



CITY OF SARATOGA SPRINGS

ZONING BOARD OF APPEALS

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CITY HALL – 474 BROADWAY
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May 14, 2018

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

Re: Initiation of Coordinated SEQRA Review and Advisory Opinion Request

Dear Mark,

On May 7, 2018 the Zoning Board of Appeals (ZBA) initiated Coordinated Review on the following projects:

#3022 DEVALL SUBDIVISION, 59 Franklin Street, area variance associated with a two-lot subdivision; seeking relief from the minimum average lot width for the proposed lot and minimum front yard setback, minimum side yard setback (each side) and minimum total side yard setback to parking in the Urban Residential – 4 District.

#3035 DEVALL RESIDENCE, proposed new lot at corner of Cherry Street and Marvin Alley (rear of 59 Franklin Street), area variance for construction of a new single-family residence and detached garage; seeking relief from the minimum front yard setback, minimum side yard (each side) and minimum total side yard setback in the Urban Residential – 4 District.

The project was classified as a Type I action, because the property is located within a Historic District, with the Planning Board and Design Review Commission identified as involved agencies. The ZBA passed a motion deferring Lead Agency status to the Planning Board for the environmental review of the project.

In addition, per 8.4.6 of the City's Zoning Ordinance, "If a proposed subdivision plat contains one or more lots that do not comply with this Chapter and, therefore, require an area variance; the ZBA shall request that the Planning Board provide a written recommendation concerning the proposed variance".

Thank you for your consideration of these requests and we look forward to your input.

Respectfully yours,

Bill Moore, Chair
Zoning Board of Appeals