



## **SARATOGA COUNTY PLANNING BOARD**

**TOM L. LEWIS**  
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**DIRECTOR**

March 12, 2018

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

**RE: SCPB Referrals-18-A-07-Subdivision Review-Giovanone RE Partners/372  
Lake Ave Subdivision**

Three-lot residential subdivision of a 2.52-acre parcel in the city's UR-1 District Lake Avenue (NYS Route 29), south side, adjacent to the southbound lane of the Northway.

Received from the City of Saratoga Springs Planning Board on February 08, 2018.

Reviewed by the Saratoga County Planning Board on February 15, 2018.

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

**Comments:** The proposed subdivision has the appearance of being a textbook example of a municipality having to now consider for development lands that a short while ago would have been looked upon as marginal, meaning that there is now a depleted source of "easy" lands. That situation, however, has caused no review hurdle to overcome on a county level that wouldn't be there otherwise. The applicant proposes to use a shared driveway with an approach onto a state road for which a DOT curb cut permit is required. The sufficiency of sight distances east and west should be determined and noted on the subdivision plat. The plat should be presented to Michael Arthur, DOT's Resident Engineer at the West Avenue Residency (518-584-3970, [michael.arthur@dot.ny.gov](mailto:michael.arthur@dot.ny.gov)).

A handwritten signature in purple ink that reads "Michael Valentine".

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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.

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