 4/Urban Residential-2.

PROPOSED:

Transect-4 – Intent to accommodate development of neo-traditional neighborhoods with primarily residential uses incorporating a mix of unit types and small scale commercial uses where appropriate.

FUTURE LAND USE – 2015 COMP PLAN

-Community Mixed Use – includes areas of moderate density residential and community supported commercial uses. These are characterized by mixed use neighborhoods that are walkable and connected to adjacent residential neighborhoods. Each area includes a variety of neighborhood scale businesses and services that meet the needs of the surrounding community. The Institutional designation includes areas that provide services such as religious, educational, health, cultural and tourism.

ANALYSIS:

T-4 incorporates the residential aspect of UR-2 while eliminating the split zone. It also assumes a gradation of development intensity, which accommodates Saratoga Springs High School. This is appropriate to the Comprehensive Plan's Institutional designation as well as the Community Mixed Use designation. According to the Comp Plan CMU

uses may vary, but all areas are intended to be pedestrian oriented with an attractive streetscape. In some areas identity is already well established.

CONCLUSION:

The change to T4 accommodates the current characteristics of the parcel, including the high school, while accommodating further residential development and eliminating the split zone. It is in accordance with the 2015 Comprehensive Plan.

Recommend adoption of realignment #15.

The Board concurs with the recommendations and review of Janet Casey on #15.

Mark Torpey, Chairman stated we will move onto Group 5, Modification #2, #5, #6, #7, #8, #9, #10, #11, #18

Ruth Horton reported on Modification #2. UR-1/NCU-1/T5 to RR/INST-PR

CURRENT:

Urban Residential-1/Neighborhood Complementary Use-1/Transect-5 Urban Neighborhood. This area is bordered by Forest Avenue to the west and the Northway on the East. Also incorporates the entirety of Spring Run Trail and undeveloped city-owned land adjacent to the trail. The area incorporates one subdivision. Parcel boundary follows Spring Run.

PROPOSED:

Rural Residential and INST-Parkland/Recreation. This provides low density residential and agricultural uses in order to Preserve open space and a rural character. Limiting topography, soil condition slopes and lack of public infrastructure also warrants low densities. Requires large lot size and significant setbacks.

INST-Parkland/Recreation – The intent of the INST-Parkland/Recreation zoning designation is to accommodate areas identified for passive and active recreation.

FUTURE LAND USE – 2015 COMP PLAN

This designation reflects the Country of City in the Country. It allows for low density residential, outdoor recreation, agricultural and other rural uses using land conservation methods such as clustering. These areas include single-family lots and subdivision, existing planned developments, farms, estates and natural areas. Commercial areas are limited. Parcels in this area require conservation analysis to protect environmentally sensitive areas and features.

ANALYSIS:

Area identified as Conservation Development District in 2015 Comprehensive Plan. Area includes undeveloped City-owned land appropriate as Parkland Recreation given the proximity to the trail systems and other open lands. Further development would be constrained since the area is in a flood plain. There is an existing conservation easement on the properties.

CONCLUSION:

The proposed zoning change for this area from Rural Residential and INST-Parkland/Recreation is consistent with the intent of those zoning districts and comports with the designation of Conservation Development District in the 2015 Comprehensive Plan.

Recommend adoption of realignment #2.

The Board concurs with the recommendations and review of Ruth Horton on #2.

Ruth Horton reported on Modification #5. RR to INST-PR

CURRENT:

Rural Residential. The area is the end of Northline Road, South of Ballston Avenue at the southern border of the City.

PROPOSED:

The intent of the INST-Parkland/Recreation zoning designation is to accommodate areas identified for passive and active recreation.

FUTURE LAND USE – 2015 COMP PLAN

The intent of the 2015 Comprehensive Plan for the Parks and Recreation designation is to protect open space resources that constitute a vital economic component and a valuable environmental, aesthetic and recreational amenity. This encompasses recreational areas and parkland owned by the public, and includes a mix of recreational and cultural uses that support recreational opportunities for residents and visitors.

ANALYSIS:

The subject parcel purchased by the City with Open Space Bonds. Property purchased with those bonds must be preserved for parkland/recreation purposes.

CONCLUSION:

The proposed zoning change for this area to INST-Parkland/Recreation is consistent with the intent of that zoning district and comports with the designation in the 2015 Comprehensive Plan.

Recommend adoption of realignment #5.

The Board concurs with the recommendations and review of Ruth Horton on #5.

Ruth Horton reported on Modification #6. RR to INST-PR

CURRENT:

Rural Residential. The area abuts Milton wildlife reserve, off Route 50.

PROPOSED:

The intent of the INST-Parkland/Recreation zoning designation is to accommodate areas identified for passive and active recreation.

