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

ZBA Meeting
City Council Chambers – 7:00 p.m.

AGENDA

ZBA Meeting – TUESDAY, October 11, 2016

City Council Chambers – 7:00 p.m.

6:30 P.M. **Workshop**

Salute The Flag

Roll Call

New Business

1. **#2914 SAMES MIXED-USE BUILDING**
   20 Bowman Street, area variance to convert existing one-story building to eating and drinking and add a second-story for a residential unit, seeking relief from the minimum front and side yard setbacks for the second-story addition and minimum front, side and rear yard setbacks to parking in the Tourist Related Business district.

   Documents:

   2914 SAMESMIXEDUSEBUILD_APPREVISED_REDACTED.PDF
   2914 SAMESMIXED-USEBUILD_APP_REDACTED.PDF
   2914 SAMESMIXEDUSEBUILD_KDILLERCORR_REDACTED.PDF
   2914 SAMESMIXEDUSEBUILD_ABODDENCORR_REDACTED.PDF

2. **#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.

   Documents:

   2910 PETLODGEOFSARATOGA_APP_REDACTED.PDF
   2910 PETLODGEOFSARATOGA_COUNTYRESPONSE.PDF
   2910 PETLODGEOFSARATOGA_BUILDINSPECTDENIAL.PDF
   2910 PETLODGEOFSARATOGA_ILUCORR9-26-16_REDACTED.PDF
   2910 PETLODGEOFSARATOGA_LTRSSUPPORT_REDACTED.PDF

3. **#2919 MEANY/MADDEN RESIDENCE**
   9 Aurora Avenue, area variance to maintain air conditioning unit; seeking relief from the minimum side yard setback requirement in Suburban Residential – 1 District.

   Documents:

   2919 MEANEYMADDENRESIDENCE_APP_REDACTED.PDF

4. **#2918 HABITAT FOR HUMANITY SINGLE-FAMILY**
   195 Division Street, area variance for constructed changes to an existing single-family residence; seeking relief from the minimum side yard setback requirement in the Urban Residential – 2 District.

   Documents:

   2918 HABITATFORHUMANITY_APP_REDACTED.PDF

5. **#2920 ROSEBROOK TWO-FAMILY**
   16 E. Harrison St., area variance to maintain a two-family residence; seeking relief from the minimum average lot width and minimum lot size requirements for a two-family residence in the Urban Residential – 3 District.

   Documents:

   2920 ALBERTSONRESIDENCE_APP_REDACTED.PDF

Old Business

1. **#2911 NATHAN HOME OCCUPATION**
   36 Bensonhurst Avenue, area variance to construct a detached garage with second-story home occupation, seeking relief to permit a home occupation in an accessory structure, to permit habitable/finished space in an accessory structure and to exceed the maximum square footage for a home occupation in an Urban Residential – 2 District.

   Documents:

   2911 NATHANHOMEOFFICE_APP_REDACTED.PDF
   2911 NATHANHOMEOFFICE_ADDTLMATERIALS.PDF

2. **#2916 COSTELLO GARAGE**
   109 Elm Street, area variance to finish the interior of an existing detached garage, seeking relief to permit finished/habitable space in an accessory structure in an Urban Residential – 2 District.

   Documents:

   2916 COSTELLOGARAGE_APP_REDACTED.PDF
   2916 COSTELLOGARAGE_FLOORPLAN.PDF

3. **#2912 BATES SINGLE-FAMILY RESIDENCE**
   5 Swanner Lane, area variance to construct residential additions to an existing warehouse building and use as a single-family residence; seeking relief from the rear setback and maximum principal building coverage in the Urban Residential – 3 District.

Documents:

2912 BATESRESIDENCEADD_APP_REDACTED.PDF

4. **#2913 DIIULIO GARAGE**
122 North Street, area variance to construct a detached, two-car, two-story garage with second-story living space; seeking relief to permit finished/habitable space in an accessory structure in an Urban Residential – 3 District.

Documents:

2913 DIIULIOGRAGEAPT_APP_REDACTED.PDF

5. **#2917 PATRICIA ADDITION**
8 McAllister Dr. area variance to construct a rear porch addition to an existing single-family residence; seeking relief from the maximum principal building coverage in an Urban Residential – 1 District.

Documents:

2917 PATRICIARESIDENCEPORCH_APP_REDACTED.PDF

6. **#2786.2 RITE AID SIGNAGE**
90 West Ave./242 Washington St., area variance for proposed sign package for a new pharmacy/retail establishment; seeking relief from the maximum number of wall signs, maximum area for wall signs, placement of wall signs above the first floor level of the building, maximum area for a freestanding sign, to permit directional signage, maximum area for directional signage, and to permit temporary signage (banner) in the Transect-5 District.

Documents:

2786.2 RITEAIDSIGNAGE_APP_REDACTED.PDF
2786.2 RITEAIDSIGNAGE_UPDATEDMATERIALS.PDF
2786.2 RITEAIDSIGNAGE_COUNTYRESPONSE.PDF

Adjourned Items

1. **#2907 DELARM RESIDENTIAL ADDITION**
96 Quevic Drive, area variance for construction of an attached garage addition to an existing single-family residence and maintenance of a shed; seeking relief from the minimum front yard and side yard setbacks for the residential addition and minimum side yard and maximum accessory building coverage for the shed in the Urban Residential – 1 District.

Documents:

2907 DELARMRESIDENCEADD_APP_REDACTED.PDF
2907 DELARMRESIDENCEADD_PLANS.PDF
2907 DELARMRESIDENCEADD_PHOTOS.PDF
2907 DELARMRESIDENCEADDITION_BUILDINSPECTDENIAL.PDF
2907 DELRMRESIDENCEADDITION_PUBLICCOMM_REDACTED.PDF

2. **#2915 OBSTARCZYK GARAGE**
147 Spring Street, area variance to construct a detached, two-car, two-story garage, seeking relief from the minimum side yard setback and minimum distance between accessory and principal structure in the Urban Residential – 3 District.

Documents:

2915 OBSTARCZYKGARAGE_APP_REDACTED1.PDF
2915 OBSTARCZYKGARAGEAPP_ZONINGCALCS.PDF
2915 OBSTARCZYKGARAGE_PLANS.PDF
2915 OBSTARCZYKGARAGEAPP_SSPFCORR.PDF

3. **#2776.1 GUARINO/HANER EXTENSION**
21 Park Place, area variance extension for construction of two (2) two-family residences; relief from the minimum front yard setback and maximum principal building coverage granted December 15, 2014.

Documents:

2776.1 GUARINOHANERPROJECTEXT_APP_REDACTED.PDF
2776.1 GUARINOHANERPROJECT_BUILDINSPECTDENIAL.PDF

4. **#2903 CAPOZZOLA HOME OCCUPATION**
57 Gilbert Road, area variance to maintain a home occupation in a detached garage; seeking relief to permit a home occupation in an accessory structure (residential), to exceed the maximum floor area and number of employees for home occupations in the Rural Residential District.

Documents:

2903 CAPOZZOLARESIDENCEHOMEOCCUPATION_APP_REDACTED.PDF

5. **#2889 CDJT DEVELOPMENT MULTI-FAMILY**
124 Jefferson Street, use variance to convert an existing 6-unit senior housing development to multi-family residential including workforce housing; seeking relief from the permitted uses in the Urban Residential-2 District.

Documents:

2889 CDJTTOWNHOUSES_APP_REDACTED.PDF
2889 CDJTTOWNHOUSES_BUILDINSPECTDENIAL.PDF
2889 CDJTTOWNHOUSES_AMILLERCORR4-25-16_REDACTED.PDF

6. **#2880 ARMER/DESORBO RESIDENCE**
117 Middle Avenue, area variance for additions to an existing single-family residence; seeking relief from the minimum side and rear yard setbacks and maximum principal building requirements in the Urban Residential – 3 District.

Documents:

2880 ARMERDESORBORESIDENCEADD_APP_REDACTED.PDF
2880 ARMERDESORBORESIDENCEADD_ELEVATIONS5-5-16.PDF
2880 ARMERDESORBORESIDENCEADD_REVISEDMAP4-11-16.PDF
2880 ARMERDESORBORESIDENCE_ADDTLINFO5-20-16.PDF
2880 ARMERDESORBORESIDENCEADD_CORRBLACK_REDACTED.PDF
2880 ARMERDESORBORESIDENCE_BUILDINSPECTDENIAL.PDF

7. **#2890 BARLOW RESIDENCE**
2 Cherry Tree Lane, area variance to construct an attached garage and breezeway to an existing single-family residence; seeking relief from the minimum side yard setback requirements in the Rural Residential District.

Documents:

2890 BARLOWRESIDENCEADDITION_APP_REDACTED.PDF
2890 BARLOWRESIDENCEADDITION_BUILDINSPECTDENIAL.PDF

8. **#2891 BALLSTON AVENUE PARTNERS SUBDIVISION**
96 Ballston Avenue, area variance to provide for a proposed 22 lot subdivision and construct 22 townhouse units; seeking relief from the minimum lot size and minimum average lot

width requirements for each of the proposed lots, minimum side yard, minimum total side yard and maximum principal building coverage requirements for each of the townhouse units in the Urban Residential – 2 District.

Documents:

2891 BALLSTONAVESUBDIVISION_APP_REDACTED.PDF
2891 BALLSTONAVESUBDIVISION_SUPPINFORECVD6-6-16_REDACTED.PDF
2891 BALLSTONAVESUBDIVISION_COUNTYREFERRAL.PDF

9. **#2899 SOUTH BROADWAY INN & SPA SIGN**
120 South Broadway, area variance for a freestanding sign; seeking relief from the maximum size and height requirements in the Transect – 5 District.

Documents:

2899 SOUTHBROADWAYINNSPASIGN_BUILDINSPECTDENIAL.PDF
2899 SOUTHBROADWAYINNSPASIGN_APPREDACTED.PDF
2899 SOUTHBROADWAYINNSPA_COUNTYRESPONSE.PDF

Other Business

1. **APPROVAL OF DRAFT MEETING MINUTES: SEPT. 26**

2. **NEXT ZONING BOARD MEETING: TUES., OCTOBER 24**

Note: This agenda is subject to change up until the time of meeting. Updates will be reflected here as they arise. Check posted agenda here to verify the actual agenda prior to the meeting.

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		James Easton MJ Engineering
Address	[redacted]		21 Corporate Drive, Suite 105 Clifton Park, NY 12065
Phone	[redacted]	/	[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: 20 Bowman Street Tax Parcel No.: 179 . 29 - 3 - 11
(*for example: 165.52 – 4 – 37*)

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

4. Present use of property: commercial 5. Current Zoning District: TRB

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:
Converting an existing one story commercial building into a 2 story building with drinking and eating establishment on the first floor and apartment on the second floor.

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 <u>financial hardship relating to this property is unique</u> 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
Second Floor Addition - Front Minimum Setback	40'	25.5'
Second Floor Addition - North Side Minimum Setback	40'	6.8'
Parking - South Side Minimum setback	20'	1.8'
Parking - Rear Minimum setback	25'	7.8'
Parking - Front Minimum setback	40'	27.1'
Deck - North Side Minimum setback	40'	8.1'

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 building side and front setbacks are necessary to make the existing building conform to the current zoning code. The apartment will be added to conform to the comprehensive plan, where second floor apartments are encouraged.

