CITY OF SARATOGA SPRINGS
PLANNING BOARD
City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 fax: 518-580-9480
www.saratoga-springs.org

MARK TORPEY, Chair
ROBERT F. BRISTOL, Vice-Chair
TOM L. LEWIS
CLIFFORD VAN WAGNER
HOWARD PINSLEY
JANET CASEY
JAMIN TOTINO
AMY DURLAND, Alternate
RUTH HORTON, Alternate

Planning Board Meeting
City Council Room – 7:00 PM

Agenda

Planning Board Meeting – Thursday, September 22, 2016
City Council Room – 7:00 PM

Workshop: Monday, September 19, 2016 At 5pm In The City Council Room

Salute To Flag

A. Applications Under Consideration

1. **14.055.1 McIntyre**
   28 White Street, 110 Regent Street, proposed modification of a two lot subdivision in an Urban Residential-4 (UR-4) District.

   Documents:

   14.055.1 MCINTYRESUBMOD_APP_REDACTED.PDF

2. **16.035 LP Gas Station**
   11 Ballston Avenue , sketch plan review for a gas station and convenience store in a Highway General Business (HGB) District.

   Documents:

   16.035 LPGASSTATIONSKETCH_APP_REDACTED.PDF
   16.035 LPGASSTATIONSKETCH_CDTALTR.PDF
   16.035 LPGASSTATIONSKETCH_ELEVATIONSRECVD9-19-16.PDF
   16.035 LPGASSTATIONSKETCH_PROTOTYPEPHOTO.PDF

3. **16.033 Interlaken PUD Proposed Map And Text Zoning Amendment**
   Request for Advisory Opinion from the City Council.

   Documents:

   16.033 INTERLAKENZONINGAMEND_APP_REDACTED.PDF
   16.033 INTERLAKENZONINGAMENDMENT_PUBLICCOMMRECVD9-19-16_REDACTED.PDF
   16.033 INTERLAKENZONINGAMENDMENT_PRESENTATION9-22-16.PDF

4. **04.029.1 Ice House Site Plan Modification**
   70 and 72 Putnam Street, site plan modification review in a Transect-6 Urban Core (T-6) District.

   Documents:

   04.029.1 ICEHOUSEPERMANENTTENT_APP_REDACTED.PDF
   04.029.1 ICEHOUSEPERMANENTTENT_COUNTYRESPONSE.PDF
   04.029.1 ICEHOUSEPERMANENTTENT_EASEMENT.PDF

5. **16.038.1 Pet Lodge, SEQRA Coordinated Review Of A Animal Kennel Use**
   Route 9, SEQRA Coordinated Review in Tourist Related Business (TRB) and Rural Residential (RR) Districts.

   Documents:

   16.038.1 PETLODGEOFSARATOGASEQR_ZBAAPP_REDACTED.PDF
   16.038.1 PETLODGESEQR_ZBAREQ.PDF

B. Approval Of Minutes: September 8, 2016, July 28, 2016.

Next Meeting: Thursday, October 13, 2016 (W/ Tuesday, October 11, 2016 Caravan & Workshop)

6/22/2016

To: City of Saratoga Springs

From: Randall Countermine,
New Dimensions Outdoor Services, Inc.

Re: Landscape/Planting Design for 110 Regent St. and 28-32 White St.

Please not we worked with Mr. McIntyre in the design and installation of the plantings at 110 Regent St and 28-32 White Street. I have been asked by Mr. McIntyre to provide and analysis of the situation in regards to the trees/plantings that were noted to remain but have been removed.

Area 1 - 11 Spruce trees to remain (adjacent to driveway)

- It appears that 3-4 of these Spruce trees died due to a new electrical having to be installed at 2832 White Street.
- In addition the remaining trees were skinning and hot healthy; and grass was not able to be grown under them.
- See photo addendum "now compared to prior". We installed a raised bed and 3 mature Birch trees and well as mature Arborvitaes. We did not want to go any closer to the road so there would be no obstruction backing out.

Area 2 — Two small Pine and Ash trees

- Both were relatively small trees and did not make it thru the construction phase. They have been replaced with a mature Birch tree and Hemlock.
- See photo addendum

Area 3— 12' White Ash

- The tree was touching in the carriage house and replaced with a row of Arborvitaes and 2 mature Birch trees.
- See photo addendum

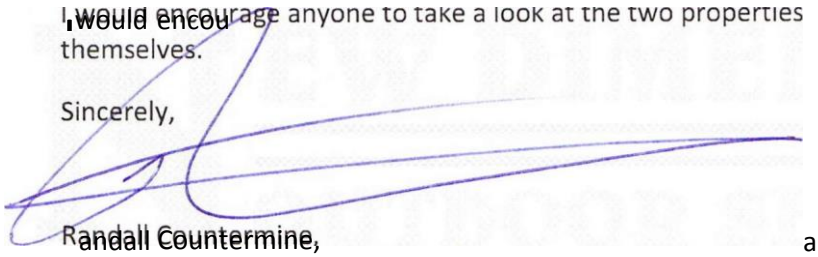
Area 4-28" Oak

- This tree was removed for 2 reasons:
    a. A pool was installed and the root structure was compromised. The entire tree would have been hanging over the pool.
    b. It was my opinion the tree was near the end of it's life and created a health and safety issue. (It should be noted a similar tree on an adjacent property, 11 Cottage Street, fell on the building destroying one unit in 2006.

It should also be noted that a 24" Maple on the side yard and a 28" Maple in the front yard were saved. In fact, Mr. McIntyre even had the 28" Maple tree in the front yard cabled between two large limbs in order to preserve it.

In addition, per the Planning Board Mr. McIntyre has:

1. Installed 300" of new concrete curbing.
2. Restored/replaced 300' of brick sidewalk.
3. Installed two new Sternburg Lights.
4. Installed 3 Street Trees.


I would encourage anyone to take a look at the two properties themselves.

Sincerely,

Randall Countermine,

I would encou andall Countermine, anyone to take a look at the two properties in question and see the improvement for

Borrower: N/A			File No.:
Address: 110 Regent Street			Case No.:
City: Saratoga Springs	St: NY	Zip: 12866	Lender:

Area 1

Example of Spruce Tree
Taken down

Example of how close to
driveway to spruces
--Could not open car door

Example of unable to grow
grass

Borrower: N/A			File No.:
Address: 110 Regent Street			Case No.:
City: Saratoga Springs	St: NY	Zip: 12866	Lender:

Area 1

Example of New Trees and Schrubs

Area 1

Example of New Trees and Schrubs

Borrower: N/A			File No.:
Address: 110 Regent Street			Case No.:
City: Saratoga Springs	St: NY	Zip: 12866	Lender:

Area 2

Example of 2 new mature trees

Example of 2 new mature trees

Borrower: N/A			File No.: 94054
Address: 110 Regent Street			Case No.:
City: Saratoga Springs	St: NY	Zip: 12866	Lender:

Area 3

Before

Area 3

Before

Area 3

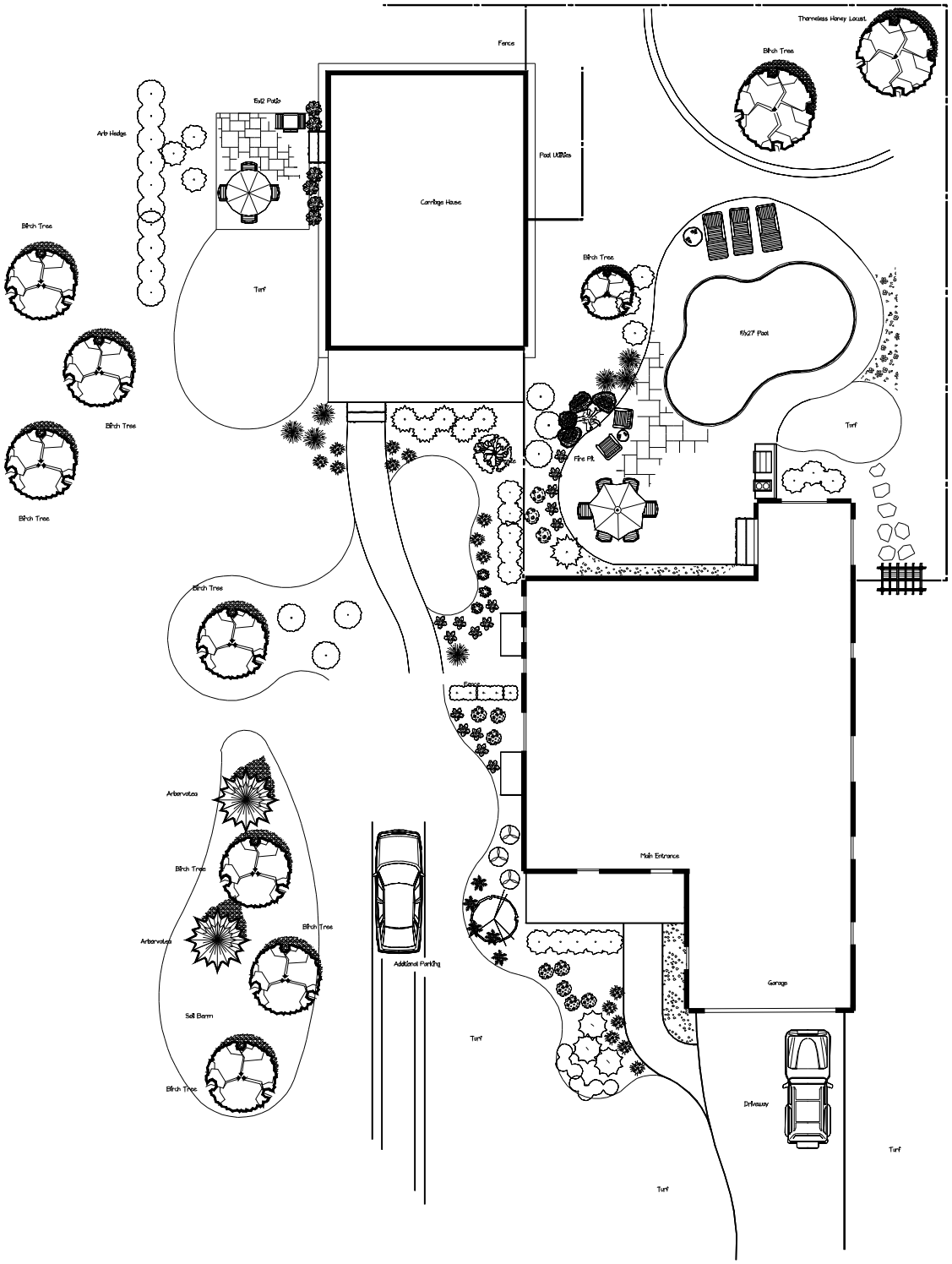
Yard is hydro seeded

Borrower: N/A			File No.: 94054
Address: 110 Regent Street			Case No.:
City: Saratoga Springs	St: NY	Zip: 12866	Lender:

Area 3

After

Yard is hyro seeded



A Property Development Plan

NEW DIMENSIONS OUTDOOR SERVICES

client: Regent Street

scale	date	revision
1"=6'	August 2015	
drawn by: Brian	checked by: Randy	drawing #

[FOR OFFICE USE]

(Application #)

(Date received)

CITY OF SARATOGA SPRINGS

PLANNING BOARD

City Hall - 474 Broadway
Saratoga Springs, New York 12866-2296
Tel: 518-587-3550 fax: 518-580-9480
http://www.saratoga-springs.org

APPLICATION FOR:

SITE PLAN REVIEW

(INCLUDING PUD)

(Rev: 12/2015)

*****Application Check List - All submissions must include completed application check list and all required items.**

Project Name: Global Partners, LP Gas Station Development

Property Address/Location: 11 Ballston Ave

Tax Parcel #: 178-4-9 *(for example: 165.52-4-37)* Zoning District: HGB

Proposed Use: Gas station and convenience store

Date special use permit granted (if any): _____ Date zoning variance granted (if any): _____

Is property located within (check all that apply)?: ☐ Historic District ☑ Architectural Review District ☐ 500' of a State Park, city boundary, or county/state highway

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	ATTORNEY/AGENT
Name	Global Partners, LP	GBR BALLSTON AVENUE LIMITED LIABILITY COMPANY	Joshua D. O'Connor, P.E.
Address	800 South Street	and	Bohler Engineering, 17 Computer Drive West
	Waltham, MA 02454	PLAZA SOUTH RESOURCES L.P.	Albany, NY 12205
Phone	[redacted]	150 White Plains Rd	[redacted]
Email	[redacted]	Tarrytown, NY 10591	[redacted]

Identify primary contact person: ☐ Applicant ☐ Owner ☑ Agent

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Application Fee: A check for the total amount below payable to: "Commissioner of Finance" MUST accompany this application.

☑	Sketch Plan -	$250	$ 250
☐	Final Site Plan Approval Residential -	$250 plus $150/unit	$
	Non-Residential -	$500 plus $100/1,000 SQ. FT.	$
☐	Modification Residential -	$250	$
	Non-Residential -	$500	$
			Total $

Submission Deadline – Check City's website (www.saratoga-springs.org) for application deadlines and meeting dates.

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES ☐ NO ☑. If YES, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

I, the undersigned owner, leasee or purchaser under contract for the property, hereby request Site Plan Review by the Planning Board for the identified property above. I agree to meet all requirements under Section 240-7.2 of the Zoning Ordinance of the City of Saratoga Springs.

Furthermore, I hereby authorize members of the Planning Board and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application.

Applicant Signature: _____ Date: 8.11.16

If applicant is not current owner, owner must also sign.

Owner Signature: GBR Ballston Avenue Limited Liability Company Date: 8/10/16
By: _____
Loomis J. Grossman, Jr., as Manager

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
11 Ballston Ave LP, Gas Station Development

Project Location (describe, and attach a location map):
11 Ballston Avenue at the Northerly corner of Ballston Avenue and New Street

Brief Description of Proposed Action:
The applicant proposes to construct a gasoline fueling station on an undeveloped portion of a larger 21.32 acre parcel. The fueling station is proposed with two canopies, one covering 6 pumps 12 dispensers and the other with 3 diesel dispensers. The applicant also proposes an approximately 3,300 sf convenience store. The site plan will include a suite of utilities including water, gas, sanitary sewer and accommodation for stormwater management in addition to asphalt parking areas, drive aisles, a drive-thru and requisite site lighting. The applicant is proposing a new driveway connection to New Street and to reuse an existing curb cut on Ballston Ave. That curb cut will be used as a right in right out only entrance. Additionally the applicant is proposing an interconnection to the existing shopping plaza on the larger site.

Name of Applicant or Sponsor:	Telephone: [redacted]
Global Partners, LP; Mr. Paul Belanger	E-Mail: [redacted]

Address:
800 South Street, Suite 500

City/PO:	State:	Zip Code:
Waltham	Massachusetts	02454

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3.a. Total acreage of the site of the proposed action? 21.32 acres
b. Total acreage to be physically disturbed? 2.4 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 21.32 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☑ Industrial ☑ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	☐	☑	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐	
b. Is the proposed action located in an archeological sensitive area?	☐	☑	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☐	☑
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☑ YES	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES It is expected that stormwater may discharge from the site during extreme rainfall events.		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Joshua D. O'Connor, P.E. Date: 8/11/16

Signature: _____

PRINT FORM

TAX ID 178.-4-7.1
LANDS N/F
NANCY G MCNEARY
D.B. 2014 PG. 25613

ZONE: WD
(WAREHOUSE DISTRICT)
USE: WAREHOUSE

ASPHALT EDGE

S41°56'20"W 1,966.63'

ZONE LINE

25' REAR YARD SETBACK

UTILITY EASEMENT
L. 613 CP. 244

50' WIDE EASEMENT TO NATIONAL GRID

CONC. CURB

NORTH ROW

409.54'

NEW STREET
(A.K.A. CONGRESS AVENUE)
(100' PUBLIC RIGHT-OF-WAY)

30.0'

40' FRONT YARD SETBACK

PROP SIGN

PROP. STORMWATER MANAGEMENT AREA

S 60°E

PROP CONCRETE CURB

12' X 24' DUMPSTER

PROP ASPHALT

DRIVE THRU

PROPOSED RETAIL (3,300 SF)

42.0'

80.0'

PROP DIESEL ISLAND (TYP OF 3)

STOP

78,309 SQ. FT.
1.80 ACRES

PROP 36' X 89' CANOPY

PROP 28' X 42' CANOPY

PROP FUEL ISLAND (TYP OF 6)

PROP U.G. STORAGE TANKS

45.0'

40' FRONT YARD SETBACK

PROP LANDSCAPE AREA

PROP SIGN

S46°40'40"W (P.O.C.)

893.85' (P.O.C.)

LEASE LINE

ASPHALT PAVEMENT (TO REMAIN)

209.6'

1 STORY MASONRY BUILDING (208,219 S.F. FOOTPRINT) (TO REMAIN)

METAL CURB PAN

CONC CURB

U/S

ATM BOX

OVERHANG

CONC WALK

CONC.

ASPHALT PAVEMENT (TO REMAIN)

ELEC. TRANS.

CONC. RAMP

ZONE: HGB
(HIGHWAY GENERAL BUSINESS)
USE: COMMERCIAL SHOPPING CENTER

29.7'

ZONE: T - 5
(TRANSECT ZONE - 5)
USE:
NEIGHBORHOOD CENTER

EXISTING SIGNAL

BALLSTON AVENUE
(A.K.A. NEW YORK STATE HIGHWAY ROUTE 50)

ZONING ANALYSIS TABLE

ZONING DISTRICT	HGB - HIGHWAY GENERAL BUSSINESS RETAIL - PERMITTED WITH SITE PLAN APPROVAL VEHICLE REFUELING STATION - PERMITTED WITH SPECIAL USE PERMIT AND SITE PLAN APPROVAL		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	928,748 SF	NO CHANGE
MINIMUM LOT WIDTH	200 FT	2,000 FT	NO CHANGE
MAX. BUILDING COVERAGE (PRINCIPAL)	30%	22.4%	NO CHANGE
MAX. BUILDING COVERAGE (ACCESS.)	15%	0%	0.4%
MIN. FRONT SETBACK	40 FT	168.2 FT	134.1 FT
MIN. SIDE SETBACK	15 FT	N/A	N/A
MIN. REAR SETBACK	25 FT	60.3 FT	NO CHANGE
MAX. BUILDING HEIGHT	40 FT	30± FT	NO CHANGE
MIN. PERMEABLE COVERAGE	15 %	23%	19.2%
PARKING SPACES	-	739 SPACES	767 SPACES
PROPOSED PARKING CRITERIA REQUIREMENTS:	1 SPACE PER 300 SF OF SALES AREA PLUS 1 PER 2 EMPLOYEES 3,300 SF / 300 = 11 SPACES 4 EMPLOYEE = 2 SPACES TOTAL = 13 SPACES		

OVERALL SITE STATISTICS

	EXISTING			PROPOSED		
	S.F.	ACRES	% COV.	S.F.	ACRES	% COV.
TOTAL LOT AREA	928,748	21,32	100%	928,748	21,32	100%
TOTAL BUILDING AREA FOOTPRINT	208,219	4,78	22,4%	211,519	4,86	22,8%
TOTAL PAVEMENT/ CONC. AREA	506,497	11,63	54,6%	538,703	12,36	58,0%
TOTAL OPEN/ LANDSCAPE AREA	214,032	4,91	23,0%	178,526	4,10	19,2%

CONCEPT LAYOUT PLAN NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON SURVEY PROVIDED BY:
   MKA NATIONAL LAND COORDINATORS OF LAND SURVEY SERVICES
   6593 COMMERCE COURT
   WARRENTON, VIRGINIA 20187
   DATED: APRIL 13, 2016
2. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
3. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

30 15 7.5 0 30
1"= 30'

811 Know what's below. Call before you dig.

P:\160B160147\Drawings\Plan Sets\03-CSD_Work\B160147sd2.dwg, X-Concept, 10/6/2014, 4:28:00 PM, sgregoire, Xerox5535-1.pc3, User534, 1.0.99999997

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
SUSTAINABLE DESIGN
PROGRAM MANAGEMENT
TECHNOLOGY SERVICES

- UPSTATE NEW YORK
- PHILADELPHIA, PA
- LEHIGH VALLEY, PA
- NORTHERN VIRGINIA
- CENTRAL VIRGINIA
- LOUISVILLE, KY
- NEW ENGLAND
- RALEIGH, NC
- CHARLOTTE, NC
- NEW YORK METRO
- REHOBOTH BEACH, DE
- TAMPA, FL
- NEW YORK, NY
- BALTIMORE, MD
- SOUTH FLORIDA
- WASHINGTON, DC/MARYLAND

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REVISIONS

REV	DATE	COMMENT	BY
1	06/09/16	CONCEPT DESIGN CHANGES	ABJ
2	06/15/16	CONCEPT DESIGN CHANGES	ABJ
3	08/02/16	REVISED PER CLIENT COMMENTS	SG
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

PRELIMINARY

PROJECT No.:	B160147
DRAWN BY:	SG
CHECKED BY:	SCS
DATE:	05/27/16
SCALE:	AS NOTED
CAD I.D.:	B160147SS2

PROJECT:
SITE DEVELOPMENT PLANS
FOR
GLOBAL

LOCATION OF SITE
117 BALLSTON AVENUE
SARATOGA SPRINGS
SARATOGA COUNTY
NEW YORK

BOHLER ENGINEERING
17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 438-9900
Fax: (518) 438-0900
www.BohlerEngineering.com

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NEW HAMPSHIRE LICENSE No. 10290
MASSACHUSETTS LICENSE No. 42844
OHIO LICENSE No. E-68329

SHEET TITLE:
CONCEPT PLAN

SHEET NUMBER:
1
OF 4

REV 3 - 08/02/2016

September 20, 2016

Mark Torpey
Planning Board Chair
City of Saratoga Springs
City Hall, 474 Broadway
Saratoga Springs, NY 12866

SUBJECT: Site Plan Review – 11 Ballston Avenue

Dear Mr. Torpey,

CDTA has reviewed plans for the Site Plan Review at 11 Ballston Avenue. We appreciate the opportunity to provide comments on the site plan.

CDTA currently provides transit service to Ballston Avenue (NYS Route 50) within walking distance of the site via Route #451 and Route #450 (see route maps and schedules attached). Route #451 connects Saratoga Springs to the Amtrak station, Saratoga Race Course, and the Towns of Milton and Ballston Spa. Route #450 connects Saratoga Springs to the Wilton Mall, Town of Milton, Ballston Spa, Ballston, East Glenville, Scotia, and the City of Schenectady. Route 50 is a main transit corridor that is identified in our Transit Priority Network as having the potential for ridership, density, and infrastructure to warrant increased service.

In the interest of providing an even safer, friendlier, and more accessible pedestrian and transit-user environment, CDTA recommends the following changes to the site plans:

- Changing the layout of the site by bringing the building up to Ballston Avenue and moving the pumps and parking to the side or rear of the building
- The addition of safe pedestrian connections from the sidewalk to the building
- The completion of crosswalk markings and landing pads for the entire intersection
- The addition of bicycle racks to the site, furthering the site's accessibility.

CDTA would also highly recommend that any driveways entering the site be constructed at the same level as the sidewalk to signal that pedestrians have the right of way. Any curb ramps that are constructed should also be ADA-compliant.
Thank you for including CDTA in the review process for this proposal.

