

August 24, 2017

City of Saratoga Springs Planning Board
City Hall
474 Broadway
Saratoga Springs, NY 12866

Re: 18 Cherry Street/38 Marvin Alley Townhouses

Dear Planning Board Chair:

Enclosed please find a revised project application for the residential development at 18 Cherry Street/38 Marvin Alley that is proposed by Anthony Maney. As you are aware, this application was tabled at the April 10, 2017 Zoning Board of Appeals meeting at which time the ZBA voted to pass SEQR Lead Agency status to the City Planning Board. We subsequently presented the project plans and request for variances to the Planning Board at the July 27, 2017 meeting at which time we received several substantive comments and suggestions from Planning Board members.

As a result, Mr. Maney reviewed the design with the project team and elected to modify the proposed development. The project now includes eight townhouses, each with a two car garage and two surface parking spaces. We believe that the revisions to the project directly address the design guidance provided by staff or by members of both the ZBA and the Planning Board and significantly reduce the requested variance relief. A two unit and three unit building front on Marvin Alley and a three unit building fronts on Cherry Street. All vehicular access is from Cherry Street which allows for entry to the garages and surface parking spaces from an internal driveway. No cars access individual garages directly from either Cherry Street or Marvin Alley.

The proposed project does not now require a density variance since nine dwelling units are allowed by UR-4 Zone District regulations and only eight are proposed. The site plan as designed, however, still requires front yard setback variances for all eight units (three buildings), side yard setback variances for three of the units, and maximum building coverage (25% is allowed and 27.7% is proposed).

Included in this revised project application are the following items:

1. Updated Design Development Plans for the Buildings and Site Layout;
2. Updated and Expanded EAF (Long Form) with Project Narrative and Stormwater Narrative;

3. Updated Variance Application;
4. Updated Exterior Materials Narrative.

The following items from our June 22, 2017 submission are hereby referenced and remain as valid components of the application:

1. Traffic Report (for a fourteen unit project);
2. Photographs of the Project Site;
3. Updated Site Survey.

We request that this revised application be placed on the September 28, 2017 Planning Board Agenda to discuss the SEQR determination.

Thank you for your assistance.

Yours truly,

A handwritten signature in black ink, appearing to read "S. Jeffrey Anthony". The signature is fluid and cursive, with the first name being the most prominent.

S. Jeffrey Anthony, RLA, ASLA
Principal Landscape Architect
For
Studio A | Landscape Architecture, D.P.C.

Cc: Anthony Maney, Esq.
Arthur Perkowski
Jon Lapper, Esq.
Ben Nassivera