

82 Euclid Ave - comments on zoning law interpretation

Spencer Warnick <swarnick@hoffmanwarnick.com>

Wed 1/5/2022 1:11 PM

To: BZA <bza@albanyny.gov>

Dear Chairman Berkley,

My name is Spencer Warnick and I live at 64 Euclid Ave, which is within 250 feet of 82 Euclid Ave. I received a notice regarding a zoning board hearing regarding an interpretation of "grade" as it applies to a wall under construction on this property, and are providing the following comments.

I walk or drive by 82 Euclid Ave at least twice daily, and I have witnessed the ongoing construction of the wall.

I am not aware of the regulations regarding wall height, but find the height of the wall near the sidewalk to be very high for this residential neighborhood. The end of the wall nearest the sidewalk is, according to the plans, supposed to be 18.5". The wall end is right next to the sidewalk. Please note that in its current state, the wall is much higher than 18.5" at the sidewalk (maybe 30" over the sidewalk). Even at 18.5", a wall that close to the sidewalk is a hazard for anyone walking along the side of the sidewalk. No other house in the neighborhood has a fixed structure of that height so near to the sidewalk. I believe this is the case even where the houses are used for commercial purposes as is the case here, i.e., it is my understanding the ramp and new door are for a law practice in the basement of the property.

Aside from the wall, all neighbors with whom I have spoken have been very frustrated that this project has been going on for well over a year, with intermittent construction progress and several different contractors not finishing. We just want it finished. Dirt from the dug up yard has many times run down the sidewalk in front of 3-4 houses making the sidewalk a muddy, impassible and dangerous mess. The bottom of the ramp is on most days a small pond. A sewer pipe projected out of the front lawn for months after one contractor ceased work. The city has done little to ensure completion of this project. Accordingly, while the wall may or may not be too tall, we just want this incessant mess gone.

If you have any questions regarding our comments, please do not hesitate to contact me at the number below.

Regards,
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64 Euclid Avenue
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