Sincerely,

Michael Williams,
Senior Planner, CDTA

CC: Kate Maynard, City of Saratoga Springs
Sandy Misiewicz, CDTC
Lorinda Tennyson, NYS DOT

David M. Stackrov
Chairma
Rensselaer Count

Georgeanna N. Lussie
Vice Chairwoma
Saratoga Count

Joseph M. Spairana, J
Secretar
Rensselaer Count

Arthur F. Young, J
Treasure
Albany Count

Lisa A. Ballou
Saratoga Count

Corey L. Bixb
Labor Representativ

Denise A. Figuerc
Albany Count

Norman L. Mill
Schenectady Coun

Thomas M. Ower
Albany Coun

Carm Basi
Chief Executive Offic

From Schenectady to Wilton

1	2	3	4	6	7	8
Liberty Park Station-SCCC	204 Rt 50 Target Glenville	Rt 50 & LakeHill Rd	Rt 50 & Malta Ave	Ballston Ave & Price Chopper	Broadway & Congress Park	Wilton Mall (Bon-Ton)

Sunday & Major Holidays

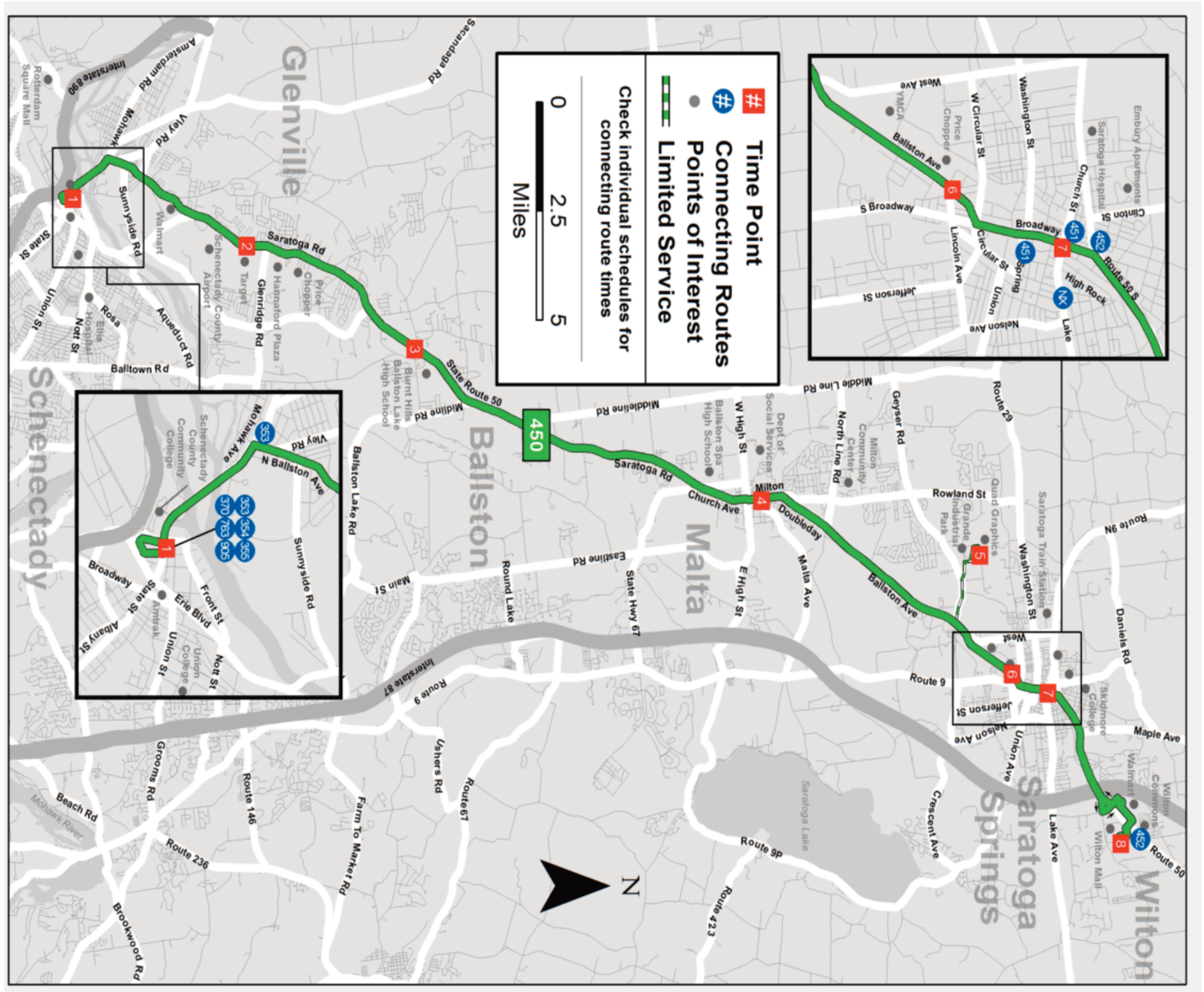
800a	813a	821a	834a	846a	849a	906a
850a	903a	911a	924a	936a	939a	956a
940a	953a	1001a	1014a	1026a	1029a	1046a
1030a	1043a	1051a	1104a	1116a	1119a	1136a
1120a	1133a	1141a	1154a	1206p	1209p	1226p
1210p	1223p	1231p	1244p	1256p	1259p	116p
100p	113p	121p	134p	146p	149p	206p
150p	203p	211p	224p	236p	239p	256p
240p	253p	301p	314p	326p	329p	346p
330p	343p	351p	404p	416p	419p	436p
420p	433p	441p	454p	506p	509p	526p
510p	523p	531p	544p	556p	559p	616p
600p	613p	621p	634p	646p	649p	706p

From Wilton to Schenectady

8	7	6	4	3	2	1
Wilton Mall (Bon-Ton)	Broadway & Congress Park	Ballston Ave & Price Chopper	Rt 50 & Malta Ave	Rt 50 & LakeHill Rd	204 Rt 50 Target Glenville	Liberty Park Station-SCCC

Sunday & Major Holidays

915a	932a	935a	950a	1001a	1009a	1021a
1005a	1022a	1025a	1040a	1051a	1059a	1111a
1055a	1112a	1115a	1130a	1141a	1149a	1201p
1145a	1202p	1205p	1220p	1231p	1239p	1251p
1235p	1252p	1255p	110p	121p	129p	141p
125p	142p	145p	200p	211p	219p	231p
215p	232p	235p	250p	301p	309p	321p
305p	322p	325p	340p	351p	359p	411p
355p	412p	415p	430p	441p	449p	501p
445p	502p	505p	520p	531p	539p	551p
535p	552p	555p	610p	621p	629p	641p
625p	642p	645p	700p	711p	719p	731p
715p	732p	735p	750p	801p	809p	821p



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Schenectady-Wilton Mall via Route 50

between Downtown Schenectady Saratoga, Wilton via Route 50

EFFECTIVE MAY 29, 2016

Schedule

CDTA

www.cdta.org 518-482-8822

From Schenectady to Wilton

1	2	3	4	5	6	7	8
Liberty Park Station-SCCC	204 Rt 50 Target Glenville	Rt 50 & LakeHill Rd	Rt 50 & Malta Ave	56 Duplainville Rd. (Quad Graphics)	Ballston Ave & Price Chopper	Broadway & Congress Park	Wilton Mall (Bon-Ton)

MONDAY - FRIDAY

445a	456a	504a	517a	.....	528a	531a	548a
535a	546a	554a	607a	.....	618a	621a	638a
625a	636a	644a	657a	.....	708a	711a	728a
705a	719a	729a	743a	.....	755a	758a	815a
745a	759a	809a	823a	.....	835a	838a	855a
825a	839a	849a	903a	.....	915a	918a	935a
905a	919a	929a	943a	.....	955a	958a	1015a
950a	1004a	1014a	1028a	.....	1040a	1043a	1100a
1030a	1044a	1054a	1108a	.....	1120a	1123a	1140a
1110a	1124a	1134a	1148a	.....	1200p	1203p	1220p
1150a	1204p	1214p	1228p	.....	1240p	1243p	100p
1230p	1244p	1254p	108p	.....	120p	123p	140p
110p	124p	134p	148p	.....	200p	203p	220p
150p	204p	214p	228p	.....	240p	243p	300p
230p	244p	254p	308p	.....	320p	323p	340p
310p	324p	334p	348p	.....	400p	403p	420p
350p	404p	414p	428p	.....	440p	443p	500p
430p	444p	454p	508p	.....	520p	523p	540p
510p	524p	534p	548p	.....	600p	603p	620p
555p	607p	615p	628p	639p	648p	651p	708p
640p	652p	700p	713p	724p	733p	736p	753p
730p	742p	750p	803p	.....	814p	817p	834p
820p	832p	840p	853p	.....	904p	907p	924p
910p	922p	930p	943p	.....	954p	957p	1014p
1000p	1012p	1020p	1033p	.....	1044p	1047p	1104p
1050p	1102p	1110p	1123p	.....	1134p	1137p	1154p

From Wilton to Schenectady

8	7	6	5	4	3	2	1
Wilton Mall (Bon-Ton)	Broadway & Congress Park	Ballston Ave & Price Chopper	56 Duplainville Rd. (Quad Graphics)	Rt 50 & Malta Ave	Rt 50 & LakeHill Rd	204 Rt 50 Target Glenville	Liberty Park Station-SCCC

MONDAY - FRIDAY

555a	611a	614a	622a	635a	646a	653a	704a
650a	706a	709a	717a	730a	741a	748a	759a
740a	757a	800a	.....	816a	828a	837a	850a
830a	847a	850a	.....	906a	918a	927a	940a
910a	927a	930a	.....	946a	958a	1007a	1020a
950a	1007a	1010a	.....	1026a	1038a	1047a	1100a
1030a	1047a	1050a	.....	1106a	1118a	1127a	1140a
1110a	1127a	1130a	.....	1146a	1158a	1207p	1220p
1150a	1207p	1210p	.....	1226p	1238p	1247p	100p
1230p	1247p	1250p	.....	106p	118p	127p	140p
110p	127p	130p	.....	146p	158p	207p	220p
150p	207p	210p	.....	226p	238p	247p	300p
230p	247p	250p	.....	306p	318p	327p	340p
310p	327p	330p	.....	346p	358p	407p	420p
350p	407p	410p	.....	426p	438p	447p	500p
430p	447p	450p	.....	506p	518p	527p	540p
510p	527p	530p	.....	546p	558p	607p	620p
550p	607p	610p	.....	626p	638p	647p	700p
630p	647p	650p	.....	705p	716p	723p	734p
715p	732p	735p	.....	750p	801p	808p	819p
800p	817p	820p	.....	835p	846p	853p	904p
850p	907p	910p	.....	925p	936p	943p	954p
940p	957p	1000p	.....	1015p	1026p	1033p	1044p
1030p	1047p	1050p	.....	1105p	1116p	1123p	1134p
1120p	1137p	1140p	.....	1155p	1206a	1213a	1224a
1210a	1227a	1230a	.....	1245a	1256a	103a	114a

From Schenectady to Wilton

1	2	3	4	5	6	7	8
Liberty Park Station-SCCC	204 Rt 50 Target Glenville	Rt 50 & LakeHill Rd	Rt 50 & Malta Ave	56 Duplainville Rd. (Quad Graphics)	Ballston Ave & Price Chopper	Broadway & Congress Park	Wilton Mall (Bon-Ton)

SATURDAY

445a	456a	504a	517a	.....	528a	531a	548a
535a	546a	554a	607a	.....	618a	621a	638a
625a	637a	645a	658a	709a	718a	721a	738a
705a	719a	729a	743a	.....	755a	758a	815a
745a	759a	809a	823a	.....	835a	838a	855a
825a	839a	849a	903a	.....	915a	918a	935a
905a	919a	929a	943a	.....	955a	958a	1015a
950a	1004a	1014a	1028a	.....	1040a	1043a	1100a
1030a	1044a	1054a	1108a	.....	1120a	1123a	1140a
1110a	1124a	1134a	1148a	.....	1200p	1203p	1220p
1150a	1204p	1214p	1228p	.....	1240p	1243p	100p
1230p	1244p	1254p	108p	.....	120p	123p	140p
110p	124p	134p	148p	.....	200p	203p	220p
150p	204p	214p	228p	.....	240p	243p	300p
230p	244p	254p	308p	.....	320p	323p	340p
310p	324p	334p	348p	.....	400p	403p	420p
350p	404p	414p	428p	.....	440p	443p	500p
430p	444p	454p	508p	.....	520p	523p	540p
510p	524p	534p	548p	.....	600p	603p	620p
555p	607p	615p	628p	639p	648p	651p	708p
640p	652p	700p	713p	724p	733p	736p	753p
730p	742p	750p	803p	.....	814p	817p	834p
820p	832p	840p	853p	.....	904p	907p	924p
910p	922p	930p	943p	.....	954p	957p	1014p
1000p	1012p	1020p	1033p	.....	1044p	1047p	1104p
1050p	1102p	1110p	1123p	.....	1134p	1137p	1154p

From Wilton to Schenectady

8	7	6	5	4	3	2	1
Wilton Mall (Bon-Ton)	Broadway & Congress Park	Ballston Ave & Price Chopper	56 Duplainville Rd. (Quad Graphics)	Rt 50 & Malta Ave	Rt 50 & LakeHill Rd	204 Rt 50 Target Glenville	Liberty Park Station-SCCC

SATURDAY

555a	611a	614a	622a	635a	646a	653a	704a
650a	706a	709a	717a	730a	741a	748a	759a
740a	757a	800a	.....	816a	828a	837a	850a
830a	847a	850a	.....	906a	918a	927a	940a
910a	927a	930a	.....	946a	958a	1007a	1020a
950a	1007a	1010a	.....	1026a	1038a	1047a	1100a
1030a	1047a	1050a	.....	1106a	1118a	1127a	1140a
1110a	1127a	1130a	.....	1146a	1158a	1207p	1220p
1150a	1207p	1210p	.....	1226p	1238p	1247p	100p
1230p	1247p	1250p	.....	106p	118p	127p	140p
110p	127p	130p	.....	146p	158p	207p	220p
150p	207p	210p	.....	226p	238p	247p	300p
230p	247p	250p	.....	306p	318p	327p	340p
310p	327p	330p	.....	346p	358p	407p	420p
350p	407p	410p	.....	426p	438p	447p	500p
430p	447p	450p	.....	506p	518p	527p	540p
510p	527p	530p	.....	546p	558p	607p	620p
550p	606p	609p	617p	630p	641p	648p	659p
630p	647p	650p	.....	705p	716p	723p	734p
715p	732p	735p	.....	750p	801p	808p	819p
800p	817p	820p	.....	835p	846p	853p	904p
850p	907p	910p	.....	925p	936p	943p	954p
940p	957p	1000p	.....	1015p	1026p	1033p	1044p
1030p	1047p	1050p	.....	1105p	1116p	1123p	1134p
1120p	1137p	1140p	.....	1155p	1206a	1213a	1224a
1210a	1227a	1230a	.....	1245a	1256a	103a	114a

FARE INFORMATION

Fares *(U.S. coins and $1-dollar bills are accepted; fare boxes do not make change)*

BusPlus Fare* $2.00
BusPlus Half Fare**.....$1.00
Base Fare*.....$1.50
Half Fare** .....75¢
Day Card $4.00
Swiper .....$55 (5-day) and $65 (7-day)
Half Fare Swiper ..$27.50 (5-day) and $32.50 (7-day)

***Children** 46" and under ride free when accompanied by a fare paying adult. The limit is three children per adult.*

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From Ballston Spa to West Saratoga

1	2	3	5	6	7	8	9
152 W High St. - Social Services	Rt 50 & Malta Ave	Rowland St & Geyser Rd	Ballston Ave & Price Chopper	Worth St & Jefferson St	Lake Ave & Broadway	Saratoga Train Station	Kirby Rd at Kirby Village

Sunday & Major Holidays

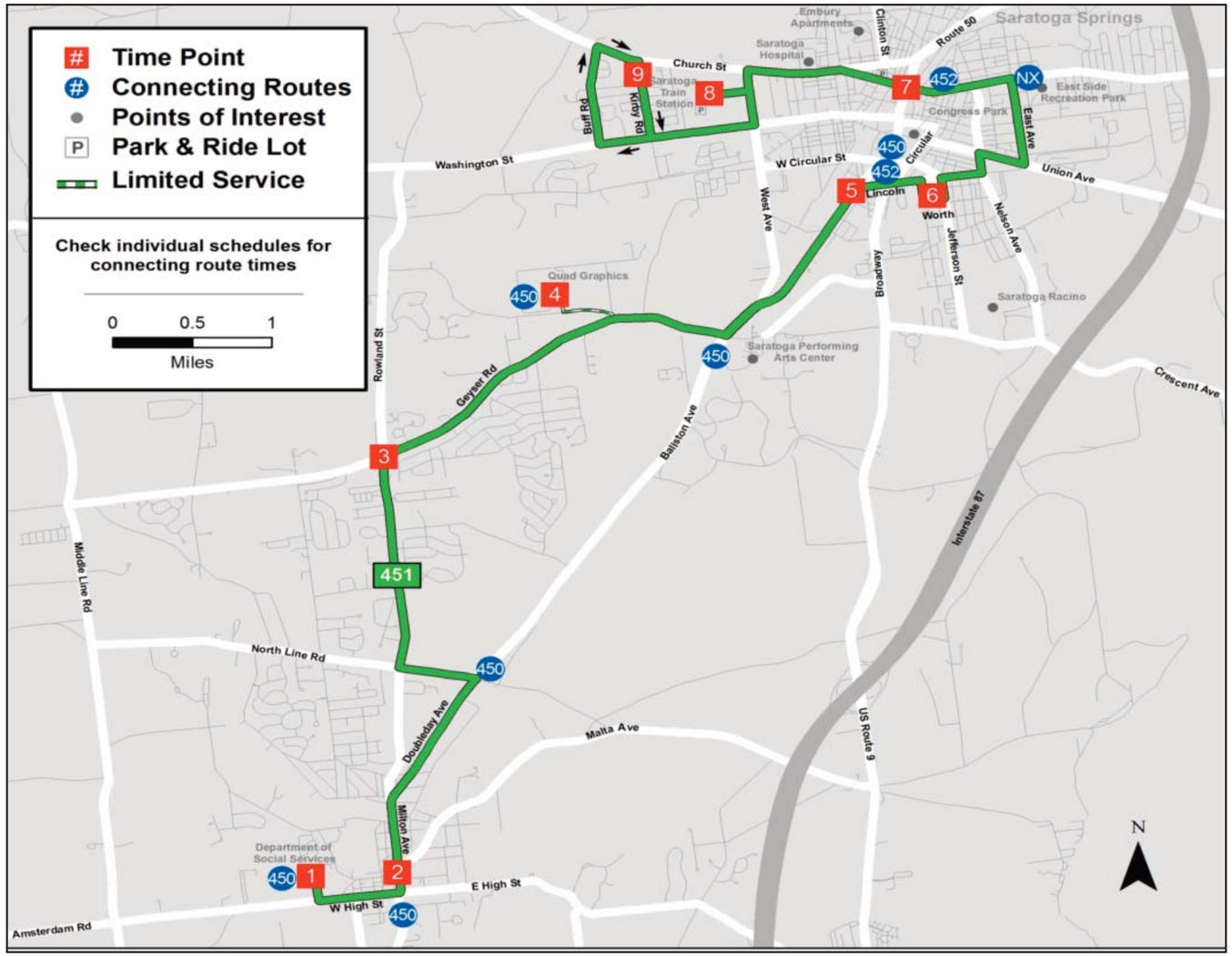
910a	914a	923a	933a	938a	946a	953a	1000a
1110a	1114a	1123a	1133a	1138a	1146a	1153a	1200p
110p	114p	123p	133p	138p	146p	153p	200p
310p	314p	323p	333p	338p	346p	353p	400p

From West Saratoga to Ballston Spa

9	8	7	6	5	3	2	1
Kirby Rd at Kirby Village	26 Station Lane Train Station	Church St & Broadway	Worth St & Vanderbilt Ave	Ballston Ave & Price Chopper	Geyser Rd & Rowland St	Rt 50 & Washington St	152 W High St. - Social Services

Sunday & Major Holidays

1010a	1014a	1021a	1030a	1035a	1045a	1055a	1058a
1210p	1214p	1221p	1230p	1235p	1245p	1255p	1258p
210p	214p	221p	230p	235p	245p	255p	258p
410p	414p	421p	430p	435p	445p	455p	458p



451 | iride™

Ballston Spa-West Saratoga via East Ave / Lake Ave

between Ballston Spa, Saratoga, Wilton via Route 50

EFFECTIVE: MAY 29, 2016

Schedule

CDTA

www.cdta.org 518-482-8822

From Ballston Spa to West Saratoga

1	2	3	4	5	6	7	8	9
152 W High St. - Social Services	Rt 50 & Malta Ave	Rowland St & Geyser Rd	56 Duplainville Rd. Quad Graphics	Ballston Ave & Price Chopper	Worth St & Jefferson St	Lake Ave & Broadway	Saratoga Train Station	Kirby Rd at Kirby Village

MONDAY - FRIDAY

610a	614a	623a	630a	638a	643a	651a	658a	705a
710a	714a	723a	730a	738a	743a	751a	758a	805a
810a	814a	823a	.....	834a	839a	847a	854a	901a
910a	914a	923a	.....	934a	939a	947a	954a	1001a
1110a	1114a	1123a	.....	1134a	1139a	1147a	1154a	1201p
110p	114p	123p	.....	134p	139p	147p	154p	201p
310p	314p	323p	.....	334p	339p	347p	354p	401p
410p	414p	423p	.....	434p	439p	447p	454p	501p
510p	514p	523p	.....	534p	539p	547p	554p	601p
610p	614p	623p	630p	638p	643p	651p	658p	705p
710p	714p	723p	730p	738p	743p	751p	758p	805p

From Ballston Spa to West Saratoga

1	2	3	4	5	6	7	8	9
152 W High St. - Social Services	Rt 50 & Malta Ave	Rowland St & Geyser Rd	56 Duplainville Rd. Quad Graphics	Ballston Ave & Price Chopper	Worth St & Jefferson St	Lake Ave & Broadway	Saratoga Train Station	Kirby Rd at Kirby Village

SATURDAY

610a	614a	623a	630a	638a	643a	651a	658a	705a
810a	814a	823a	.....	834a	839a	847a	854a	901a
1010a	1014a	1023a	.....	1034a	1039a	1047a	1054a	1101a
1210p	1214p	1223p	.....	1234p	1239p	1247p	1254p	101p
210p	214p	223p	.....	234p	239p	247p	254p	301p
410p	414p	423p	.....	434p	439p	447p	454p	501p
610p	614p	623p	630p	638p	643p	651p	658p	705p

From West Saratoga to Ballston Spa

9	8	7	6	5	4	3	2	1
Kirby Rd at Kirby Village	Saratoga Train Station	Church St & Broadway	Worth St & Vanderbilt Ave	Ballston Ave & Price Chopper	56 Duplainville Rd. Quad Graphics	Geyser Rd & Rowland St	Rt 50 & Washington St	152 W High St. - Social Services

