



CITY OF SARATOGA SPRINGS

PLANNING BOARD

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November 13, 2017

RECEIVED

DEC 04 2017

ACCOUNTS DEPARTMENT

Bill Moore, Chair
Zoning Board of Appeals
City Hall
474 Broadway
Saratoga Springs, New York 12866

**RE: Area Variances Advisory Opinion to the ZBA
139 Grand Ave-Zimmerman proposed Two Lot Subdivision-PB Project #17.070.1**

Dear Bill,

Pursuant to your letter of October 18, 2017 the Planning Board has reviewed your request for an advisory opinion on the above noted project. Your request was reviewed at our October 26, 2017 meeting. The Planning Board understands that the applicant proposes to subdivide the existing parcel into two lots that would likely result in the construction of one additional home on the newly established lot.

The Planning Board noted the following concerns with the application:

1. Relief proposed is substantial and would create 2 substandard lots.
2. Siting an additional residence on a substandard lot may be inappropriate to the existing neighborhood context.
3. The entire property (not just structure) is a contributing property to the West Side Historic District. The property has historically consisted of the same parcel configuration and single structure. The Planning Board's consensus is that the parcel should remain intact and not be subdivided.
4. The proposed additional curb cut onto Beekman Street is too close to the Beekman Street/Grand Avenue intersection and could create a safety concern.
5. There is a contextually appropriate yet currently unmaintained brick sidewalk along the Beekman Street side of the property. A subdivision is not required for the owner to be able to properly refurbish this sidewalk.

With the above considerations, an **unfavorable** advisory opinion was supported by a 6-0 vote of the Planning Board (In favor: Torpey, Totino, Van Wagner, Casey, Fabozzi, Wolfson; Recusal: Durland). The Planning also deferred SEQR lead agency at the ZBA's request for the project-passed 6-0 (In favor: Torpey, Totino, Van Wagner, Casey, Fabozzi, Wolfson; Recusal: Durland).

Sincerely,


Mark R. Torpey
Chair

cc: Mike Zimmerman, Applicant (via e-mail sendittogrant@gmail.com)