



## **SARATOGA COUNTY PLANNING BOARD**

**TOM L. LEWIS**  
**CHAIRMAN**

**JASON KEMPER**  
**DIRECTOR**

March 24, 2015

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

**RE: SCPB Referral Review#15-41-Text Zoning Amendment-City of Saratoga Springs**

Zoning text amendment of the use schedule for those properties located within the one of three Tourist Related Business Districts (TRBD) that is also within City Gateway Overlay 1.  
South Broadway (NYS Route 9)

Received from the City of Saratoga Springs City Council on March 2, 2015.

Reviewed by the Saratoga County Planning Board on March 19, 2015.

**Decision:** Approve

The Saratoga County Planning Board has reviewed the amendment that proposes a revised list of uses permitted by approval of site plan review/site plan with a special use permit/accessory uses and structures as well as the associated area and bulk schedule. We recognize the city's concern for uses on the commercial properties in the Tourist Related Business District that lie within the Gateway Overlay District -1 in the South Broadway corridor (South Broadway, west side: Columbia down to Driscoll; east side up to Crescent Ave).

As part of the discussion and approval process for a hotel as a permitted use in the TRBD on South Broadway - at the site of a former restaurant - it was noted that there are uses permitted in the district that may not be desirable or appropriate. As this is one of the city's principal gateways, the city council, with advisement from the city planning board, undertook review and revision of the TRBD in City Gateway Overlay 1. We note the list of uses proposed for deletion from the District's schedule of uses permitted either by site plan review or by site plan with a special use permit, some of which are (predominantly auto-oriented uses): car rental, convenience sales (<5,000 s.f.), outdoor storage, movie theater, parking facilities, drive-in facility, car wash, gas station, and motor vehicle repair. We note an amended list to protect the two existing animal care facilities/clinics.

Additionally, we recognize that the current exercise in zoning and land use revision has been a temporary or stop-gap measure undertaken to address a more immediate

issue and that the city is taking up a review of its Comprehensive Plan and future revisions to the zoning ordinance and subdivision regulations which will reach beyond this one Gateway.

A handwritten signature in dark ink that reads "Michael Valentine". The signature is written in a cursive style with a horizontal line underneath it.

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Michael Valentine, Senior Planner  
Authorized Agent for Saratoga County

xc. Bradley Birge

**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.