

August 7, 2018

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

RE: 550 Union Renovation and Redevelopment

Dear Ms. Maynard

The current renovation and expansion proposal has been revised in an effort to move forward with reviews and approvals to allow the restaurant to reopen as quickly as possible. By solely focusing our design and applications around the restaurant and Marina uses the need for zoning variances is no longer required and we have modified our plan to eliminate any encroachments into the setbacks by and proposed building or parking. The uses for which we are seeking site plan approval are a 298 seat four season restaurant with and additional 146 outdoor seasonal seats and a Marina with 108 rentable boating slips. The Board Shop use will be removed from the site and the building will not be expanded. Both Lodging uses will be removed from the site which will eliminate setback variances. The outdoor storage of boats in the off-season is being eliminated as a use. The special use permit will not be required, as Eating and Drinking Establishment and Marina and Docks are allowed uses permitted with Site Plan only.

The parking required for these uses is 159 parking spaces the project proposes 183 parking spaces for vehicles and boats. The use of boat parking as part of the required parking count was discussed with the planning board during the SEQRA process. It was said that the boat parking would provide customers an alternative to vehicular parking.

The SCSD#1 pump station parcel has been added to the plans with the appropriate setback. The Right of Way which was discussed during the most recent zoning board meeting has been researched and has been found to be under the ownership of 550 Union and shall be included in the lot line consolidation as part of the project. A letter regarding the ownership of the ROW is also included with this submission. The RR zoned Boyle parcel will be removed from the project application and will not be part of the lot line consolidation.

Sincerely,

Matthew Brobston, RLA
Associate
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