MONDAY - FRIDAY

710a	714a	721a	730a	735a	742a	749a	759a	803a
810a	814a	821a	830a	835a	.....	845a	855a	859a
910a	914a	921a	930a	935a	.....	945a	955a	959a
1010a	1014a	1021a	1030a	1035a	.....	1045a	1055a	1059a
1210p	1214p	1221p	1230p	1235p	.....	1245p	1255p	1259p
210p	214p	221p	230p	235p	.....	245p	255p	259p
410p	414p	421p	430p	435p	.....	445p	455p	459p
510p	514p	521p	530p	535p	.....	545p	555p	559p
610p	614p	621p	630p	635p	642p	649p	659p	703p
710p	714p	721p	730p	735p	742p	749p	759p	803p

From West Saratoga to Ballston Spa

9	8	7	6	5	4	3	2	1
Kirby Rd at Kirby Village	Saratoga Train Station	Church St & Broadway	Worth St & Vanderbilt Ave	Ballston Ave & Price Chopper	56 Duplainville Rd. Quad Graphics	Geyser Rd & Rowland St	Rt 50 & Washington St	152 W High St. - Social Services

SATURDAY

710a	714a	721a	730a	735a	742a	749a	759a	803a
910a	914a	921a	930a	935a	.....	945a	955a	959a
1110a	1114a	1121a	1130a	1135a	.....	1145a	1155a	1159a
110p	114p	121p	130p	135p	.....	145p	155p	159p
310p	314p	321p	330p	335p	.....	345p	355p	359p
510p	514p	521p	530p	535p	.....	545p	555p	559p
710p	714p	721p	730p	735p	742p	749p	759p	803p

FARE INFORMATION

Fares *(U.S. coins and $1-dollar bills are accepted; fare boxes do not make change)*

BusPlus Fare* $2.00
BusPlus Half Fare**.....$1.00
Base Fare*.....$1.50
Half Fare** .....75¢
Day Card $4.00
Swiper .....$55 (5-day) and $65 (7-day)
Half Fare Swiper ..$27.50 (5-day) and $32.50 (7-day)

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MATERIALS LEGEND:

M1 JAMES HARDIE
HARDIE PLANK LAP SIDING
CUSTOM COLONIAL SMOOTH, 8" WIDTH
COLOR: KHAKI BROWN

M2 JAMES HARDIE
HARDIE PLANK LAP SIDING
SMOOTH, 5.25" WIDTH
COLOR: KHAKI BROWN

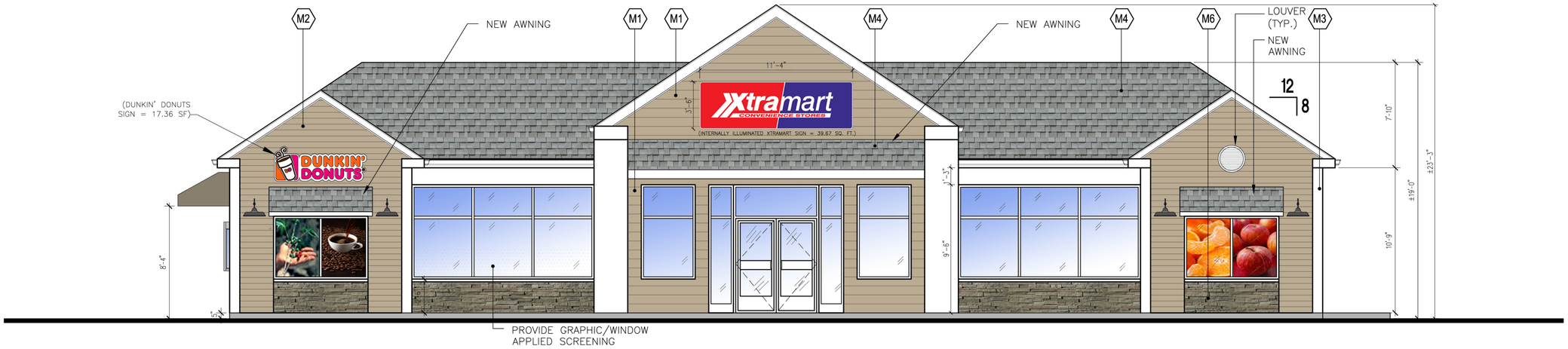
M3 JAMES HARDI
HARDI PLANK TRIM AND
CORNERBOARDS
COLOR: WHITE

M4 GAF
TIMBERLINE HD ARCH. ROOF SHINGLES
COLOR: FOX HOLLOW GRAY

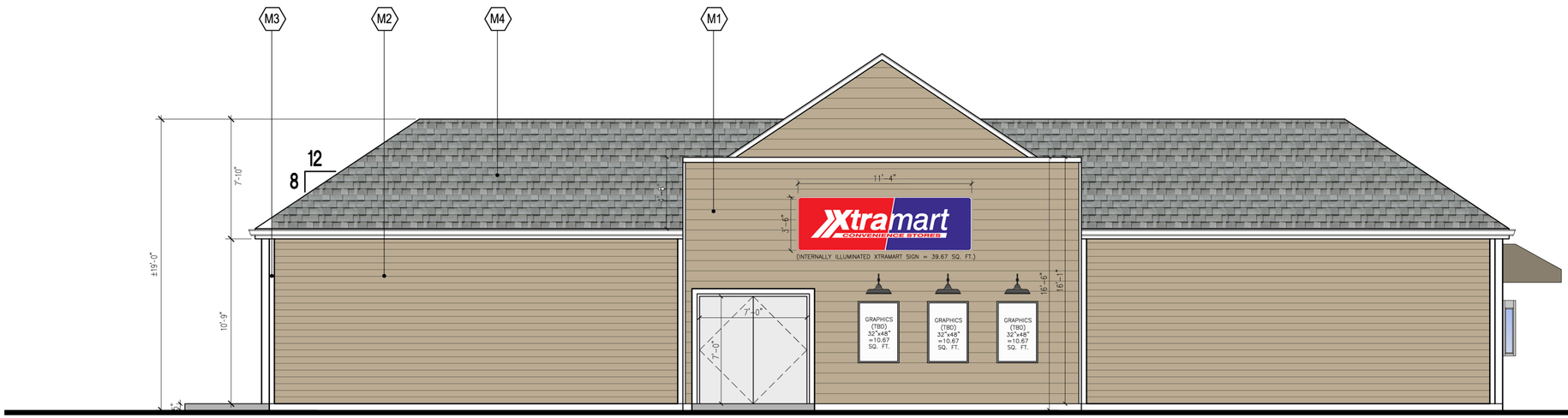
M5 NOT USED

M6 BORAL STONE
CULTURED STONE
PATTERN: PRO-FIT ALPINE LEDGESTONE
COLOR: BLACK MOUNTAIN

NOTES:
1. STOREFRONT FRAME COLOR TO BE: PERMAFLUOR BONE WHITE (APPROVE EQUAL)



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

GLOBAL
Gasoline Distribution Station Operations Division

REVISIONS:

NO.	DATE	DESCRIPTION:
-	10/6/2014	ISSUED FOR DESIGN REVIEW
1	11/7/2014	K.K. REV #1 - SIGNAGE
2	11/26/2014	K.K. REV #3 - ALLTOWN SIGNAGE
3	12/11/2014	K.K. REV #3 - SIGNAGE
4	3/2/2015	K.D. REV #4 - NOTES
5	3/17/2015	K.K. REV #5 - GRAPHIC WINDOWS/ELEC. PNLS
6	4/14/2015	K.K. REV #6 - SIGNAGE/STONE MATERIAL
7	6/25/2015	K.K. REV #7 - SIGNAGE / WINDOW MULLIONS
8	9/16/2016	D.A. REV #8 - MATERIAL UPDATES

NOTE: This conceptual plan is prepared for conceptual presentation purposes only and is not intended for utilization as a zoning and/or construction document. The existing conditions shown hereon are based upon information that was supplied at the time of plan preparation and may be subject to change upon performance of additional due diligence.

XTRAMART PROTOTYPE

CONCEPTUAL PROTOTYPICAL BUILDING ELEVATIONS (42'x80')

Date
9/16/2016
Scale
1/4" = 1'-0"
Project Type
42x80.DD.3279-XM

Drawing Number
A2

MATERIALS LEGEND:

M1 JAMES HARDIE
HARDIE PLANK LAP SIDING
CUSTOM COLONIAL SMOOTH, 8" WIDTH
COLOR: KHAKI BROWN

M2 JAMES HARDIE
HARDIE PLANK LAP SIDING
SMOOTH, 5.25" WIDTH
COLOR: KHAKI BROWN

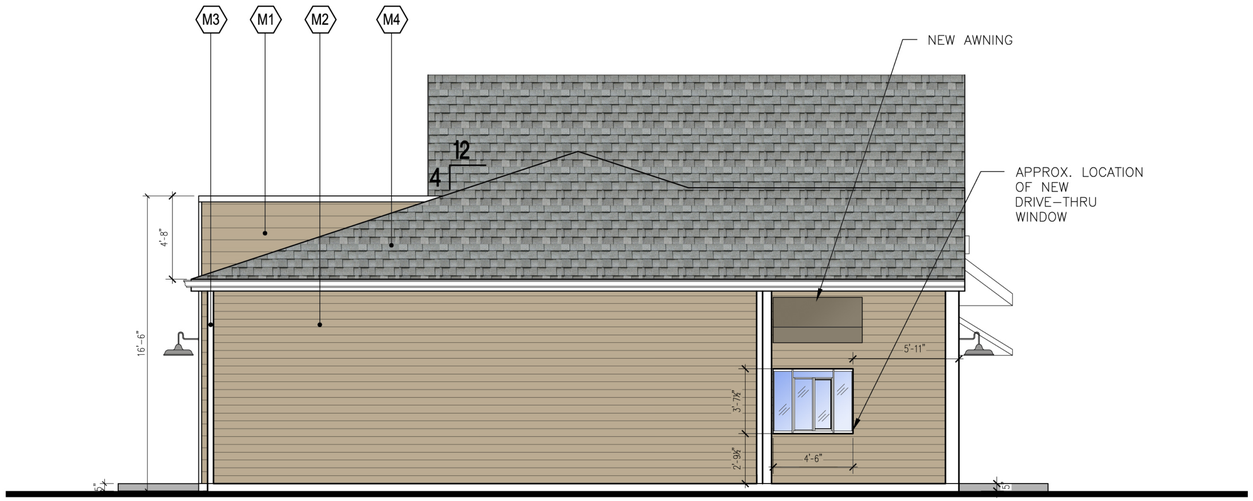
M3 JAMES HARDI
HARDI PLANK TRIM AND
CORNERBOARDS
COLOR: WHITE

M4 GAF
TIMBERLINE HD ARCH. ROOF SHINGLES
COLOR: FOX HOLLOW GRAY

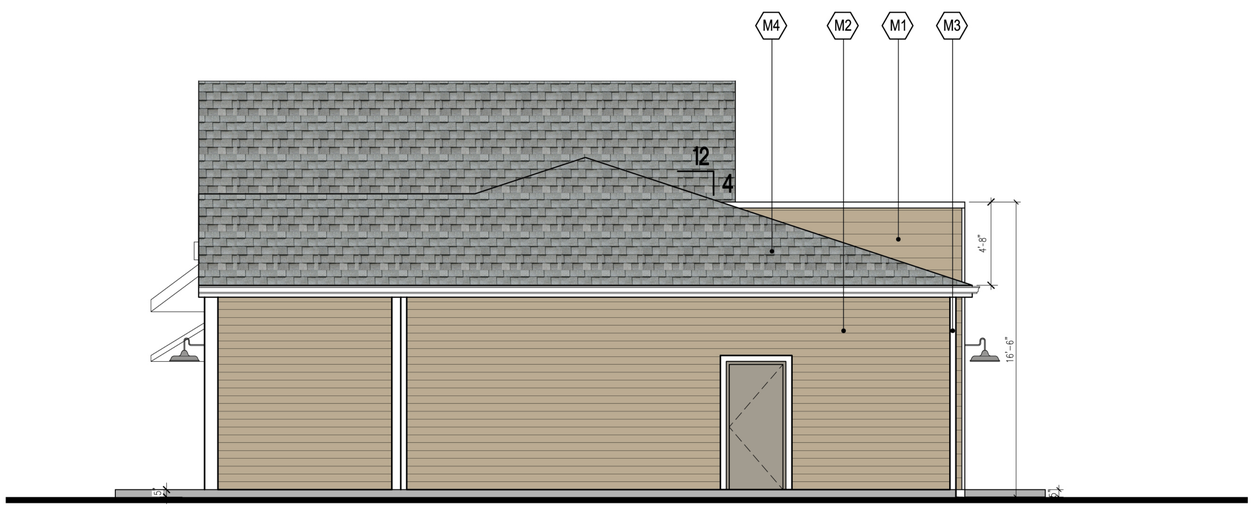
M5 NOT USED

M6 BORAL STONE
CULTURED STONE
PATTERN: PRO-FIT ALPINE LEDGESTONE
COLOR: BLACK MOUNTAIN

NOTES:
1. STOREFRONT FRAME COLOR TO BE: PERMAFLUOR BONE WHITE (APPROVE EQUAL)



PROPOSED LEFT ELEVATION



PROPOSED RIGHT ELEVATION

GLOBAL
Gasoline Distribution Station Operations Division

REVISIONS:

NO.	DATE	DESCRIPTION:
-	10/6/2014	ISSUED FOR DESIGN REVIEW
1	11/7/2014	K.K. REV #1 - SIGNAGE
2	11/26/2014	K.K. REV #2 - ALLTOWN SIGNAGE
3	12/11/2014	K.K. REV #3 - SIGNAGE
4	3/2/2015	K.D. REV #4 - NOTES
5	3/17/2015	K.K. REV #5 - GRAPHIC WINDOWS/ELEC. PNLS
6	4/14/2015	K.K. REV #6 - SIGNAGE/STONE MATERIAL
7	6/25/2015	K.K. REV #7 - SIGNAGE / WINDOW MULLIONS
8	9/16/2016	D.A. REV #8 - MATERIAL UPDATES

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XTRAMART PROTOTYPE

CONCEPTUAL PROTOTYPICAL BUILDING ELEVATIONS (42'x80')

Date
9/16/2016
Scale
1/4" = 1'-0"
Project Type
42x80.DD.3279-XM

Drawing Number
A3

CITY OF SARATOGA SPRINGS

OFFICE OF THE MAYOR

City Hall - 474 Broadway
Saratoga Springs, New York 12866-2296
Tel: 518-587-3550 fax: 518-587-1688
http://www.saratoga-springs.org

[FOR OFFICE USE]

_____ (Application #)

_____ (Date received)

PETITION FOR: ZONING AMENDMENT

(Rev: 1/2016)

1. Name of Petitioner: Two Gilbert Corner, LLC

2. Type of Amendment (Map or Text):

☒ Map Amendment:

Site Location: 655 Crescent Avenu Tax Parcel #: 180.69-2-20

Current Zoning: Rural Residential Proposed Zoning: Portion Zone BB Interlaken PUD

Reason for amendment:

The property is presently derelict and inconsistent with Waterview Drive neighborhood. The inclusion of this land in the Interlaken PUD Zone BB will complete the streetscape of the neighborhood.

☒ Text Amendment:

Section to be amended: Appendix C: 2 Interlaken Planned Unit Development

Proposed wording of text amendment (attach additional sheets if necessary):

See attached proposed amendment to the Planned Unit Development Legislation for the "Interlaken Planned Unit Development".

Reason for amendment:

To complete the streetscape of Waterview Drive at its northerly entrance onto Crescent Avenue by subdividing Tax Parcel 180.69-2-20 into 4 conforming single family lots and having those lots incorporated into the PUD.

3. Professional Representing Applicant (if any):

Name: Michael J. Toohey, Esq. Phone: [redacted]

Address: P. O. Box 4367, 160 West Avenue Email: [redacted]

Saratoga Springs, New York 12866

Identify primary contact person: ☐ Applicant ☐ Owner ☒ Agent

4. Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES ☐ NO ☑. **IF YES**, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

Please check the following to affirm information is included with submission.

☒ Environmental Assessment Form - All petitions must include a completed SEQR Short or Long Form. SEQR forms can be completed at http://www.dec.ny.gov/permits/6191.html.

☒ Petition Fee: $700.00 plus $100/acre Total $ 800.00

A check for the total amount payable to: "Commissioner of Finance" must accompany this petition.

☒ Submit **10 copies, and one electronic copy (PDF)** of complete petition and all attachments.

☒ Location map (Map Amendment): Submit (4) large scale 24" x 36", and (10) 11"x17" copies.

All completed petitions are to be submitted to **the Office of the Mayor for consideration.**

I, the undersigned owner or purchaser under contract for the property, hereby request zoning amendment approval by the City Council for the above petition. I agree to meet all requirements under Section 240-10.0 of the Zoning Ordinance for the City of Saratoga Springs.

Furthermore, I hereby authorize members of the City Council, Planning Board and designated City staff to enter the property associated with this petition for purposes of conducting any necessary site inspections relating to this petition.

Applicant Signature: William J. Morris Date: 7/26/2016
Name: Two Gilbert Corner, LLC Phone: [redacted]
Address: 2 Gilbert Road E-mail: [redacted]
Saratoga Springs, New York 12866

If applicant is not currently the owner, the owner must sign.
Owner Signature: William J. Morris Date: 7/26/16
Print Name: William J. Morris

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Expansion Zone BB Interlaken Planned Unit Development

Project Location (describe, and attach a location map):
655 Crescent Avenue, Saratoga Springs, Tax Parcel 180.69-2-20

Brief Description of Proposed Action:
The subdivision of the existing 1.1 acre parcel of land into 4 residential parcels and then the inclusion of those 4 parcels into Zone BB of the Interlaken Planned Unit Development

Name of Applicant or Sponsor:	Telephone: [redacted]
Two Gilbert Corner, LLC	E-Mail: [redacted]

Address:
2 Gilbert Road

City/PO:	State:	Zip Code:
Saratoga Springs	NY	12866

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City Council, City of Saratoga Springs, New York; Planning Board, City of Saratoga Springs, New York	☐	☑

3.a. Total acreage of the site of the proposed action? 1.1 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.1 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☑ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☑	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	☑	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☑	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☑	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	NO	YES	
	☑	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☑	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☑	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	☑	☐	
b. Is the proposed action located in an archeological sensitive area?	☑	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☑	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	✓	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Two Gilbert Corner, LLC Date: 7/26/2016

Signature: Weller J. Mein

PRINT FORM

Narrative
Inclusion of a Four Lot Subdivision
Zone BB Interlaken Planned Unit Development

The Interlaken Planned Unit Development, located in the eastern portion of Saratoga Springs, in the Union Avenue, Crescent Avenue area of the City has, over the course of time, been developed in accordance with the legislation that has been approved and amended by the City Council of the City of Saratoga Springs, and has been subject to Planned Unit Site Plan Approval by the Planning Board of the City of Saratoga Springs.

In March of 1997, an expansion of the Planned Unit Development was approved by the City Council and Designated Interlaken Zone BB. Thereafter, by Resolution of the Planning Board of the City of Saratoga Springs on May 7, 1997, PUD Site Plan approval was granted for a thirty (30) lot residential subdivision extending in a general westerly direction from Crescent Avenue and consisting of all of the lots on the easterly portion of Waterview Drive and all of Campion Lane. What was not included in this new Zone BB was the parcel of land located on the northeast corner of the intersection of Crescent Avenue and the then newly developed Waterview Drive. The parcel in question is listed as 655 Crescent Avenue, being City of Saratoga Springs Tax Parcel 180.69-2-20 (the "Property").

This 1.15 acre parcel is 130.57 ft on the west side of Crescent Avenue and 364.11 ft along the north boundary of Waterview Drive. There presently exists on the property a vacant dilapidated residential structure on the easterly end of the site with two driveway entrances on Crescent Avenue. An engineering analysis of the existing structure has determined that it is not salvageable and a Demolition Permit for it to be removed has been issued by the City of Saratoga Springs.

Existing Neighborhood

All of the structures in Zone BB consistent with the PUD Legislation, are residential in nature, and are allowed a detached or attached one bedroom unit consisting of no more than 800 sq ft Pursuant to the existing Planned Unit Development code the lots in Zone BB of the Planned Unit Development, must be at least ten thousand square feet (10,000 sq ft).

The existing 8 lots of the north side of Waterview Drive have an average street frontage of 80.00 ft. that being the the minimum mean width for lots within Zone BB according to the PUD Legislation.

Land To Be Added

The Applicant wishes to subdivide the 1.15 acres of land into 4 residential parcels which in all ways will be controlled by the use, lot size, mean width, setback, building height requirements that already existing in the Zone BB Legislation and within this neighborhood.

The proposed lots will all be PUD code compliant with an average square footage of 11,972 +/- sq ft and an average frontage on the north side of Waterview Drive of 91.03 ft.

2015 Comprehensive Plan

Within the 2015 Comprehensive Master Plan, the Property is located within the "Residential Neighborhood – 1 Zone" as show on the Comprehensive Plan Map. According to the text of the Comprehensive Master Plan (p.58), that Zone allows a maximum density of 3.5 Units/Acre. As specified in the City Assessor's records and the City Tax Map, the Property is 1.15 acres and, as a result, according to the Comprehensive Master Plan, the units can be created from the Property.

Neighborhood Approval

The Applicant, prior to bringing this Application to the City Council, held a neighborhood meeting to introduce the concept that the Property would be subdivided into four (4) residential parcels under all of the requirements of the existing PUD restrictions. That meeting was very well attended and the vast majority in attendance were in favor of this plan that would complete the Waterview Drive northern streetscape and eliminate the structure that is an eye soar to anyone entering the neighborhood from Crescent Avenue.

Infrastructure

As required with the Planned Unit Development Legislation, the homes that will be built on these parcels will all be connected to existing public sanitary sewer and potable water lines that exist within Waterview Drive.

Existing Residential Lots
North Side of Waterview Drive
Zone BB

Address	Tax Parcel	Street Frontage
57 Waterview Drive	180.69-2-3	78.61 ft
59 Waterview Drive	180.69-2-4	78.85 ft
61 Waterview Drive	180.69-2-5	79.01 ft
63 Waterview Drive	180.69-2-6	79.09 ft
65 Waterview Drive	180.69-2-7	96.91 ft
53 Waterview Drive	180.69-2-1	76 ft
55 Waterview Drive	180.61-2-14	76.38 ft
		564.85/7 = 80.70 ft

Proposed Lots Square Footage

1	12,371 sq ft
2	10,339 sq ft
3	10,339 sq ft
4	14,840 sq ft
	47,849/4 = 11,972.25 sq ft

Proposed Mean Width

1	80 ft
2	80 ft
3	80 ft
4	124.11 ft
	364.11/4 = 91.03 ft

WE/I ARE IN FAVOR OF THE PROJECT PRESENTED TO US BY BILL MORRIS AT THE NEIGHBORHOOD MEETING REGARDING 655 CRESENT AVE. WE ARE IN FULL SUPORT OF THIS PROJECT. WE WILL TRY TO ATTEND THE MEETING SEPT. 22 BUT IF WE ARE NOT AVAILABLE WE WANT THE PLANNING BOARD TO KNOW WE ARE IN FULL SUPPORT.

