



CITY OF SARATOGA SPRINGS

PLANNING & ECONOMIC DEVELOPMENT

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MEMORANDUM

To: Mayor Yepsen
Commissioners Franck, Madigan, Mathiesen and Scirocco

From: Bradley Birge

Date: February 12, 2014

Re: Petitions for Comprehensive Plan and Zoning Amendment

Attached please find a petition for Comprehensive Plan and Zoning Amendments by Neumann Building, LLC for an approximate 11 acre parcel located at 233 Lake Avenue, Tax Parcel ID# 166.-4-22.

The petition for a Comprehensive Plan Amendment is a request to change the current Comprehensive Map designation from Institutional to High Density Residential – I.

The petition for a Zoning Amendment is a request to change the current Zoning Map designation from Institutional Educational to Urban Residential – I (UR-I) to accommodate senior housing units. Specifically, to reuse the existing St. John Neumann Residence building and add two wings to the north side of the structure to accommodate a total of 85 senior housing units. Senior housing is a use permitted by issuance of a Special Use Permit by the Planning Board in UR-I.

Petition process:

At its February 18 meeting, the Council may entertain whether these petitions have “merit for review”. If the Council determines there is no merit at this time, no further action need occur. Should the Council determine there is merit for review, the following must occur prior to City Council action:

- Referral to City Planning Board for required advisory opinion (Zoning Ordinance 240-10.1.5.1). While not required, given the property’s location within an Architectural Review district, the Council may consider requesting an advisory opinion from the Design Review Commission.
- Referral to Saratoga County Planning Board (GML 239-M)
- Public hearing on these actions by the City Council, including prior newspaper and adjacent property owner noticing
- A determination of potential significant environmental impacts per SEQRA 6 NYCRR Part 617. A Long Environmental Assessment Form has been submitted as required.

Property history:

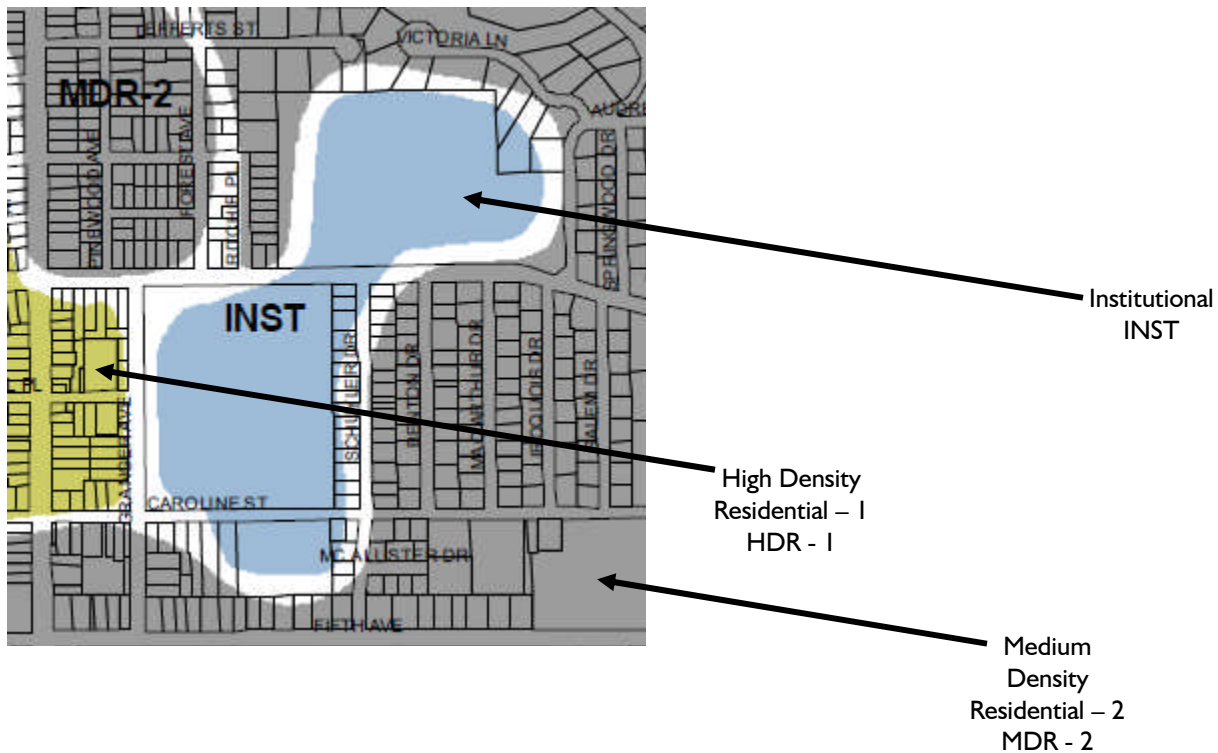
- Most recently, and until approximately 1997, the St. John Neumann Residence has been used as a retirement home for senior members of the Redemptorist Order, providing 35

residential units. The Redemptorists vacated the building in 2009 and have attempted to sell the building and grounds since then.

