



## Project Narrative – 68 Weibel Avenue, Saratoga Springs, NY

The 68 Weibel Avenue application is the result of and response to a “Stipulation and Order of Settlement” dated May 17, 2018 between the City of Saratoga Springs, NY and Gary E. Stone, owner of the parcel. Historically, facilities were developed on the parcel including a 900+/- SF office building (now used as an insurance office), 2 metal warehouse buildings (2,400+/- SF and +/-1,500 SF), a mixed use office/retail/storage building (12,500+/- SF) and a golf driving range with a clubhouse (150 SF). Other uses on the site include several clothing drop-boxes, storage of unlicensed vehicles, several temporary structures/membrane type structures and miscellaneous areas of waste building materials storage. Parking on the site is unstructured on gravel parking lots. The access drive and parking area for the 900 SF office building is paved with asphalt, however, the remainder of driveways and parking areas are gravel. Little, if any, buffer landscaping exists to screen parking areas and uses on the site from view of adjacent residential/commercial developments to the north and south or from the Weibel Avenue travel corridor. The above development has originally existed since 1968+/- which included the golf driving range and subsequently the remaining buildings and uses. It is reported that such activities and uses were developed in compliance with previous zoning laws, however, proof of those approvals has apparently been lost and are not available. The current site zoning is T-4 Transect District Urban Neighborhood which allows such uses, however, prescribes “Area and Bulk Requirements” and “Design Requirements” which the existing project conditions do not meet.

It is for this reason that the May 17, 2018 “Stipulations and Order of Settlement” between the City of Saratoga Springs and Gary E. Stone was entered into. The intent of this “Stipulation” is to require the property to become compliant with the T-4 Transect Zone District requirements. As such, the following approvals are required as well as site design adjustments:

1. Area Variance (by the Zoning Board of Appeals) for T-4 Zone District Requirements
  - a. Area variance for 1 story buildings (minimum 2 stories are required)
  - b. Build-to distance from the Front Lot Line, 12’-18’ required, 161.2 feet proposed (existing)
  - c. Minimum 50% build out frontage required, 0% proposed
2. Special Use Permit (by the Planning Board) (All T-4 Transect Properties require Special Use Permit)
  - a. Uses requested include office (for 900 SF building), warehouses (for 2,400 SF and 1,500 SF metal buildings), mixed office/retail/storage (for 12,500 SF building which is occupied roughly 1/3 office, 1/3 retail, and 1/3 storage) and golf driving range (4 tees) and clubhouse (150 SF building).
3. Site Plan Review (by the Planning Board)
4. Architectural Design Review (by the Design Review Commission)
5. Site Design Adjustments

- a. Streetscape improvements including sidewalk, decorative street lighting, street trees, and approved signage,
  - b. Buffer parking lots from adjacent uses,
  - c. Buffer perimeter of site from adjacent uses,
  - d. Pave driveways and parking areas,
  - e. Plan for future interconnected vehicular street connections between adjacent properties, and
  - f. Require all exterior lighting to be “Dark Sky” compliant.
6. Mandated corrective measures required by the May 17, 2018 “Stipulation”
- a. Remove all temporary structures/membrane type structures from the site,
  - b. Remove all unlicensed vehicles from the site,
  - c. Remove all waste building materials from the site,
  - d. Remove all waste containers from the site (other than those dedicated to tenants of the buildings), and
  - e. Remove all “Stone owned enterprises” activities from the site,
  - f. Cease operation of the golf driving range (until a Special Use Permit is issued).

It is emphasized that the intent of the above approvals and site design adjustments and required corrective measures are to bring into compliance, as close as possible, the existing conditions on the site with the T-4 Transect Zone District requirements. Most such requirements can be met and or design adjustments accomplished to enable the site as it is developed today, and with the proposed improvements, to be compatible with adjacent uses and not present negative or economically detrimental affects on such adjacent properties. Certain requirements, however, will require area variances to accomplish the above goal as stated above.

It is also emphasized that these approvals and adjustments are anticipated to be temporary. The project site is located in an area that has a high potential for re-development for residential and commercial uses. The required approvals are intended to allow existing tenants to occupy the site until such time that the present owners or future purchasers decide to develop the site to its fullest potential and in compliance with T-4 Transect Zone District requirements.