NAME	ADDRESS
Lynn Geiger	[redacted] Waterview Dr. Saratoga Sp.
Joseph Geiger	[redacted] Waterview Drive, Saratoga Spgs
[illegible]	[redacted] Waterview Dr, Saratoga Spgs.
[illegible]	[redacted] Waterview Dr, Saratoga Springs
Paul Calhoun	[redacted] Waterview Dr., " "
Barbara Calhoun	[redacted] Waterview Drive
Nancy [illegible]	[redacted] Waterview Drive
Marjorie L. [illegible]	[redacted] Waterview Dr.
Alexis Pappas	[redacted] waterview Drive, SS
[illegible]	[redacted] Waterview Dr. SS, NY 12866
Valerie S. Wadsworth	[redacted] Waterview Dr. Saratoga NY 12866
Peter Maioriello	[redacted] Crescent Av. Sar. Spgs NY 1286
Sharon Maioriello	[redacted] Crescent Ave, Sar Spgs N.Y 1286
Chris Pappas	[redacted] waterview Dr., Saratoga Spgs, [illegible]

WE/I ARE IN FAVOR OF THE PROJECT PRESENTED TO US BY BILL MORRIS AT THE NEIGHBORHOOD MEETING REGARDING 655 CRESENT AVE. WE ARE IN FULL SUPORT OF THIS PROJECT. WE WILL TRY TO ATTEND THE MEETING SEPT. 22 BUT IF WE ARE NOT AVAILABLE WE WANT THE PLANNING BOARD TO KNOW WE ARE IN FULL SUPPORT.

NAME	ADDRESS
Mary Beth Wadling	[redacted] Waterview Dr. Saratoga 12866
[illegible]	[redacted] WATERVIEW DR, SARATOGA 12866
[illegible]	[redacted] Waterview DR Saratoga 12866
Dewey Wallace	[redacted] Waterview Dr SS NY
[illegible]	[redacted] WATERVIEW SS NY
[illegible] Carey	[redacted] Waterview SS NY
Richard Zak	[redacted] Waterview Dr. SS NY
Anna Hollander	[redacted] Waterview dr
Kathy Lovelace	[redacted] Waterview Dr
David Lovelace	[redacted] Waterview Dr.
[illegible]	[redacted] Campion Ln SS NY
Donald Nelson	[redacted] Campion Ln. SS NY
Cardice Kruger	[redacted] Waterview Dr. SS. NY
Stephen Haller	[redacted] CAMPION LN SS. NY

34

WE/I ARE IN FAVOR OF THE PROJECT PRESENTED TO US BY BILL MORRIS AT THE NEIGHBORHOOD MEETING REGARDING 655 CRESENT AVE. WE ARE IN FULL SUPORT OF THIS PROJECT. WE WILL TRY TO ATTEND THE MEETING SEPT. 22 BUT IF WE ARE NOT AVAILABLE WE WANT THE PLANNING BOARD TO KNOW WE ARE IN FULL SUPPORT.

NAME	ADDRESS
[redacted]	Waterview Drive S.S.
	Waterview Dr. SS.
	Campion Lane SS
Joseph M. Curtin	Waterview Dr S.S.
Amelia C. Curtin	Waterview Dr. SS
[redacted]	WATERVIEW DR. SS

DONALD D. COLOSIMO
[redacted]**WATERVIEW DRIVE**
SARATOGA SPRINGS, NY 12866
[redacted]

September 13, 2016

Saratoga Springs Planning Board
City Hall
Saratoga Springs, NY 12866

Re: 655 Crescent Ave.

Gentlemen:

I support the project as proposed by Bill Morris to raise the current unsightly and unsafe structure and build four new homes that fit in with the rest of the neighborhood, Lake Side at Riley's.

Besides the structure, the lot has been a junk yard. I personally called the code enforcement about the unsightly and unsanitary mess a number of times and nothing was done.

The building has been vacant for a number of years. The city has put it the building on its list of vacant buildings.

But the city has been totally incapable of doing anything about cleaning up this mess. Bill Morris and his associates have purchased the property and have proposed to invest in cleaning it up.

You should immediately approve the request to proceed!!!!

Yours Truly

Donald D. Colosimo

DONNA L. COLOSIMO
[redacted]**WATERVIEW DRIVE**
SARATOGA SPRINGS, NY 12866
[redacted]

September 13, 2016

Saratoga Springs Planning Board
City Hall
Saratoga Springs, NY 12866

Re: 655 Crescent Ave.

Gentlemen:

I support the project as proposed by Bill Morris to raise the current unsightly and unsafe structure and build four new homes that fit in with the rest of the neighborhood, Lake Side at Riley's.

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But the city has been totally incapable of doing anything about cleaning up this mess. Bill Morris and his associates have purchased the property and have proposed to invest in cleaning it up.

You should immediately approve the request to proceed!!!!

Yours Truly

Donna L. Colosimo

Donna L. Colosimo

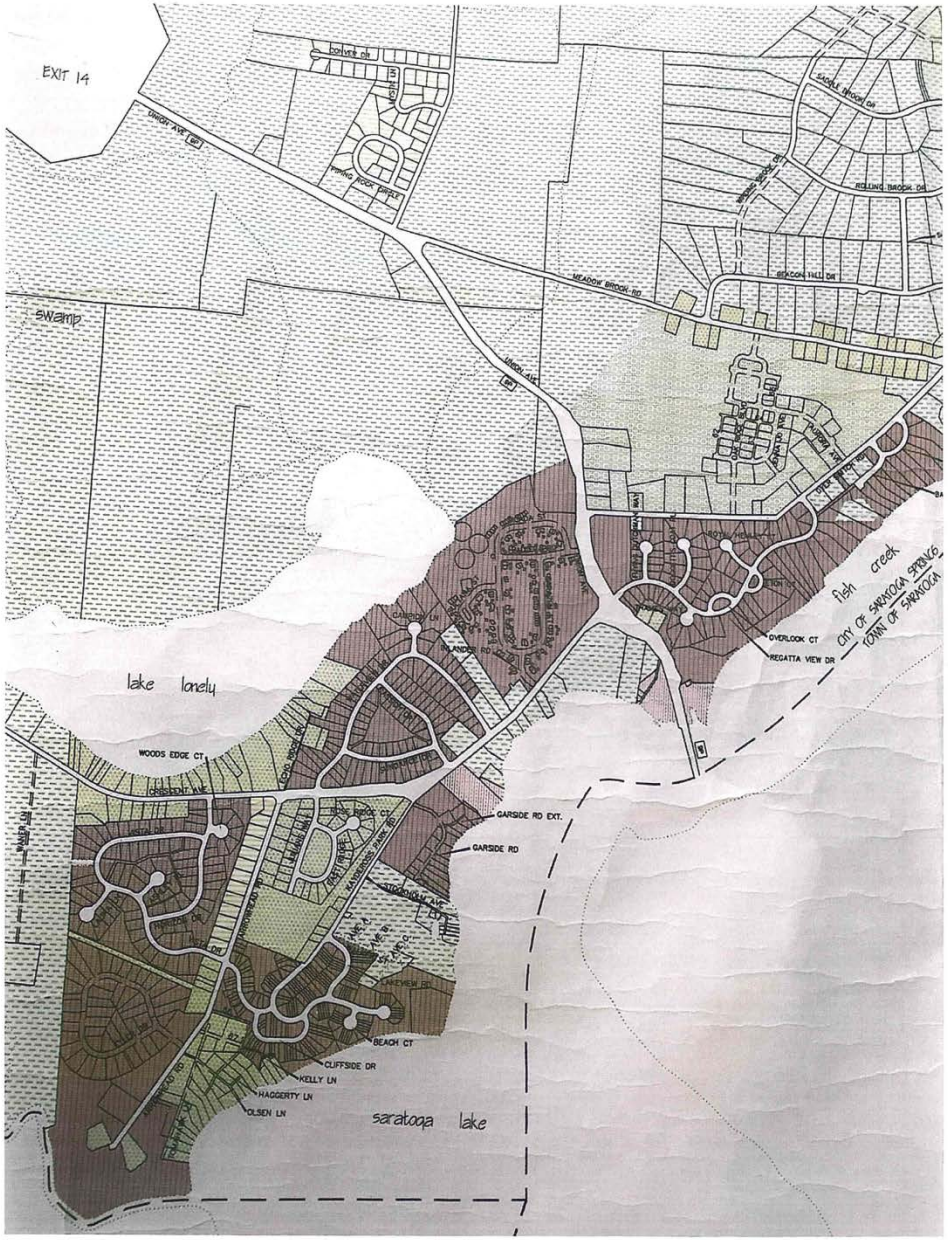
September 18, 2016

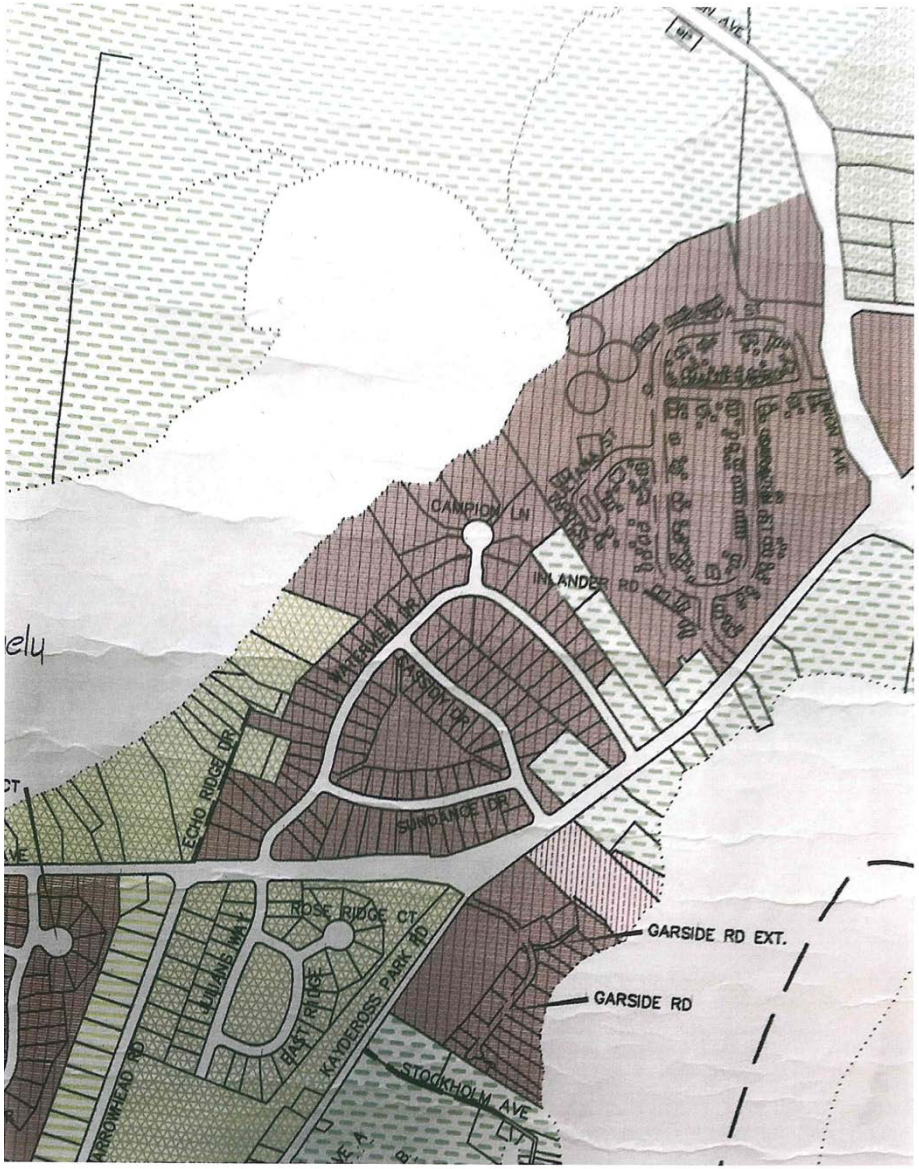
To: Saratoga Planning Board

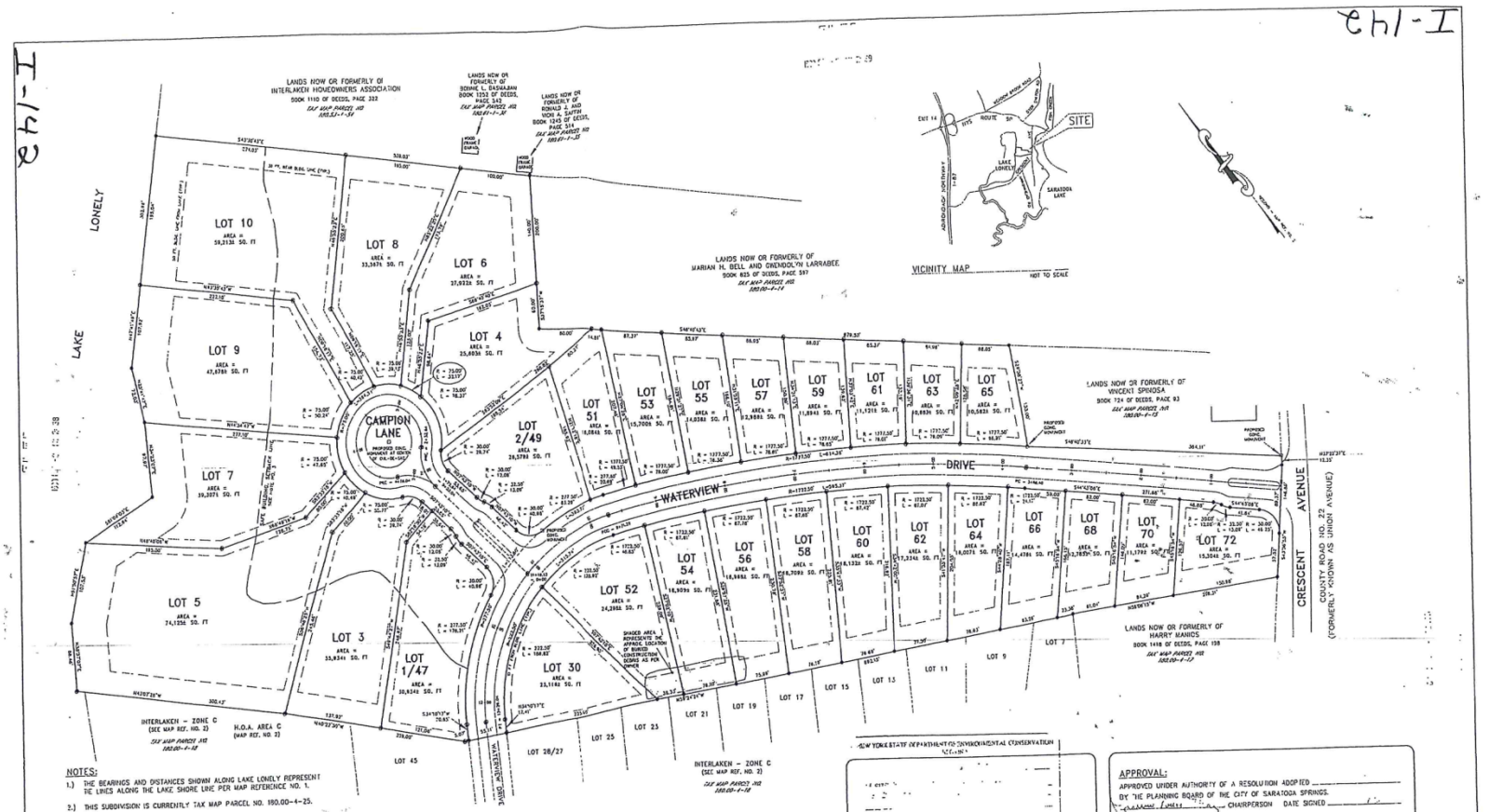
From: Cindy and Jim Oplinger
[redacted]Campion Lane
Saratoga Springs NY 12866

We are unable to attend the Saratoga Planning Board meeting on September 22, 2016. We did attend the neighborhood meeting last spring concerning the project at 655 Crescent Street. We appreciated the time and effort Bill Morris devoted to discuss the project with local residents. We support the project and believe it will improve the streetscape on Waterview Drive.

Cindy and Jim Oplinger
[redacted]


EXIT 14
swamp
lake lonely
saratoga lake
fish creek
CITY OF SARATOGA SPRINGS
TOWN OF SARATOGA
UNION AVE (9P)
MEADOW BROOK RD
BEACON HILL DR
ROLLING BROOK DR
SADDLE BROOK DR
WOODS EDGE CT
CRESCENT AVE
GARSIDE RD EXT.
GARSIDE RD
OVERLOOK CT
REGATTA VIEW DR
BEACH CT
CLIFFSIDE DR
KELLY LN
HAGGERTY LN
OLSEN LN


CAMPION LN
INLANDER RD
ECHO RIDGE DR
SUNDANCE DR
ROSE RIDGE CT
EAST RIDGE
JULIANS WAY
ARROWHEAD RD
KAYDEROSS PARK RD
STOCKHOLM AVE
GARSIDE RD EXT.
GARSIDE RD



NOTES:

1.) THE BEARINGS AND DISTANCES SHOWN ALONG LAKE LONELY REPRESENT THE LINES ALONG THE LAKE SHORE LINE PER MAP REFERENCE NO. 1.

2.) THIS SUBDIVISION IS CURRENTLY TAX MAP PARCEL NO. 180.00-4-25.

3.) ALL STRUCTURES MUST BE LOCATED EAST AND NORTH OF "SAFE BUILDING SETBACK LINE" SHOWN ON THIS MAP.

4.) ANY CLEARING EFFECTING 0.5 ACRES OR 25% OF THE LOT AREA BELOW THE SAFE BUILDING SETBACK LINE, WHICHEVER IS LESS, SHALL REQUIRE A SOIL DISTURBANCE PERMIT FROM THE CITY.

5.) STREETS SHALL BE OFFERED TO THE CITY OF SARATOGA SPRINGS FOR DEDICATION. BOULEVARD'S AT EACH ENTRY ARE SUBJECT TO APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.

6.) SARATOGA COUNTY D.P.W. PERMITS ARE REQUIRED FOR WORK IN THEIR RIGHT OF WAY.

7.) AN ARCHAEOLOGIST SHALL REMAIN ON CALL THROUGHOUT THE PLANNED CONSTRUCTION PERIOD, IN THE EVENT THAT DEEPLY BURIED CULTURAL MATERIAL COMES TO LIGHT DURING ANY OF THE GRADING OF EXCAVATION PROCEDURES IN THIS, OR ANY AREA WITHIN THE PROJECT LIMITS.

8.) TOTAL AREA OF THIS SUBDIVISION IS 18.8± ACRES.

9.) THIS SUBDIVISION CONSISTS OF 30 LOTS.

MAP REFERENCE:

1.) MAP ENTITLED "SURVEY OF LANDS OF JOHN T. ROOHAN, J. THOMAS ROOHAN AND JOHN S. WITT", DATED FEBRUARY 5, 1996, AND MADE BY THE ENVIRONMENTAL DESIGN PARTNERSHIP.

2.) MAP ENTITLED "INTERLAKEN - ZONE C", DATED DECEMBER 11, 199". LAST REVISED ON DECEMBER 1, 1993, MADE BY GILBERT VANGUILDER & ASSOCIATES AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE.

PUD SETBACK INFORMATION
FOR SINGLE FAMILY RESIDENTIAL USE: (EACH LOT MAY HAVE A SINGLE FAMILY RESIDENCE AS WELL AS AN ASSOCIATED SINGLE BEDROOM UNIT)

MINIMUM LOT SIZE: 10,000 SQ. FT.
MINIMUM MEAN LOT WIDTH: 80 FT.
MINIMUM YARD DIMENSIONS:
FOR PRINCIPAL RESIDENCE:
FRONT: 10 FT. (22 FT. FOR ATTACHED GARAGE)
REAR: 30 FT.
SIDE: 10 FT.
FOR ACCESSORY STRUCTURES:
FRONT: 22 FT.
REAR: 30 FT.
ONE SIDE: 5 FT.
TOTAL SIDE: 20 FT.
MINIMUM DISTANCE TO PRINCIPAL BUILDING: 5 FT.
MAXIMUM BUILDING HEIGHT: 35 FT.
MAXIMUM SIZE OF SINGLE BEDROOM APARTMENT UNIT = 800 SQ. FT. IN PRINCIPAL BUILDING OR IN A DETACHED GARAGE
MAXIMUM LENGTH OF BOA" DOCKS: 30 FEL" FROM MEAN LOW WATER MARK OR THE SHORELINE.
(LOTS 5,9 & 10)
REQUIRED OFF-STREET PARKING: 2 SPACES PER UNIT

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

NEW YORK STATE DEPARTMENT OF HEALTH

APPROVAL:
APPROVED UNDER AUTHORITY OF A RESOLUTION ADOPTED _____
BY THE PLANNING BOARD OF THE CITY OF SARATOGA SPRINGS.
_____ CHAIRPERSON DATE SIGNED _____

SUBDIVISION OWNER:
JOHN T. ROOHAN, J. THOMAS ROOHAN, JR. AND JOHN S. WITT
48 UNION AVENUE
SARATOGA SPRINGS, NEW YORK 12866

SUBDIVISION PLAN

INTERLAKEN ~ ZONE BB

CITY OF SARATOGA SPRINGS (OUTSIDE DISTRICT)
SCALE: 1 INCH = 50 FEET

SARATOGA COUNTY, NEW YORK
DATE: MARCH 12, 1997
REVISED: JULY 14, 1997
SEPTEMBER 26, 1997
OCTOBER 1, 1997

SHEET S-1
MAP NO. 97003.04

PAUL F. TOMMELL
P.L.S. LIC. NO. 49192

PAUL F. TOMMELL, L.S.
PROFESSIONAL LAND SURVEYOR, P.C.
48 BROADWAY - SARATOGA SPRINGS, NEW YORK 12866
PHONE (518) 587-3114 FAX (518) 587-7351

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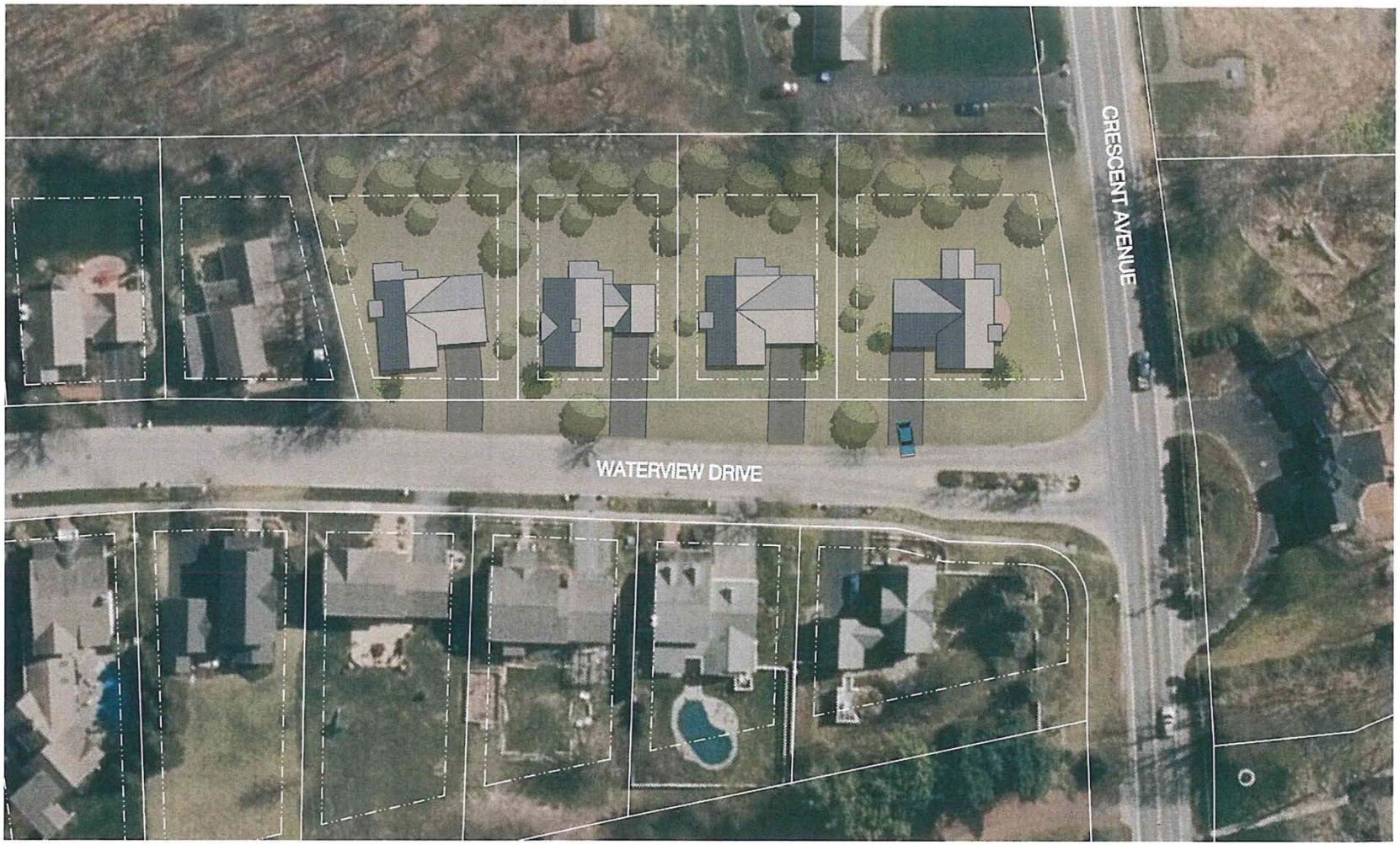


Interlaken Zone BB Subdivision

Waterview Drive, Saratoga Springs NY

PROPOSED LOTS

March 22, 2016

20 10 0 20

The LA GROUP

hold a public hearing at their discretion. The scope of the Planning Board review shall include but not be limited to:

- Whether the proposed revision is consistent with the Comprehensive Plan; and
- Whether the proposed revision is not contrary to the general purposes and intent of this Chapter.

