



## **SARATOGA COUNTY PLANNING BOARD**

**TOM L. LEWIS**  
CHAIRMAN

**JASON KEMPER**  
DIRECTOR

May 5, 2014

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

**RE: SCPB Referral Review#14-68 - Zoning Map & Comprehensive Plan  
Amendments - Bonacio Construction**

Zone change (map) from Institutional-Educational District to Urban  
Residential-1 (UR-1).

Comprehensive Plan Amendment from Institutional designation to High Density  
Residential (HDR)

Lake Avenue (NYS Route 29) & Excelsior Avenue

Received from the City of Saratoga Springs Planning Board on April 8, 2014.

Reviewed by the Saratoga County Planning Board on April 17, 2014.

**Decision:** Approve

**Comment:** Over the normal course of reviews of municipal zoning (whether of zoning maps, text, or comprehensive plans), the Saratoga County Planning Board (SCPB) has witnessed an historic record of validity in such action taken by the local legislative body. The overriding record of such action and decisions has rested with there being no conflict with a municipality's overall plan of development or comprehensive zoning plan. Supported by the Advisory Opinion of the city's planning board to the City Council, which was based upon the former's thorough review and its issuance of a negative declaration under SEQRA, we recognize the zoning map amendment and the amendment to the city's Comprehensive Plan as furthering the city's efforts to provide for residential housing (more precisely, senior housing units).

The St. John Neumann Residence, with 35 beds as part of its residence, is located on 11.27 acres serviced by municipal infrastructure such as water, sanitary sewer, sidewalks, and frontage on two streets. The applicant proposes amendments to both zoning and the Comprehensive Plan for the future development (and site plan review) of the recently subdivided property as not to exceed 85 apartment units. As part of our later review, we recognize that in addition to preserving an historic and

architecturally appealing structure it is planned that 1.8 acres of the parcel will be permanently protected from development/open space. We also understand that the applicant has unilaterally entered into discussion on a way to provide some type of apartment units for veterans as part of a future submission to the planning board. While such is to be encouraged, whether that element does or does not become part of the final submission was not a consideration of the SCPB in its determination.

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Michael Valentine, Senior Planner  
Authorized Agent for Saratoga County

xc. Joanne Yepsen, Mayor  
Kate Maynard, City Associate Planner  
Michael Ingersoll, LA Group

**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.