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:

   The use of drinking and eating establishment is allowed within the Tourist Related Business district. The property to the north is used as track parking and will not be affected. There are currently eating and drinking establishments in the neighborhood, although this will geared towards an upscale clientèle.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

No, as the existing building does not conform to code.

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:

No, as the existing building footprint is to remain the same, there is no change in the character of the neighborhood. Also as the existing parking in front is located to the side, it will not conform with City code and again be similar to the existing business in the neighborhood.

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 proposed building variances are not self created as the existing building does not comport to the City code. The parking variance setback is also not self created as a result of the City code requirement of 24' travel way and 18' parking stalls, the side parking variance is required, as no parking based upon dimension and code compliance would be allowed on parcel if a variance was not granted.

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: 8/2/16
(applicant signature)

_____ Date: _____
(applicant signature)

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

Owner Signature: _____ Date: _____

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

Zoning Board of Appeals
Project Narrative
for

20 Bowman Street
City of Saratoga Springs
Saratoga County, New York

Prepared for:

Matt Sames

Sames Media Group

Located at

19 Blue Jay Way

Rexford, NY 12148

September 13, 2016

Prepared by:

Engineering and Land Surveying, P.C.

21 Corporate Drive, Suite 105
Clifton Park, NY 12065
Tel: [redacted]
Fax: [redacted]

INTRODUCTION

The proposed project consists of one tax parcel in the City of Saratoga (tax parcel 179.29-3-11) comprising 0.29 acres. The existing commercial lot is situated between a restaurant/bar to the south and residential property to the west/north, with a vacant residential lot used as track parking directly to the north. See attached aerial map and tax map. The proposal application wishes to renovate an existing 1,500 commercial building, by removing the roof and making a second floor 1,500 SF apartment above the existing space, which will be converted into an eating and drinking establishment. The existing dated, concrete building will be renovated using stone, dark woods, black iron hinges and fixtures. An open air connection would be created between the patio and the restaurant. The year-round establishment will feature a menu of flatbreads, meat and cheese boards, and tapas style plates. The drink offerings will include wines, microbrewery beers, and various vodka drinks, with an upscale lounge atmosphere.

Zoning

The parcel is within the Tourist Related Business (TRB-zone). To the north of the site the zoning is Urban Residential-2 (UR-2).

Parcel

The parcel has an area of 0.29 acres and has a lot frontage of 100 feet and a depth of 124.9 feet.

Water

There is service currently within the property. A water district extension would not be needed.

Sewer

Currently no sewer service is available within the property. A grinder pump station will be needed.

Stormwater

Stormwater will be managed by an underground infiltration array system.

Usage

The proposed use of eating and drinking establishment is an approved use. The second floor apartment is an approved use within the TRB zone with a special use permit issued by the City.

Variances

Second Floor Addition

The existing building does not conform to the setbacks for the TRB zone. Therefore the following variances are required for adding a second floor to the building:

1. Front minimum setback from 40 feet to 25.5 feet (to building overhang).
2. North side minimum setback of 40 feet to 6.8 feet (to building overhang).

The schematic design proposes 17 parking spaces. 2 parking spaces for the apartment, 13.5 spaces for the eating and drinking establishment (1 space for 4 seats = 54 seats/4 seats per stall), 1.5 spaces for the employees (1 space for every 2 employees = 3 employees/2). Therefore the following variances are required to allow the required parking within the parcel:

1. South side minimum setback of 20 feet to 1.8' feet.
2. Rear minimum setback of 25 feet to 7.8 feet.
3. Front minimum setback of 40 feet to 27.1 feet.

The deck providing access to the second floor apartment requires the following variances:

1. North side minimum setback of 40 feet to 8.1 feet.

EXHIBITS:

Exhibit 1	**Aerial Map**
Exhibit 2	**Tax Map**
Exhibit 3	**Site Photo**

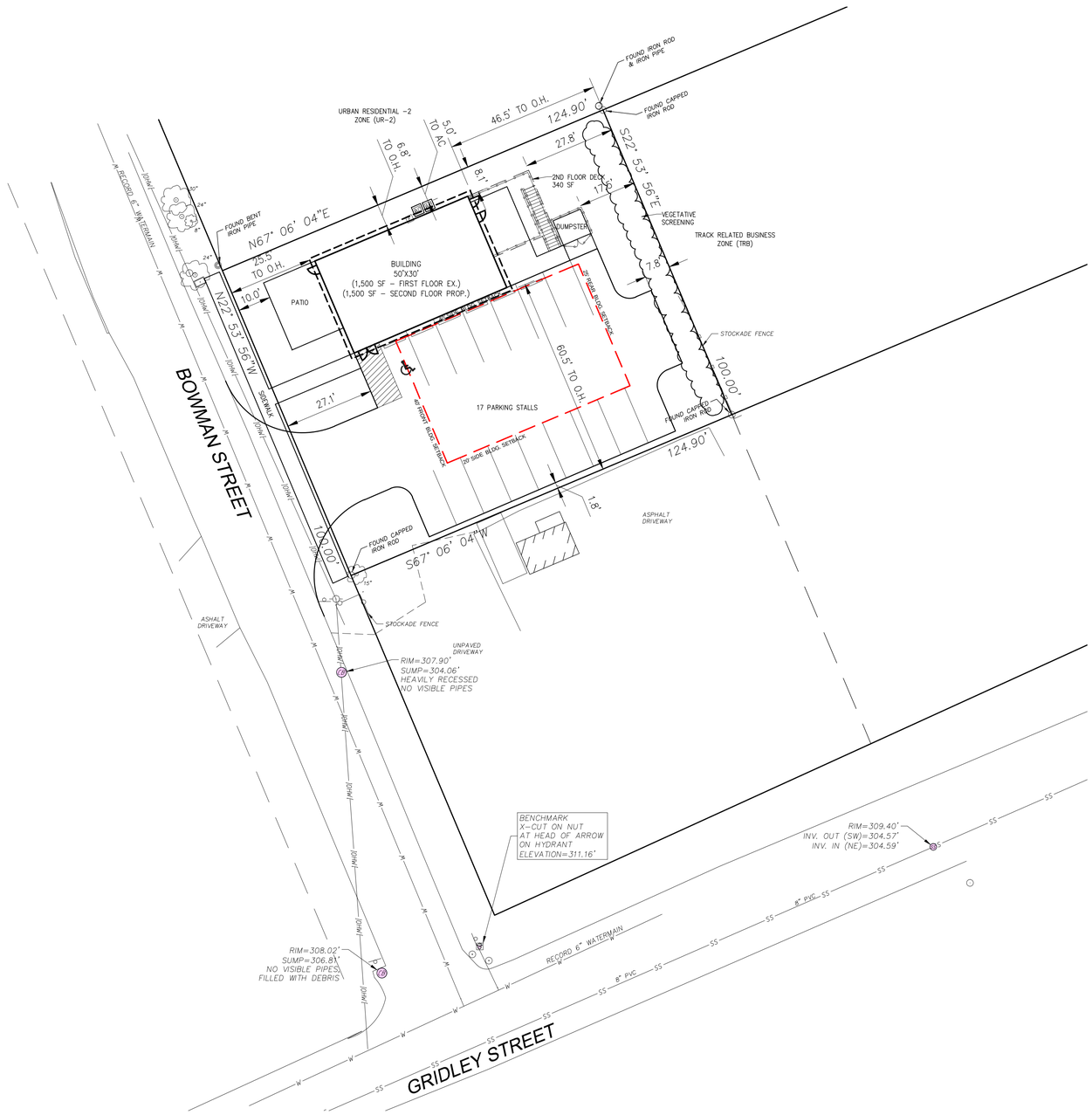
Aerial Map

CRESCENT
BOWMAN
AVENUE
STREET
STREET
CITY OF SARATOGA SPRINGS (I.D.)
Project Parcel
3

Tax Map

Image capture: Jul 2014 © 2016 Google

Street View Photo – Existing Conditions



SITE PLAN

SCALE 1"=20'

RENDER SITE PLAN

SCALE 1"=20'

SITE STATISTICS

SITE AREA:	12,490 SF (MIN LOT SIZE IS 10,000 SF)
EXISTING ZONE:	TRB (TOURIST RELATED BUSINESS)
USE:	DRINKING AND EATING ESTABLISHMENT 1ST FLOOR, APARTMENT 2ND FLOOR (SPECIAL USE PERMIT FOR APARTMENT IN TRB ZONE)
PARKING:	REQUIRED= 17 SPACES PROPOSED= 17 SPACES BASED UPON 2 SPACES PER APARTMENT= 2 REQUIRED. BASED UPON 1 SPACE PER 4 SEATS= 54 SEATS/4 SEAT PER STALL=13.5 SPACES BASED UPON 1 SPACE PER EVERY 2 EMPLOYEES= 3 EMPLOYEES= 1.5 SPACES
MINIMUM LOT WIDTH:	100' IN TRB (HAVE 100')
SETBACKS BLDG:	FRONT=40' (TRB) NORTH SIDE=40'(TRB) SOUTH SIDE=20' (TRB) REAR= 40' (TRB)
MAX HT:	40'
GREEN SPACE:	30% REQUIRED (PROPOSED 33.3%= 4,129 SF/12,400 SF)
PRINCIPAL BLDG:	20% REQUIRED (PROPOSED 12% =1,500 SF/12,400 SF)

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

CONCEPT SITE PLAN #1

20 BOWMAN STREET

CITY OF SARATOGA SPRINGS NEW YORK

SCALE: AS SHOWN
CONTRACT No.: -
MJ PROJ. No.: 972.17
DATE: AUGUST 2016

C-2

SHEET 2 OF 2

Engineering and
Land Surveying, P.C.

1533 Crescent Road, Clifton Park, NY 12065
[redacted]

LETTER OF TRANSMITTAL

Date:	MJ #:	Contract:
8/5/16	972.17	N/A-
Attention:		**PIN:**
Susan Barden, Senior Planner		N/A
Project:		
20 Bowman Street		
RE: ZBA Application		

TO:
Saratoga Springs Planning Board
City Hall
474 Broadway
Saratoga Springs NY 12866

WE ARE SENDING:

- ☒ Attached
- ☐ Separate Cover
- ☐ via regular mail the following items:
- ☐ Shop Drawings
- ☐ Prints
- ☒ Plans
- ☐ Samples
- ☐ Specifications
- ☐ Copy of Letter
- ☐ Change Order
- ☐ CD
- ☒ Other See Below

Copies	Date	No.	Description
1	8/5/2016		ZBA Application
1	8/5/2016		Existing Conditions Plan
1	8/5/2016		Concept Site Plan
1	8/5/2016		Project Narrative
1			Short Environmental Assessment Form
1			Check #2456 $500.00

ITEMS ARE TRANSMITTED as checked below:

- ☐ For approval
- ☒ For your use
- ☐ As requested
- ☒ For review and comment
- ☐ For bids due _____
- ☐ Approved as submitted
- ☐ Approved as noted
- ☐ Returned for corrections
- ☐ Prints returned after loan to us
- ☐ Other: _____
- ☐ Resubmit _____ copies for approval
- ☐ Submit _____ copies for distribution
- ☐ Resubmit _____ corrected prints

Comments:

cc: file
client

Signed: _____
Alison Yovine, PLA

2456

Sames Media Group LLC
19 Blue Jay Way
Rexford, NY 12148
[redacted]

29-1310-213

DATE 8/2/14

PAY TO THE ORDER OF Comm. of Finance $ 500 00

Five hundred & 00/100 DOLLARS

Security Features Included. Details on Back.

