



ROBERT M. PALMIERI
MAYOR

CITY OF UTICA

URBAN & ECONOMIC DEVELOPMENT

1 KENNEDY PLAZA, UTICA, NEW YORK 13502

PH. 315-792-0181 | FAX. 315-797-6607

BRIAN THOMAS, AICP
COMMISSIONER

November 18, 2022

Stewart's Shops Corp.
Attn: Mr. Chuck Marshall
Post Office Box 435
Saratoga Springs, New York 12866

Dear Mr. Marshall:

This correspondence is in response to your e-mail request of November 8th asking for a detailing of the area variances that will be required from the City's Zoning Board of Appeals prior to consideration of Site Plan approval by the Planning Board.

Based on a staff-level review of your proposed plans and the height/bulk requirements within the City's new zoning ordinance for development in a Neighborhood Mixed-Use (NMU) district, the following area variances will be necessary:

- Maximum length of façade (60' is the maximum);
- Maximum lot width (100' is the maximum); and
- Front Yard Setback (Average)

The next regular meeting of the City's Zoning Board of Appeals is scheduled for Tuesday, December 20th. In order to be placed on that agenda, a complete application for the above mentioned variances will need to be submitted by Friday, December 2nd.

Should you have any questions regarding this determination, please do not hesitate to contact me.

Sincerely,

Brian Thomas, AICP
Commissioner