FUTURE LAND USE – 2015 COMP PLAN

The intent of the 2015 Comprehensive Plan for the Parks and Recreation designation is to protect open space resources that constitute a vital economic component and a valuable environmental, aesthetic and recreational amenity. This

encompasses recreational areas and parkland owned by the public, and includes a mix of recreational and cultural uses that support recreational opportunities for residents and visitors.

ANALYSIS:

The subject parcel purchased by the State and is now part of the State Park. Re-designation as INST-Parks/Recreation brings parcels into compliance with intended use and preservation of open space.

CONCLUSION:

The proposed zoning change for this area to INST-Parkland/Recreation is consistent with the intent of that zoning district and comports with the designation in the 2015 Comprehensive Plan.

Recommend adoption of realignment #6.

The Board concurs with the recommendations and review of Ruth Horton on #6.

Ruth Horton reported on Modification #7. RR to INST-PR

CURRENT:

Rural Residential. The area abuts the State Park and the Geysers Crest subdivision near Route 50.

PROPOSED:

The intent of the INST-Parkland/Recreation zoning designation is to accommodate areas identified for passive and active recreation.

FUTURE LAND USE – 2015 COMP PLAN

The intent of the 2015 Comprehensive Plan for the Parks and Recreation designation is to protect open space resources that constitute a vital economic component and a valuable environmental, aesthetic and recreational amenity. This encompasses recreational areas and parkland owned by the public, and includes a mix of recreational and cultural uses that support recreational opportunities for residents and visitors.

ANALYSIS:

City owned property. Re-designation as PR is more consistent with the surrounding property. Parcel is land locked and there are no roads that lead to it.

CONCLUSION:

The proposed zoning change for this area to INST-Parkland/Recreation is consistent with the intent of that zoning district and comports with the designation in the 2015 Comprehensive Plan.

Recommend adoption of realignment #7.

The Board concurs with the recommendations and review of Ruth Horton on #7.

Ruth Horton reported on Modification #8. RR to INST-PR

CURRENT:

Rural Residential. Comprised of two non-contiguous properties. One is the Kayak launch located at the end of Kaydeross Avenue East and the other is on Kaydeross Avenue East adjacent to Crescent Avenue.

PROPOSED:

The intent of the INST-Parkland/Recreation zoning designation is to accommodate areas identified for passive and active recreation.

FUTURE LAND USE – 2015 COMP PLAN

The intent of the 2015 Comprehensive Plan for the Parks and Recreation designation is to protect open space resources that constitute a vital economic component and a valuable environmental, aesthetic and recreational amenity. This encompasses recreational areas and parkland owned by the public, and includes a mix of recreational and cultural uses that support recreational opportunities for residents and visitors.

ANALYSIS:

City owns the entire parcel which incorporates a portion purchased with open space bonds. Property purchased with those bonds must be preserved for parkland/recreation purposes.

CONCLUSION:

The proposed zoning change for this area to INST-Parkland/Recreation is consistent with the intent of that zoning district and comports with the designation in the 2015 Comprehensive Plan.

Recommend adoption of realignment #8.

The Board concurs with the recommendations and review of Ruth Horton on #8.

Ruth Horton reported on Modification #9. INST-MP/RR to INST-PR

CURRENT:

Rural Residential- Municipal Purpose. This is bordered by Weibel Avenue to the east, Lake Avenue to the south and Northway to the west.

PROPOSED:

The intent of the INST-Parkland/Recreation zoning designation is to accommodate areas identified for passive and active recreation.

FUTURE LAND USE – 2015 COMP PLAN

The intent of the 2015 Comprehensive Plan for the Parks and Recreation designation is to protect open space resources that constitute a vital economic component and a valuable environmental, aesthetic and recreational amenity. This encompasses recreational areas and parkland owned by the public, and includes a mix of recreational and cultural uses that support recreational opportunities for residents and visitors.

ANALYSIS:

City owns the entire parcel which incorporates a portion purchased with open space bonds. Property purchased with those bonds must be preserved for parkland/recreation purposes.

CONCLUSION:

The proposed zoning change for this area to INST-Parkland/Recreation is consistent with the intent of that zoning district and comports with the designation in the 2015 Comprehensive Plan.

Recommend adoption of realignment #9.

The Board concurs with the recommendations and review of Ruth Horton on #9.

Ruth Horton reported on Modification #10. WRB to INST-PR

CURRENT:

Water Related Business. This is located on Crescent Avenue at the Saratoga Waterfront Park.

PROPOSED:

The intent of the INST-Parkland/Recreation zoning designation is to accommodate areas identified for passive and active recreation.

FUTURE LAND USE – 2015 COMP PLAN

The intent of the 2015 Comprehensive Plan for the Parks and Recreation designation is to protect open space resources that constitute a vital economic component and a valuable environmental, aesthetic and recreational amenity. This encompasses recreational areas and parkland owned by the public, and includes a mix of recreational and cultural uses that support recreational opportunities for residents and visitors.

