



SARATOGA COUNTY PLANNING BOARD

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June 25, 2018

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

RE: SCPB Referral Review #18-65-Site Plan Review-385 Broadway Apartments
5-story mixed-use (residential and commercial) building with 72
residential units and 1,200 SF of commercial fronting on Broadway with
47 parking spaces accessed by easement at rear.
US Route 9 & NYS Route 50

Received from City of Saratoga Springs Planning Board on June 11, 2018.

Reviewed by the Saratoga County Planning Board on June 21, 2018.

Decision: No Significant Countywide or Intercommunity Impact

Comment:

Proposed is the demolition of an existing single-story building (next to the current Druthers restaurant and Fingerpaint building) and construction of a new 5-story mixed-use building (which can be up to 70' in height). The first floor use will be commercial at street front with residential apartment units (smaller scale) on part of the first floor and above. In the T-6 zoning district there are no parking requirements so that the occupants and customers/clients using the new construction spaces will rely upon existing on-street parking spaces, existing area parking garages and the proposed underground parking at the rear of the site for parking. Downtown projects as a whole (not this project particularly) in T-6 areas such as this benefit from there being no element of required parking while relying on public infrastructure and its associated benefits. As this agency has noted with such past applications, the creation or enhancement of the density of T-6 development affords a vibrant retail and commercial setting. The city as a whole, however, may be moving closer to a need to examine the means, the methods, and the "what" of how this development does or should contribute to and participate in managing the various elements of downtown transportation and circulation.



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.