



SARATOGA COUNTY PLANNING BOARD

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CHAIRMAN

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DIRECTOR

May 21, 2018

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

RE: SCPB Referral Review #17-112-Site Plan Review-KCG Development

Re-use of former Spa City Diner and 3-acre site in T-5 District for construction of a 150,500 sq. ft. building for multi-family residential, eating and drinking establishment, retail, office, service establishment, convenience sales, medical offices and educational facilities.

Canfield Street and So. Broadway (NYS Route 50)

Received from the City of Saratoga Springs Planning Board on May 9, 2018.

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

Decision: Approve

Comment: The Saratoga County planning board has previously reviewed the SUP referred for this project and approved the action at its June, 2017 meeting.

As noted in our prior review, the proposed uses and project is for the re-use of eight (8) tax parcels (178.27-1-22 thru 29) comprising a combined area of 3.06 acres along 350' of frontage along Broadway in the city's T-5 zoning district (So. B'way Dev. District). The new uses will utilize existing municipal infrastructure with tie-ins to existing water, sanitary, storm sewer (from onsite stormwater mgmnt facilities). The entire 3.06 acres is to be disturbed, with the garage decreasing in size from previous submission and a respective increase in the area utilized for lawn/landscaping.

Development of the site is presented as an integrated mixed-use building w/residential, office and retail uses in a 4-story structure. In one floor that was previously commercial the use is now all residential. Uses are noted as being:

110 affordable housing apartment uses

21,000 s.f. of commercial office use has decreased to 15,900 s.f.

7,000 s.f. of retail space has been eliminated

7,500 s.f. eating/drinking establishment has decreased in size to 5,000 s.f.

The parking structure, which at one stage had increase from 125 spaces to 273, has now decreased to 244 spaces. The site will utilize sidewalks (existing and additional) located on frontage of each street, provide for public/civic spaces and encourage

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bike/ped access and use along an increasingly revitalized and developmentally enhanced section of South Broadway.



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.