



CITY OF SARATOGA SPRINGS

PLANNING BOARD

CITY HALL - 474 BROADWAY
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February 28, 2013

John Franck, Commissioner
Office of Commissioner of Accounts
City Hall - 474 Broadway
Saratoga Springs, New York 12866

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ACCOUNTS DEPARTMENT

RE: **Advisory Opinion to the City Council
Jefferson and Gridley Streets Proposed Map Amendment
PB Project #13.003**

Dear Commissioner:

Pursuant to your request dated February 20, 2013, the Planning Board reviewed the Jefferson and Gridley Streets proposed map amendment at its February 27, 2013 meeting. The petition for Zoning Amendment is a request to change the current zoning designation from Institutional Horse Track Related (INST-HTR) to Urban- Residential 2 (UR-2).

The Planning Board, as required by the City's Zoning Ordinance, reviewed the proposed change and determined that (1) the revision is accordant with the Comprehensive Plan, and (2) the revision is not contrary to the general purposes and intent of this Chapter.

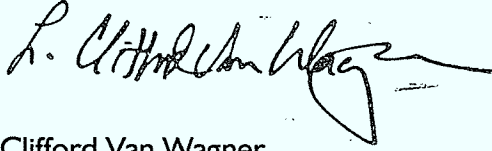
Within their review, the Planning Board specifically noted the area's diversity within existing and future land uses, and proximate UR-2 zoning district designation. Following discussion, by a 7-0 vote, the Planning Board issued a favorable advisory opinion on this request.

For clarification purposes, the following are procedural steps that must occur prior to City Council action:

- A public hearing by the City Council for this proposed zoning revision.
- Review by the Saratoga County Planning Board (General Municipal Law §239-m)
- Compliance with the State Environmental Quality Review Act (SEQRA) by the City Council including an evaluation of the SEQRA Short Form Part II. The applicant has submitted Part I of the SEQRA Short Form with the application.

If you have any questions regarding the above comments, please contact me.

Sincerely,



Clifford Van Wagner
Chair

cc: Mayor Johnson
Commissioner Madigan
Commissioner Mathiesen
Commissioner Scirocco
Kate Maynard, Principal Planner
Jim Doyle, Applicant

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