- The entire property included St. Clements church and school (totaling 21.4 acres) prior to subdivision approval by the Planning Board of the 11.27 acre subject parcel.

Comprehensive Plan Map Amendment:

- The Comprehensive Plan Map includes this property and all of the East Side recreational lands as Institutional (INST).
- The request is to change this property from Institutional to High Density Residential – I (HDR – I). The designated density for HDR-I is 6.7 – 10 units per acre.



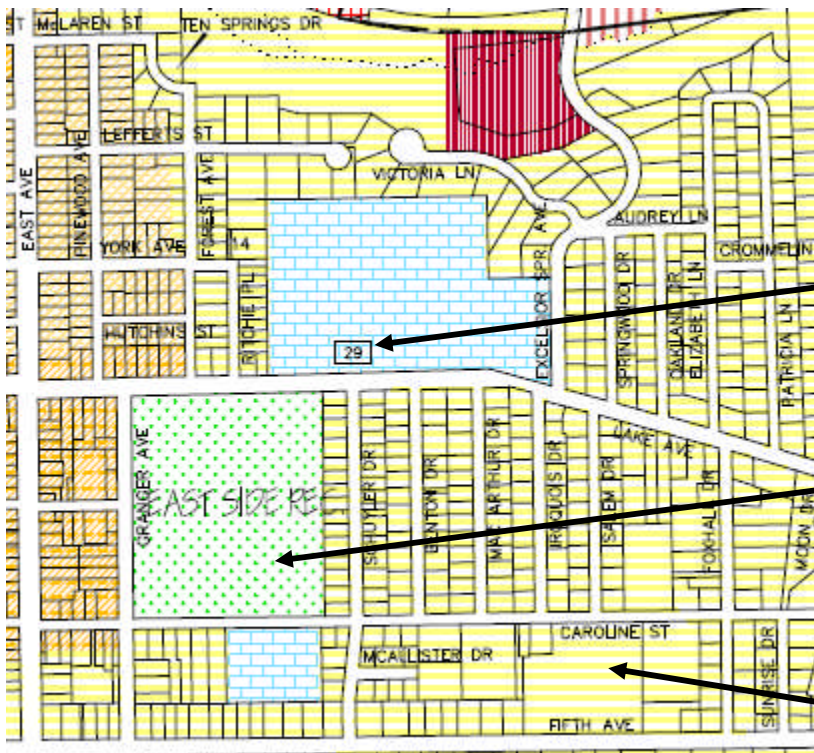
Zoning Map Amendment:

Current Zoning:

ZONING DISTRICT	PRINCIPAL PERMITTED USES AND STRUCTURES	USES PERMITTED WITH SITE PLAN APPROVAL	USES PERMITTED WITH SPECIAL USE PERMIT AND SITE PLAN APPROVAL	PERMITTED ACCESSORY USES AND STRUCTURES
Institutional Educational (INST-ED)	None	The following are permitted in association with public/private educational facilities: Classrooms, Laboratories, Dormitories, Administrative Offices, Dining Facilities, Recreational Facilities, Religious Institutions, Cultural Facilities, Medical Facilities, Physical Plant Maintenance & Operational Facilities, Single Family Residences, Parking Facilities	Helipad	Residential Accessory Structures, Employee Recreation Area,

Proposed Zoning:

ZONING DISTRICT	PRINCIPAL PERMITTED USES AND STRUCTURES	USES PERMITTED WITH SITE PLAN APPROVAL	USES PERMITTED WITH SPECIAL USE PERMIT AND SITE PLAN APPROVAL	PERMITTED ACCESSORY USES AND STRUCTURES
Urban Residential-1 (UR-1)	Single Family Residences	None	Private Schools, Religious Institutions, Neighborhood Bed & Breakfast, Neighborhood Rooming House Senior Housing, Senior Assisted Care Facility	Barns & Stables Residential Accessory Structures, Outdoor Athletic Field and Court Facilities, Private Docks, Home Occupation, Temporary Accessory Dwelling, Family Day Care, Group Family Day Care,



Institutional Educational (INST-ED)

Institutional Parkland/Recreation (INST-PR)

Urban Residential - I (UR - I)



Subject Property:
233 Lake Avenue