



## **SARATOGA COUNTY PLANNING BOARD**

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May 22, 2017

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

**SCPB Referral Review#17-69-Area Variances-Cherry Street Condominiums/Maney**  
Demolition of existing 4-unit structure on Cherry Street and construction of two bldgs of multi-family units in UR-4: 5-story (8 du) and 4-story (6 du) on 0.63-acre site of 3 tax parcels. Area Variances (4): lot size, building coverage, rear and front yard setbacks. Cherry Street & Marvin Alley off Washington Street (NYS Route 29)

Received from the City of Saratoga Springs Zoning Board of Appeals April 3, 2017.

Reviewed by the Saratoga County Planning Board on April 20, 2017.

**Decision:** No Significant County Wide or Inter Community Impact

**Comment:**

The Saratoga County Planning Board (SCPB) recognized no issues of a specific countywide nature related to this application and proposed reuse of the property. The Board did, however, note items that as part of the local board's review may raise some items for further comment, such as: 1) whereas the proposed building heights are permissible, the number of floors is out of character with the immediate and surrounding neighborhood, 2) a question for further discussion may be whether the proposed design and structure is appropriate for a district that is defined as "transitional", 3) the front yard setback which decreases from the required 25' to 6" is substantial, but is it comparable to other structures in neighborhood?, and 4) the minimum lot size is not met and the decrease results in an increased building coverage and density increase (from 3,000 s.f./du to 1,980 s.f./du) – is this coverage similar or comparable to that which now exists in neighborhood?

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

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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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