



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

May 25, 2018

John P. Franck, Commissioner of Accounts (City Clerk)
City of Saratoga Springs
City Hall 474 Broadway
Saratoga Springs, NY 12866

RE: SCPB Referral Review #18-50-Zoning Map Amendment-NRP Group LLC
Amend the zoning designation of 6 city tax parcels from Warehouse District (WD) to Transect-4 (Urban Neighborhood North) to allow for residential development, with the potential of the site being utilized for a 200-unit workforce housing development.
Church Street, Allen Drive and Tait Lane

Received from the City of Saratoga Springs Town Board on April 23, 2018.

Reviewed by the Saratoga County Planning Board on May 17, 2018.

Decision: Approve

Comment:

While the direct application to the city council for a map change in zoning presents no unknown or insurmountable challenges for which the city has not dealt in the past, the potential impacts presented by the land use being floated will certainly warrant considerable review and discussion (not an uncommon exercise between the planning board and the city council).

It needs to be established that the proposed zoning change will be in conformity with the city's Comprehensive Plan.

The property (parcels) being considered for a map amendment are encompassed by T-4 zoning to the north across NYS Rt. 9N, by properties zoned T-5 to the east, and UR-4 directly to the west. These areas are dominated by existing residential uses along with the mixed-use development scenarios coming forth for the T-5 lands between Washington Street, Station Lane and Church Street. There appears to be a defined similarity of uses among the surrounding properties and the parcels presented for a zone change.

The change in zoning will need an analysis/comparison of the impacts that would result from development allowed under the current zoning (WD) and the impacts

presented under the proposed future land use, most notably those related to traffic and the provision and sufficiency of sanitary sewer and public water.

Relative to traffic and what impacts and possible mitigation may result from the proposed rezoning, it is recognized that under SEQR we don't yet have a "project" to review, yet the city planning board in its advisory opinion to the City Council may want to put into record pertinent issues or comments. We believe that the applicant should be in early discussion with NYS DOT for its cursory review and input concerning additional trips onto the state system, the analysis of turn movements to and from the state road system, and consideration of future curb cuts (a new intersection directly onto Rt. 9N and/or some use of the existing Tait Lane). The need for any type of mitigation/improvements (possible abandonment of a city ROW or portion of it, stop signage and exiting turn lanes, and a center turn lane on the state road for this drive and other access points in the corridor), is at this stage premature to the application but should be understood as topics for later discussion.

In the same regard, we believe that the planning board should report to the Council on the future project's water and sanitary sewer needs and any impact by the project on existing system capacity, particularly with understanding of further development east and west of the property (in the city and if any future provision within the town of Greenfield).



Michael Valentine, Senior Planner
Authorized Agent for Saratoga County

xc. Lisa Ribis, Sect. to City Council
Kate Maynard, Principal Planner

DISCLAIMER: Recommendations made by the Saratoga County Planning Board on referrals and subdivisions are based upon the receipt and review of a "full statement of such proposed action" provided directly to SCPB by the municipal referring agency as stated under General Municipal Law section 239. A determination of action is rendered by the SCPB based upon the completeness and accuracy of information presented by its staff. The SCPB cannot be accountable for a decision rendered through incomplete or inaccurate information received as part of the complete statement.