10.1.5.2 DESIGN REVIEW COMMISSION

The Design Review Commission shall have 60 days to render a written advisory opinion to the City Council, unless extended by mutual consent. The opinion shall contain a favorable recommendation only if the Design Review Commission finds that the proposed revision is not contrary to the intent and objectives of Article 7.4 Historic Review or Article 7.5 Architectural Review, as applicable.

10.1.5.3 SARATOGA COUNTY PLANNING BOARD

A. Any proposed amendment that meets the referral requirements of General Municipal Law Section 239-m shall be referred to the Saratoga County Planning Board for its review prior to the public hearing. No action shall be taken by the City Council until an advisory recommendation has been received from the County Planning Board or 30 calendar days have passed from when the County Planning Board received the full statement.

B. If the Saratoga County Planning Board recommends modification or disapproval of a proposed action, the City Council shall not act contrary to such recommendation except by a vote of a majority plus one of all the members thereof.

10.1.6 PUBLIC HEARING NOTICE

A. The City Clerk shall notice a public hearing for an amendment, including a description of the proposed amendment, and shall provide notice as follows.

B. The City Clerk shall advertise the hearing in a Saratoga Springs newspaper of general circulation at least five days prior to the date thereof. If the amendment is requested by petition, the petitioner shall be responsible for payment for this notice. Prior to the hearing, the petitioner shall be responsible for filing with the City Clerk an affidavit from the newspaper confirming such publication and payment.

10.1.7 ADDITIONAL PUBLIC NOTICE

10.1.7.1 MAP AMENDMENT PROPERTY OWNER NOTICE

For all petitions involving zoning map amendments, the petitioner shall provide notice of the proposed amendment public hearing to neighboring property owners in the following manner.

A. The petitioner shall obtain from the City the names and addresses of property owners within a geographic radius of 250 feet from the petitioner's subject property boundary.

Section	Block	Lot
I80	2	13.2, 13.3, 49.1, 49.2, 49.3, 49.4, 49.5, 49.6, 50.1, 50.2, 50.3 and 57
180	4	18, 24 and 25
180.61	1	1 through 51
180.62	1	1 through 24
180.53	1	1 through 30
180.53	1	32 through 58

SECTION IV - PURPOSE

It is the purpose of this Ordinance to provide a logical extension of the present zoning and land use as recommended in the I970 Master Plan. It is the further purpose of this Ordinance to promote flexibility in the development and design of this area.

The Interlaken Planned Unit Development is conceptually sound. It meets all local and area wide needs and it conforms to the accepted principles of functional, highway and pedestrian circulation systems, land use configurations, open space systems and drainage systems. The scale and design of the elements are humane and related to each other and the area in general.

Zone "B"/Marina:

This zone shall be developed for the sole purpose of permitting a boathouse for not-for-profit rowing association with associated parking, marina and docking facilities.

Zone "BB":

This zone can be developed into a subdivision of single family residences with an attached or detached associated single bedroom units consistent with the residential designation set out for this area of the City in the 1987 Master Plan.

As an alternative, this zone, which had developed into a planned senior citizen housing community that will meet the needs of a special segment of the City's population.

As another alternative, this zone, which has previously been the site of a restaurant and night club, could recapture this resort theme by the construction of a 110 room hotel/conference center along with or independent of an attached or detached restaurant offering seating for 150 diners.

These uses would compliment the already existing and projected residential areas within the Planned Unit Development or the mores rustic restaurant and potential Inn use which

1.0 GENERAL PROVISIONS

1.1 TITLE AND AUTHORITY

This Chapter shall be known and may be cited as the "City of Saratoga Springs Zoning Ordinance" and is enacted pursuant to Article 2A, Chapter 20.24 and 25 of the General City Law.

1.2 ADOPTION OF ZONING MAP AND OVERLAYS

The "Zoning Map of the City of Saratoga Springs, New York" and overlay districts, as described within this Chapter, are hereby incorporated as part of this Ordinance.

1.3 INTENT AND PURPOSES

A. The intent of this Chapter is to encourage appropriate and orderly physical development; promote public health, safety, and general welfare; classify, designate and regulate the location and use of buildings, structures and land for agricultural, residential, commercial, industrial or other uses in appropriate places; and to divide the City of Saratoga Springs into districts of such number, shape and areas as may be deemed best suited to carry out these regulations and provide for their enforcement.

B. The regulations and district boundaries identified in this Chapter and upon the Zoning Map are made with the following additional purposes:

1. Facilitation of efficient, economical, and adequate provision of public utilities and services;
2. Assurance of adequate sites for residential, agricultural, industrial, commercial and other appropriate uses;
3. Provision of privacy for families and the maximum protection of residential areas;
4. Prevention and reduction of traffic congestion so as to promote efficient and safe circulation of vehicles and pedestrians;
5. Gradual elimination of nonconforming uses;
6. Conservation of the taxable value of land and buildings while enhancing the appearance of the City of Saratoga Springs as a whole;
7. Encouragement of flexibility in the design and development of land;
8. Protection of the general environment in compliance with the objectives of applicable Federal and State statutory and regulatory programs;
9. Protection of the natural resources of the community including but not limited to the protection of the water resources of the City;
10. Safeguarding the heritage of the City of Saratoga Springs by preserving districts and landmarks in the City which reflect elements of its cultural, social, economic, political, artistic and architectural history;
11. Promoting the use of historic districts and landmarks for the education, pleasure and welfare of the citizens of the City.

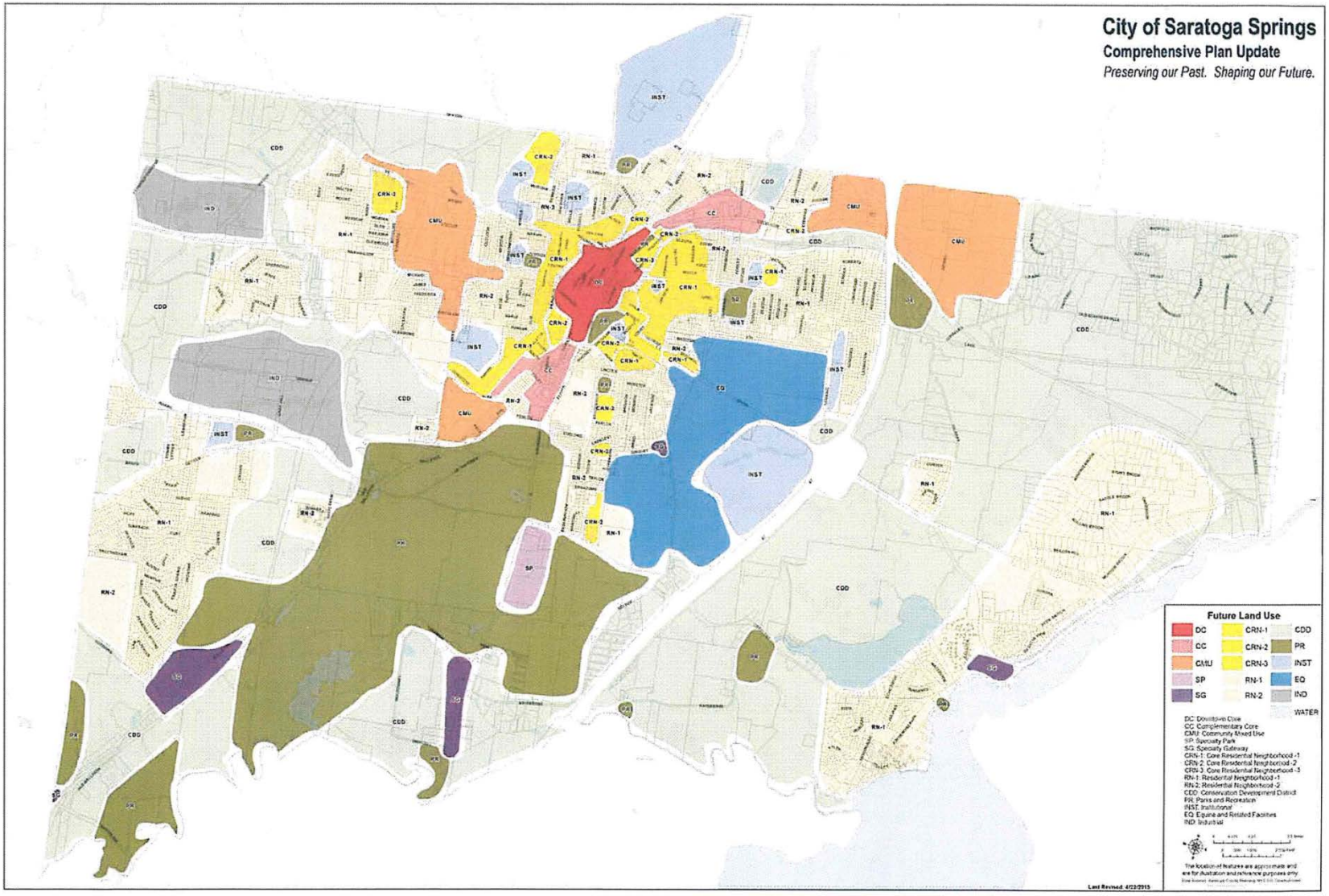
1.4 CONSISTENCY WITH COMPREHENSIVE PLAN

The City of Saratoga Springs Zoning Ordinance is consistent with the adopted Comprehensive Plan. Any amendments to this Chapter and all development approvals shall be consistent and in accordance with the adopted Comprehensive Plan.

City of Saratoga Springs

Comprehensive Plan Update

Preserving our Past. Shaping our Future.



This area is highly walkable, and should be accessible by transit and a range of multi-modal options.

Although the Core Neighborhood is primarily residential in character, existing neighborhood-scale commercial uses may currently exist to complement residential uses.

CRN-1 Note: The maximum density is 10.0 Units/Acre.

CRN-2 Note: The maximum density is 15.0 Units/Acre.

CRN-3 Note: The maximum density is 30.0 Units/Acre.

Residential Neighborhood -1 (RN-1)

Residential Neighborhood- 2 (RN-2)

Residential Neighborhood -1 (RN-1) and Residential Neighborhood- 2 (RN-2)

The Residential Neighborhood-1 and Residential Neighborhood-2 designations are characterized by single family residential uses with moderate density two-family. While a mix of housing types is present, these areas retain the basic character of single-family neighborhoods, such as front and rear yards, driveways, and garages. Small, neighborhood-scale commercial uses may currently exist to complement the residential uses.

RN-1 Note: The maximum density is 3.5 Units/Acre.

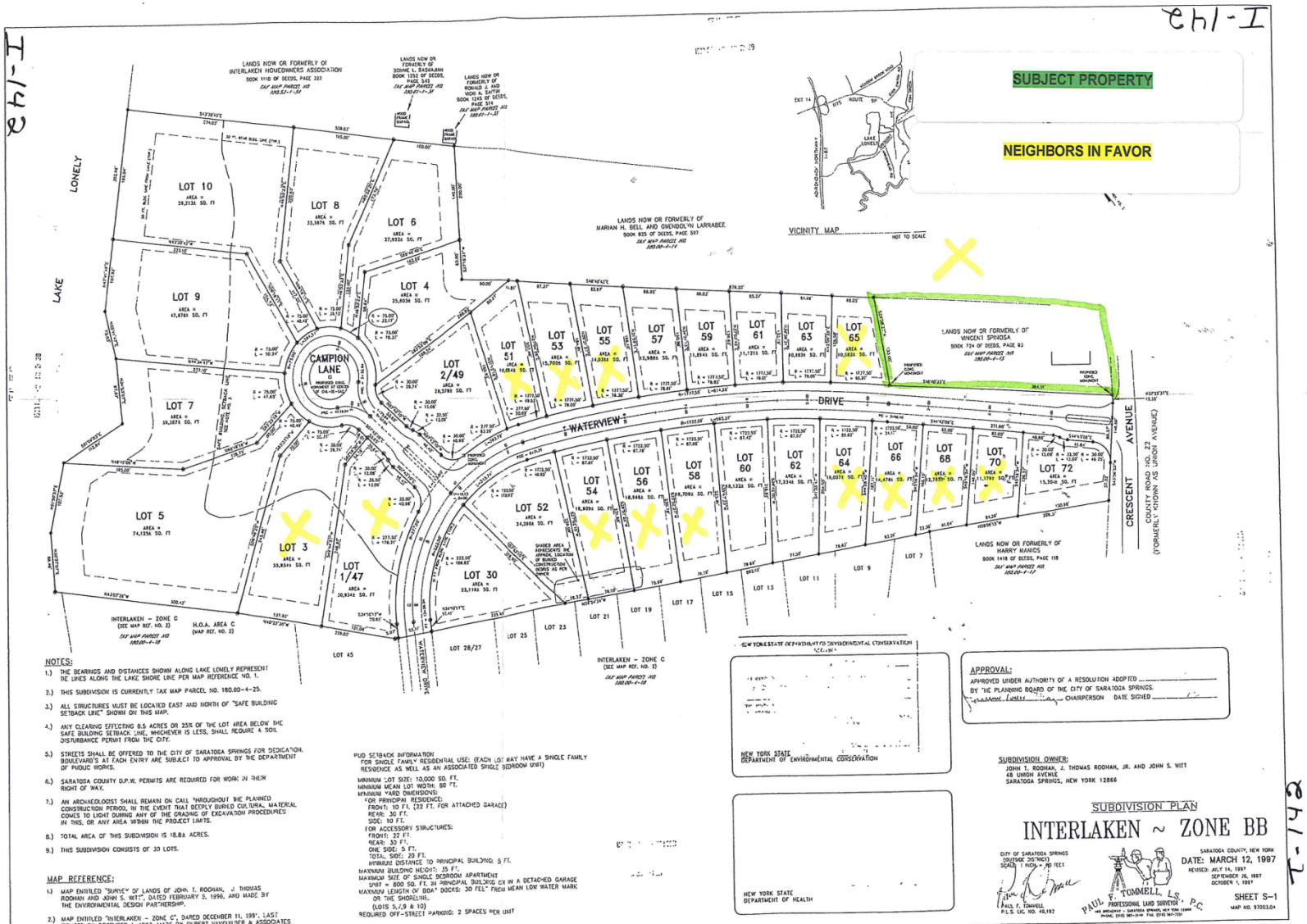
RN-2 Note: The maximum density is 7 Units/Acre.

Conservation Development District (CDD)

Conservation Development District (CDD)

The Conservation Development District designation reflects the "Country" of the City in the Country. This designation allows for low density residential, outdoor recreation, agricultural, and other rural uses utilizing land conservation methods such as clustering. Areas typically include single-family lots and subdivisions, existing planned developments, farms, estates, and natural areas. Commercial activities should be limited to those that support rural and recreational uses and which protect valuable open space, protect natural resources and maintain natural systems. This designation reflects a rural or agrarian character that works to preserve contiguous open spaces, protect natural resources and restore and maintain natural systems, which will all become increasingly important and valuable community resources.

Development in this area shall require a "conservation analysis" and utilize land conservation methods to protect environmentally sensitive areas and features, minimize the development's edge effects and conserve significant open space.



NOTES:

1.) THE BEARINGS AND DISTANCES SHOWN ALONG LAKE LONELY REPRESENT THE LINES ALONG THE LAKE SHORE LINE PER MAP REFERENCE NO. 1.

2.) THIS SUBDIVISION IS CURRENTLY TAX MAP PARCEL NO. 180.00-4-25.

3.) ALL STRUCTURES MUST BE LOCATED EAST AND NORTH OF "SAFE BUILDING SETBACK LINE" SHOWN ON THIS MAP.

4.) ANY CLEARING EFFECTING 0.5 ACRES OR 25% OF THE LOT AREA BELOW THE SAFE BUILDING SETBACK LINE, WHICHEVER IS LESS, SHALL REQUIRE A SOIL DISTURBANCE PERMIT FROM THE CITY.

5.) STREETS SHALL BE OFFERED TO THE CITY OF SARATOGA SPRINGS FOR DEDICATION. BOULEVARD'S AT EACH ENTRY ARE SUBJECT TO APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.

6.) SARATOGA COUNTY D.P.W. PERMITS ARE REQUIRED FOR WORK IN THEIR RIGHT OF WAY.

7.) AN ARCHAEOLOGIST SHALL REMAIN ON CALL THROUGHOUT THE PLANNED CONSTRUCTION PERIOD, IN THE EVENT THAT DEEPLY BURIED CULTURAL MATERIAL COMES TO LIGHT DURING ANY OF THE GRADING OF EXCAVATION PROCEDURES IN THIS, OR ANY AREA WITHIN THE PROJECT LIMITS.

8.) TOTAL AREA OF THIS SUBDIVISION IS 18.8± ACRES.

9.) THIS SUBDIVISION CONSISTS OF 30 LOTS.

MAP REFERENCE:

1.) MAP ENTITLED "SURVEY OF LANDS OF JOHN T. ROOHAN, J. THOMAS ROOHAN AND JOHN S. WITT", DATED FEBRUARY 5, 1996, AND MADE BY THE ENVIRONMENTAL DESIGN PARTNERSHIP.

2.) MAP ENTITLED "INTERLAKEN - ZONE C", DATED DECEMBER 11, 199*, LAST REVISED ON DECEMBER 1, 1993, MADE BY GILBERT VANGUILDER & ASSOCIATES AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE.

PUD SETBACK INFORMATION
FOR SINGLE FAMILY RESIDENTIAL USE: (EACH LOT MAY HAVE A SINGLE FAMILY RESIDENCE AS WELL AS AN ASSOCIATED SINGLE BEDROOM UNIT)

MINIMUM LOT SIZE: 10,000 SQ. FT.
MINIMUM MEAN LOT WIDTH: 80 FT.
MINIMUM YARD DIMENSIONS:
FOR PRINCIPAL RESIDENCE:
FRONT: 10 FT. (22 FT. FOR ATTACHED GARAGE)
REAR: 30 FT.
SIDE: 10 FT.
FOR ACCESSORY STRUCTURES:
FRONT: 22 FT.
REAR: 30 FT.
ONE SIDE: 5 FT.
TOTAL SIDE: 20 FT.
MINIMUM DISTANCE TO PRINCIPAL BUILDING: 5 FT.
MAXIMUM BUILDING HEIGHT: 35 FT.
MAXIMUM SIZE OF SINGLE BEDROOM APARTMENT UNIT = 800 SQ. FT. IN PRINCIPAL BUILDING OR IN A DETACHED GARAGE
MAXIMUM LENGTH OF "DOCK" DOCKS: 30 FEET FROM MEAN LOW WATER MARK OR THE SHORELINE.
(LOTS 9,7,5 & 10)
REQUIRED OFF-STREET PARKING: 2 SPACES PER UNIT

APPROVAL:
APPROVED UNDER AUTHORITY OF A RESOLUTION ADOPTED _____
BY THE PLANNING BOARD OF THE CITY OF SARATOGA SPRINGS.
_____ CHAIRPERSON DATE SIGNED _____

SUBDIVISION OWNER:
JOHN T. ROOHAN, J. THOMAS ROOHAN, JR. AND JOHN S. WITT
48 UNION AVENUE
SARATOGA SPRINGS, NEW YORK 12866

SUBDIVISION PLAN

INTERLAKEN ~ ZONE BB

CITY OF SARATOGA SPRINGS (OUTSIDE DISTRICT)
SCALE: 1 INCH = 80 FEET

JOHN T. ROOHAN
P.L.S. LIC NO. 48,192

PAUL F. TOMMELL, L.S., P.C.
PROFESSIONAL LAND SURVEYOR

SARATOGA COUNTY, NEW YORK
DATE: MARCH 12, 1997
REVISED: JULY 14, 1997
SEPTEMBER 26, 1997
OCTOBER 1, 1997

SHEET S-1
MAP NO. 97003.04

eh1-I

eh1-I

eh1-I

T-142

[FOR OFFICE USE]

(Application #)

(Date received)

CITY OF SARATOGA SPRINGS

PLANNING BOARD

City Hall - 474 Broadway
Saratoga Springs, New York 12866-2296
Tel: 518-587-3550 fax: 518-580-9480
http://www.saratoga-springs.org

APPLICATION FOR:
SITE PLAN REVIEW
(INCLUDING PUD)

(Rev: 12/2015)

*****Application Check List - All submissions must include completed application check list and all required items.**

Project Name: The Ice House - Permanent Tent

Property Address/Location: 70 & 72 Putnam St., Saratoga Springs, NY 12866

Tax Parcel #: 160.60-1-51 & 52 *(for example: 165.52-4-37)* Zoning District: T-6

Proposed Use: Installation of permanent tent structure to replace existing temporary tent

Date special use permit granted (if any): _____ Date zoning variance granted (if any): August 2, 2016

Is property located within (check all that apply)?:
- ☐ Historic District
- ☑ Architectural Review District
- ☑ 500' of a State Park, city boundary, or county/state highway

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	ATTORNEY/AGENT
Name	Lynchy's Tavern, Inc.	(Same)	Agent: Engineering America Co.
Address	70 & 72 Putnam St.		76 Washington St.
	Saratoga Springs, NY 12866		Saratoga Springs, NY 12866
Phone			[redacted]
Email			

Identify primary contact person: ☐ Applicant ☐ Owner ☑ Agent

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Application Fee: A check for the total amount below payable to: "Commissioner of Finance" MUST accompany this application.