ANALYSIS:

Parcels are city owned and purchased with Open Space bonds. Property purchased with those bonds must be preserved for parkland/recreation purposes.

CONCLUSION:

The proposed zoning change for this area to INST-Parkland/Recreation is consistent with the intent of that zoning district and comports with the designation in the 2015 Comprehensive Plan.

Recommend adoption of realignment #10.

The Board concurs with the recommendations and review of Ruth Horton on #10.

Ruth Horton reported on Modification #11. UR-1/UR-2 to INST-PR

CURRENT:

Urban Residential-1/ Urban Residential-2. The area surrounds Loughberry Lake.

PROPOSED:

The intent of the INST-Parkland/Recreation zoning designation is to accommodate areas identified for passive and active recreation.

FUTURE LAND USE – 2015 COMP PLAN

The intent of the 2015 Comprehensive Plan for the Parks and Recreation designation is to protect open space resources that constitute a vital economic component and a valuable environmental, aesthetic and recreational amenity. This encompasses recreational areas and parkland owned by the public, and includes a mix of recreational and cultural uses that support recreational opportunities for residents and visitors.

ANALYSIS:

City owns the property. It incorporates public water and wetland protection district. Some portion was purchased with open space bonds requiring preservation. The area is also part of the Open Space Plan and considered a gateway into the City that should be preserved.

CONCLUSION:

The proposed zoning change for this area to INST-Parkland/Recreation is consistent with the intent of that zoning district and comports with the designation in the 2015 Comprehensive Plan.

Recommend adoption of realignment #11.

The Board concurs with the recommendations and review of Ruth Horton on #11.

Ruth Horton reported on Modification #18. UR-1/UR-4/RR to INST-PR

CURRENT:

Spring Run and Bog Meadow trails. This area follows old rail bed that starts at Weibel, crosses Lake and includes BO Meadow Trail, ending at Meadow Brook Road near Stafford Bridge Road.

PROPOSED:

The intent of the INST-Parkland/Recreation zoning designation is to accommodate areas identified for passive and active recreation.

FUTURE LAND USE – 2015 COMP PLAN

The intent of the 2015 Comprehensive Plan for the Parks and Recreation designation is to protect open space resources that constitute a vital economic component and a valuable environmental, aesthetic and recreational amenity. This encompasses recreational areas and parkland owned by the public, and includes a mix of recreational and cultural uses that support recreational opportunities for residents and visitors.

ANALYSIS:

City owns property. Incorporates existing trails and proposed trail segments for Greenbelt Trail.

CONCLUSION:

The proposed zoning change for this area to INST-Parkland/Recreation is consistent with the intent of that zoning district and comports with the designation in the 2015 Comprehensive Plan.

Recommend adoption of realignment #18.

The Board concurs with the recommendations and review of Ruth Horton on #18.

Mark Torpey, Chairman thanked the Board for all their hard work and effort. The Board will review the information and will then draft an Advisory Opinion to be shared with the Board at the next scheduled Planning Board Meeting.

Susan Barden, Principal Planner spoke regarding Consent Agenda Item #1. A SEQRA analysis was done previously and approved. It would be prudent for the Board to review and determine if the modification would change any SEQRA determination.

1. **20190458/17.036 MANEY MULTI-FAMILY MODIFICATIONS**, 18 Cherry Street, modification of approved site plan including a reduction in the number of residential units and parking spaces and façade changes to the exterior of the buildings in the Urban Residential-4 District.

Mark Torpey, Chairman stated the Board will now re-affirm the SEQRA Negative Declaration for the Maney Multi-Family Modification on Cherry Street since there are fewer residential units and parking spaces with the modification.

Jamin Totino made a motion to Re-affirm the SEQRA Negative Declaration issued on February 1, 2018 for the Maney Multi-Family Modifications, 18 Cherry Street. Janet Casey seconded the motion.

VOTE:

Mark Torpey, Chairman, in favor; Jamin Totino, Vice Chairman, in favor; Bob Bristol, in favor; Janet Casey, in favor; Ruth Horton, in favor; Todd Fabozzi, in favor; Sara Boivin, in favor

MOTION PASSES: 7-0

UPCOMING MEETINGS:

Planning Board Caravan, Thursday, June 13, 2019 at 4:00 P.M.
Planning Board Workshop, Thursday, June 13, 2019 at 5:00 P.M.
Planning Board Meeting, Thursday June 20, 2019 at 6:00 PM.

MOTION TO ADJOURN:

There being no further business to discuss Mark Torpey, Chairman adjourned the meeting at 9:30 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

Approved 8-8-19