



City of Saratoga Springs

PLANNING BOARD
 City Hall • 474 Broadway
 Saratoga Springs, New York 12866
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 www.saratoga-springs.org

PB Members
Mark Torpey (Chair)
Kerry Mayo
Charles (Chuck) Marshall
Ruth Horton
Todd Fabozzi
Jason Doty
Shawna Jenks (Alternate)
Mark Pingel
William J. McTygue (Alternate)

THIS MEETING WILL BE HELD VIA ZOOM - PLEASE REGISTER USING THE FOLLOWING LINK

[REGISTER HERE](#)

- To view the webcast live or once recorded, go to www.saratoga-springs.org.
- 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 14, 2022 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

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
	20220217	17 Park Area Variance	17 Park Place	Consideration of advisory opinion to the Zoning Board of Appelas to permit the construction of a new single-family home and two-family structure within the Urban Residential-4 (UR-4) District
	20220555	44 Ruggles Rd Subdivision Modification	44 Ruggles Rd	Proposed modification of previously approved two-lot conservation subdivision in the Rural Residential (RR) district.
	20220339	120 S. Broadway Site Plan Review	120 S. Broadway	Consideration of coordinated SEQRA review of a proposed multi-family residential project (58-units) and associated site work in the Transect - 5 (T-5) district.
	20220235	131 Excelsior North Spring Run Special Use Permit	131 Excelsior	Consideration of coordinated SEQRA review for a proposed 102-unit multi-family residential project in the Transect-5 (T-5) district.

4. Upcoming Meetings

- July 28 (workshop - July 21, 5pm)
- August 11 (UDO Board Training)

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