☐	Sketch Plan -	$250	$ _____
☐	Final Site Plan Approval Residential -	$250 plus $150/unit	$ _____
	Non-Residential -	$500 plus $100/1,000 SQ. FT.	$ _____
☑	Modification Residential -	$250	$ _____
	Non-Residential -	$500	$ 500 -
			Total $ 500 -

Submission Deadline – Check City's website (www.saratoga-springs.org) for application deadlines and meeting dates.

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES ☐ NO ☑. If YES, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

I, the undersigned owner, leasee or purchaser under contract for the property, hereby request Site Plan Review by the Planning Board for the identified property above. I agree to meet all requirements under Section 240-7.2 of the Zoning Ordinance of the City of Saratoga Springs.

Furthermore, I hereby authorize members of the Planning Board and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application.

Applicant Signature: Sean J Lyle Date: 5/19/16

If applicant is not current owner, owner must also sign.

Owner Signature: (SAME AS ABOVE) Date: _____

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

The Ice House by Lynchy's Tavern, Inc.

Name of Action or Project:

The Ice House - Permanent Tent

Project Location (describe, and attach a location map):

#70 & 72 Putnam St., Saratoga Springs, NY

Brief Description of Proposed Action:

Installation of permanent tent structure to replace previous temporary tent.
DRC review & approval granted July 13, 2015.
ZBA variance for height and location approved July 11, 2016 & Signed / Filed 8/2/16.

Name of Applicant or Sponsor:	Telephone: [redacted]
Lynchy's Tavern, Inc.	E-Mail:

Address:

70 & 72 Putnam St.

City/PO:	State:	Zip Code:
Saratoga Springs	NY	12866

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Building Permit by City of Saratoga Springs Building Dept.	☐	☑

3.a. Total acreage of the site of the proposed action? 0.098 acres
b. Total acreage to be physically disturbed? 24 sq.ft. (+/-) acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.098 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: The Tent structure will not be conditioned / heated and will therefore have no requirements for insulation.	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ The Ice House establishment has an existing public water connection. There are no new water connections associated with the installation of the permanent tent structure.	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ The Ice House establishment has an existing public sewer connection. No new connections are proposed with this project	☑	☐

	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐

	NO	YES
16. Is the project site located in the 100 year flood plain?	☑	☐

	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES The proposed permanent tent structure is the same size as what currently exists. The tent structure is erected over an existing impermeable patio surface. Currently stormwater is managed via a previously approved on-site drywell		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Sean Lynch Date: 8/17/16

Signature: _____

PRINT FORM

ENGINEERING AMERICA CO.

76 WASHINGTON ST. SARATOGA SPRINGS, NY 12866

[redacted]

TRANSMITTAL SHEET

TO: Tim Wales, City Engineer	FROM: Tonya Yasenchak
COMPANY: City of Saratoga Springs	DATE: August 18, 2016
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: 1 Site Plan Application + $500 App. Fee
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Lynchy's Tavern: The Ice House #70 & 72 Putnam St., Saratoga Springs	YOUR REFERENCE NUMBER:

☐ URGENT ☑ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ AS REQUESTED

Tim Wales,

Engineering America Co. has been retained to represent the Ice House owner as he proposes a permanent tent installation at 70-72 Putnam St. in Saratoga Springs, NY. The Building Dept. and Planning Dept. has requested that a modified site plan be reviewed by the City Planning Board. The following items address required items for the Site Plan:

Stormwater Management:

- No site construction or excavation is being proposed beyond the installation of the tent supports. There are 12 supports, resulting in a maximum disturbance of 24 sq.ft.
- The tent is proposed to be installed in a location which is currently paved and impermeable. The impermeable surface of the site will not be changed in anyway due to the proposed tent.
- The tent currently has a temporary permit. The new proposed location will not change the existing drainage patterns on the site.
- A previously approved catch basin exists on site. The stormwater conditions, volume, drainage and management will not be effected by the proposed tent.

Project Cost Estimate:

- The tent currently exists and will be relocated on a permanent basis in a slightly different location to allow for 5' separation between the tent & the property lines. No costs exist with the tent itself.
- Twelve (12) new permanent supports will be installed for the tent structure. The installation cost per support is approx. $150 per = $1800 cost.
- The on-site brick patio will be repaired with existing bricks to be removed for the new supports.
- There is no work proposed within the City Right of Way for sidewalks or landscaping as these elements already exist & are in good repair.

Please contact my office with any questions or if additional information is required.
Thank you for your time and cooperation.

Tonya Yasenchak, PE
Enc.

City of Saratoga Springs Complete Streets Checklist

Saratoga Springs Complete Street Policy Vision (May 2012)

The City of Saratoga Springs Complete Streets Policy will encourage the development of a complete streets network throughout the City to create a more balanced transportation system. The Policy shall be consistent with and assist in achieving the goals and recommendations set forth in the City's Comprehensive Plan and other policy documents. The Policy shall ensure new and updated public and private projects are planned, designed, maintained and operated to enable safer, comfortable and convenient travel to the greatest extent possible for users of all abilities including pedestrians, bicyclists, motorists and transit riders.

This checklist is intended to assist the City in achieving its vision for complete streets.

Project Name: The Ice House - Permanent Tent **Date:** 8/17/2016

Project Location / Limits: 70 & 72 Putnam St., Saratoga Springs, NY

Project Description: Installation of permanent tent structure to replace temporary tent structure

Instructions: For each box checked, please provide a brief description for how the item is addressed, not addressed, or not applicable and include supporting documentation.

Street Classification (identify street or streets within the project area)

Principal arterial ☐ Minor arterial ☐ Mixed use collector ☐ Mixed use local ☐
Residential collector ☐ Residential local ☐ Special use street ■

EXISTING CONDITIONS				
Item to Be Addressed/ Checklist Consideration	**YES**	**NO**	**N/A**	**Required Description**
Existing Bicycle & Pedestrian Operations				
Do bicycle and pedestrian accommodations exist? (see page 2 for examples)	☑	☐	☑	Sidewalks exist
Existing Transit Operations				
Do transit facilities exist within the study area, including bus and train stops/stations?	☑	☐	☐	CDTA services located on Broadway
Is the project area on a transit route? (CDTA Service Routes)	☐	☑	☐	
Are there bicycle racks, shelters, or parking for transit riders available?	☑	☐	☐	Located at adjacent public library
Existing Access and Mobility				
Do connective opportunities exist with schools, hospitals, senior care or community centers or persons with disabilities within project area?	☑	☐	☐	
Are there gaps inhibiting continuous access between schools, hospitals, senior care, or community centers or persons with disabilities within project area?"	☐	☑	☐	
Project Area Context				
Are there prominent landmarks, recreation, shopping, employment center, cultural centers or other key destinations that offer opportunities to connect this site?	☑	☐	☐	
Please list and/or describe planning or policy documents addressing bicyclist, pedestrian, transit, or truck/ freight use for the project area. Examples can include: City of Saratoga Springs Comprehensive Plan, City of Saratoga Springs Open Space Plan, Capital District Transportation Committee Bicycle/ Pedestrian Priority Network, City Standard Details, etc.				

PROPOSED DESIGN

Item to Be Addressed/ Checklist Consideration	YES	NO	N/A	Required Description
Complete Streets Design				
Bicyclist accommodations?	☐	☑	☐	no bicycle accomodations proposed
Pedestrian accommodations?	☑	☐	☐	Sidewalks existing - no new proosed
Access and Mobility accommodations?	☑	☐	☐	Existing sidewalks allow for access & mobility
Transit accommodations?	☐	☑	☐	not applicable to project
Truck/ freight accommodations?	☐	☑	☐	existing designated delivery parking on Putnam St
Streetscape elements?	☐	☑	☐	existing trees and landscaping - no new proposed

Bike Facilities:	
Off-roadway bike accommodations	☐ Yes ☐ No ☑ NA
Dedicated bike lane	☐ Yes ☐ No ☑ NA
Shared-use lane	☐ Yes ☐ No ☑ NA
Shoulder	☐ Yes ☐ No ☑ NA
Acceptable actuated traffic signal bike detection, including turn lanes	☐ Yes ☐ No ☑ NA
Do signals allow adequate minimum green time for bicyclist to safely cross intersection?	☐ Yes ☐ No ☑ NA
Signage and pavement markings specific to proposed bike facilities	☐ Yes ☐ No ☑ NA
Bicycle safe inlet grates	☐ Yes ☐ No ☑ NA
Bicycle parking, eg. bike racks, bike lockers	☐ Yes ☑ No ☐ NA
Transit Facilities:	
Transit shelters	☐ Yes ☐ No ☑ NA
Bus turnouts	☐ Yes ☐ No ☑ NA
Standing pads	☐ Yes ☐ No ☑ NA
Has CDTA been contacted?	☐ Yes ☐ No ☑ NA
Access and Mobility Facilities:	
Adequate sidewalk or paved path	☑ Yes ☐ No ☐ NA
Acceptable consideration/provision for accessible pedestrian traffic signal features	☐ Yes ☐ No ☑ NA
Curb ramps, including detectable warning surface	☐ Yes ☐ No ☑ NA
Acceptable slope and cross-slope for driveway ramps, sidewalks, crossings)	☐ Yes ☐ No ☑ NA
Have conflicts been reduced among pedestrian, bicyclists, and motor vehicles (access management)?	☐ Yes ☐ No ☑ NA

Pedestrian Facilities:	
Sidewalks on both sides of the street	☑ Yes ☐ No ☐ NA
Striped crosswalks	☐ Yes ☐ No ☑ NA
Geometric modifications to reduce crossing distances such as curb extensions (e.g. bulb-outs)	☐ Yes ☐ No ☑ NA
Acceptable provision for pedestrian traffic signal features (e.g. ped. buttons)	☐ Yes ☐ No ☑ NA
Pedestrian signage for crossing & wayfinding	☐ Yes ☐ No ☑ NA
Safety islands/medians on roadways with two or more traffic lanes in each direction	☐ Yes ☐ No ☑ NA
Enhanced supplemental pedestrian treatments at uncontrolled marked crossings	☐ Yes ☐ No ☑ NA
Connectivity:	
Are there proposed connections to other bike paths, pedestrian facilities, or transit facilities?	☑ Yes ☐ No ☐ NA
Are there proposed connections to any key destinations listed on page 1?	☑ Yes ☐ No ☐ NA
Are there proposed connections to neighborhoods?	☐ Yes ☐ No ☑ NA
Streetscape Elements:	
Are streetscape elements proposed such as landscaping, street trees, planters, buffer strips, etc?	☐ Yes ☑ No ☐ NA
Pedestrian-level lighting	☐ Yes ☑ No ☐ NA
Public seating or benches	☐ Yes ☑ No ☐ NA

Design Standards and Guidelines				
Design meets guidelines such as described below for bicycle/pedestrian/bus/transit facilities?	☑ Yes	☐ No	☐ NA	Describe

*__American Association of State Highway and Transportation Officials (AASHTO)__ - *A Policy on Geometric Design of Highway and Streets, Guide for the Development of Bicycle Facilities and AASHTO Guide for the Planning, Design, and Operation of Pedestrian Facilities;* Public Right-of-Way Accessibility Guide(PROWAG); *Manual on Uniform Traffic Control Devices* (MUTCD); *Americans with Disabilities Act Accessibility Guidelines* (ADAAG); **National Association of City Transportation Officials (NACTO)** - *Urban Bikeway Design Guide*. **New York State Department of Transportation** – *Highway Design Manual*

CITY OF SARATOGA SPRINGS

PLANNING BOARD

City Hall - 474 Broadway
Saratoga Springs, New York 12866-2296
Tel: 518-587-3550 fax: 518-580-9480
http://www.saratoga-springs.org

[FOR OFFICE USE]

_____
(Application #)

_____
(Date received)

Rev.12/2015

SITE PLAN REVIEW SUBMITTAL CHECKLIST

Project Name: THE ICE HOUSE - PERMANENT TENT

Listed below are the minimum submittal requirements for site plan review as set forth in The City of Saratoga Springs' Zoning Ordinance Appendix B. The Planning Board reserves the right to request additional information, as necessary, to support an application. The Board also reserves the right to reject the application if these minimum requirements are not met. Please complete the checklist below and provide with your submission.

REQUIRED ITEMS: *3 hard copies and 1 digital copy of ALL materials are required.

CHECK EACH ITEM	
☑	1. Completed Site Plan Application (3 hard copies - *1 w/original signature - and 1 digital) and Fee
☑	2. SEQR Environmental Assessment Form- short or long form as required by action.
☑	3. Set of plans including: (3) large scale plans (sheets must be 24" x 36", drawn to a scale of not more than 1"=50 feet). One digital version of all submittal items (pdf) shall be provided.
☑	4. Basic or Full Storm Water Pollution Prevention Plan as required per City Code Chapter 242. ENGINEERING LETTER
☐ N/A	5. Copy of signed DPW water connection agreement for all projects involving new water connections to the City system (NOT APPLICABLE) - EXISTING & UNCHANGED
☐ N/A	6. Engineering Report for Water and Sanitary NOT-APPLICABLE - EXISTING & UNCHANGED
☑	7. Complete Streets Checklist
☐ N/A	8. Project Cost Estimate-Quantities of work items and estimate of costs - ALL COSTS ARE ASSOCIATED WITH TENT INSTALLATION & NOT SITE.

REQUIRED ITEMS ON SITE PLAN, AS APPLICABLE:

☑	1. Property line survey prepared by a licensed land surveyor. Site plan must reference such survey with all corners set and marked on plan. A copy of the original property survey must also be included.
☑	2. North arrow and map scale
☑	3. Parcel tax map number
☐	4. Site location map
☐	5. Site vicinity map (all features within 300 feet of property)
☑	6. Identification of zoning district with corresponding area requirements

☐	7. Building setback lines, either listed or shown on plans.
☑	8. Title block with project name; name and address of applicant; and name and address of property owner (if different)
☐ NA	9. Topography data tied to NGVD 1929 datum
☑	10. Name of all adjacent property owners
☑	11. Parcel street address (existing and any proposed postal addresses)
Yes ☑ No ☐ N/A ☐	12. Identification of all existing or proposed easements, covenants or legal rights-of-way on this property
☑ ☐ ☐	13. References to all prior variances or special use permits
☐ ☐ ☑	14. Existing and proposed contours and spot grades (at 2 foot intervals)
☐ ☐ ☑	15. Identification of all spoil or borrow areas
☐ ☐ ☑	16. Identification of all watercourses, designated State wetlands, buffers, Federal wetlands, floodplains, rock outcroppings, etc.
☑ ☐ ☐	17. Location of proposed storage
☑ ☐ ☐	18. Identification of all existing or proposed sidewalks or pedestrian paths (show type, size and condition of existing sidewalks)
☐ ☐ ☑	19. Location, design specifications and construction material for all proposed site improvements (drains, culverts, retaining walls, berms, fences, etc.)
☐ ☐ ☑	20. Location and distance to fire hydrant
☐ ☐ ☐	21. Location, size, and material of all existing and proposed utility services
☐ ☐ ☑	22. Parking lot layout plan and identification of all loading areas (number all spaces)
☐ ☐ ☑	23. Parking demand calculations
☐ ☐ ☑	24. Identification of parking spaces and access points for physically impaired persons
☑ ☐ ☐	25. Location and screening plan for dumpster or recycling bins
☑ ☐ ☐	26. Location, design, type of construction and materials, proposed use and exterior dimensions of all buildings (existing and proposed) on site
☐ ☐ ☑	27. Identification of storage of any potentially hazardous materials
☐ ☐ ☐	28. Planting plan identifying quantity, species and size of all proposed new plant materials. Label existing plant material to be retained or removed.
☐ ☐ ☐	29. Lighting plan showing type, location and intensity of all existing and proposed exterior lighting fixtures
☐ ☐ ☑	30. Erosion and sediment control plan – including designated concrete truck washout area

Checklist prepared by: _____ Date: 8/18/16

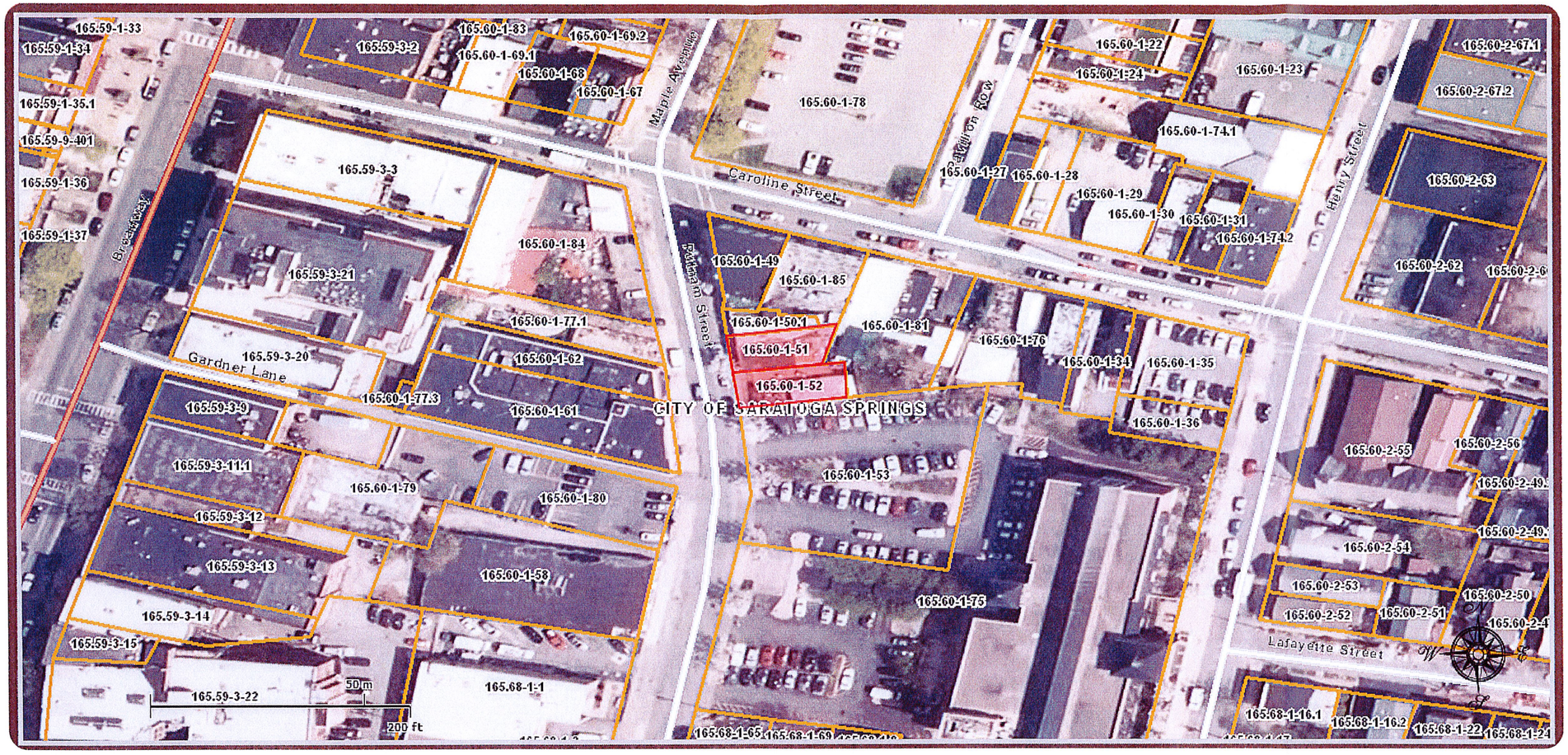
The Ice House: 70-72 Putnam

Legend

- County
- Municipal Boundaries
- Parcels

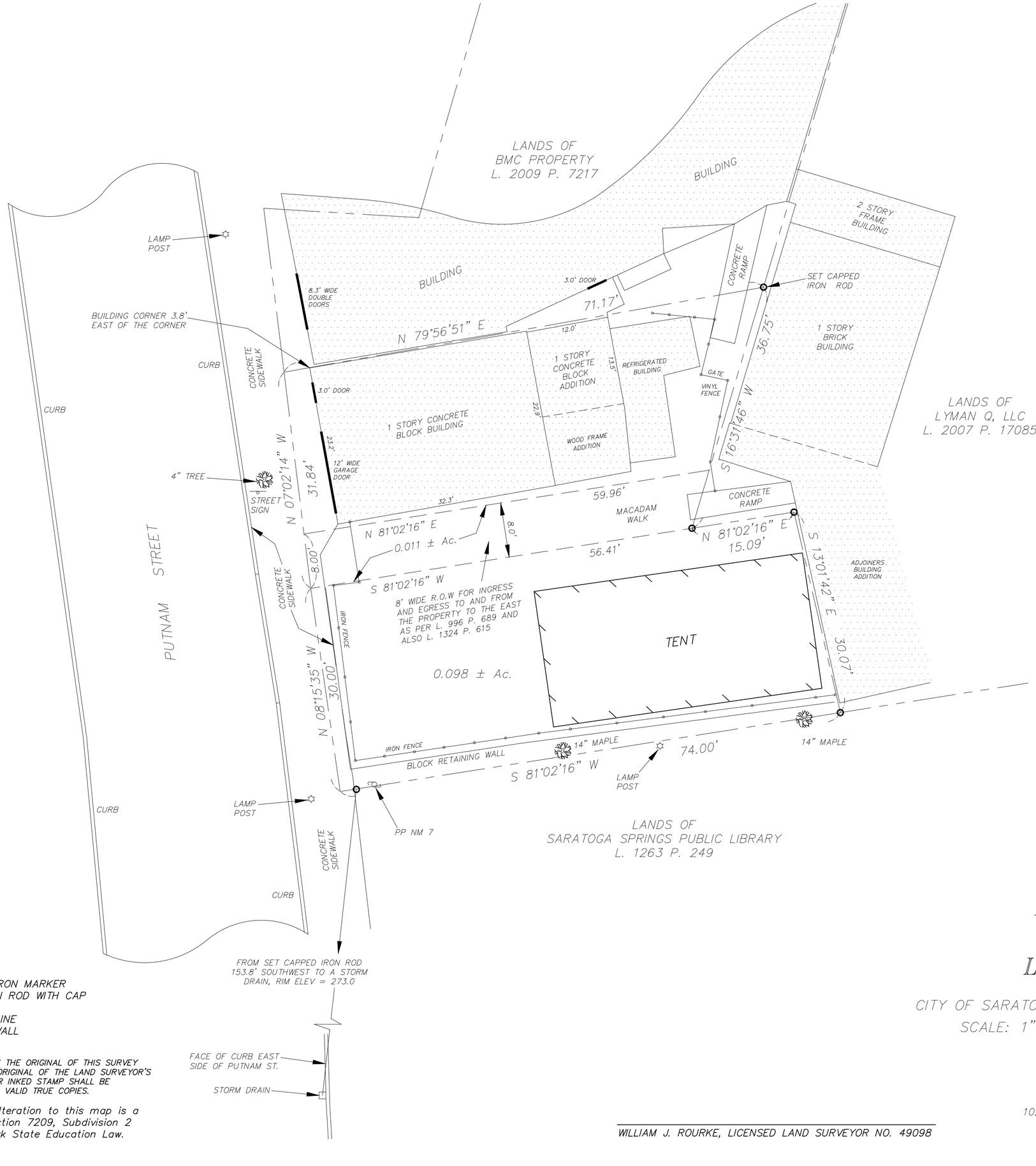
Local Roads

- Local
- State and County
- US and Interstate



Disclaimer: This map was prepared by the Saratoga County Internet Geographic Information System (GIS). The map was compiled using the most current GIS data available. The aerial photography (orthoimagery) was prepared by the N.Y.S. Office of Cyber Security and Critical Infrastructure Coordination during the year 2004-2011. Parcel and municipal boundaries are derived from tax maps and do not represent a land survey.

