



CITY OF SARATOGA SPRINGS

PLANNING BOARD

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July 11, 2013

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

**RE: Advisory Opinion to the City Council
Saratoga Hospital proposed PUD Map and Text Amendment – PB Project #13.049**

Dear Commissioner:

Pursuant to your request dated July 8, 2013, the Planning Board reviewed the Saratoga Hospital Planned Unit Development (PUD) Amendment Request at its July 10, 2013 meeting. The proposed PUD amendment contemplates:

- 1) Demolition of existing Cramer House (constructed in 1917) located proximate to the intersection of Church and Myrtle Streets.
- 2) Construction of a 33,900SF addition that will house 10 operating rooms (including the relocation of 7 existing rooms), pre- and post-care rooms, pre-admission testing and waiting areas, and elevators. The addition will consist of three above grade floors and a fourth floor penthouse to primarily screen HVAC and other rooftop equipment.
- 3) Modification of the PUD boundary to remove 238 Church Street from the PUD.
- 4) General updates and clean up within the legislation. This includes the removal of portions of the legislation which are either no longer applicable or consolidating sections that have the same purpose and intent.

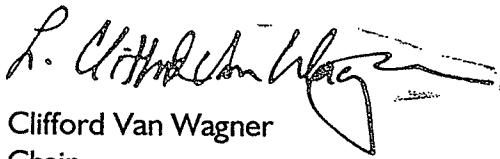
The Planning Board, as required by 10.1.5 of the City's Zoning Ordinance, reviewed the proposed changes and determined that: (1) the revision is not contrary to the general purposes and intent of this chapter and (2) the revision is accordant with the Comprehensive Plan. Following discussion, by a 7-0 vote (In favor: Van Wagner, Lewis, Klein, Gaba, Pinsley, Coppola, Bristol), 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 Part I. The applicant has submitted Part I of the SEQRA Long Form with the application.

If you have any questions regarding the above comments, please contact Kate Maynard or myself.

Sincerely,



Clifford Van Wagner
Chair

cc: Mayor Johnson
Commissioner Madigan
Commissioner Mathiesen
Commissioner Scirocco
Kate Maynard, Principal Planner
Steve Shaw, Zoning Enforcement Officer
Matt Jones, Agent for Applicant

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