

Date: April 20, 2018

Project: **550 Union Renovation and Redevelopment**
Saratoga Springs, NY

Project Narrative

550 Union, LLC is a real-estate holding company made up of five (5) primary partners, John Boyle, Dan Collins, Ray Bryan, Mike Phinney and Jon Haynes. There are four (4) other silent partners that comprise less than 12% ownership in the project. They are Martin Ferrillo, Kyle Kordich, Mariane Mustafa from Saratoga Springs, and Tim Hoiles from Colorado.

In 2015, the partnership purchased two parcels of land, one located at 548 Union Avenue and another at 550 Union Avenue. In addition John Boyle purchased the existing house located at 538 Union Avenue. The existing property contained 22 single family trailers and/or cottages, a Marina, a Beach/Board Shop, and an existing restaurant called the "Tropic Hut". The property and businesses had unfortunately fallen into a derelict state, far from the heyday of when the property was home to the "Bayshore Inn and Restaurant" at least as far back as 1946 (see attached postcard picture from that time). The property once was a thriving resort destination where hundreds of bathers and beach goers would escape from the City during the hot summer season. Combined with the booming post-war and horse racing economy, the property was once a gem located on the border of Saratoga Springs overlooking pristine Saratoga Lake.

550 Union, LLC had performed extensive research about the property and foiled all available plans prior to purchase; John Boyle and Mike Phinney met with members of the Building Department, Planning Department and Zoning Department to review the redevelopment potential prior to purchase. The original vision for the property was to renovate and expand the existing restaurant and to replace all or most of the trailers with pre-fabricated modern cottages or "tiny homes" that would largely provide seasonal rentals. After review with the different Building, Planning and Zoning personnel it was noted that large density single family homes and/or replacement of trailers at that location was not compliant with the existing zoning laws and the City had a strong desire to have the existing non-conforming trailers removed as soon as possible. However, the planning staff did highlight the overlay zoning district and the ability for the property to allow a 25 room Inn and a 10 room bed and breakfast with a Special Use Permit. It was determined by the group that a renovated restaurant, marina, and hospitality lodging would be the preferred redevelopment uses, compliant with current zoning codes and the Comprehensive Plan for the City of Saratoga Springs.

Immediately upon purchase, the partnership removed numerous dumpsters of garbage, debris and miscellaneous car and boat parts. The unoccupied trailers were removed immediately, and residents of existing occupied trailers were given a year to relocate their trailers or find alternate housing. The beach was restored and cleared of debris, bottles, cans, broken glass and garbage. Perennial gardens, flower beds and planters were added extensively to the property. The existing restaurant decks and patios were repaired and restored. In August of 2015, "Lake Local" opened to much fan fair generating a much higher demand and excitement than the partnership could have imagined. This immediately reinforced the partnerships larger vision to redevelop the property to resemble the former "Bayshore Inn and Restaurant" and restore the property to a vibrant community hospitality destination as it existed back in the 1940's and 1950's prior to the unfortunate fire that removed "the Bayshore" and made way for the trailer park.

The current renovation and expansion proposal has been updated and refined over the past two years to reflect demand and anticipated use that the first 2-3 seasons of operation have provided us. The current proposal envisions a year-round 298 seat restaurant with an additional 146 outdoor seats. A new band shelter with sound deadening walls will be constructed to respond to surrounding residential neighbors noise concerns, the existing Board Shop will be expanded to provide a small convenience store/deli where boaters and pedestrians associated with the many lake events can purchase ice, beverages, sandwiches and grab and go items. The hillside will be stabilized and completely re-landscaped to provide a



series of connected modern cottages. These combined with the existing house will provide a 23 bedroom Inn and place for a full time Resident Manager. The first tier of structures will incorporate green roofs and small private gardens and patios, providing for a lush and sustainable footprint to the now scrubby hillside. The final phase of the project will be the construction of a 10 room Bed and Breakfast more closely associated with the restaurant that will provide an iconic piece of architecture at the gateway to the City facing the newly reconstructed bridge.