Citizens Bank

President and CEO

FOR 20 BOWMAN ST. APP.

[redacted]

MP

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		James Easton MJ Engineering
Address	[redacted]		21 Corporate Drive, Suite 105
	[redacted]		Clifton Park, NY 12065
Phone	[redacted] /	/	[redacted] /
Email	[redacted]		[redacted]

* 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: 20 Bowman Street Tax Parcel No.: 179 . 29 - 3 - 11
(*for example: 165.52 – 4 – 37*)

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

4. Present use of property: commercial 5. Current Zoning District: TRB

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:
Converting an existing one story commercial building into a 2 story building with drinking and eating establishment on the first floor and apartment on the second floor.

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 <u>financial hardship relating to this property is unique</u> 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
Ex. Building -Front Minimum setback	40'	26.9'
Ex. Building - North Side Minimum setback	40'	8.1'
Parking - South Side Minimum setback	20'	1.8'
Parking - Rear Minimum setback	25'	7.8'
Parking - Front Minimum setback	40'	27.1'
Deck - North Side Minimum setback	40'	8.1'

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 building side and front setbacks are necessary to make the existing building conform to the current zoning code. The apartment will be added to conform to the comprehensive plan, where second floor apartments are encouraged.

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:

   The use of drinking and eating establishment is allowed within the Tourist Related Business district. The property to the north is used as track parking and will not be affected. There are currently eating and drinking establishments in the neighborhood, although this will geared towards an upscale clientèle.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

No, as the existing building does not conform to code.

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:

No, as the existing building footprint is to remain the same, there is no change in the character of the neighborhood. Also as the existing parking in front is located to the side, it will not conform with City code and again be similar to the existing business in the neighborhood.

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 proposed building variances are not self created as the existing building does not comport to the City code. The parking variance setback is also not self created as a result of the City code requirement of 24' travel way and 18' parking stalls, the side parking variance is required, as no parking based upon dimension and code compliance would be allowed on parcel if a variance was not granted.

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: 8/2/16
(applicant signature)

_____ Date: _____
(applicant signature)

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

Owner Signature: _____ Date: _____

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:
20 Bowman Street

Project Location (describe, and attach a location map):
20 Bowman Street Saratoga Springs, NY

Brief Description of Proposed Action:

Name of Applicant or Sponsor:	Telepho[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? .29 acres
b. Total acreage to be physically disturbed? .29 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .29 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?	☐	☐
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: _____	☑	☐
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 _____		

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
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: MATT SAMES Date: 8/2/16

Signature:

PRINT FORM

Zoning Board of Appeals
Project Narrative
for

20 Bowman Street
City of Saratoga Springs
Saratoga County, New York

Prepared for:

Matt Sames

Sames Media Group

Located at

19 Blue Jay Way

Rexford, NY 12148

August 8, 2016

Prepared by:

Engineering and Land Surveying, P.C.

21 Corporate Drive, Suite 105
Clifton Park, NY 12065
Tel: [redacted]
Fax: [redacted]

M.J. Engineering and
Land Surveying, P.C.
1533 Crescent Road, Clifton Park, NY 12065
Phone: 518.371.0799 / Fax: 518.371.0822
www.mjels.com

INTRODUCTION

The proposed project consists of one tax parcel in the City of Saratoga (tax parcel 179.29-3-11) comprising 0.29 acres. The existing commercial lot is situated between a restaurant/bar to the south and residential property to the west/north, with a vacant residential lot used as track parking directly to the north. See attached aerial map and tax map. The proposal application wishes to renovate an existing 1,500 commercial building, by removing the roof and making a second floor 1,500 SF apartment above the existing space, which will be converted into an eating and drinking establishment. The existing dated, concrete building will be renovated using stone, dark woods, black iron hinges and fixtures. An open air connection would be created between the patio and the restaurant. The year-round establishment will feature a menu of flatbreads, meat and cheese boards, and tapas style plates. The drink offerings will include wines, microbrewery beers, and various vodka drinks, with an upscale lounge atmosphere.

Zoning

The parcel is within the Tourist Related Business (TRB-zone). To the north of the site the zoning is Urban Residential-2 (UR-2).

Parcel

The parcel has an area of 0.29 acres and has a lot frontage of 100 feet and a depth of 124.9 feet.

Water

There is service currently within the property. A water district extension would not be needed.

Sewer

Currently no sewer service is available within the property. A grinder pump station will be needed.

Stormwater

Stormwater will be managed by an underground infiltration array system.

Usage

The proposed use of eating and drinking establishment is an approved use. The second floor apartment is an approved use within the TRB zone with a special use permit issued by the City.

Variances

Existing Building

The existing building does not conform to the setbacks for the TRB zone. Therefore the following variances are required:

1. Front minimum setback from 40 feet to 26.9 feet
2. North side minimum setback of 40 feet to 8.1 feet

Proposed Design

The schematic design proposes 17 parking spaces. 2 parking spaces for the apartment, 13.5 spaces for the eating and drinking establishment (1 space for 4 seats = 54 seats/4 seats per stall), 1.5 spaces for the employees (1 space for every 2 employees = 3 employees/2). Therefore the following variances are required to allow the required parking within the parcel:

1. South side minimum setback of 20 feet to 1.8’ feet.
2. Rear minimum setback of 25 feet to 7.8 feet.
3. Front minimum setback of 40 feet to 27.1 feet.

The deck providing access to the second floor apartment requires the following variances:

1. North side minimum setback of 40 feet to 8.1 feet.

EXHIBITS:

Exhibit 1	**Aerial Map**
Exhibit 2	**Tax Map**
Exhibit 3	**Site Photo**

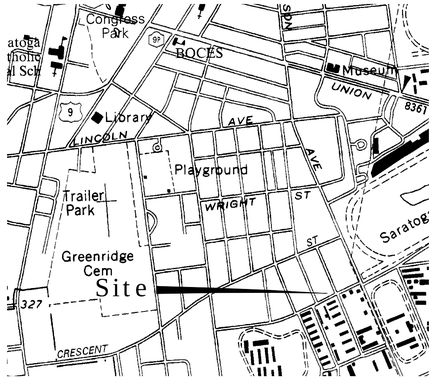
Aerial Map

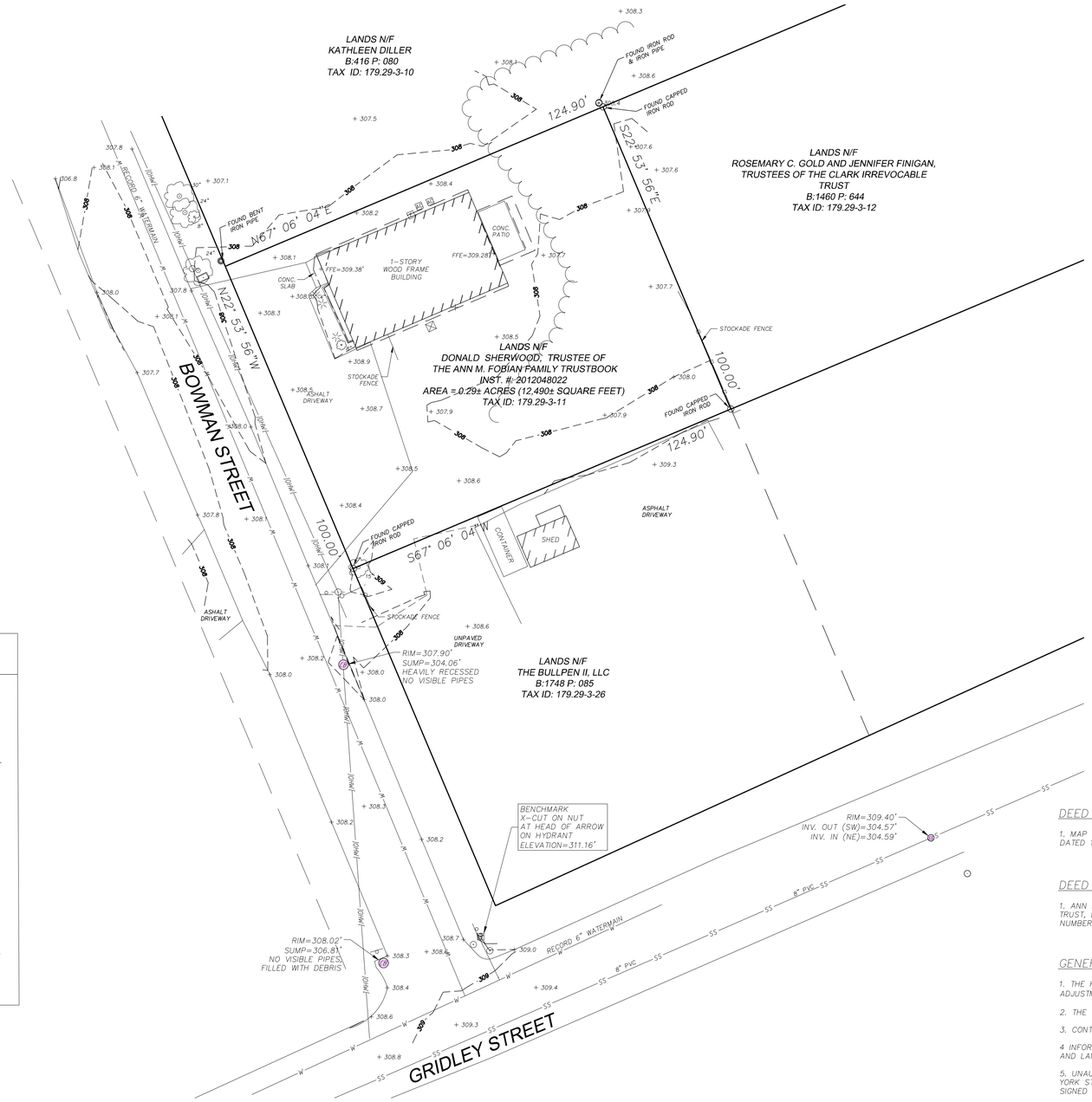
M.J. Engineering and
Land Surveying, P.C.
1533 Crescent Road, Clifton Park, NY 12065
Phone: 518.371.0799 / Fax: 518.371.0822
www.mjels.com

Tax Map

Image capture: Jul 2014 © 2016 Google

Street View Photo – Existing Conditions





LEGEND

- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- ELECTRIC METER
- SINGLE POST SIGN
- MAILBOX
- AIR CONDITIONER UNIT
- DECIDUOUS TREE
- CONIFEROUS TREE
- CONIFEROUS SHRUB
- DOUBLE POST SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- PROPERTY LINE
- OVERHEAD WIRES
- SANITARY SEWER LINE
- WOOD FENCE
- WOODS LINE

DEED REFERENCE:

1. MAP ENTITLED "MAP OF PROPERTY OWNED BY J.M. ADAMS, H. KNICKERBACKER, C.E. LELAND AND E.H. CHAPMAN" DATED 1971 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE IN DRAWER Z AS MAP 83.

