



## **SARATOGA COUNTY PLANNING BOARD**

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April 20, 2018

Kate Maynard, Principal Planner  
City of Saratoga Springs  
474 Broadway  
Saratoga Springs, NY 12866

**RE: SCPB Referral Review #18-13-Special Use Permit and Site Plan Review-Dorsey**

Construction of two additions to a pre-existing multi-use building.  
Addition of 1,200 sf of new commercial space on first floor, add first floor and second floor apartments above garage with parking underneath at rear of existing building.  
Ballston Ave (NYS Route 50)

Received from the City of Saratoga Springs Planning Board on March 14, 2018.

Reviewed by the Saratoga County Planning Board on April 19, 2018.

**Decision:** No Significant County Wide or Inter Community Impact

**Comment:** Being proposed is a mixed-use structure (2-story) on a 23,000-s.f. lot at 15 Ballston Avenue. The current owner purchased the property in 2012 and it was originally constructed in 1990. The building was a mixed-use commercial building w/apartments when purchased, but the owner now proposes additions to the existing structure by:

Adding 1,200 s.f. of new commercial space on 1<sup>st</sup> floor,  
Adding 1<sup>st</sup> floor and 2<sup>nd</sup> floor apartment units at front of ex. bldg. (the addition moves the building closer to street-front), and

Adding 2 new apartments above the garage w/parking underneath at rear of existing bldg.

These changes will result in 6 apt. units and 2,000 s.f. of commercial space on 1<sup>st</sup> floor.

Prior to planning board review there were area variances granted for the front property lot width of 146' and a variance necessary as the project did not meet the 70% build-out necessary in the T-5 District (project will have only 40' vs. 102' needed). As a project located within the T-5 District there is no list of permitted uses; therefore, it requires issuance of a special use permit.

The project will utilize the existing driveway from the state road so that no new/additional curb cut permit is needed from NYS DOT.

It was our original thought that follow-up would be needed on the number of parking spaces and sufficiency of stormwater system (dry wells). The plan shows 15 existing parking spaces and the SEAF states that “the parking lot will be extended to add 11 new parking spaces outside in addition to the 4 new indoor parking spaces that will be added with the rear addition” (the new garage). We do not see 26 parking spaces on the proposed site plan.

Stormwater will be collected/managed thru 3 drywells (1 new, 2 existing) at 8’ deep, w/stone, fabric, interconnected piping. Test pit data for the drywells is 28 years old and city engineering may have to determine if the new drywell location warrants testing for groundwater elevation and soils determination prior to establishing location and invert elevations.



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Michael Valentine, Senior Planner  
Authorized Agent for Saratoga County

**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.