Major landscaping efforts along with extensive storm-water control measures will be implemented as part of the proposed redevelopment. Strategies will include green roofs, pervious asphalt paving, pervious patio pavers, rain gardens and bio-retention swales. New site lighting, pedestrian pathways and a designated crossing lane just north of the bridge is also part of the proposed redevelopment. The new restaurant design has specifically been engineered to allow for a substantial solar photovoltaic array that will be integrated into the geometry and aesthetics of the pavilion style roof. A new large covered entry drop-off area and operational improvements will allow for the restaurant to utilize a valet parking system during special events and the peak summer months.

Although the docks were properly permitted through NYSDEC and have been verified, not to be within the navigable channel, 550 Union LCC., in response to concerns raised about the existing docks closest to the bridge pier, and with our a desire to further alleviate any parking concerns during peak season, is proposing removing the docks closest to the bridge pier and their reinstallation along with an expanded finger of docks at the end of the existing dock system furthest from the navigational channel. This will provide a net increase of 32 slips, half of which will be designated to additional restaurant parking; increasing the courtesy dock /restaurant customer boat parking slips, from 16 to 32.

A parking waiver is being requested for a 16% deficit once all phases are complete. Prior to the final phase of the Bed and Breakfast, the requested waiver reflects a 14% deficit. With the additional 16 courtesy docks for a total of 32 slips, we believe this accounts for the use of at least 128 seats in the restaurant (average 4 customers per boat, without any onsite car parking demand generated) from required parking needs, thus eliminates any parking deficit. In addition, the design of the new restaurant allows for a large drop off area and operationally moving to a valet system during special events and peak season will allow for an additional 41 vehicles to be parked on site (see attached Valet Parking diagram). Considering 9-10 months of the year and even mid-week during the two month peak season, the facility will not need even 60% of the proposed parking; we feel the proposed boat slip expansion and valet parking plan will more than accommodate the properties overall parking need during peak demand.

Due to the existing non-conforming status of several structures on the site that the team would like to utilize and make renovations and modest expansion to, the following Zoning Variances are required:

A use variance has been sought for two existing residential mobile home units to remain on site and in use for foreign worker housing during the summer season. These units would only be used and needed for the existing restaurant configuration. The mobile home units would be removed during the construction phase of the proposed expanded restaurant. We have requested the variance for this use extend thru 2019.

Area variances have been requested for existing parking spaces related to a compliance site plan. The compliance site plan is temporary until the proposed expanded restaurant is constructed after site plan approval is granted. The variances are listed below.

- Parking spaces 1-17 – front yard setback variance from 40' to 0'
- Parking spaces 74-79 – side and rear yard setbacks from 40' to 0'
- Parking spaces 114-121 – side yard setback from 40' to 6.8'

A Setback variance is being requested for the existing Board rental shop to allow the building to be within the front yard setback.

Front yard variance from 40' – to 16.2' existing

Front and Side yard setback variances are being requested for the two mobile home units from the use variance request, again this variance is temporary until they are removed during construction of the phase of the expanded restaurant.

Front yard setback from 40' to 136.3' and 19.2' existing dimensions
Side yard setback from 40' to 1.0' and 21.8' existing dimensions

The proposed Special Use Permit has requested the following uses to be allowed:

Eating and Drinking Establishment – 444 seat inside and outdoor seating
Outdoor Eating and Drinking Establishment
Board rental and convenience shop – 1200 sf
Marina and docks – 139 boat slips
Lodging with corridor overlay district – 25 room Inn, 10 room Bed and Breakfast
Outdoor storage for boats in the off-season (building department requirement)

Overall, the team is very excited to restore the property to reflect its long history as resort use, providing yet another destination for visitors to Saratoga Springs, but more importantly to provide a respite to “locals” who want to feel the sand on their feet and watch the sunsets over a beautiful lake vista. Fall/Winter events have great potential as well, where pond hockey, fat-tire bike races and cross country skiers could utilize the property for recreational use. Allowing public access and reconnecting the community to Saratoga Lake while providing a “park like setting” and a family friendly dining option has been the focus of the comments and gratitude we’ve received from many patrons and the community at large so far. We hope to work with you to further enhance this potential and to make sure the antiquated building and infrastructure can be modernized, so that the businesses can maintain reliable year round staff and provide an amenity to the City of Saratoga Springs for years to come.