



SARATOGA COUNTY PLANNING BOARD

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September 16, 2016

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

SCPB Referral Review#16-154-Area Variances-Sames

Variances for lot size (merge 6 parcels to create a 1.59-acre lot vs. 2.0 required in RR), side setbacks, and minimum average lot width necessary for new construction of a pet boarding facility on a parcel split by two zoning districts (RR, rear and TRB, front).

South Broadway (NYS Route 9), east side

Received from the City of Saratoga Springs Zoning Board of Appeals on August 1, 2016.

Reviewed by the Saratoga County Planning Board on August 18, 2016.

Decision: No Significant County Wide or Inter Community Impact

Comment: The SCPB recognizes no direct countywide impacts related to the variances sought although the split of zoning districts will create difficulties in the future site plan's layout if appeals are granted by the city zoning board of appeals. SCPB will address any concerns with site access, building and parking layout, stormwater management and wetland impact following review of the referrals for site plan review and special use permit from the city planning board. The applicant will be required to obtain a curb cut permit from the West Avenue DOT Residency (contact Chad Corbett at 584-3790).

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

Michael Valentine, Senior Planner
Authorized Agent for Saratoga County

xc. Chad Corbett, NYSDOT

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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