



## City of Saratoga Springs

### PLANNING BOARD

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

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

#### PLEASE NOTE:

**The Planning Board meeting will be held in-person in the City Council room in City Hall -**

**Mark Torpey, Chair, will be attending the meeting remotely.**

- To view the webcast live or once recorded, go to [www.saratoga-springs.org](http://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, October 13, 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
	<a href="#">20220957</a>	<b>176 S Broadway Special Use Permit Extension</b>	176 S Broadway	Proposed extension of a previously approved special use permit for a 120-room hotel in the Transect - 5 (T-5) district.

#### 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
	<a href="#">20220827</a>	<b>Richard Ave Subdivision</b>	23 Richard Ave	Preliminary plat review of a proposed three-lot subdivision in the Urban Residential - 2 (UR-2) district.
	<a href="#">20220690</a>	<b>Crescent and Jefferson Petition for Zoning Amendment</b>	Crescent & Jefferson	Consideration of deferral of lead agency status and an advisory opinion to the City Council for a zoning map amendment from Rural Residential (RR) to Urban Residential - 4 (UR-4) to provide for a proposed affordable housing project (200-units).
	<a href="#">20220064</a>	<b>Stewart's 177 S. Broadway &amp; 28 Lincoln Sketch Plan</b>	177 S. Broadway & 28 Lincoln	Second sketch site plan review for proposed construction of a new 3,700 sq. ft. convenience store and associated site work in the Transect-5 (T-5) district.
	<a href="#">20210989</a>	<b>Stewart's 402 Lake Site Plan</b>	402 Lake Avenue	Site plan of a proposed new 4,000 sq. ft. convenience store, gasoline pumps, and associated site work in the Rural Residential (RR) district.

#### 4. Upcoming Meetings

October 27 (workshop/Joint meeting with DRC - October 20)

November 17 (workshop - November 10)

#### 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)