



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

July 29, 2013

John P. Franck, Commissioner of Accounts
City of Saratoga Springs
City Hall 474 Broadway
Saratoga Springs, NY 12866

RE: SCPB Referral Review#13-118-Map Amendment-City of Saratoga Springs
Change the current designation on the city zoning map from Office Medical
Business-1 (OMB-1) to Tourist-Related Business District (TRBD)

Received from the City of Saratoga Springs City Council on July 10, 2013.

Reviewed by the Saratoga County Planning Board on July 18, 2013.

Decision: No Significant County Wide or Inter Community Impact

Comment: In accordance with the Memorandum of Understanding (MOU) between the City of Saratoga Springs City Council and the Saratoga County Planning Board (SCPB), the above-noted map amendment has been reviewed and deemed to present no impacts or issues of a countywide or intermunicipal nature. It is understood that the proposed zoning map change is driven by the proposed construction of a 4-story, 109-room hotel on the 5-acre South Broadway site of the former Weathervane Restaurant. A zone change is required in order to permit the proposed extended-stay hotel, a use not listed among those permitted within OMB-1. While there is cautionary risk assessed with granting a request for a zoning change associated with a single parcel, it is not lost on this agency that favorable advisory opinions have been rendered by both the city planning board and the Design Review Commission. As alluded to in the city planning board's opinion, as a result of this zone change and later site plan, it may be the appropriate time for a review of the list of uses permitted (by special permit and by site plan review) within the TRBD.

Michael Valentine, Senior Planner
Authorized Agent for Saratoga County

xc. Kate Maynard, City Planning Staff

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.