



## CITY OF SARATOGA SPRINGS

### PLANNING BOARD

City Hall - 474 Broadway  
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February 3, 2017

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

**RECEIVED**

FEB 09 2017

ACCOUNTS DEPARTMENT

**RE: Area Variance Advisory Opinion to the ZBA  
58 Fifth Avenue, Benton Proposed Two-lot Subdivision  
PB Project #17.009**

Dear Bill,

Pursuant to your letter of January 9, 2017 the Planning Board has reviewed your request for an advisory opinion on the above noted project. Your request was reviewed at our January 26, 2017 meeting and noted as being substantially similar to the previous request made in February 2016.

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 is favorable to the consideration of the request being made and feels that the site can adequately accommodate additional development. Municipal water and sanitary sewer can service both lots.

The above favorable advisory opinion was supported by a 5-0 vote of the Planning Board (In favor: Totino, Casey, Durland, Fabozzi, Horton; Absent: Torpey, Van Wagner, Bristol).

Sincerely,

Mark Torpey  
Chair

cc: Applicant (via e-mail vbenton2@nycap.rr.com)