August 18, 2016



AS PER MAP REF. NO. 1

MAP REFERENCES:

1. MAP OF PROPERTY OF THOMAS WILLSON TO BE CONVEYED TO MARK AND KIMBERLY A. SUTTON, CITY OF SARATOGA SPRINGS, DATED JANUARY 12, 1998, BY THOMPSON & FLEMING L.S., P.C.
2. MAP OF PARKING/RELOCATION PLAN FOR PUTNAM STREET PARKING LOT (PARCEL 3) HATHORN SPRING NO. 1, BEING LANDS OF THE CITY OF SARATOGA SPRINGS, DATED MARCH 15, 1999, BY PAUL K. MALE P.E., P.L.S. CITY ENGINEER.
3. MAP OF SURVEY OF LANDS OF THOMAS WILLSON, CITY OF SARATOGA SPRINGS, DATED APRIL 20, 1999, BY W.J. ROURKE ASSOCIATES L.L.S., FILED AS JOB NO. 99-55B.
4. SARATOGA COUNTY, CITY OF SARATOGA SPRINGS, TAX MAP NO. 165.60, BLOCK 1, PARCEL NO. 51 AND 52, L. 996 P. 689, AND L. 1101 P. 523.

* SUBJECT TO AN EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS TO AND FROM PROPERTY TO THE EAST, TO ALLOW DELIVERIES TO TAVERN PROPERTY AS PER L. 996 P. 689 AND L. 1324 P. 615.

LEGEND:

- FOUND IRON MARKER
- SET IRON ROD WITH CAP
- POINT
- —E— POWER LINE
- STONE WALL
- —x—x— FENCE

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL OR INKED STAMP SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

Unauthorized Alteration to this map is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

MAP OF SURVEY

OF LANDS OF

LYNCHY'S TAVERN

CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NEW YORK

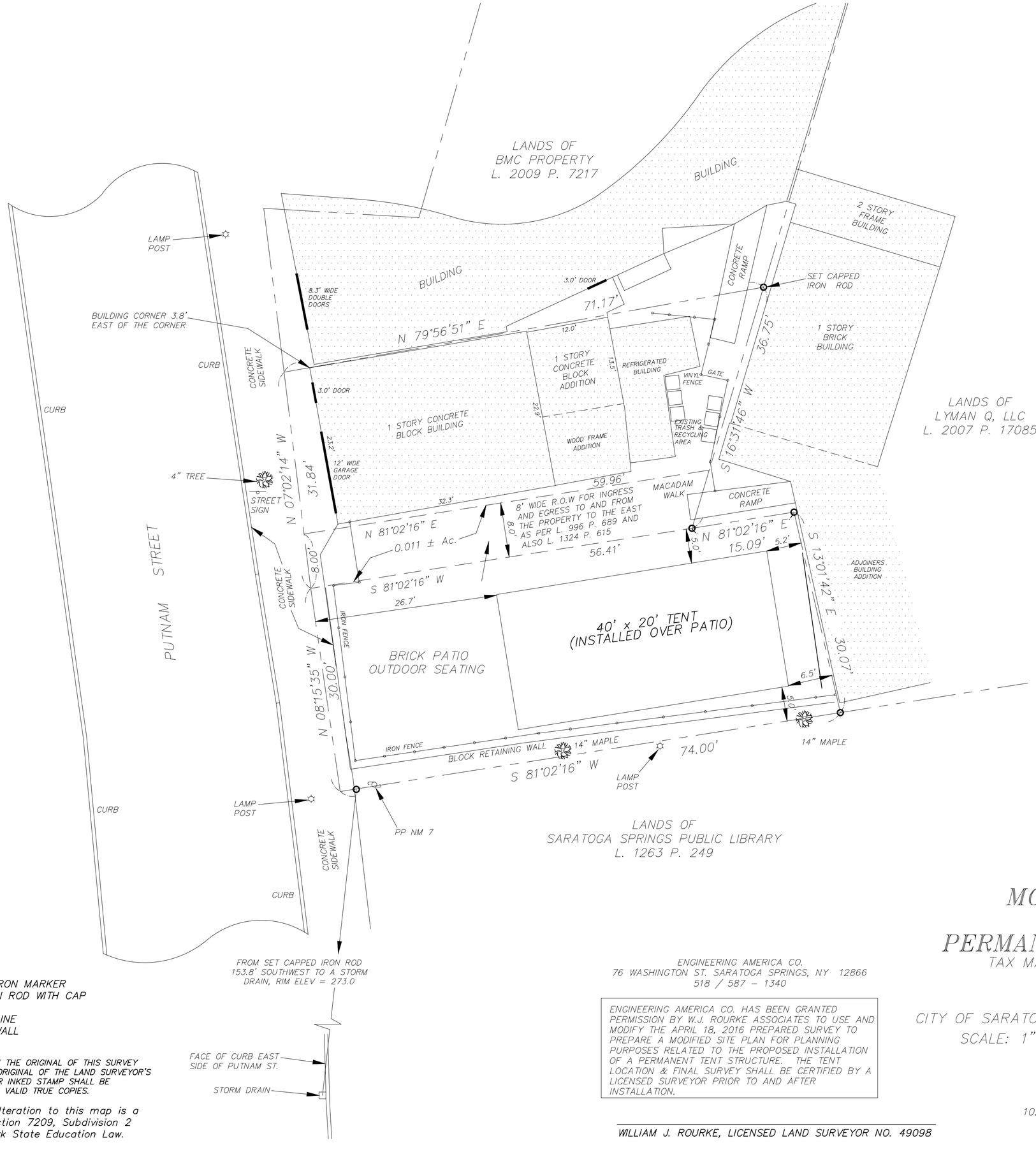
SCALE: 1" = 10' DATE: APRIL 18, 2016

WILLIAM J. ROURKE, LICENSED LAND SURVEYOR NO. 49098

W. J. ROURKE, ASSOCIATES
Licensed Land Surveyors
10264 Saratoga Road, P.O. Box 1434
South Glens Falls, N.Y. 12803

16-12
JOB NO.

W.J. ROURKE, ASSOCIATES — LICENSED LAND SURVEYORS
P.O. BOX 1434, SARATOGA ROAD, SOUTH GLENS FALLS, NEW YORK 12803



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* SUBJECT TO AN EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS TO AND FROM PROPERTY TO THE EAST, TO ALLOW DELIVERIES TO TAVERN PROPERTY AS PER L. 996 P. 689 AND L. 1324 P. 615.

GENERAL INFORMATION:

1. OWNER & APPLICANT: LYNCHY'S TAVERN, INC.
   70 & 72 PUTNAM ST., SARATOGA SPRINGS, NY
2. SITE: 0.098 ACRES
3. ZONING DISTRICT: T-6
4. ZONING VARIANCES GRANTED FOR 1 STORY STRUCTURE AND MINIMUM BUILD OUT ON JULY 11, 2016.
5. DRC REVIEW & APPROVAL GRANTED JULY 13, 2016

LEGEND:

- ● FOUND IRON MARKER
- ○ SET IRON ROD WITH CAP
- ⊙ POINT
- —E— POWER LINE
- ○○○○○ STONE WALL
- —x—x— FENCE

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL OR INKED STAMP SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

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MODIFIED SITE PLAN
THE ICE HOUSE
PERMANENT TENT STRUCTURE

TAX MAP: 160.60-1-51 & 160.60-1-52

#70 & 72 PUTNAM ST.
CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NEW YORK
SCALE: 1" = 10' DATE: APRIL 18, 2016

ENGINEERING AMERICA CO.
76 WASHINGTON ST. SARATOGA SPRINGS, NY 12866
518 / 587 - 1340

ENGINEERING AMERICA CO. HAS BEEN GRANTED PERMISSION BY W.J. ROURKE ASSOCIATES TO USE AND MODIFY THE APRIL 18, 2016 PREPARED SURVEY TO PREPARE A MODIFIED SITE PLAN FOR PLANNING PURPOSES RELATED TO THE PROPOSED INSTALLATION OF A PERMANENT TENT STRUCTURE. THE TENT LOCATION & FINAL SURVEY SHALL BE CERTIFIED BY A LICENSED SURVEYOR PRIOR TO AND AFTER INSTALLATION.

WILLIAM J. ROURKE, LICENSED LAND SURVEYOR NO. 49098

W. J. ROURKE, ASSOCIATES
Licensed Land Surveyors
10264 Saratoga Road, P.O. Box 1434
South Glens Falls, N.Y. 12803

JOB NO.

W.J. ROURKE, ASSOCIATES - LICENSED LAND SURVEYORS
P.O. BOX 1434, SARATOGA ROAD, SOUTH GLENS FALLS, NEW YORK 12803

SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

September 7, 2016

Kate Maynard, Principal Planner
City of Saratoga Springs
City Hall, 474 Broadway
Saratoga Springs, NY 12866

SCPB Referral Review#16-100-Site Plan Review-Lynchys Tavern/The Ice House
Site plan modification for erection of permanent tent structure to replace the temporary structure now in place.
Putnam Street (east side), south of Caroline Street (off Broadway)

Received from the City of Saratoga Springs Planning Board on September 7, 2016.

Reviewed by the Saratoga County Planning Board and staff on September 7, 2016.

Decision: No Significant County Wide or Inter Community Impact

Comment: In accordance with the Memorandum of Understanding (MOU) between the City of Saratoga Springs Planning Board and the Saratoga County Planning Board, the above-noted Site Plan has been reviewed by staff and with necessary concurrence has been deemed to present no significant countywide impacts.

Michael Valentine, Senior Planner
Authorized Agent for Saratoga County

DISCLAIMER: Recommendations made by the Saratoga County Planning Board on referrals and subdivisions are based upon the receipt and review of a "full statement of such proposed action" provided directly to SCPB by the municipal referring agency as stated under General Municipal Law section 239. A determination of action is rendered by the SCPB based upon the completeness and accuracy of information presented by its staff. The SCPB cannot be accountable for a decision rendered through incomplete or inaccurate information received as part of the complete statement.

50 WEST HIGH STREET
BALLSTON SPA, NY 12020

(518) 884-4705 PHONE
(518) 884-4780 FAX

70 Putnam

2008211483367

2008023159 $214.00
7/1/2008 02:15:37 PM
4 Pages
DEED

Kathleen A Marchione Saratoga Co Clerk RECORDED

WARRANTY DEED WITH FULL COVENANTS

THIS INDENTURE, made the 24th day of June, Two Thousand Eight
between

PABO REALTY, LLC, a New York State Limited Liability Company with principal offices at 1468 Sedgefield Drive, Murrels Inlet, South Carolina

party of the first part and

LYNCHY'S TAVERN, INC., a New York State Corporation with principal offices at 68 Middle Road, Saratoga Springs, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One Dollar, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

SEE ATTACHED SCHEDULE A

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the costs of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND the party of the first part covenants as follows:

FIRST. That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND. That the party of the second part shall quietly enjoy the said premises;

THIRD. That the said premises are free from encumbrances, except as aforesaid;

FOURTH. That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH. That said party of the first part will forever warrant the title to said premises.

The word "parties" shall be construed as if it read "party" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

PABO REALTY, LLC

By: _____
Robert Paseka

STATE OF SOUTH CAROLINA)
) ss.:
COUNTY OF) Horry

On the 24 day of June in the year 2008 before me, the undersigned, personally appeared Robert Paseka personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument and that such individual made such appearance before the undersigned in Murrells Inlet, SC (insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

Kathy D. Hare
Notary Public
My Commission Expires August 8, 2015

Record and Return to:

Lynchys Tavern Inc.
68 Middle Rd.
Saratoga Springs NY 12866

ALL THAT CERTAIN PARCEL OF LAND, situate in the City of Saratoga Springs, Saratoga County, New York, lying on the easterly side of Putnam Street, being bounded and described as follows:

BEGINNING at a point in the east line of Putnam Street, situate S. 08° 46' 20" W. a distance of 105.55 feet along said easterly line from its intersection with the southerly line of Caroline Street, said point also being 33.98 feet southerly of the northwest corner of lands described in Book 335 of Deeds at Page 587; thence running from said point of beginning S. 84° 14' 35" E. along lands now owned by party of the first part 71.17 feet to a point; thence running S. 32° 20' 20" W. 36.75 feet to a point; thence running N. 83° 09' 10" W. 56.41 feet to a point on the easterly line of Putnam Street, thence running N. 08° 46' 20" E. 31.83 feet to the point of beginning.

The bulk of said premises are a portion of the property described in the first parcel of a deed conveyed by Catherine Jean Sperry executrix of the estate of Charles B. Sperry to Catherine Jean Sperry by deed recorded in the Saratoga County Clerk's Office on October 27, 1966 in Book 799 at Page 21. The small northwest portion of said premises are the same as those described in a deed from Thomas W. Willson to Catherine J. Sperry recorded in the Saratoga County Clerk's Office March 20, 1979 in Book 992 page 984.

RESERVING to Catherine Jean Sperry a/k/a Catherine J. Sperry, her distributes and assigns an easement and the right of way for ingress and egress to and from property now owned by Catherine Jean Sperry a/k/a Catherine J. Sperry adjoining the easterly boundary of the premises conveyed herein. Said right of way and easement shall run easterly from the east line of Putnam Street, adjacent to the south wall of the building now located on the premises conveyed herein and extend through the rear of the premises conveyed herein to the West boundary of property now owned by Catherine Jean Sperry a/k/a Catherine J. Sperry to allow motor vehicles and trucks to make deliveries of merchandise and other items to the rear of the tavern property owned by Catherine Jean Sperry a/k/a Catherine J. Sperry which fronts on Caroline Street, including sufficient room for said delivery vehicles to turn around and exit through the right of way in a forward motion.

This conveyance is made subject to all restrictions, easements, covenants and conditions of record, if any, affecting said premises.

M & L Lynch Tavern
68 Middle Rd
Saratoga S.P. NY 12866

CITY OF SARATOGA SPRINGS

City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 fax: 518-580-9480

[FOR OFFICE USE]

_____
(Application #)

_____
(Date received)

APPLICATION FOR:
APPEAL TO THE ZONING BOARD FOR AN INTERPRETATION, USE VARIANCE, AREA VARIANCE AND/OR VARIANCE EXTENSION

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	ATTORNEY/AGENT
Name	Matt Sames	Bronx Springs Group	James Easton MJ Engineering
Address	[redacted]	183 Church Ave Ballston Spa, NY 12020	21 Corporate Drive, Suite 105 Clifton Park, NY 12065
Phone		/	[redacted]
Email			

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Applicant's interest in the premises: ☑ Owner ☐ Lessee ☐ Under option to lease or purchase

PROPERTY INFORMATION

1. Property Address/Location: Route 9/Broadway Tax Parcel No.: 191.8-1-1 thru 1-6
(for example: 165.52 – 4 – 37)

2. Date acquired by current owner: under contract 3. Zoning District when purchased: TRB/RR-1

4. Present use of property: vacant 5. Current Zoning District: TRB/RR-1

6. Has a previous ZBA application/appeal been filed for this property?
☐ Yes (when? _____ For what?_____)
☑ No

7. Is property located within (check all that apply)?: ☐ Historic District ☐ Architectural Review District
☑ 500' of a State Park, city boundary, or county/state highway?

8. Brief description of proposed action:
Build a pet boarding facility within the RR-1 district.

9. Is there a written violation for this parcel that is not the subject of this application? ☐ Yes ☑ No

10. Has the work, use or occupancy to which this appeal relates already begun? ☐ Yes ☑ No

11. Identify the type of appeal you are requesting *(check all that apply)*.

☐ INTERPRETATION (p. 2) ☐ VARIANCE EXTENSION (p. 2) ☐ USE VARIANCE (pp. 3-6) ☑ AREA VARIANCE (pp. 6-7)

FEES: Make checks payable to the "Commissioner of Finance". Fees are cumulative and required for each request below.

☐ Interpretation	$ 400
☐ Use variance	$1,000
☑ Area variance	
-Residential use/property:	$ 150
-Non-residential use/property:	$ 500
☐ Extensions:	$ 150

INTERPRETATION – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Identify the section(s) of the Zoning Ordinance for which you are seeking an interpretation:

Section(s) _____

2. How do you request that this section be interpreted? _____

3. If interpretation is denied, do you wish to request alternative zoning relief? ☐Yes ☐No

4. If the answer to #3 is "yes," what alternative relief do you request? ☐ Use Variance ☐ Area Variance

EXTENSION OF A VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Date original variance was granted: _____ 2. Type of variance granted? ☐ Use ☐ Area

3. Date original variance expired: _____

5. Explain why the extension is necessary. Why wasn't the original timeframe sufficient?

When requesting an extension of time for an existing variance, the applicant must prove that the circumstances upon which the original variance was granted have not changed. Specifically demonstrate that there have been no significant changes on the site, in the neighborhood, or within the circumstances upon which the original variance was granted:

USE VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

A use variance is requested to permit the following: _____

For the Zoning Board to grant a request for a use variance, an applicant must prove that the zoning regulations create an unnecessary hardship in relation to that property. In seeking a use variance, New York State law requires an applicant to prove all four of the following "tests".

1. That the applicant cannot realize a reasonable financial return on initial investment for any currently permitted use on the property. "Dollars & cents" proof must be submitted as evidence. The property in question cannot yield a reasonable return for the following reasons:

A. Submit the following financial evidence relating to this property (attach additional evidence as needed):

1) Date of purchase: _____ Purchase amount: $_____

2) Indicate dates and costs of any improvements made to property after purchase:

Date	Improvement	Cost

3) Annual maintenance expenses: $_____ 4) Annual taxes: $_____

5) Annual income generated from property: $_____

6) City assessed value: $_____ Equalization rate:_____ Estimated Market Value: $_____

7) Appraised Value: $_____ Appraiser: _____ Date: _____

Appraisal Assumptions:_____

B. Has property been listed for sale with the Multiple Listing Service (MLS)? ☐Yes ☐No If "yes", for how long? _____

1) Original listing date(s): _____ Original listing price: $_____

If listing price was reduced, describe when and to what extent: _____

_____

2) Has the property been advertised in the newspapers or other publications? ☐Yes ☐No

If yes, describe frequency and name of publications: _____

_____

3) Has the property had a "For Sale" sign posted on it? ☐Yes ☐No

If yes, list dates when sign was posted: _____

_____

4) How many times has the property been shown and with what results? _____

_____

_____

2. That the financial hardship relating to this property is unique and does not apply to a substantial portion of the neighborhood. Difficulties shared with numerous other properties in the same neighborhood or district would not satisfy this requirement. This previously identified financial hardship is unique for the following reasons:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

3. That the variance, if granted, will not alter the essential character of the neighborhood. Changes that will alter the character of a neighborhood or district would be at odds with the purpose of the Zoning Ordinance. The requested variance will not alter the character of the neighborhood for the following reasons:

4. That the alleged hardship has not been self-created. An applicant (whether the property owner or one acting on behalf of the property owner) cannot claim "unnecessary hardship" if that hardship was created by the applicant, or if the applicant acquired the property knowing (or was in a position to know) the conditions for which the applicant is seeking relief. The hardship has not been self-created for the following reasons:

AREA VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

The applicant requests relief from the following Zoning Ordinance article(s) 240-2.0

Dimensional Requirements	From	To
North Minimum Side Setback	30'	20'
South Minimum Side Setback	30'	20'
Total Side Setbacks	100'	40'
Minimum Average Width	200'	105'
Minimum Lot Size	2.0 AC	1.59 AC

Other:

To grant an area variance, the ZBA must balance the benefits to the applicant and the health, safety, and welfare of the neighborhood and community, taking into consideration the following:

1. Whether the benefit sought by the applicant can be achieved by other feasible means. Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.) and why they are not feasible.

   The existing building envelope varies from 5' to 8.8' wide, a variance is necessary to construct a usable building. The property to the south is, Pratt Drive, a private drive. The Applicant has written to the property owner to inquire about interest to sell property.

2. Whether granting the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:

   Animal clinic is an acceptable use in the RR-1 zone, where the building will be located. The building will be set back from the road and not visible.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:
This variance is not substantial because the property abuts to TRB zone which has 20' minimum side setbacks.

4. Whether the variance will have adverse physical or environmental effects on neighborhood or district. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:
The building will be set back from the road and not visible.

5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance). Explain whether the alleged difficulty was or was not self-created:
The property width varies from 108.8' to 105', the building envelope varies from 8.8' to 5' wide, thus this is not self-created.

DISCLOSURE

Does any City officer, employee, or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? ☑ No ☐ Yes If "yes", a statement disclosing the name, residence and nature and extent of this interest must be filed with this application.

APPLICANT CERTIFICATION

I/we, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Zoning Board of Appeals.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.

Furthermore, I/we hereby authorize the members of the Zoning Board of Appeals and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this appeal.

_____ Date: 7/11/16
(applicant signature)

_____ Date: _____
(applicant signature)

If applicant is not the currently the owner of the property, the current owner must also sign.

