Dear Mayor and Trustees,

I would like to clarify the comment I made at Tuesday's Village Board SEQR Part 3 review regarding the larger size of Corner Lots in the Historic District. I referenced the 4 lots/homes at the Mulberry /Livingston intersection as one example of the larger lot dimensions and respective home sizes prevalent on corner lots within the Village Historic District. The current proposal for the 6 mulberry site includes 2 corner building lots, one on Mulberry/East Market St and a second on Mulberry/South St.and two additional interior lots all of equal size. I specifically referenced the Mulberry/Livingston corner because the larger scale of those corners is clearly evident even to the casual observer, and it is 1 block from the 6 mulberry site. However I believe in your review you will find larger lots to be the norm for corner lots throughout the Historic district. It seems that the prevailing street pattern is blocks anchored at corners with larger lots/homes, or buildings e.g.,churches, and then smaller lots homes in between the corner lots. I do not know if this was intentional or has developed organically.

Post the meeting I checked several additional corner lots in the historic district on Parcel Access to find they too were larger than the interior lots i.e., homes between the corners on those same streets. Since it appears that the developer does not plan to develop any of these lots but rather to subdivide them and sell them as land lots, I personally believe that it is to the benefit of the Village to encourage consistency within the Historic District.

Important:I would like to point out there are 2 village zoning codes 120-11,and A126-2 that address Site Line Triangles and setbacks at crosswalks.pertaining to corner lots and potentially others that I may be unaware of that you may want to review as well which may or may not apply to the review /assessment of the developers proposal:

Best Regards,

Lynda Christensen