



CITY OF SARATOGA SPRINGS

PLANNING BOARD

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JOE FERRANTE, *Alternate*

NOTICE OF DECISION

In the matter of the application - #20230929

Putnam Resources, LLC
53 Putnam Street
Saratoga Springs, NY 12866

Involving the premises with tax parcel no. 165.60-1-58 in the City of Saratoga Springs, on an application for site plan review for a proposed mixed-use building including 4,423 sq. ft. commercial space, 32 residential units (affordable, condo units), and associated site work in the Urban Core (T-6) District.

In accordance with 6 NYCRR Part 617, the Planning Board classified the proposed action as Unlisted, Coordinated Review, and issued a Negative SEQRA Declaration on February 29, 2024 passed 7-0 in favor: Marshall, Pingel, Mayo, McTygue, Morrison, King, Ferrante;

And, in accordance with Site Plan Review approval standards in the Unified Development Ordinance, Article 13.5, the Planning Board issued the following decision on February 29, 2024 passed 7-0 in favor: Marshall, Pingel, Mayo, McTygue, Morrison, King, Ferrante:

☒ Approve site plan set dated September 27, 2023 with floor plans and elevation drawings dated September 5, 2023 with the following revisions and conditions:

1. The sidewalk shall be widened along the Putnam Street frontage.
2. The treebelt shall be removed and replaced with street trees installed in tree grates within the widened sidewalk area.
3. A concrete walkway/landing shall be added along the north side of the building to the public entrance on the north elevation.
4. Final plans shall be provided to the satisfaction of DPW.
5. The applicant shall provide a management plan for the community space within the building.
6. The applicant shall provide the fee in lieu of dedication of recreational lands for each of the residential units (totaling \$46,000).

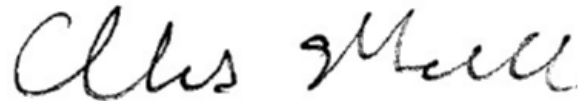
The applicant is required to:

1. Provide documentation of conformance with all required conditions of approval.
2. Deliver a letter of credit or cash escrow in the amount approved by the City Engineer to the City. This must occur prior to final signature by the Planning Board Chair.
3. Submit two (2) paper copies and one (1) electronic copy of the final approved site plan set for signature by the Planning Board Chair within eighteen (18) months of approval as per Article 13.5 of the Unified Development Ordinance.

Note: this approval shall expire within eighteen (18) months of the signature of final plans if the applicant has not started actual construction as per Article 13.5 of the UDO.

March 19, 2024

Date filed with Accounts Dept.

A handwritten signature in black ink, appearing to read "Chris M. McCall", is written above a horizontal line.

Chair