



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

February 22, 2018

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

RE: SCPB Referrals-18-08-Special Use Permit-West/Peppers Corners

Proposes an in-kind replacement of an approved use (convenience sales) on a 0.13-acre site in the UR-3 District, turning an existing nonconforming structure of 1,064 s.f. building into a convenience store.
NE Quad of intersection of Lake Avenue (NYS Rt.29) and Warren Street

Received from the City of Saratoga Springs Planning Board on February 12, 2018.

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

Decision: No Significant County Wide or Inter Community Impact

Comments: The SCPB notes the proposed re-use of the existing site at which was previously sited Pepper's Market and we note below the (paraphrased) standards by which a special use permit is to be considered according to the city's zoning ordinance:

REVIEW STANDARDS FOR SUP:

1. To what extent is the use in harmony with, promotes the general purposes and intent of the Comp Plan, zoning. ord., and health, welfare and safety of city/residents.
2. Neighborhood compatibility, impacts on community character (adjoining properties), density.
3. Impacts of use on vehicular congestion and parking.
4. Impacts on infrastructure and services.
5. Impacts on long-term economic stability and community character.

The SCPB recognizes no significant countywide or inter community issues with the SUP application nor do we note any SUP review standards which are not being met by the application.

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

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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