



# City of Saratoga Springs

## PLANNING BOARD

City Hall • 474 Broadway  
Saratoga Springs, New York 12866  
518.587.3550

[www.saratoga-springs.org](http://www.saratoga-springs.org)

PB Board Members
Mark Torpey (Chair)
Kerry Mayo
Sara Boivin (vice-chair)
Ruth Horton
Todd Fabozzi
Jason Doty
Shawna Jenks (alternate)
Alfred Dal Pos
Christopher Pipia (alternate)

**NOTE: This meeting is being held in person in the Council Room at City Hall**

- To view the webcast live, or once recorded, go to [www.saratoga-springs.org](http://www.saratoga-springs.org).
- To participate or provide input during the meeting, please visit City Hall on the day and time of the scheduled meeting.
- Comments may be submitted up to 12PM on the day of the meeting using the [Public Comment form on the Planning Department page](#).

### PLANNING BOARD MEETING AGENDA

Thursday, July 15, 2021 at 6:00 p.m.

#### Salute the Flag

#### Roll Call

1. Approval of Meeting Minutes
2. Possible Consent Agenda Items

Note: The intent of a consent agenda is to identify any applications that appear to be 'approvable' without need for further evaluation or discussion. If anyone wishes to further discuss any proposed consent agenda item, then that item would be pulled from the 'consent agenda' and dealt with individually.

Agenda Order	Project #	Project	Project Location	Project Description
1	<a href="#">20210505</a>	<b>Station Lane Site Plan Extension</b>	Station Lane	Extension of a previously approved site plan for a multi-family project.

#### 3. PB Applications Under Consideration - NOTE: Agenda item discussion will not begin past 10:00 p.m.

Agenda Order	Project #	Project	Project Location	Project Description
2	<a href="#">20210472</a>	<b>Final Draft of the Unified Development Ordinance (UDO)</b>	474 Broadway	Consideration of advisory opinion to the City Council on the final draft of the Unified Development Ordinance (UDO).
3	<a href="#">20200483</a>	<b>269 Broadway Mixed Use</b>	269 Broadway	Consideration of coordinated SEQRA review of a proposed 6-story commercial/retail building with on-site, underground parking within the Transect-6 Urban Core district.
4	<a href="#">20210452</a>	<b>Southern Final Subdivision</b>	131 Middle Avenue	Consideration of modification/removal of a condition of subdivision approval.
5	<a href="#">20210588</a>	<b>Van Dorn &amp; Seward Final Subdivision</b>	61 Van Dorn St. & 46/46A Seward St	Final plat review of a proposed four-lot subdivision in the UR-2 district.
6	<a href="#">20210568</a>	<b>182 Excelsior Site Plan</b>	182 Excelsior Ave	Sketch site plan of a proposed mixed-use project, including office and multi-family residential uses and associated site work in the UR-4 district.
7	<a href="#">20210319</a>	<b>120 South Broadway Site Plan</b>	120 South Broadway	Sketch site plan of a proposed multi-family residential project in the T-5 district.

#### 4. Upcoming Meetings

July 15, 2021 (workshop - July 12, 5:00 p.m.)

#### GENERAL MEETING GUIDELINES

The Planning Board reviews a wide variety of applications and its primary responsibilities include four land development decisions including New York State Environmental Quality Review (SEQR), Special Use Permit (SUP), Site Plan (SP) and Subdivision (SD).

The rules regarding public input depends on the type of application before the Planning Board.

**SEQR and SP:** The Planning Board reserves the right to allow public comment as deemed necessary. The total duration for all public comments should not exceed fifteen (15) minutes with each individual speaker limited to a total of two (2) minutes.

**SUP and SD:** The Planning Board is required to conduct a public hearing with proper notice to all neighbors residing within 250 feet of the project. Each individual speaker will be limited to a total of three (3) minutes.

**For all applications:** Speakers providing public input will be timed to ensure compliance. Applicants' initial presentation to the Board will be limited to 15 minutes.

Planning Board members are volunteers appointed by the Mayor to serve seven-year terms. Each member has a single vote and a quorum (4 or more members) is required to vote on an application.

Note: This agenda is subject to change. Please check the [website](#) for latest version.

#### GENERAL GUIDELINES FOR SPEAKERS

- All meetings are video recorded and webcast; please provide public input in a respectful manner.
- Public input will occur after the Applicant has presented the project to the Planning Board.
- Speak clearly into the microphone and state your name and address.
- Speakers will be timed – two (2) minute limit for public comment and three (3) minute limit for public hearing. Be concise, it's OK to speak for less than the time limit.
- Individuals may not donate their allotted time to other speakers.
- Face the Planning Board at all times, do not engage in direct discussions with the audience.
- Do not repeat points made by previous speakers.

- No laughing, heckling, speaking or clapping from the audience.
- Comments to the Board should specifically relate to the application under consideration and be directly relevant to the evaluation criteria.
- It is best to identify a designated speaker to summarize comments from multiple individuals.
- Written comments will be distributed to the Board and made part of the public record.
- Please note that the Planning Board has no jurisdiction over code enforcement.
- The Planning Board appreciates meaningful and thoughtful input from the community.

To learn more about the application review process, please contact the City Planning Department. Susan Barden: 518-587-3550 x2493 [susan.barden@saratoga-springs.org](mailto:susan.barden@saratoga-springs.org)