DEED REFERENCE:

1. ANN M. FOBIAN, F/K/A ANN M. COOK TO DONALD SHERWOOD, AS TRUSTEE OF THE ANN M. FOBIAN FAMILY TRUST, DATED DECEMBER 14, 2012 AND RECORDED IN THE SARATOGA COUNTY CLERKS OFFICE AS INSTRUMENT NUMBER 2012048022 ON DECEMBER 18, 2012.

GENERAL NOTES:

1. THE HORIZONTAL DATUM IS ON NORTH AMERICAN DATUM OF 1983, (2011) ADJUSTMENT: NAD 83/ (2011), NEW YORK STATE PLANE EAST ZONE 3101.

2. THE VERTICAL DATUM IS THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

3. CONTOUR INTERVAL = 1 FOOT.

4 INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY CONDUCTED BY MJ ENGINEERING AND LAND SURVEYING, PC JULY 21, 2016.

5. UNAUTHORIZED ALTERATIONS OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S SEAL AND SIGNED WITH RED INK SHALL NOT BE CONSIDERED TO BE VALID COPIES.

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

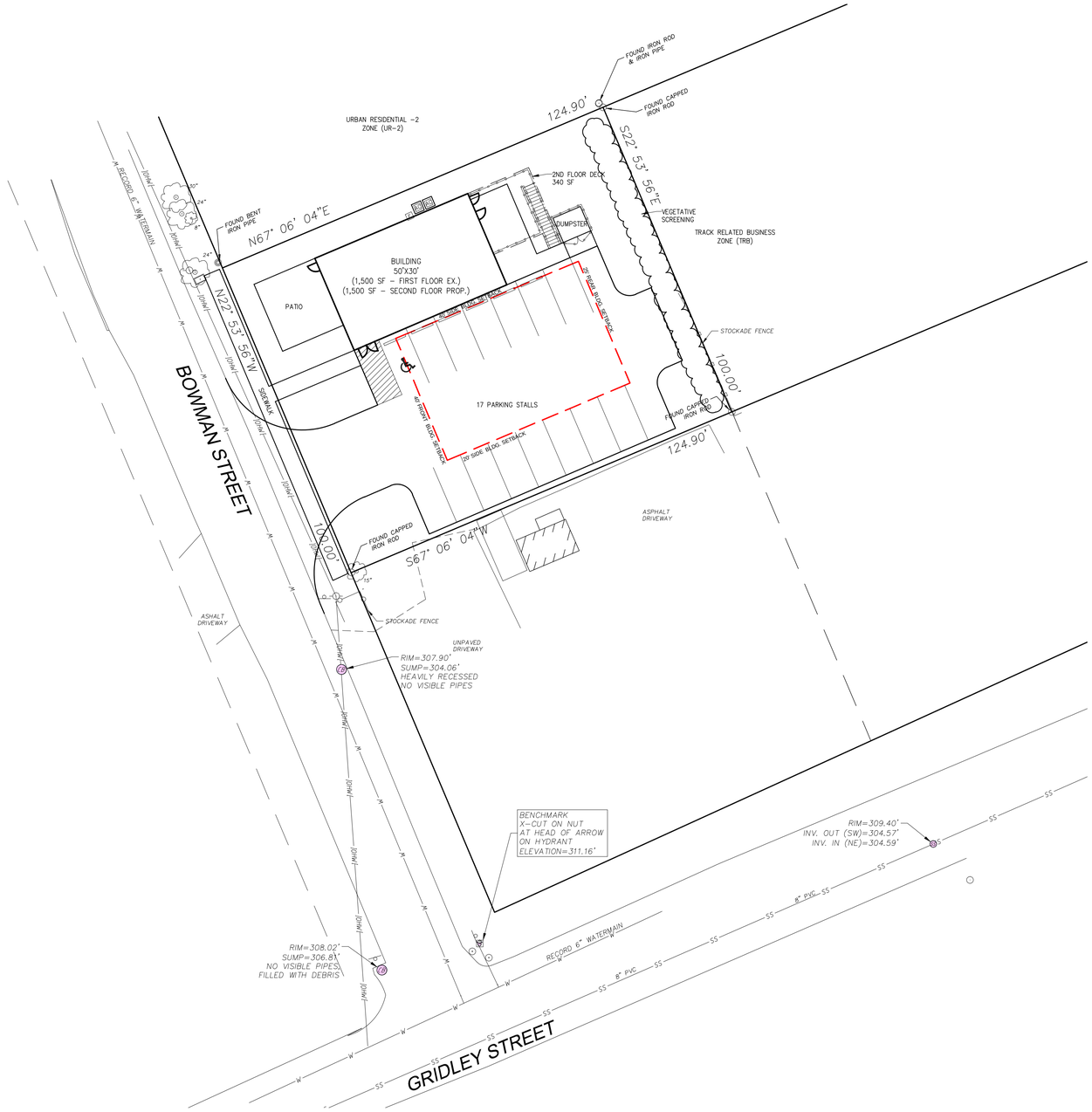
20 BOWMAN STREET

CITY OF SARATOGA SPRINGS NEW YORK

SCALE: AS SHOWN
CONTRACT No.: -
MJ PROJ. No.: 972.17
DATE: AUGUST 2016

C-1

SHEET 1 OF 2



SITE PLAN
SCALE 1"=20'

RENDER SITE PLAN
SCALE 1"=20'

SITE STATISTICS

SITE AREA:	12,490 SF (MIN LOT SIZE IS 10,000 SF)
EXISTING ZONE:	TRB (TOURIST RELATED BUSINESS)
USE:	DRINKING AND EATING ESTABLISHMENT 1ST FLOOR, APARTMENT 2ND FLOOR (SPECIAL USE PERMIT FOR APARTMENT IN TRB ZONE)
PARKING:	REQUIRED= 17 SPACES PROPOSED= 17 SPACES BASED UPON 2 SPACES PER APARTMENT= 2 REQUIRED. BASED UPON 1 SPACE PER 4 SEATS= 54 SEATS/4 SEAT PER STALL=13.5 SPACES BASED UPON 1 SPACE PER EVERY 2 EMPLOYEES= 3 EMPLOYEES= 1.5 SPACES
MINIMUM LOT WIDTH:	100' IN TRB (HAVE 100')
SETBACKS BLDG:	FRONT=40' (TRB) NORTH SIDE=40'(TRB) SOUTH SIDE=20' (TRB) REAR= 40' (TRB)
MAX HT:	40'
GREEN SPACE:	30% REQUIRED (PROPOSED 33.3%= 4,129 SF/12,400 SF)
PRINCIPAL BLDG:	20% REQUIRED (PROPOSED 12% =1,500 SF/12,400 SF)

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

CONCEPT SITE PLAN #1

20 BOWMAN STREET

CITY OF SARATOGA SPRINGS NEW YORK

SCALE: AS SHOWN
CONTRACT No.: -
MJ PROJ. No.: 972.17
DATE: AUGUST 2016

C-2

SHEET 2 OF 2

RECEIVED
OCT 11 2016
By

To: Bill Moore, Chair Zoning Board
Re: Tax parcel # 179.29-3-11
Matt Sames application for variance

I own the vacant land on the north side of this parcel and have owned it since 1970 when I inherited it from my mother.

I am against the idea of having a bar next to my property. I can predict that people will see a nice vacant land area so close to his bar and decide its easier to park there. I do not wish to have the liability. As the "Horseshoe" is already in business, I fail to see the necessity of another bar in this area.

Thank you for your consideration in hearing my very real concerns.

Very truly yours,
Kathleen A. Diller owner
[redacted] Nelson Ave.
Saratoga Springs, N.Y.

October 11, 2016

City of Saratoga Springs Zoning Board of Appeals
City Hall
474 Broadway
Saratoga Springs, NY 12866

RECEIVED
OCT 11 2016
By_____

Dear Members of the Board:

The purpose of this letter today is to offer my support for Matt Sames and his partners on their proposed plans for 20 Bowman Street in the City of Saratoga Springs. My name is A.J. Bodden and I reside in the Southside Neighborhood which is approximately .5 mile from 20 Bowman. I am in support of Mr. Sames' plans for several reasons but primarily because I am in favor of seeing dilapidated and vacant properties being renovated and repurposed for a meaningful use, whether it be residential or commercial. As you're well aware, the property in question has been an eyesore for years and, despite much effort to do so, has not attracted any suitors willing to invest the time, energy and resources necessary to redevelop it. I applaud Mr. Sames and his partners for their willingness to take this on and, as a result, help to continue to improve our neighborhood.

Another major reason for my support of this project is because I think the City will benefit from having a business like this in our neighborhood, especially one that will not specialize in loud music, large crowds and inexpensive drinks. Both as a neighbor and resident of the City in general, I am enthusiastic about having another dining option in town and in particular one on the south east side of town within walking distance to many residences. My intention is not to use this as an opportunity to defame our current options however I do feel that an addition to the options would be welcomed by many in the community. With this in mind, I would like to point out that there are a relatively significant number of restaurants in the vicinity of 20 Bowman therefore suggesting that this use would be perfectly appropriate for the parcel and not an issue to approve. However I would imagine that there is opposition from the residents in the immediate vicinity based on their experience with certain current businesses in operation which is both reasonable and understandable however I would make the argument that what we are dealing with here is an apple to that orange, something completely different. What Mr. Sames is proposing is a bistro featuring small plates, fine wines, craft beers and cocktails with limited capacity; a far cry from the other businesses in the area that can be categorized as invasive.

In closing I would like to encourage the Board to see all sides of the issue presented and make the decision that is best for our City and its economy. There is no question that thousands of people visit our City annually and that the majority of those visit for the purposes of attending the track. There is question however on truly how many of those remain in town after their day the track and continue to support our local economy. The addition of Mr. Sames' restaurant will give those people another, and arguably more enjoyable, reason to stick around and spend a few dollars in the City of Saratoga Springs.

I appreciate your consideration and hope that you will support this project.

