



CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS

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April 13, 2017

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

Re: Initiation of Coordinated SEQRA Review for Maney Multi-Family Residences

Dear Mark,

On April 10, 2017 the Zoning Board of Appeals (ZBA) initiated Coordinated Review on the following project:

#2957 MANEY MULTI-FAMILY, 18 Cherry Street and 38 Marvin Alley, discussion and consideration for Coordinated SEQRA Review for two residential condominium buildings and associated site work in the Urban Residential – 4 District.

This project requires area variances from the minimum lot size per dwelling unit, maximum principal building coverage (two structures combined), minimum front yard setback on both Cherry Street and Marvin Alley, and rear yard setback requirements.

The ZBA expressed initial concerns relating to the increase in density (maximum 9 units permitted, 14 units proposed), mass, scale and height of the structures within the context of the neighborhood, and the fronting of one of the buildings on the alley (4.5' from front property line). The ZBA also identified general site concerns of suitability of Marvin Alley as two-way access.

The project was classified as an Unlisted Action with the Planning Board identified as an involved agency. The ZBA deferred Lead Agency status to the Planning Board if you should seek it. Part 1 of the submitted short EAF is attached.

Respectfully yours,

Bill Moore, Chair
Zoning Board of Appeals