

## Pepper's Corner Supporting Narrative

Pepper's Corner is being proposed to revitalize 173 Lake Avenue in Saratoga Springs, New York, the current location of Moby Rick's, into a unique market experience to complement the East Side of Saratoga Springs. Originally, the property was the location of Pepper's Market, which was part of the fabric of the East Side community for more than a century. Now, the location will be restored to a market experience that will serve as the Saratoga Springs location for 9 Miles East, with its unique farm to table food products, and Moby Rick's, a proven net to table fish store experience. Both purveyors will sell market products associated with their operations and provide freshly prepared take-out food and food for on premises consumption.

Pepper's Corner will be a small, less than 2,000 square foot market, located at 173 Lake Avenue. The proposed structure is 1962 ft.<sup>2</sup>, with 475 ft.<sup>2</sup> and 490 ft.<sup>2</sup> of retail space in each market location. This structure will replace the existing, non-conforming structure, which is approximately 860 ft.<sup>2</sup>. The use is authorized in the UR-3 Zoning District in the City of Saratoga Springs Zoning Code as "Convenience Sales," subject to size and use limitations, and the requirement to obtain a Special Use Permit through Site Plan Review. The project has been designed to meet the size limitations of the Zoning Code. The project sponsor is in the process of creating a website for the project that will make all documents filed with the City accessible to the public. The project sponsor intends this to be an open process and encourages an open dialogue with the community.

The goal of the project sponsor is to improve upon the existing facilities by replacing them with modern facilities that have been designed to accommodate this type of market experience and eliminate outdoor operations, odors and parking issues. The existing building is nonconforming relative to setbacks. The new project will conform to all setback requirements, which will have the positive effect of opening up the front corner of Lake Avenue and Warren Street. The project has been designed to meet all requirements of the Zoning Code and will only require an area variance for the off street parking requirement. In addition, a sign variance is requested to allow two, four square foot signs – one for each purveyor. Both markets will be open markets, with vaulted ceilings and natural sunlight. No outdoor operations will exist, except limited outdoor seating, and all exhaust will be treated to eliminate unwanted odors.

The project is being designed to harmonize with the community and will incorporate modern stormwater concepts, including rain gardens, permeable surfaces and other techniques to minimize storm water runoff. All lighting will be dark sky compliant. Due to the size limitations of the lot, there is insufficient space for off street parking to meet the code requirements. Based upon the square footage of the retail area and the number of employees, 9 parking spaces are required. Four off street parking spaces will be provided. In addition, the site plan includes four on street parking spaces and one delivery area on Warren Street that have been designed to keep the parking and deliveries off of the paved surface of Warren Street. This will be a substantial improvement over existing conditions, which frequently involved parking on

the sidewalk and Warren Street. The sidewalk will be relocated onto the property and will include tree plantings to soften the look of the area.

Other project improvements have been incorporated into the design of this project. The project will include a full basement, which has been designed to eliminate all outdoor storage operations by the existing tenant. In addition, odor control will be used with the ventilation hoods.

The Code allows a single sign of four square feet<sup>i</sup>. To accommodate both tenants, an area variance is being requested to allow two, four square foot signs – one for each tenant.

4840-7210-5034, v. 1

---

<sup>i</sup> This statement is based upon guidance from the Planning Department, but the applicant believes that the commercial standards applied to wall signs since this is a commercial allowed in this location.