Sincerely,
Andrew J. Bodden
[redacted] Daggs Lane
Saratoga Springs, 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	21 Corporate Drive, Suite 105
		Ballston Spa, NY 12020	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 Savings 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?	☐	☑
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: private septic system	☑	☐
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: 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?	☑	☐
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 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

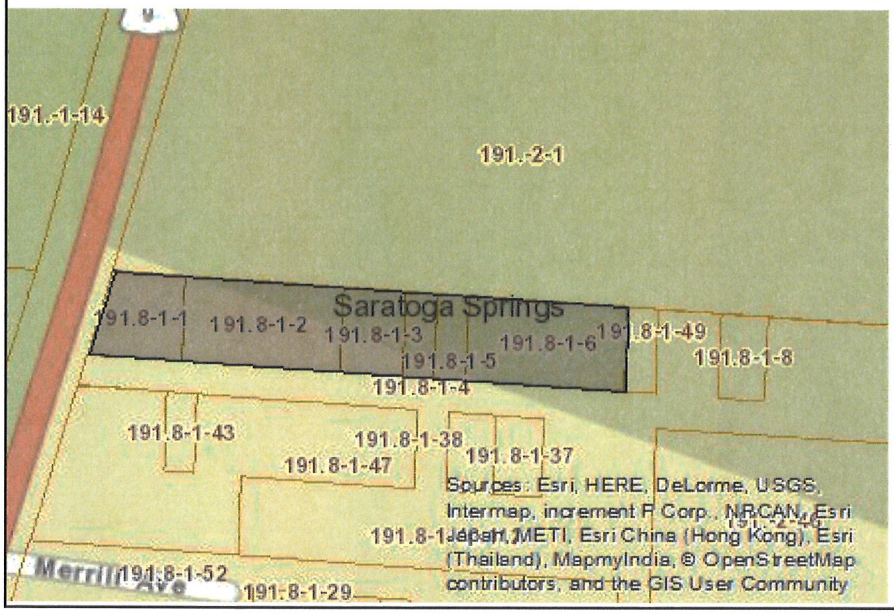
Applicant/sponsor name: MATT SAMES Date: 7/11/16

Signature: [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

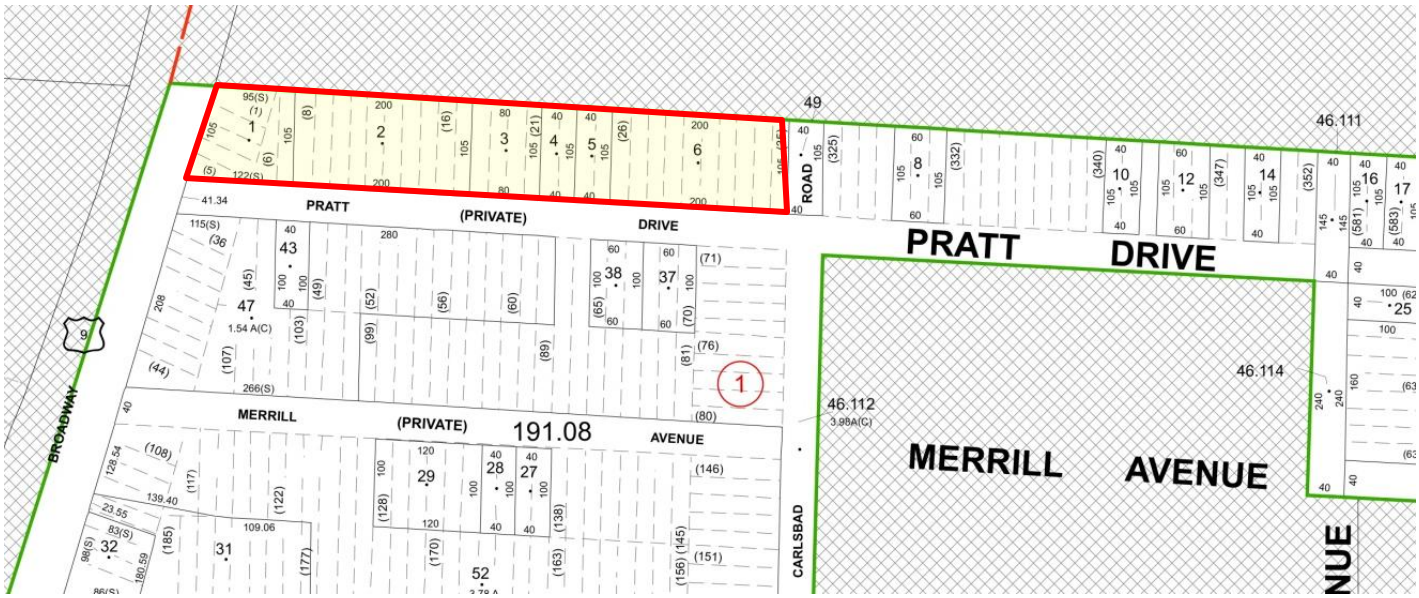

PRATT (PRIVATE) DRIVE
MERRILL (PRIVATE) AVENUE
191.08
BROADWAY
CARLSBAD ROAD
PRATT DRIVE
MERRILL AVENUE
46.111
46.114
46.112
3.98A(C)
1.54 A(C)
1

Photo Location Map

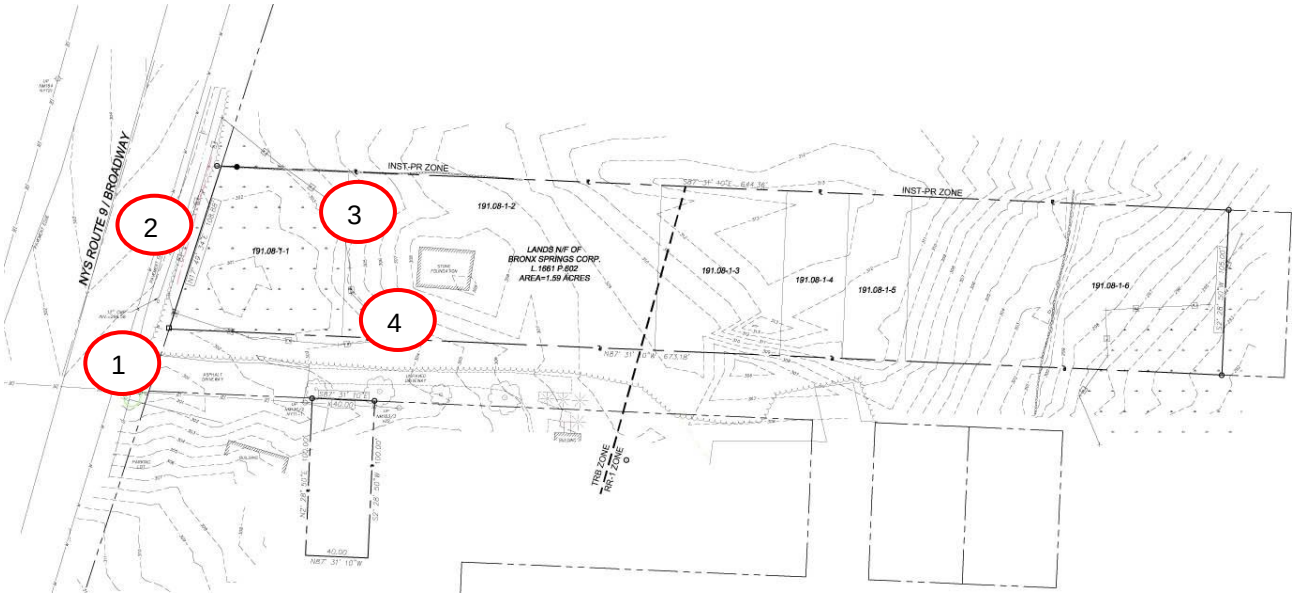
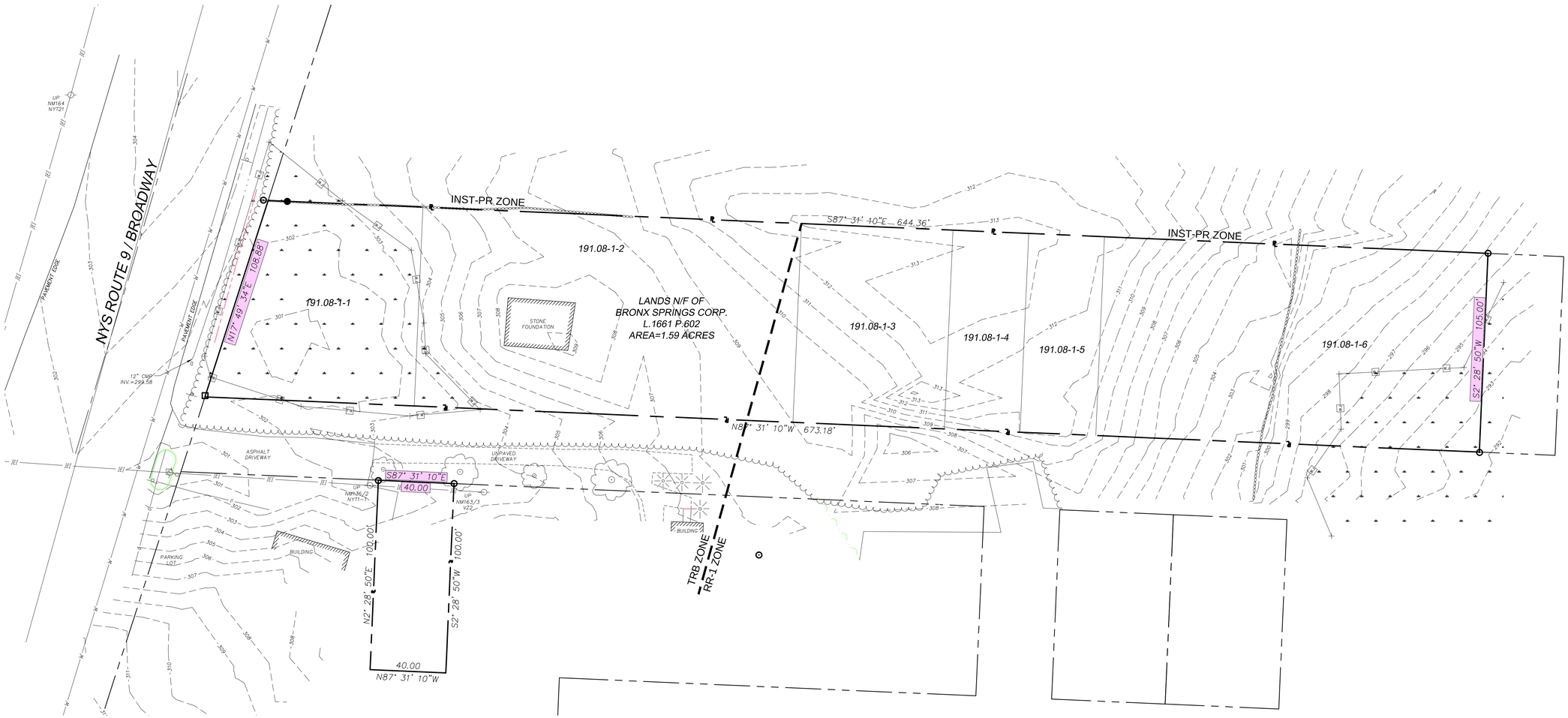


