

March 30, 2021

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Mr. Mark Torpey, Chair  
Saratoga Springs Planning Board  
City Hall  
474 Broadway  
Saratoga Springs, NY 12866

## **RE: #20210062 MARION AVE – MAPLE DELL PUD**

Dear Mr. Torpey and Members of the Planning Board,

Sustainable Saratoga reviewed the Marian Ave – Maple Dell PUD application, for which your Board is providing an advisory opinion to the City Council on this zoning map and zoning text amendment.

In our view the application is seriously flawed and significantly inconsistent with the 2015 Comprehensive Plan.

### 1. The application contradicts the provisions of the Comprehensive Plan addressing the Conservation Development District (CDD).

- The applicant's 2.4 acre "residential area" east of the utility corridor of the proposed PUD clearly lies within the CDD, as depicted on the Future Land Use Map in the Comprehensive Plan.
- PUDs are not permitted in the CDD: Policy #3.4.3 on page 48 of the Comprehensive Plan states: "Continue to prohibit the establishments of Planned Unit Developments in the Conservation Development District".
- In addition, the applicant's proposed residential density far exceeds the Comprehensive Plan's CDD cap of 0.5 units per acre and the limit of "low density" single family homes.

### 2. The "intense commercial" proposed uses along Marion Avenue are not permitted in the Comprehensive Plan's RN-2 category.

- The Comprehensive Plan's Future Land Use map designates the entire area immediately east of Marion Avenue as Residential Neighborhood -2. This area is "characterized by single family neighborhoods." The Comp Plan further indicates that "small neighborhood-scale commercial uses may currently exist to complement the residential uses". The applicant's proposed 2.5 acres of "intense commercial" uses along Marion area are inconsistent with this Comprehensive Plan description. The applicant proposes no residential uses in this area, the proposed commercial uses are not "small neighborhood scale," and they are not designed to complement the existing residential uses.

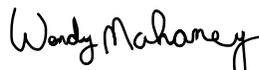


We also note that the entire area of this PUD east of Marion Avenue is within the City's SEQRA Critical Environmental Area. This means that a critical analysis of potential adverse impacts on the Loughberry Lake watershed must be undertaken. Such analysis appears missing from this application.

In our view, the proposed application is clearly not in compliance with the Comprehensive Plan. On the SEQRA form the applicant claims the PUD application is in compliance without providing any justification. Because of this inaccurate statement, the application does not include any proposed amendments to the Comprehensive Plan. Such amendments would be necessary if this application were to proceed.

We ask that the City respect the integrity of the adopted Comprehensive Plan. The entire area east of the utility corridor is designated by the Comprehensive Plan as the "Country Overlay Area," the City's designated "Greenbelt". The City must not allow land uses in the Greenbelt that would violate the clear guidance of the Comprehensive Plan and further do not comply with provisions to protect our City's drinking water supply.

Sincerely,



Wendy Mahaney, Executive Director  
Sustainable Saratoga

cc: Mayor Kelly  
Commissioner Dalton  
Commissioner Franck  
Commissioner Madigan  
Commissioner Scirocco  
Principal Planner Susan Barden

