



CITY OF SARATOGA SPRINGS

PLANNING BOARD

City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 fax: 518-580-9480
www.saratoga-springs.org

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August 18, 2016

Steve Rowland, Chair
Design Review Commission
City Hall
474 Broadway
Saratoga Springs, NY 12866

RE: PB#16.023 and 16.024- SEQR lead agency request for Fairfield Inn Suites, 176 S. Broadway, proposed 89-room Hotel

Dear Steve:

At its July 28, 2016 meeting, the Planning Board initiated special use permit and site plan review of a proposed 89 room hotel project at 176 S. Broadway. At this meeting and in accordance with 6 NYCRR Part 617.6, the Saratoga Springs Planning Board identified this as an Unlisted action under SEQR. Also at this meeting, the Saratoga Springs Planning Board initiated SEQRA coordinated review of this proposed action and unanimously approved (7-0) a motion to seek lead agency status for this review.

This project is located within an Architectural Review district. Therefore the DRC has been identified as an involved agency. Attached for your review is a copy of the Part 1 Long Environmental Assessment Form and plans.

The Planning Board recognizes the valuable expertise and experience of the DRC and would welcome input from the DRC in the early stages of this application review. We also recognize that the proposed project is within the South Broadway corridor - an important gateway to the City. This area has been slated for redevelopment and establishment of a neighborhood center, the subject of a Gateway Action Program of Saratoga (GAPS) study and other efforts by the City and other parties. Upon initial review, the Planning Board voiced a number of concerns and identified additional information they would like to receive related to the structure, site layout, and how the site would promote pedestrian streetscape activity and enhance the surrounding neighborhood per the Transect District zoning intent.

Should the DRC wish to defer SEQR lead agency to the Planning Board, we respectfully request DRC input regarding SEQR [Part 2 evaluations](#) of potential impacts on:

- Aesthetic Resources,
- Impact on Historic Resources,
- Consistency with Community Plans, and
- Consistency with Community Character.

In addition, or in relation to above, the following input or recommendations would be very helpful to the Planning Board in their SEQR and project reviews:

1. Mass and scale of the proposed project, especially within context of South Broadway area and substantially improved Thirsty Owl and Green Nurture buildings.
2. Architecture and project details- input reflecting whether architecture will further assist in creating an active streetscape within the public realm along South Broadway.

Pursuant to Part 617.6 of the SEQR regulations, please let me know within 30 days if you have any objections to the Planning Board's request to serve as lead agency.

Sincerely,

A handwritten signature in black ink, appearing to read "Mad. R. Torff". The signature is fluid and cursive, with a large, sweeping initial "M" and a distinct "T" at the end.

Chair