



PLANNING BOARD

MINUTES

WEDNESDAY, APRIL 22, 2015

7:00 P.M.

CITY COUNCIL ROOM

PRESENT: Clifford Van Wagner; Dan Gaba; Bob Bristol, Vice Chairman; Howard Pinsley;
Janet Casey

LATE ARRIVAL: Mark Torpey, Chairman arrived at 7:03 P.M.
Tom L. Lewis arrived at 7:26 P.M.

STAFF: Kate Maynard, Principal Planner, City of Saratoga Springs.

CALL TO ORDER: ROBERT BRISTOL, Vice Chairman called the meeting to order at 7:00 P.M.

SALUTE TO THE FLAG:

ANNOUNCEMENT OF RECORDING OF PROCEEDING:

Mark Torpey, Chairman stated 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.

ANNOUNCEMENT OF ADJOURNED PROJECTS

ADJOURNED PENDING ADDITIONAL INFORMATION:

14.059 77 EXCELSIOR MIXED USE DEVELOPMENT, 77 Excelsior Avenue, Special use permit for commercial and residential uses in a Transect-5 (T-5) District.

14.067 STONE PROPERTY, 68 WEIBEL AVENUE, 30 Church Street, site plan modification in a Transect-6 (T-6) District.

14.074 UNION FOX APARTMENTS, 72 Union Avenue, Site plan review for multi-family residential in an Urban Residential-4 (UR-4) District.

14.052.1 CITY CENTER PARKING GARAGE, TWO LOT SUBDIVISION, High Rock and Maple Avenues, In the Transect-6 (T-6) Urban Core District.

14.060 HOFFMAN CAR WASH FACILITY, 2216 NYS Route 50, proposed special use permit for a car wash Facility in the Highway General Business (HGB) District.

14.010 SUBDIVISION OF LANDS OF HARRISON, 180 Meadowbrook Road, public hearing for a two-lot subdivision in the Rural Residential District.

14.053 21 PARK PLACE CONDOMINIUMS, 21 Park Place, Site plan review for multi-family residences in an Urban Residential-4 (UR-4) District.

Mark Torpey, Chairman read into the record a letter received from J. Tabor Ellsworth stated his proposed land swap Proposal. It seems a willingness on Mr. Ellsworth's part to proceed with the land swap. A copy of the letter was provided to Mr. Doyle. A suggestion was made to the applicant to locate the new homeowners on one of the parcels and to inform the other parties in question the proposal of the City Engineer for a private public endeavor.

Mr. Doyle stated he will make contact with the new homeowners; he will speak with Mr. Ellsworth, Mr. Davis and get in touch with the City Engineer, Tim Wales and return before the Board.

2. **15.008 SARATOGA SPRING WATER COMPANY WAREHOUSE EXPANSION**, 11 Geysers Road, site Plan review in the Industrial General (IND-G) District.

SEQRA: Action appears to be unlisted.

BACKGROUND:

Project previously received a variance in 2012 that allows for parking within the front yard setback. Current project provides for a 13, 423 square foot ware house addition to the existing site operation. Overall parking space requirement of 28 spaces, 32 are proposed.

Kate Maynard, Principal Planner stated on Monday, we did receive the updated SEQRA form. Chazen comments were circulated at the workshop on Monday as well as those of the City Engineers and staff.

Applicant: Saratoga Spring Water Company

Agent: Bill Sprengnether, Cardinal Direction.

Mr. Sprengnether, provided some background information concerning the proposed expansion. A visual presentation was provided to the Board as well. A review of the site which currently exists was provided to the Board. The current fire access road will be enlarged to 20 feet in width to accommodate new regulations and emergency vehicles. We are adding a 100' x 125' warehouse addition, which will accommodate storage of the finished product, water and will eliminate the need for additional trailer housing as well. The trailers on site will remain at no more than 9. Existing parking and proposed parking will total 32 an excess of 4 over the minimum. The parcel site is 46 acres and the site disturbance is .26 acres. The wetland issue and 100 foot buffer identified on plans. We did not feel it was necessary to do a line delineation at the time because of the distance to the project site from the wetland area. We are 47 feet outside the 100 foot buffer line. A visual designation of the area was provided to the Board. The Board requested two items, a diagram of the circulation, and a diagram of the improved fire access. An updated SWPPP will be provided. There are currently 3 lights on the site and these will be relocated and improved with LED's and outside shield to guide lighting downwards. There will be lighting on the building for safety. There is only one shift currently, the day shift so there really is only need for outside lighting for safety purposes. A rendering of the proposed building was provided to the Board including elevations and proposed materials.

Mark Torpey, Chairman asked if anyone in the audience wished to comment on this application.

None heard.

Dan Gaba requested information on landscaping.

Mr. Sprengnether reviewed the landscaping plan. All buffering along the east of the new structure a row of white pines will be planted. These will be a decent size trees which will be planted. Additional trees will be added by the parking area. There are woods facing Geysers Road.

Mark Torpey, Chairman stated the Board will now review the SEQRA form. Part I of the SEQRA form submitted by the applicant looks good. We are using the short Environmental Assessment Form, this is an unlisted action. No large or important areas of concern were noted.

Howard Pinsley stated that based upon the information provided by the applicant in Part I of the SEQR Full Environmental Assessment Form, and analysis of the information provided and presented in Part II of the SEQR Full Environmental Assessment Form, 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. Based on this, I move to make a SEQR negative declaration for this action.

Bob Bristol, Vice Chairman seconded the motion.

Mark Torpey, Chairman asked if there was any further discussion.

None heard.

VOTE: Mark Torpey, Chairman, in favor; Bob Bristol, Vice Chairman, in favor; Tom L. Lewis, in favor; Clifford Van Wagner, in favor; Dan Gaba, in favor; Howard Pinsley, in favor; Janet Casey, in favor

MOTION PASSES: 7-0

Mark Torpey, Chairman stated on the site plan we did cite several items, those are: widening the gravel driveway to 20 feet to be able to deal with emergency vehicles, and also checking to make sure the substrate there is sufficient for the additional weight, in adherence with the code. We spoke about the connection to the County Greenbelt trail, we have recognition there. We acknowledge the fact that we have that trail planned and that you are willing to work and coordinate as the details of that become available.

Clifford Van Wagner stated even the County referral states partnering between the property owner and the City and the County as design progresses for an 8 foot wide side path along the north side of Geyser Road. So I think the motion for site plan approval should include the acknowledgement of the partnering between the property owner and the City and the County.

Mark Torpey, Chairman, stated that sounded good. The Letter of Credit has been adjusted. We spoke about the ten foot tall white pines, which are the proper caliper for that area as well. These are the items on my list. That particular sidewalk where the cars drive over would seem to be more logical to put a stripe down.

Tom L. Lewis made a motion for site plan approval with the caveats as listed.

Janet Casey seconded the motion.

Mark Torpey, Chairman asked if anyone in the audience wished to comment on this application.

None heard.

VOTE: Mark Torpey, Chairman, in favor; Bob Bristol, Vice Chairman, in favor; Tom L. Lewis, in favor; Clifford Van Wagner, in favor; Dan Gaba, in favor; Howard Pinsley, in favor; Janet Casey, in favor

MOTION PASSES: 7-0

3. **15.010 WILLAIBSBERG COURT GARAGE**, 150 Lincoln Avenue, site plan review for construction of parking structure in the Urban Residential-2 (UR-2) District.