Owner Signature: _____ (Bronx Springs Corp) Pres Date: 7/13/16

Owner Signature: _____ Date: _____

ZONING AND BUILDING INSPECTOR DENIAL OF APPLICATION FOR LAND USE AND/OR BUILDING

APPLICANT: _____ TAX PARCEL NO.: _____.____-_____-____

PROPERTY ADDRESS: _____ ZONING DISTRICT: _____

This applicant has applied to use the identified property within the City of Saratoga Springs for the following:

_____

_____

_____

This application is hereby denied upon the grounds that such use of the property would violate the City Zoning Ordinance article(s) _____. As such, the following relief would be required to proceed:

☐ Extension of existing variance ☐ Interpretation

☐ Use Variance to permit the following: _____

_____

_____

_____

☐ Area Variance seeking the following relief:

Dimensional Requirements	From	To
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Other: _____

_____

Note: _____

☐ Advisory Opinion required from Saratoga County Planning Board

_____ _____

ZONING AND BUILDING INSPECTOR DATE

Revised 12/2015

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Pet Lodge

Project Location (describe, and attach a location map):
Rt 9/Broadway Saratoga Springs, NY

Brief Description of Proposed Action:
Construct a pet boarding facility on existing vacant parcel(s)

Name of Applicant or Sponsor:	Telephone: [redacted]
Matt Sames	E-Mail: [redacted]

Address: [redacted]

City/PO:	State:	Zip Code:
[redacted]	[redacted]	[redacted]

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3.a. Total acreage of the site of the proposed action? 1.59 acres
b. Total acreage to be physically disturbed? .69 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.59 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☑ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	☑	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ private septic system	☑	☐

	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ approx. 500 SF of wetlands will be impacted	☐	☑

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☑ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☑ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐

	NO	YES
16. Is the project site located in the 100 year flood plain?	☑	☐

	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES In front to existing culvert along Route 9. In rear discharge to existing wetlands		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: Creation of a detention basin, approx. 1500 SF	☐	☑
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

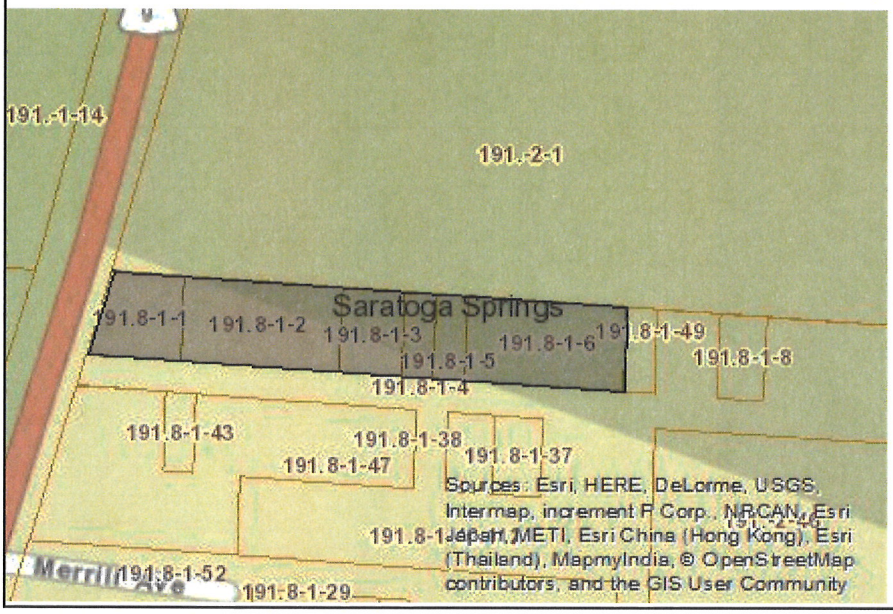
Applicant/sponsor name: MATT SAMES Date: 7/11/16

Signature:

PRINT FORM

EAF Mapper Summary Report

Thursday, July 07, 2016 12:05 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

Zoning Board of Appeals
Project Narrative
for

Pet Lodge
Route 9
City of Saratoga Springs
Saratoga County, New York

Prepared for:

Matt Sames,

Sames Media Group

Located at

19 Blue Jay Way

Rexford, NY 12148

July 8, 2016

Prepared by:

Engineering and Land Surveying, P.C.

21 Corporate Drive, Suite 105
Clifton Park, NY 12065

[redacted]

INTRODUCTION

The proposed project consists of 6 separate tax parcels in the City of Saratoga (tax parcels 191.08-1-1, 191.08-1-2, 191.08-1-3, 191.08-1-4, 191.08-1-5, 191.08-1-6) and the 6 parcel comprising 1.59 acres in total. The existing vacant tree lot is situated between a commercial business to the south and State park lands to the north. See attached aerial map and tax map. The proposal application wishes to build a 6,000 sf Animal Kennel on the parcels.

Zoning

The parcel(s) is divided almost in half between Rural Residential (RR-Zone) and Tourist Related Business (TRB-zone). The TRB zone is located in the front half of the parcel and RR-Zone in the rear of the parcel. The location of the TRB/RR zoning line has been established based upon the zoning map and is located at the eastern edge of tax parcel 191.08-1-2 per the zoning map or approximately 350' from centerline of Route 9. To the north of the site the zoning is Intuitional Parkland Recreation (INST-PR- Zone)

Parcel

The 6 parcels have a combined area of 1.59 acres and have a lot frontage of 108.8 feet and rear lot width of 105 feet and a depth of 644.4 feet.

Usage

The proposed use, Animal Kennel, is an approved use within the RR zone with a special use permit issued by the City. From the proposed concept plan the entire proposed building will be located within the RR zone.

Variances

As the 6 parcels are within two zones, the existing parcels within the RR zone do not conform to City on Lot size. The 4 rear parcels are less than the minimum allowed for either the RR or TRB zoning districts of 2.0 acres or 10,000 sf respectively.

As the lot varies from 105 feet to 108.8 feet in width, the front tax parcels conform to City code of 100 foot within the TRB zone, but as the rear existing 4 tax parcels are within RR zone and these parcel do not have 200 foot of frontage per City Code.

As the 4 rear tax parcels of the site vary from only 105 feet to 108.8 feet width of the side setbacks are 30 foot minimum and with a total of 100 feet required. This leaves a 5 feet to 8.8 feet wide envelope to build a structure, which is not feasible for a building to comport with NYS building code and ADA requirements.

Therefore based upon above information the project proposes the following variances for this project.

1. North Side minimum side setback from 30 feet to 20 feet within the RR zone
2. South Side minimum side setback from 30 feet to 20 feet within the RR zone
3. Total side setback of 100 feet to 40 feet within the RR zone
4. Minimum average with from 200 feet to 105 feet within RR zone
5. Minimum Lot size of 2.0 acres to 1.59 acres

The proposed North, South and Total Setbacks requested to 20 feet and a total of 40 feet match what is currently allowed under TRB zone in the front half of the site.

EXHIBITS:

Exhibit 1	**Aerial Map**
Exhibit 2	**Tax Map**
Exhibit 3	**Photo Location Map**
Exhibit 4	**Site Photos**

Aerial Map

Project Site
S Broadway
Hibachi Taeppan & Sushi
Saratoga Consignment Studio
Google
Imagery ©2016 Google, Map data ©2016 Google
100 ft

Tax Map

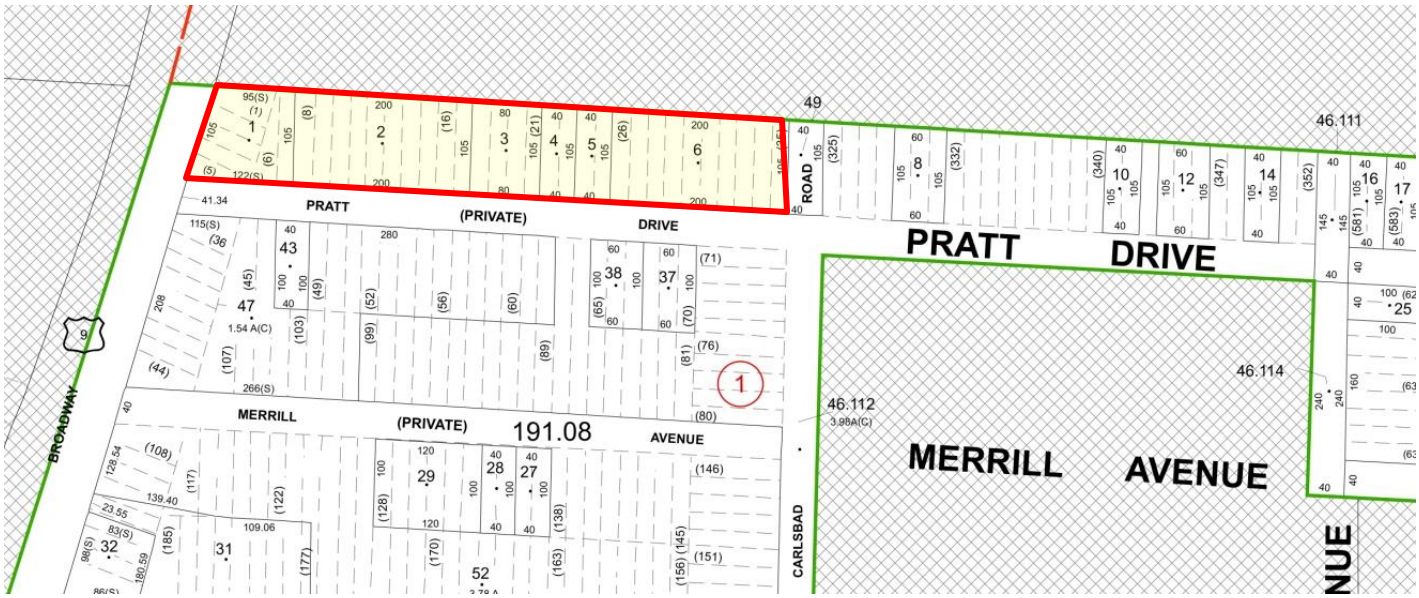

PRATT
(PRIVATE)
DRIVE
MERRILL
(PRIVATE)
191.08
AVENUE
BROADWAY
CARLSBAD
ROAD
PRATT
DRIVE
MERRILL
AVENUE
46.111
46.112
46.114
49

Photo Location Map

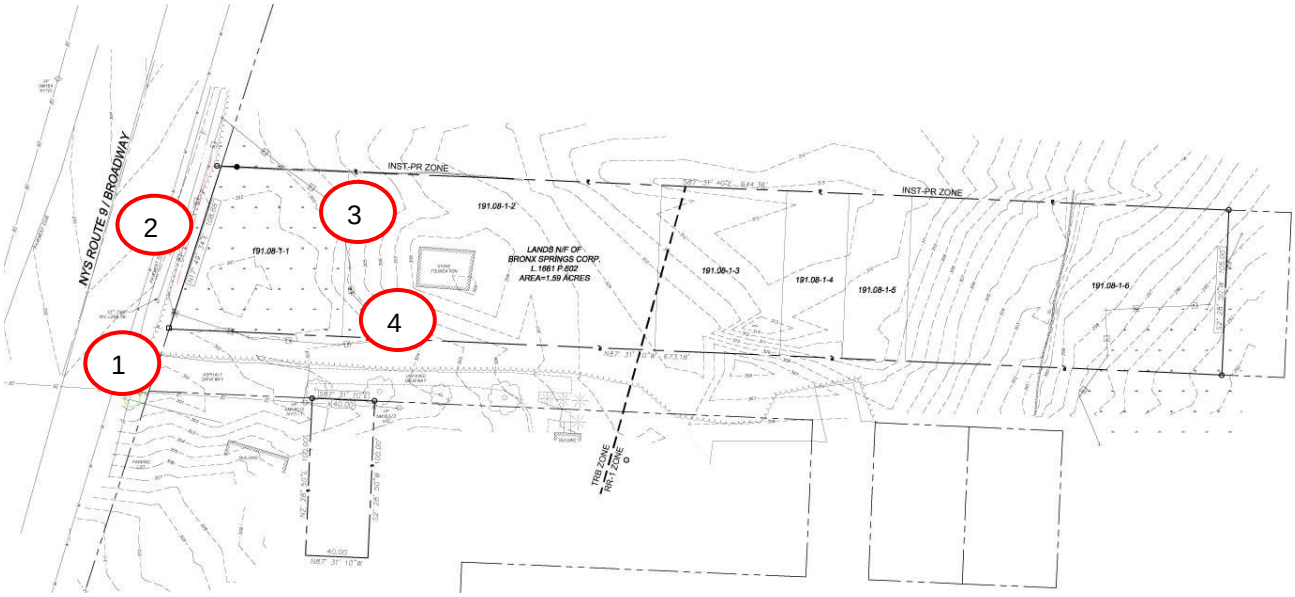
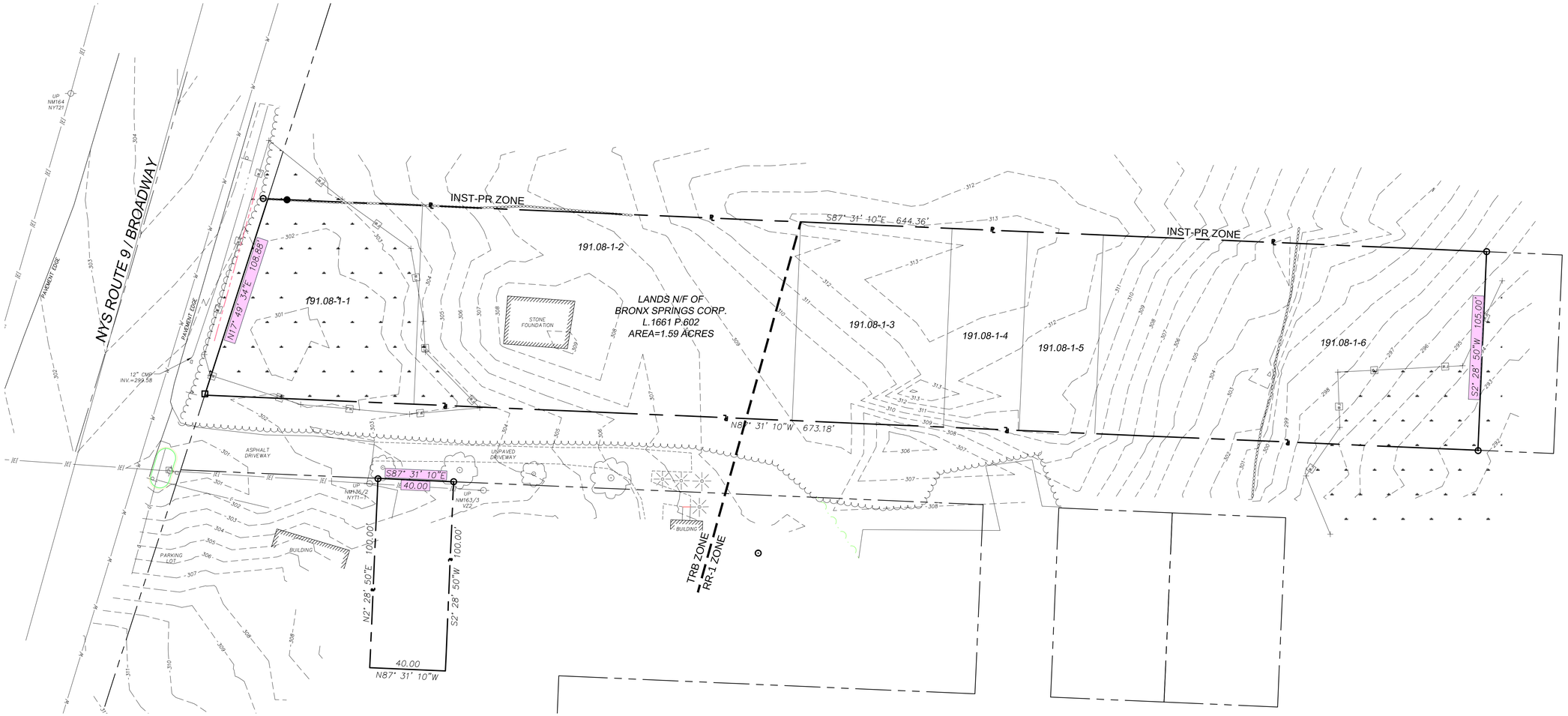


Photo 1

Photo 2

Photo 3

Photo 4



PRELIMINARY DRAWINGS: NOT FOR CONSTRUCTION

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE

PROJ. MANAGER:	JWE
CHIEF DESIGNER:	JWE
DESIGNED BY:	JWE
DRAWN BY:	JWE
CHECKED BY:	-

SEAL

DRAFT

Engineering and Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

MATT SAMES

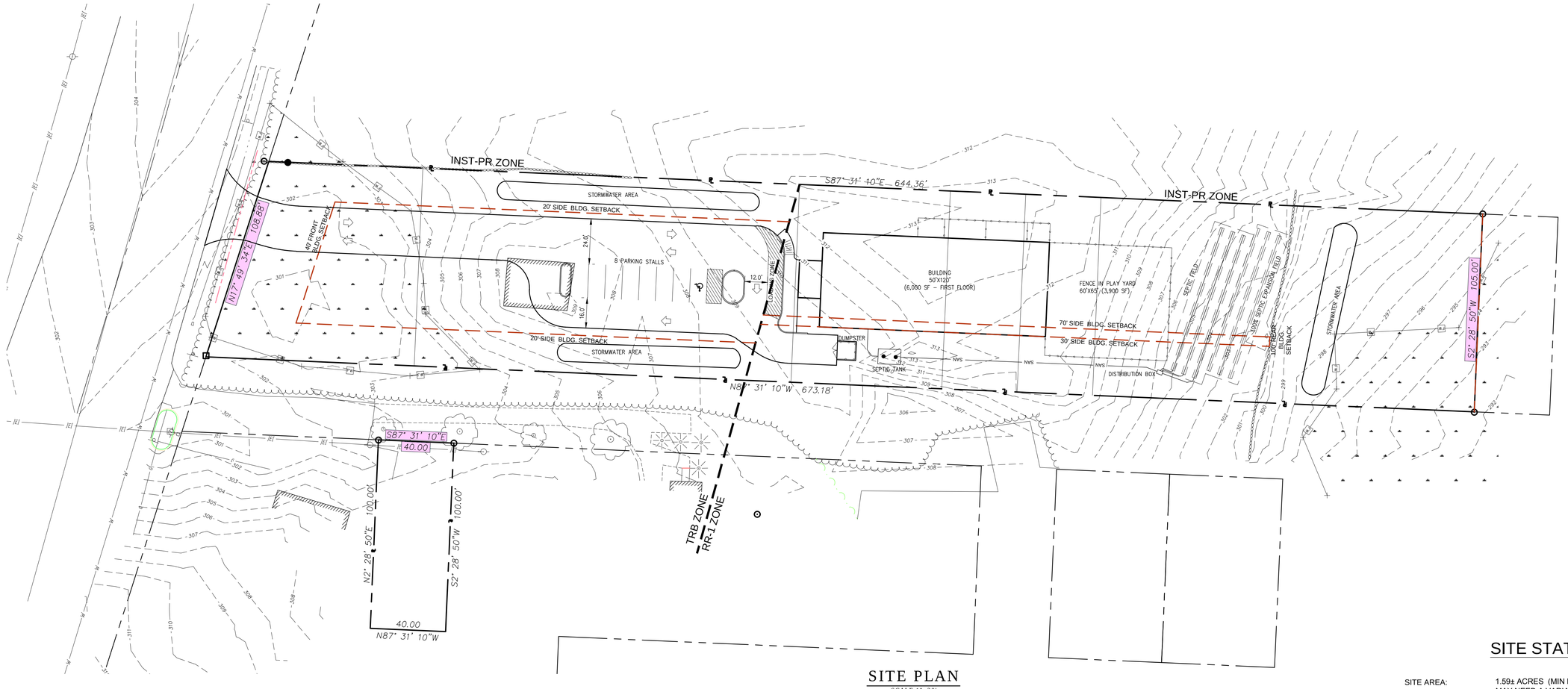
EXISTING CONDITIONS

ROUTE 9

CITY OF SARATOGA SPRINGS NEW YORK

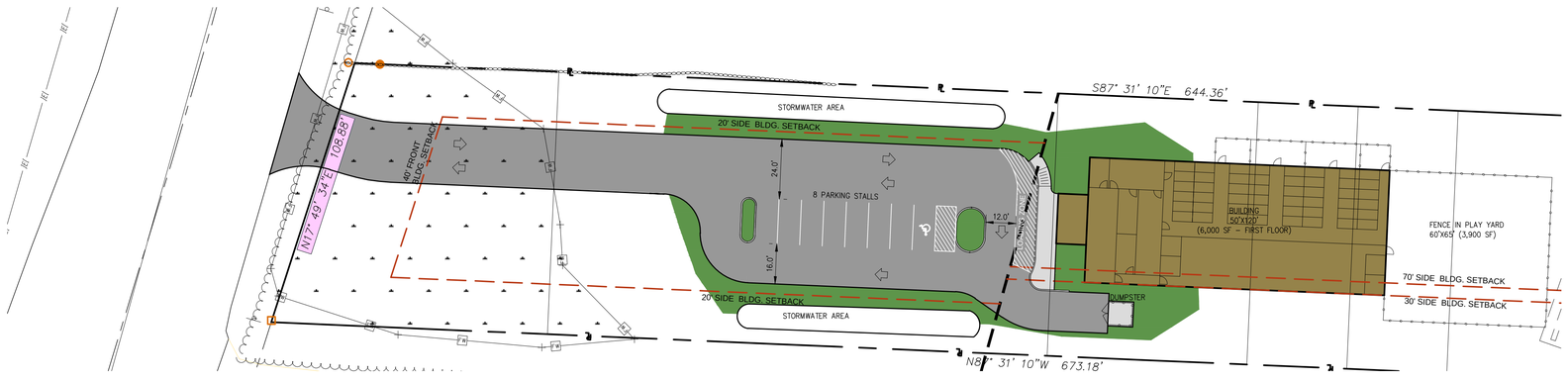
SCALE:	AS SHOWN
CONTRACT No.:	-
MJ PROJ. No.:	972.15
DATE:	JULY 2016

C-1



SITE PLAN

SCALE 1"=30'



RENDER SITE PLAN

SCALE 1"=30'

SITE STATISTICS

SITE AREA:	1.59± ACRES (MIN LOT SIZE IS 2.0 ACRES OR 10,000 SF MAY NEED A VARIANCE)
EXISTING ZONE:	RR (RURAL RESIDENTIAL DISTRICT) & TRB (TOURIST RELATED BUSINESS)
USE:	ANIMAL CLINIC (PERMIT USE IN RR ZONE)
PARKING:	REQUIRED=8 PROPOSED= 8 SPACES BASED UPON 1 SPACE PER 200 SF OF BLDG. (30X50' OFFICE/RETAIL SPACE= 1500SF/200SF/SPACE=8)
MINIMUM LOT WIDTH:	100' IN TRB (HAVE 105')
SETBACKS BLDG:	FRONT=40' (TRB) SIDE=20' (TRB) REAR= 40' (TRB) SIDE=30' MIN AND TOTAL OF 100' (RR-1) REAR=100' (RR-1)
MAX HT:	35'
GREEN SPACE:	70% REQUIRED (PROPOSED 70%)

PRELIMINARY DRAWINGS: NOT FOR CONSTRUCTION

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SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE

PROJ. MANAGER:	JWE
CHIEF DESIGNER:	JWE
DESIGNED BY:	JWE
DRAWN BY:	JWE
CHECKED BY:	-

SEAL

DRAFT

Engineering and Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

MATT SAMES

CONCEPT SITE PLAN #1

ROUTE 9

CITY OF SARATOGA SPRINGS NEW YORK

SCALE:	AS SHOWN
CONTRACT No.:	-
MJ PROJ. No.:	972.15
DATE:	JULY 2016

C-2

SHEET 2 OF 2

CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
PH) 518-587-3550 FX) 518-580-9480
WWW.SARATOGA-SPRINGS.ORG

Bill Moore, *Chair*
Keith B. Kaplan, *Vice Chair*
Adam McNeill, *Secretary*
Gary Hasbrouck
George "Skip" Carlson
James Helicke
Susan Steer
Cheryl Grey, alternate
Oksana Ludd, alternate

September 14, 2016

Mark Torpey, Chair
Planning Board
City Hall - 474 Broadway
Saratoga Springs, NY 12866

Re: Initiation of Coordinated SEQRA Review for Pet Lodge of Saratoga

Dear Mark,

On April 11, 2016 the Zoning Board of Appeals (ZBA) initiated Coordinated Review on the following project:

> #2910 PET LODGE OF SARATOGA, vacant lands on east side of Route 9/South Broadway (tax parcel nos. 191.8-1-1-6), coordination of SEQRA review and area variance to construct a pet boarding facility and associated site work in the Tourist Related Business and Rural Residential Districts.

The project was identified as an unlisted action with the Planning Board and the Design Review Commission as involved agencies. The ZBA deferred Lead Agency status to the Planning Board if they should seek it. The submitted part 1 of the short EAF is attached.

Respectfully yours,

Bill Moore, Chair
Zoning Board of Appeals