
Re: Mixed Use Condominium/Retail between 120 West and 106 West Avenue

From : Bradley Birge <bbirge@saratoga-springs.org>

Thu, May 19, 2016 10:24 AM

Subject : Re: Mixed Use Condominium/Retail between 120 West and 106 West Avenue

To : [REDACTED]

Cc : Steven Rowland [REDACTED], Kate Maynard <kate.maynard@saratoga-springs.org>, Mark Torpey [REDACTED], Lindsey Gonzalez <lindsey.gonzalez@saratoga-springs.org>

Mr. and Ms. Braim,

Thank you for taking the time to send us your concerns and input on this proposed development. I will make sure that this information is distributed to both the Planning Board and the Design Review Commission for their consideration.

Joint Land Use Board Mtg. - Thurs., May 26, 6p, City Hall:

This project will be one of the subjects discussed at a joint land board meeting of the Planning Board and the Design Review Commission (DRC) beginning at 6p on Thursday, May 26, in the City Council room of City Hall. This joint mtg. represents the very beginning of the evaluation process before each of these two land use boards. The intent of this joint mtg. is to allow the applicant to present to both boards at the same time and to give each board the opportunity to ask for clarifications, express concerns, etc. early in the process. It is also an early opportunity for neighbors and other residents to express their support/concerns to shape the project. No decisions will be made at this mtg.; it is an opportunity for presentation and discussion.

Land Use Board Review Process:

Subsequent to this joint land use mtg., the applicants will proceed through the following City's multi-stage land use review process. The first approval/determination required is the SEQRA determination of potential environmental impacts required by New York State (SEQRA - State Environmental Quality Review Act). It is anticipated that the DRC will defer to the Planning Board to take the lead on this evaluation. Should the Planning Board arrive at a SEQRA "negative declaration" signifying no large or significant environmental impacts, the applicants will seek "Special Use Permit" and "Site Plan Review" approvals by the Planning Board, and "Architectural Review" approval by the DRC. Public input is welcome by both boards throughout this process. The public may attend any/all of these mtgs., an opportunity for public comment will occur at each mtg., and any written input received by the City (emails, written letters) will be distributed to the boards for their consideration.

One may also sign up on the City's website to receive automatic notices of meeting agendas; please contact Lindsey (email above) if you need any assistance with the agenda sign-up.

Please let us know if we can assist and thank you for your input,

Bradley