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Saratoga Springs Jockey Club Project Narrative
66 White Farm Road
Special Use Permit & Site Plan
Project Narrative

The project site is located at 66 White Farm Road in the City of Saratoga Springs, Saratoga County, New York. The project is located on an approximately 5.18 acre parcel with Tax Map Number 178.-3-14.1, which is currently occupied by a 6 bedroom residential home and is located within the Rural Residential (RR) district as zoned by the City of Saratoga Springs. The applicant and property owner, Jon Corner, is proposing a five-bedroom Neighborhood Bed and Breakfast, which is a permitted use with a Special Use Permit and Site Plan approval in the RR district. The additional existing bedroom will be used for owner occupancy.

The proposed modifications to the existing condition of the property will include cosmetic improvements to the interior and exterior of the structure, as well as making it handicap accessible. As such, the existing unpaved parking spaces near the front of the home will be paved and marked for handicap parking, and a handicap ramp will be constructed adjacent to the parking area. Walkway lighting is also proposed for safe nighttime access. Additional gravel parking will be provided to the rear of the building to accommodate B&B patrons. The existing septic system will be replaced with a compliant system for a six-bedroom home, as required by New York State Department of Environmental Conservation Standards. The home will continue to be served by a municipal water supply.

Given the size of the subject parcel and its proposed use, which is permitted by the Zoning Code with a Special Use Permit and Site Plan Review, this project is consistent and compatible with the neighborhood and will not produce any undesirable change. In addition, the project will not produce any adverse impacts on the physical or environmental conditions of the property or surrounding land, as very little earth disturbance is proposed, and the utilities to support the proposed use will be installed as part of the project.