Photo 1

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

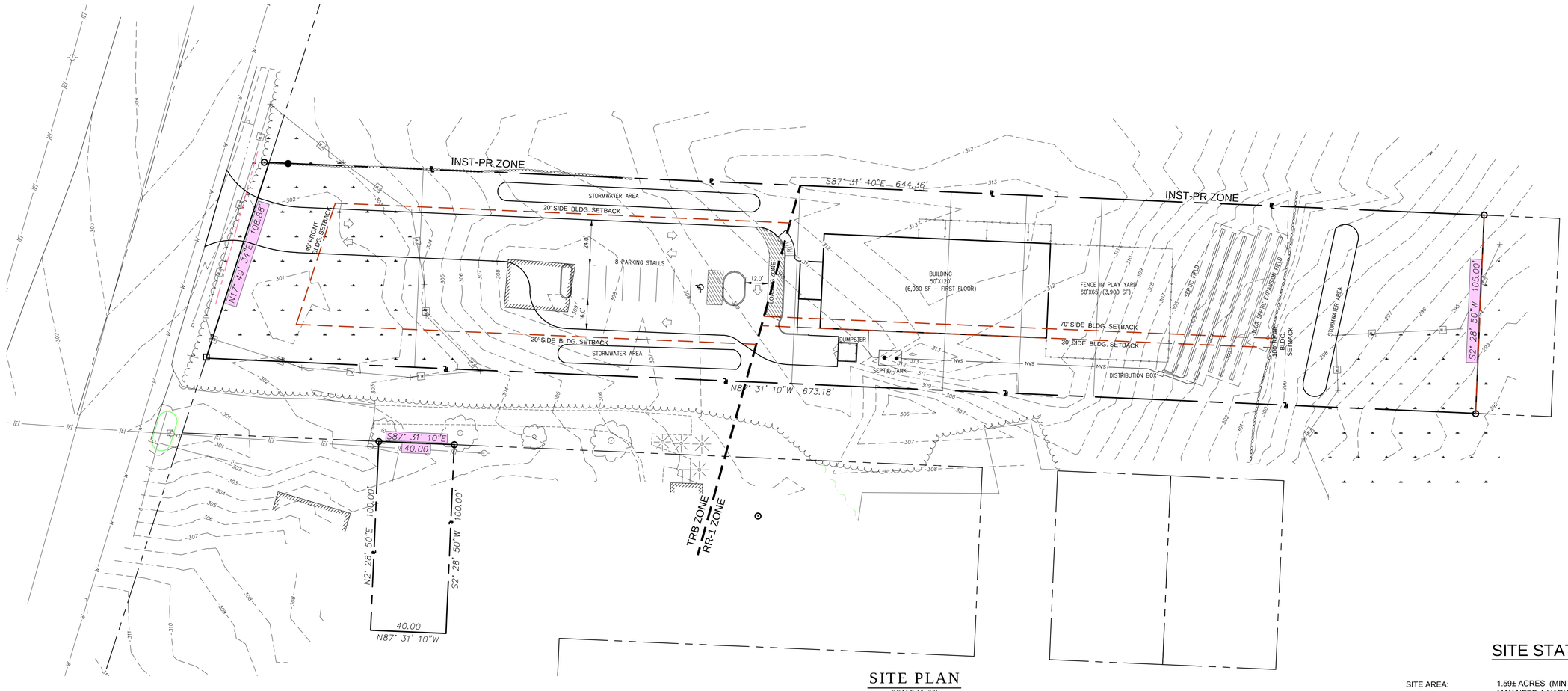
ROUTE 9

CITY OF SARATOGA SPRINGS NEW YORK

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

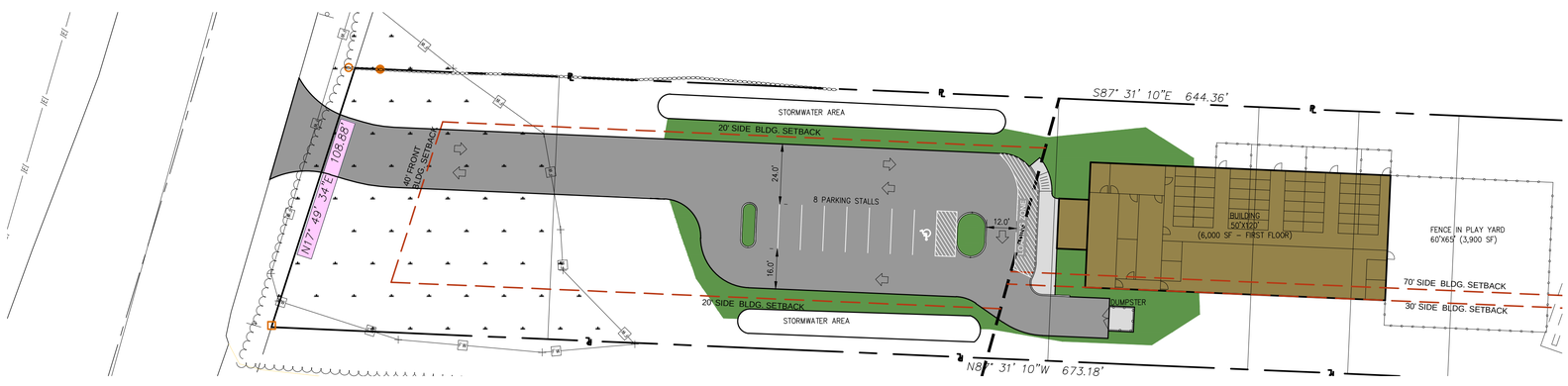
C-1

SHEET 1 OF 2



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

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

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

SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

September 16, 2016

Susan Barden, Senior Planner
City of Saratoga Springs
City Hall 474 Broadway
Saratoga Springs, NY 12866

SCPB Referral Review#16-154-Area Variances-Sames

Variances for lot size (merge 6 parcels to create a1.59-acre lot vs. 2.0 required in RR), side setbacks, and minimum average lot width necessary for new construction of a pet boarding facility on a parcel split by two zoning districts (RR, rear and TRB, front).
South Broadway (NYS Route 9), east side

Received from the City of Saratoga Springs Zoning Board of Appeals on August 1, 2016.

Reviewed by the Saratoga County Planning Board on August 18, 2016.

Decision: No Significant County Wide or Inter Community Impact

Comment: The SCPB recognizes no direct countywide impacts related to the variances sought although the split of zoning districts will create difficulties in the future site plan's layout if appeals are granted by the city zoning board of appeals. SCPB will address any concerns with site access, building and parking layout, stormwater management and wetland impact following review of the referrals for site plan review and special use permit from the city planning board. The applicant will be required to obtain a curb cut permit from the West Avenue DOT Residency (contact Chad Corbett at 584-3790).

Michael Valentine, Senior Planner
Authorized Agent for Saratoga County

xc. Chad Corbett, NYSDOT

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

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

APPLICANT: MATT SAMES

TAX PARCEL NO.: 191.8-1-1,2,3,4,5,6

PROPERTY ADDRESS: SOUTH BROADWAY/ROUTE 9
ZONING DISTRICT: RURAL RESIDENTIAL & TRB

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

Proposed construction of a pet boarding facility.

This application is hereby denied upon the grounds that such use of the property would violate the City Zoning Ordinance article(s):

240-2.3 Table 3. 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
Minimum side yard setback: North	30 feet	20 feet
Minimum side yard setback: South	30 feet	20 feet
Minimum total side yard setback:	100 feet	40 feet

Note: _____

☑ Advisory Opinion required from Saratoga County Planning Board

ZONING AND BUILDING INSPECTOR

9/12/16
DATE

WHITEMAN
OSTERMAN
& HANNA LLP

Attorneys at Law
www.woh.com

Jon E. Crain
Associate
[redacted]

One Commerce Plaza
Albany, New York 12260
[redacted]

September 26, 2016

Via Electronic Mail (Lindsey.Gonzales@Saratoga-Springs.org)
Zoning Board of Appeals of the City of Saratoga Springs
475 Broadway
Saratoga Springs, New York 12866

Re: *Opposition of Lu Holding, LLC and Wen Mei "Iris" Lu to Proposed Area Variance of Pet Lodge of Saratoga and Applicant Matt Sames*
(Tax Parcel No.: 191.8-1-1,2,3,4,5,6)

Dear Board Members:

This firm represents Lu Holding, LLC (the "Company") and its principal, Iris Lu (Ms. Lu). The Company and Ms. Lu respectfully request that the Zoning Board of Appeals (the "ZBA") deny, in its entirety, the above-referenced Application for Area Variance (the "Application") submitted by Matt Sames (the "Applicant"), owner of Tax Parcel No. 191.8-1-1,2,3,4,5,6 (the "Proposed Pet Lodge").

The Company owns certain real property adjacent to the Proposed Pet Lodge (Tax Parcel No. 191.8-1-47), which contains a restaurant building recently occupied by Hibachi Restaurants, Inc. and a residential house (the "Hibachi Property"). Ms. Lu owns several vacant residential parcels on the East and South sides of the Proposed Pet Lodge (SBL #191.-2-46, SBL # 191.8-1-8, and SBL # 191.8-1-38). One of the adjacent parcels owned by Ms. Lu (SBL # 191.-2-46) is a private road called Pratt Drive, which sits between the Proposed Pet Lodge and the Hibachi Property. Pratt Drive is a necessary for ingress and egress of approximately 32 acres of land owned by Ms. Lu and/or the Company. As adjacent landowners and members of the community, my clients respectfully request that the Zoning Board of Appeals ("ZBA") deny the Application in its entirety.

Applicant has proposed to construct a building designed to house a "Pet Lodge" business, and to thereafter operate this business, housing dogs and other pets on a 24/7 basis. The Zoning and Building Inspector for the City of Saratoga Springs (the "Inspector") recently issued a determination denying an application submitted by Applicant seeking approval of the "[p]roposed construction of a pet boarding facility." The Inspector denied the application on the

ground that the proposed building significantly exceeds (by as much as 100 feet), the minimum setbacks for the property under the City of Saratoga Springs Zoning Ordinance (the "Zoning Code"). Applicant then proceeded to file the instant Application, seeking a substantial area variance pursuant to Section 8.3.1 of the Zoning Code. The only justification for the requested area variance in the Application is to state that "a variance is necessary to construct a usable building." My clients respectfully submit that the requested variance must be denied pursuant to the unequivocal mandate of the Zoning Code.

Section 8.3.1 of the Zoning Code expressly limits the granting of an area variance to those applications limited to seeking "relief from the dimensional or physical requirements imposed by the applicable zoning regulations." That Section states, in no uncertain terms, that "**[a]n area variance does not authorize any change in the type of use of the property**." The Zoning Code continues:

> In making its determination whether to grant an area variance, the ZBA shall take into consideration the benefit to the applicant if the variance is granted, **as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant**. In making such the determination, the ZBA shall also consider:
>
> 1. **Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance**;
> 2. Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;
> 3. **Whether the area variance is substantial**;
> 4. **Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district**; and
> 5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the ZBA, but shall not necessarily preclude the granting of an area variance.

Zoning Code § 8.3.1(A) (emphasis supplied).

The Application must be denied under the clear language of this provision. First, the Application seeks a *de facto* use authorization and is therefore not the proper subject of an area variance as defined in the Zoning Code. Indeed, the Application itself states that the area variance is sought to facilitate a change in use of the Property, from its current vacant status to an active animal lodging business. Again, section 8.3.1(A) of the Zoning Code expressly states that "an area variance does not authorize any change in the type of use of the property." Accordingly, the Application should be denied.

The Application also must be denied because it would cause significant detriment to the health, safety and welfare of the neighborhood and community (Zoning Code § 8.3.1[A]). It is beyond dispute that dogs, especially when crammed with other dogs in constrained spaces, create a significant amount of noise and odor. Such noise and odor, which indisputably would "have an

adverse effect or impact on the physical or environmental conditions in the neighborhood" (Zoning Code § 8.3.1[A]), would persist at all hours of the day and night. Dogs are especially likely to act loudly and/or aggressively when they are crated in unfamiliar environments, which is exactly what Applicant proposes to do. Accordingly, in addition to potentially threatening the health of neighboring children allergic to household pets, this proposed use therefore exposes Applicant's residential neighbors to potentially large and aggressive dogs, thus threatening the welfare of the neighborhood (Zoning Code § 8.3.1[A]). The significant detriment that the Proposed Pet Lodge would cause to the health, safety and welfare of the neighborhood and community warrant denial of the Application in its entirety.

Similarly, the Application should also be denied because it would produce an undesirable change in the character of the neighborhood (Zoning Code § 8.3.1[A]), which is predominantly residential. A pet boarding facility requires ample land in order to adequately house the visiting animals, and to serve as a buffer to absorb the significant noise and odor caused by such a business. A pet boarding facility (especially an oversized one) should not be located directly adjacent to residential homes and commercial restaurants.

