



## CITY OF SARATOGA SPRINGS PLANNING BOARD

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October 11, 2017

Steve Rowland, Chair  
Design Review Commission  
City Hall  
474 Broadway  
Saratoga Springs, NY 12866

RE: Request for Advisory Opinion for Maney Multi-family residences, Cherry Street and Marvin Alley (PB# 17.036.1)

Dear Steve:

The Planning Board assumed SEQR lead agency status on September 28, 2017 for a revised 8 unit application proposed for Cherry Street and Marvin Alley. This project is not located within a historic review or an architectural review district. As a result, there are no required approvals by the Design Review Commission (DRC). However, the Planning Board recognizes the valuable expertise and experience of the DRC and would welcome input from the DRC in the review of this application in the form of a non-binding advisory opinion.

The Planning Board voted 7-0 at its September 28, 2017 meeting to request an advisory opinion from the DRC with a focus on:

1. Mass and scale of proposed buildings, and within the context of the existing surrounding neighborhood including its proximity to Franklin Square (National Register Historic District). The project is directly across from the historic district boundary on Marvin Alley.
2. Marvin Alley as a historic alley is especially of interest in regards to the architecture and layout of the proposed structures. Proposed townhomes and appropriateness along this stretch of Marvin Alley which currently features the "back" of varied structures. Guidance regarding any potential revisions or alternatives that could be considered, including the possibility for different designs for the Marvin and Cherry Street frontages. For example, carriage houses have been suggested for consideration along Marvin as well as front porches on Cherry and/or Marvin.

3. As Marvin Alley is a narrow width of pavement without perceived opportunity for widening along this section, additional traffic onto the alley has been noted of potential concern. Design alternatives featuring vehicular access or not from Marvin Alley would be appreciated.
4. Gate and fence enclosure is proposed surrounding the project, it is noted that this varies from typical projects within the City and efforts for neighborhood continuity.

The Planning Board would request any response from the DRC be received within 30 days.  
Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark R. Torpey". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Mark Torpey, Chair

Enc: Saratoga Springs Preservation Foundation correspondence