



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

May 31, 2017

Susan Barden, Senior Planner
City of Saratoga Springs
City Hall 474 Broadway
Saratoga Springs, NY 12866

RE: SCPB Referral Review #17-97-Area Variance-Skidmore College

Area variance (front yard setback, from 60' to 0') for construction of a 2,400 sq. ft. training facility and 1,500 sq. ft. boat storage building on 2 parcels totaling 15 acres located in the RR District.
Staffords Bridge Road at Fish Creek (CR# 67)

Received from the City of Saratoga Springs Zoning Board of Appeals on May 9, 2017.

Reviewed by the Saratoga County Planning Board and staff on May 18 2017.

Decision: Approve

Comment:

While the variance requested for the front yard setback associated with construction of two new buildings may seem substantial, there are conditions which provide a favorable balance to the benefit of the community, such as: the overriding positive enhancement of the community character and appearance of the site, the excessively wide county ROW and sloping terrain from edge of pavement, the desirability and minimal impact of the uses as complementary to the current waterfront activities, and the fact that a variance will allow for construction without major wetland disturbance. A consideration made in board discussion is that the applicant may want to make an adjustment to a front setback variance of 59' rather than the 60' proposed as the latter would put construction right on the property line that is the right of way of Saratoga County. The applicant will be required to obtain a permit for work within the county ROW and a curb cut permit for access from CR# 67 and these will come up under further county review as part of the site plan to be submitted (with such items as patron vehicular circulation in and parking right off of the ROW). We recommend consideration of 1) a written agreement between Saratoga County and the applicant regarding seasonal use and maintenance/upkeep of county land, as well as 2) the college's insurance protecting Saratoga County (indemnified or held harmless) relative to vehicular or personal damage thru the college's use of county property.



Michael Valentine, Senior Planner
Authorized Agent for Saratoga County

xc. Keith Manz, Commissioner, SCDPW
Gary Meier, SCDPW

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.