Furthermore, the granting of the area variance would negatively impact and devalue the nearby land, especially for residential use, thereby creating "a detriment to nearby properties" (Zoning Code § 8.3.1[A]). No one wants to live or eat next to a 24/7 pet lodging facility. The proposed building and its rear fenced-in "play yard," as well as the proposed septic tank and dumpster, are directly diagonal from an existing residential home. The significant detriment to adjoining property values that would be caused by the Proposed Pet Lodge provides sufficient justification, in and of itself, for denial of the Application in its entirety.

The Application should also be denied under the Zoning Code because the area variance is "substantial" (Zoning Code § 8.3.1[A]). Indeed, Applicant's underlying use application seeks approval to infringe upon the Code's minimum setbacks by up to **100 feet** – a huge amount of space relative to the small parcel of property. This is because **the pet lodge property is way too small for the Proposed Pet Lodge**. Review of the Application demonstrates that Applicant is attempting to fit a 6,000 square foot building, a 3,900 square foot exterior play yard, a septic system, a partking lot, greenspace, and a drainage system on a narrow lot approximately 104 feet wide. In short, the proposed area variance would result in a large business crammed onto a small property, with overflow inevitable. (In fact, it does not appear that the Application adequately accounts for the setback required for the proposed septic system). The substantiality of the requested area variance simply cannot be disputed.

Finally, any alleged difficulty created by application of the Zoning Code's minimum setbacks is indisputably self-created. Applicant could have considered the Zoning Code and its pertinent restrictions prior to purchasing the property, and can of course utilize the property for a myriad of lawful purposes that do not include housing large amount of scared and nervous animals.

In sum, given the details of the area variance demanded by Applicant, virtually all of the factors required to be set forth in Section 8.3.1(A) of the Zoning Code support denial of the Application. Thank you for your consideration.

Sincerely,

Jon E. Crain

cc: Iris Lu

October 3, 2016

Mr. Tom Ruchlicki
[redacted] Route 9
Clifton Park, NY 12065

To Whom it May Concern,

The Pet Lodge of Clifton Park opened next to our home in January 2006. Naturally, we were concerned about the number of dogs, the smell and the noise, not to mention having a commercial kennel that can house 129 dogs only 200 feet from the back door of our home.

Fortunately, none of our concerns have materialized. The Pet Lodge is a good neighbor, the noise during the day is minimal, and at night it is silent. The facility doesn't emit any odor, and the traffic is sporadic. The grounds are well kept and appealing to the eye.

Please consider this a letter of support for the Pet Lodge as a neighbor and good corporate citizen.

Respectfully,

Tom Ruchlicki

January 10, 2008

To Whom it May Concern,

The Pet Lodge at the Albany Airport is located approximately 65 feet from our office. They have been in business for almost a year, and have been excellent neighbors. There is absolutely no odor or noise problems. We have 6-10 employees and their work has never been interupted or interfered with as a result of being located next to the Pet Lodge.

At nighttime, the Pet Lodge is extremely quiet and sometimes we wonder if there are any dogs in the building at all. In fact, one of my employees checks the webcams on the Pet Lodge website just to make sure there are dogs in the building at night. To his surprise, there always are dogs staying the night, but not making a sound. Feel free to call me with any further questions.

Regards,

Sean Abell

Operations Manager

Technical Solutions, North America

Veolia Environmental Services

[redacted]

VEOLIA
ENVIRONMENTAL SERVICES

Sean Abell
Operations Manager
Technical Solutions, North America

Veolia ES Technical Solutions, L.L.C.
10 Terminal Dr., Latham, NY 12110
[redacted]
www.VeoliaES.com

June 10, 2015

Subway Restaurant
61 Freemans Bridge Road
Glenville, NY 12302

To whom it may concern,

The Pet Lodge of Glenville has been our neighbor for over 7 years. Our business is about 60 feet from the dog yard.

As a restaurant, we were initially concerned about a Pet Lodge opening next door. However, there has been no issue with excessive noise, smell or loose dogs. In fact, the added traffic has probably helped our business grow.

At nighttime, the Pet Lodge is quiet and we wouldn't know if there were 3 dogs spending the night, or 33 dogs.

Please contact me with any questions or for further information.

Thank you.

Jyotindra Patel

[redacted]

Scanned by CamScanner

Green Mountain Gymnastics

June 9, 2015

Green Mountain Gymnastics
260 Ave D, Suite 30
Williston, VT 05495

To whom it may concern,

The Pet Lodge of Williston has been our neighbor for approximately 3 years. Our business shares a parking lot with them, and our doors are about 100 feet apart.

There has been no issue with excessive noise, smell or loose dogs. I have traffic coming in and out 7 days a week and we have no complaints. It has worked out nice having them as neighbors!

Please feel free to contact me with any questions or for further information.

Thank you.

Robin C. Bourdeau

Robin Critchlow Bourdeau
Owner

[redacted]

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	TOM MEANEY / KELLY MADDEN		J SNYDER BUILDERS, LLC
Address	9 AURORA AVENUE		28 DYER SWITCH RD
	SARATOGA SPRINGS, NY 12866		SARATOGA SPRINGS, NY 12866
Phone	N/A /	/	[redacted]
Email	N/A		

* 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: 9 AURORA AVENUE Tax Parcel No.: 180 . 10 - 3 - 39 (*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: 07/30/2015 3. Zoning District when purchased: SR1

4. Present use of property: RESIDENTIAL HOME 5. Current Zoning District: SR1

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: AIR CONDITIONING UNIT ENCROACHES 5' BUILDING SETBACK.

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) A/C UNIT WITHIN BUILDING SETBACK.

Dimensional Requirements	From	To

Other: A/C UNIT LOCATED APPROX 2' FROM HOUSE FOUNDATION. ENCROACHES 5' BUILDING SETBACK BY APPROX 3'.

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.

   UNIT WOULD HAVE TO BE MOVED TO EITHER FRONT OR SIDE OF HOUSE. HOME IS ON A CORNER LOT MAKING THE UNIT CLEARLY VISIBLE FROM THE STREETS. MECHANICALS/AC UNITS/GENERATORS ARE PROHIBITED BY THE OAK RIDGE HOA TO BE PLACED ON SIDES OF HOME FACING ANY STREET. ALTERNATIVE PLACEMENT WOULD BE UNSIGHTLY.

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:

   ALL OAK RIDGE HOMES HAVE UNITS PLACED BETWEEN LOTS ON THE SIDES TO KEEP THEM OUT OF VIEW FROM THE STREETS. HOUSE NEXT DOOR ALSO HAS UNIT/POOL EQUIPMENT ON SAME SIDE.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

DOES NOT AFFECT NEIGHBORS PROPERTY OR THE WELFARE OF THE OAK RIDGE COMMUNITY.

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:

SIMILAR PLACEMENT OF A/C UNITS THROUGHOUT THE NEIGHBORHOOD

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 ZONING RULE WAS UNKNOWN. PREVIOUS SITUATIONS HAVE NOT CONCLUDED ANY PAST VIOLATIONS.

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:_____
(applicant signature)

_____ Date:_____
(applicant signature)

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

Owner Signature: _____ Date:_____

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:
AREA VARIANCE FOR A/C UNIT.

Project Location (describe, and attach a location map):
9 AURORA AVENUE, SARATOGA SPRINGS, NY 12866

Brief Description of Proposed Action:
AREA VARIANCE FOR A/C UNIT BUILDING SETBACK ENCROACHMENT.

Name of Applicant or Sponsor:	Telephone: [redacted]
J SNYDER BUILDERS LLC	E-Mail: [redacted]

Address:
23 DYER SWITCH RD

City/PO:	State:	Zip Code:
SARATOGA SPRINGS, NY	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:	☒	☐

3.a. Total acreage of the site of the proposed action? .156 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? .156 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?	☐	☒
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 _____		

	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: BRANDON SMITH / J SNYDER BUILDERS Date: 09/01/16

Signature: [illegible]

PRINT FORM

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: 8/1/16
(applicant signature)

_____ Date: _____
(applicant signature)

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

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

NOTES

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

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

DEED REFERENCE

OAK RIDGE DEVELOPMENT, LLC TO THOMAS P. MEANEY AND KELLY MCGUIRE MADDEN DATED 30 JULY 2015 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE ON 3 AUGUST 2015 AS INSTRUMENT NO. 2015022679.

MAP REFERENCE

SUBDIVISION MAP OF PHASE 1 OAK RIDGE DATED 25 SEPTEMBER 2003 PREPARED BY DAVID F. BARRASS, LAND SURVEYOR AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE ON 7 JANUARY 2004 AS MAP O-140 A-BB.

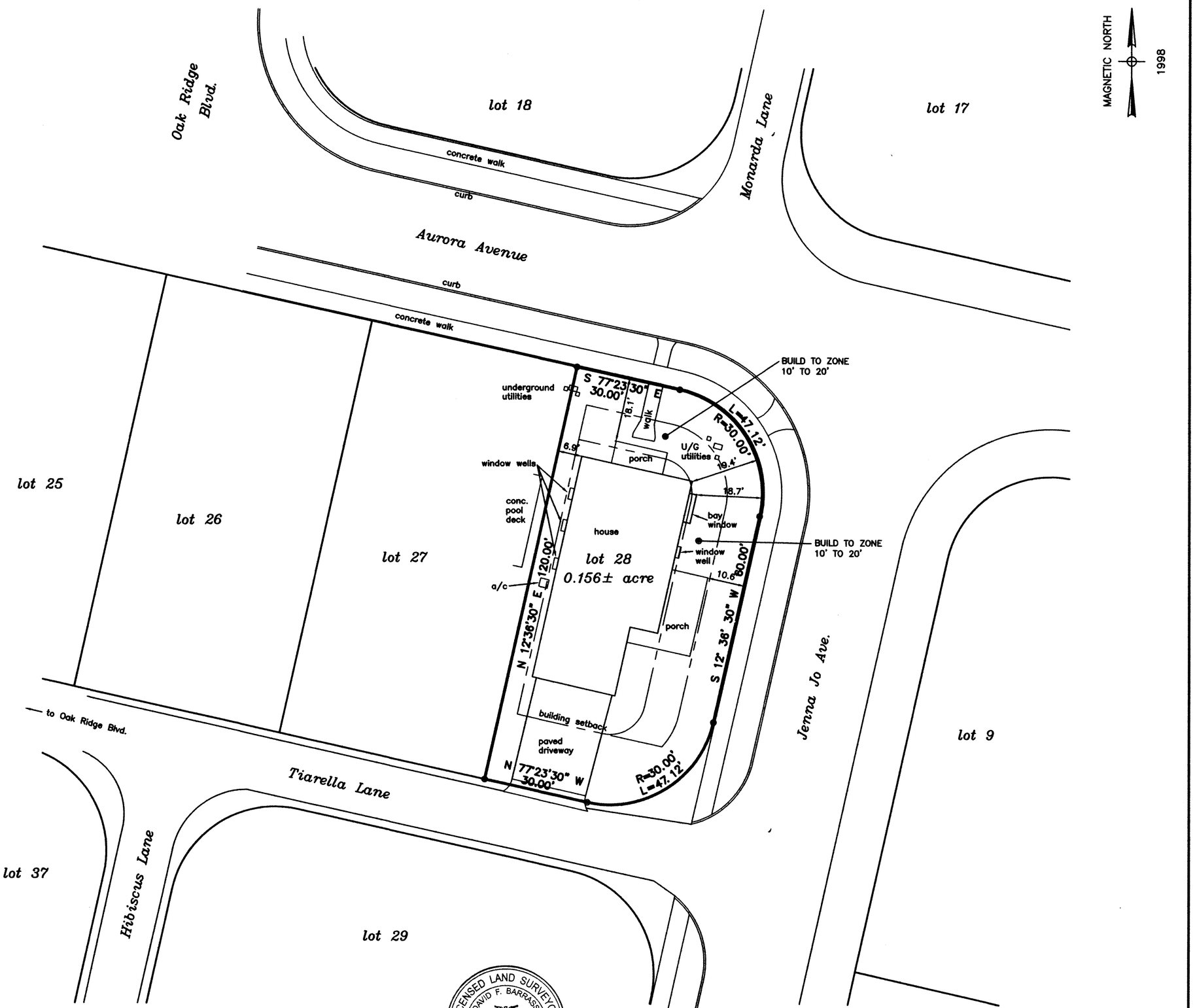
TAX MAP REFERENCE

CITY OF SARATOGA SPRINGS O.D. 180.10-3-39

LOT STANDARDS

ALLEY LOTS – (18-31/33-42)

LOT WIDTH 60' TO 120'
BUILD TO ZONE 10'-20'
GARAGE SETBACK 20' FROM REAR
SIDE SETBACK 5'
REAR SETBACK 20'
BUILDING COVERAGE 75%
MINIMAL LOT SIZE 6,000 S.F.



