

To: Architectural Historic Review Board – Planning Board

Date: April 17, 2024

Re: Proposed work at 99 Main Street - Application # A2024-0047

Dear Mr. Hunter and Members of the AHRB and Planning Board,

On behalf of our client, Mket LLC, Jac Zadrima and Mackenzie Forsberg – we are submitting this application for added renovations and upward expansion to 99 Main Street.

We previously filed and were approved for renovation work on the Basement, 1st Floor, and front facade under Application # A2023 - 0202.

The existing building is 2 Floors, 1 story on Main Street and a Basement, 2 stories at the rear of the building.

The owners now propose to add 3 Floors of apartments above the 1st Floor with 4 new residential units (the 4th floor is setback 12' from the front of the building). As per Downtown District Code 300-36 - E1 - the proposed building at the front would be 3 stories under 40' tall, and at the discretion of the Board of Trustees, a 4th floor, setback 12' from the front of the building.

We are not changing the footprint of the building. The existing 2 floors have 3,157 SF, the proposed upward addition would bring the building to 6,598 SF total floor area including exterior walls.

The proposed work complies with all zoning, setback, coverage, and height requirements with the following three exceptions / considerations:

A. 4th Floor Level - set back 12' from the 3rd floor front, is at the discretion of the BOT / AHRB-PB.

This allows us to add an additional housing unit. We have designed this so the project has the character of a 3 story building from the street, with the 4th floor set back and of a different material, and with no overhangs, all in accordance with the Downtown District Building Design Guidelines.

The Village Board of Trustees thought this was a reasonable addition and voted unanimously in favor of moving ahead with the review process.

B. 4th Floor Level size – more than 50% of the 3rd floor below.

Since we are not expanding the building footprint and not maximizing the allowable square footage massing on the lower floors, the allowable size of the 4th floor is smaller than it would be if we were to maximize the proposed building mass to the allowable. We feel that this massing with each of the floors 2, 3 and 4 stepping back gradually at the rear of the building, is preferable to a vertical wall at the rear for the basement and three floors above it.

C. 2nd Floor Front Apartment size - As noted in “B” above, from the existing footprint at the ground level, floors 2, 3 and 4 step back gradually at the rear of the building. This massing at the rear is intended to be more architectural, less impactful, and more in scale with the neighborhood. Consequently the 2nd floor square footage is not at the maximum allowed, and this conservative size is reflected in the reduced size of the front studio apartment as well.

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As shown on the drawings, the work consists of a re-building the 1st Floor level and front façade, and adding 3 floors above the 1st Floor level. A total of 4 new apartment units are proposed at the 2nd, 3rd and 4th floors with 2 apartments on the 2nd floor:

Basement Level – Office space

1st Floor – Office space , Residential Entry Lobby, West terrace.

2nd Floor – 2 apartments – 1 bedroom at rear with West terrace, Studio apartment at front.

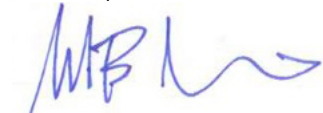
3rd floor – 1 apartment – 2 bedroom, with West terrace.

4th Floor – 1 apartment – 1 bedroom, with West and East terraces, skylights.

Proposed sitework on the project is limited to a new alley gate on Main Street, replacement of the old fence and gate at the rear, and re-paving the rear parking area. Front sidewalk entry threshold – recent town sidewalk work built a hump – tripping hazard 3” high above the surrounding sidewalk , we proposed to remove this hump and re-build the sidewalk at the same level as the surrounding sidewalk.

Thank you in advance for your time and attention to the project. We look forward to seeing you at the AHRB-PB Meeting, Thursday 5.2.24.

Sincerely Yours,



Michael B. Lewis
AIA, LEED AP