



## **SARATOGA COUNTY PLANNING BOARD**

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June 24, 2016

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

### **SCPB Referral Review#16-103-Area Variance-120 S Broadway Hospitality, LLC (Inn & Spa)/Ethier**

Freestanding commercial sign in T-5 District. Increase from 12 square feet to 45 square feet (80"x80").

South Broadway (NYS Route 50), east side, between Monroe Muffler and Adirondack Trust

Received from the City of Saratoga Springs Zoning Board of Appeals on May 24, 2016.

Reviewed by the Saratoga County Planning Board on June 16, 2016.

**Decision:** Approve

**Comment:**

It is our understanding that under the city's new sign ordinance the business' existing sign became a non-conforming sign (although pre-existence does not mean it to be a legal non-conforming sign); therefore, the newly constructed signage will require an area variance. We note that what is proposed is not out of sync w/other area signs along the South Broadway corridor.

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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