

May 23, 2018

Mrs. Kate Maynard  
City of Saratoga Springs Planning Department  
474 Broadway  
Saratoga Springs, NY 12866

**RE: The Grove – Site Plan Modification**

Dear Mrs. Maynard:

Upon receipt of a directive from the City Attorney, the Owner of 233 Lake Ave (The Grove) is requesting a site plan modification to reflect the decision by the Zoning Board of Appeals on May 21<sup>st</sup>, 2018 regarding the use modification from 100% senior living to a mix of 40% senior living units and 60% none age restricted units in the building. The use was modified to include 76 total (which matches the existing unit count) residential apartment units, 46 (60% of 76) residential apartment units without an age restriction and 30 (40% of 76) residential apartment units reserved for use by occupants 55 years old or older. This change of use does not physically alter the site or structure.

The change in use does modify the parking to be provided as the requirement. The parking required by the new uses would be 122 spaces. Currently the property has 142 spaces. Two spaces are required for residential units and one space required for senior living residential units.


When this site was previously approved the planning board granted a parking waiver to allow more parking on the site. The request for additional parking for this proposed use would remain to address visitors to the site.

Therefore, the applicant proposes to revise the approved "As-built" cover sheet to reflect the current parking ratios. We are requesting that this modification be included on your upcoming June 7<sup>th</sup> or 21<sup>st</sup> Agenda and due to the minor revision to the plan we are of the understanding that it can be taken up under the boards consent agenda.

An analysis of the current parking availability shows that on average there are 60 parking spaces available for use.

Should you have any questions please feel free to contact me on this matter.

Sincerely,



Matthew Brobston, RLA  
Associate  
mbrobston@thelagroup.com

[cc. Vince DeLeonardis](#)