0' 20' 40' 60'

LICENSED LAND SURVEYOR
DAVID F. BARRASS
No. 49363
STATE OF NEW YORK

DAVID F. BARRASS
L.S. # 49363

REVISED 8/31/16 CORRECTED BUILD TO ZONE

SURVEYED BY
DAVID F. BARRASS
LAND SURVEYOR
5 MAPLE STREET
CORINTH, NEW YORK

MAP OF LOT 28
9 AURORA AVENUE
HOUSE LOCATION

CITY OF SARATOGA SPRINGS, SARATOGA COUNTY
NEW YORK

SCALE:	1" = 20'
FIELD SURVEY COMPLETION:	8/12/16
MAP COMPLETION:	8/15/16
PROJECT NO.	03-003

C:\WORK\03-003LOT28R4.dwg, 8/31/2016 7:55:21 AM

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	Glens Falls Area Habitat for Humanity (dba: Habitat for Humanity Northern	Saratoga, Warren and Washington Counties	Jeff Clark
Address	4 Glens Falls Tech Park, #4		Executive Director
Phon	[redacted]	/	/
Email	[redacted]		

* 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: 195 Division Street Saratoga Springs, NY 12866 Tax Parcel No.: 165.58 - 1 - 24
(*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: 5/13/2014 3. Zoning District when purchased: UR-2

4. Present use of property: residential 5. Current Zoning District: UR-2

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:
Excavators hit bedrock, Changed full basement to a four foot deep crawlspace which raised the elevation of the house by a foot. That created the need for more steps to the side entrance than originally anticipated which extended the stairs further

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 <u>financial hardship relating to this property is unique</u> 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) Table 3: Area and Bulk Schedule

Dimensional Requirements	From	To
intended side setback of 12' changed due to more steps required as the foundation is higher than expected when excavation revealed bedrock	12'	10'

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 steps were built to meet code. The modest change in elevation demands 4 steps rather than one. This was an oversight not recognized until the final inspection. This is needed in order to secure the Certificate of Occupancy.

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:

   The steps are midway on the east side of the house. Cars will normally be parked in the driveway blocking the stairs from sight.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

The variance requested is not substantial. A 12' side setback was shown on the original drawings. The stairs were intended to be a single step, but four steps were necessary to meet the elevation to the side door.

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:

It will be barely noticeable.

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:

Excavation hit bedrock not far below the surface. Rather than use explosives to remove the bedrock it was decided to convert the full basement to a four foot deep crawlspace. This raised the living space by a foot which altered the height/length of the steps from the side door to the ground.

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: 9/7/2016
(applicant signature)

_____ Date: 9/7/2016
(applicant signature)

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

Owner Signature: _____ Date: _____

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:_____

_____

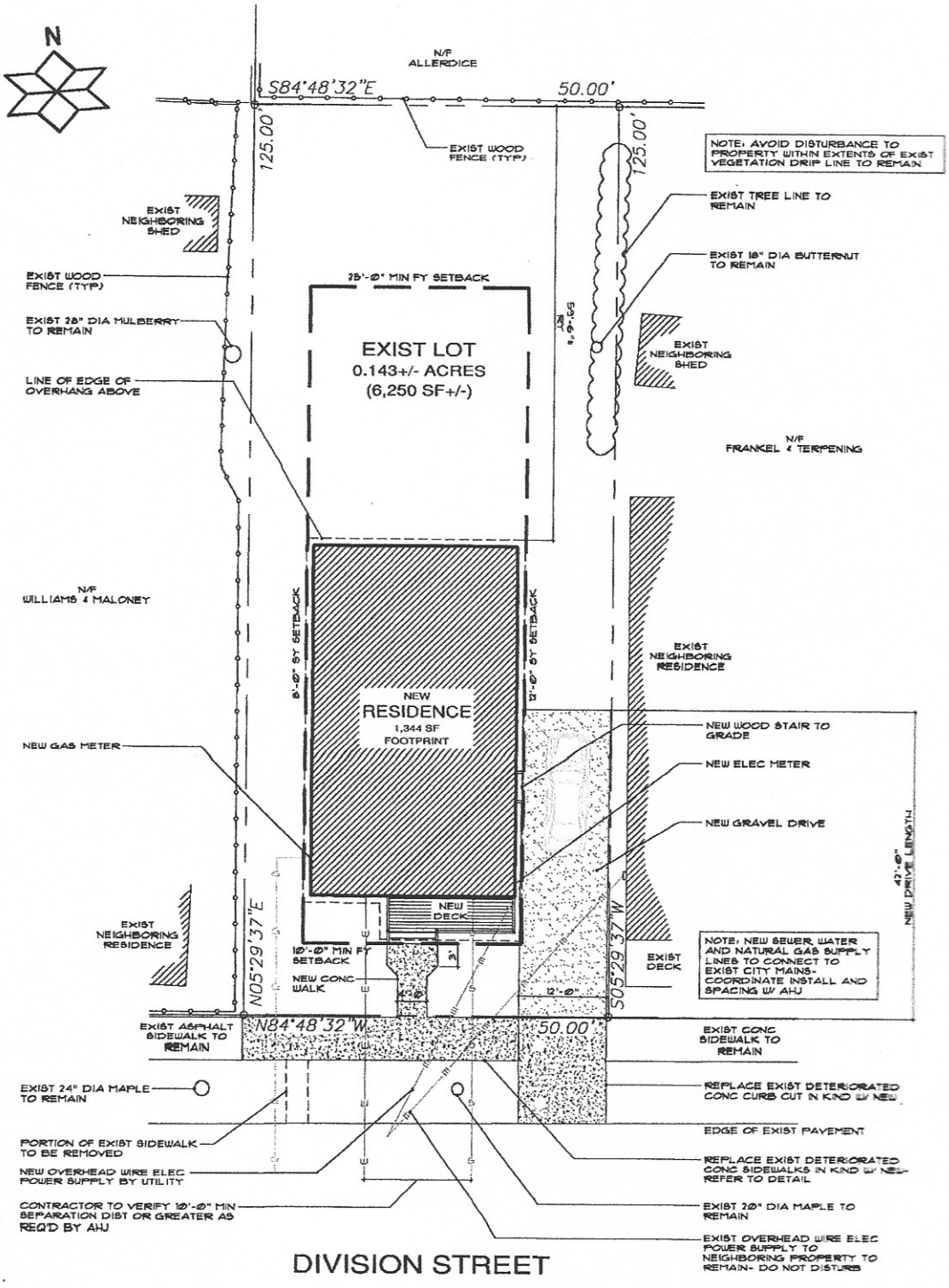
Note:_____

☐ Advisory Opinion required from Saratoga County Planning Board

_____ _____

ZONING AND BUILDING INSPECTOR DATE

Revised 12/2015



1 / S-1 **Site Plan**

Scale: 1" = 10'-0"

NOTE: INFORMATION FORM THIS PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY BY THOMPSON FLEMING LAND SURVEYORS, P.C. FOR GLENS FALLS AREA HABITAT FOR HUMANITY, INC. DATED: AUGUST 1, 2014

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	Michael Rosebrook	Harold R. Albertson	Eleanor Mullaney
Address	[redacted]	[redacted]	494 Broadway, #212 Saratoga Springs, NY 12866
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: 16 E Harrison St Tax Parcel No.: 166 . 45 - 4 - 17
(*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: 1999 3. Zoning District when purchased: UR-3

4. Present use of property: Residential 5. Current Zoning District: UR-3

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:
Obtain two-family variance with non-conforming lot

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)

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☐ 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:

_____

_____

_____

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

The applicant requests relief from the following Zoning Ordinance article(s) Article 2.3, Table 3

Dimensional Requirements	From	To
MINIMUM LOT SIZE	8,000 SF	5,188 SF
MINIMUM AVERAGE LOT WIDTH	80 FT	49.5 FT
MINIMUM SIDE SETBACK (DECK)	4 FT	1.0 FT
MINIMUM REAR SEATBACK (DECK)	25 FT	8.2 FT
ACCESSORY BLDG. SIDE SETBACK	5 FT	4.1 FT

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.

   Land is not available for purchase on any side of the property. The footprint of the house has been the same since prior to current zoning board regulations (pre-existing non-conformity). No additional development is being sought.

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:

   The home has been set up as a two-family for at least 25 years, likely longer. There is adequate parking in the driveway for four cars. The owner intends to occupy the residence and improve the aesthetic of the home to keep it within the character of the neighborhood. There are other pre-existing, non-conforming, two-family homes located in the same neighborhood and zoning district. As such, the variance would not produce an undesirable change in the character of the neighborhood, or a detriment to nearby properties.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

The percentages of the variances are not substantial, and mostly relate to pre-existing non-conformities. The minimum side setback (deck), for instance, is the same side setback as the house itself, which is a pre-existing non-conformity. We believe the majority of the variances to pre-date the current zoning regulations.

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:

There will be no adverse physical or environmental effects on the neighborhood or district. The home has been set up as a two family for at least 25 years and we are seeking no additional changes.

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 alleged difficulty was not self-created. The difficulty was created prior to ownership by Harold R. Albertson and prior to the applicant assuming ownership.

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.

Michael Rosebrook Date: 09/06/2016
(applicant signature)

_____ Date: _____
(applicant signature)

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

Owner Signature: Harold M Albert Date: 09/06/2016

Owner Signature: _____ 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

Name of Action or Project:
Area Variance at 16 E Harrison St

Project Location (describe, and attach a location map):
16 East Harrison Street, Saratoga Springs, NY 12866

Brief Description of Proposed Action:
Obtain two-family variance for non-conforming lot

Name of Applicant or Sponsor:	Telephone: [redacted]
Michael Rosebrook	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? 0.12 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? 0 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?	☐	✓
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 _____		

	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:	✓	

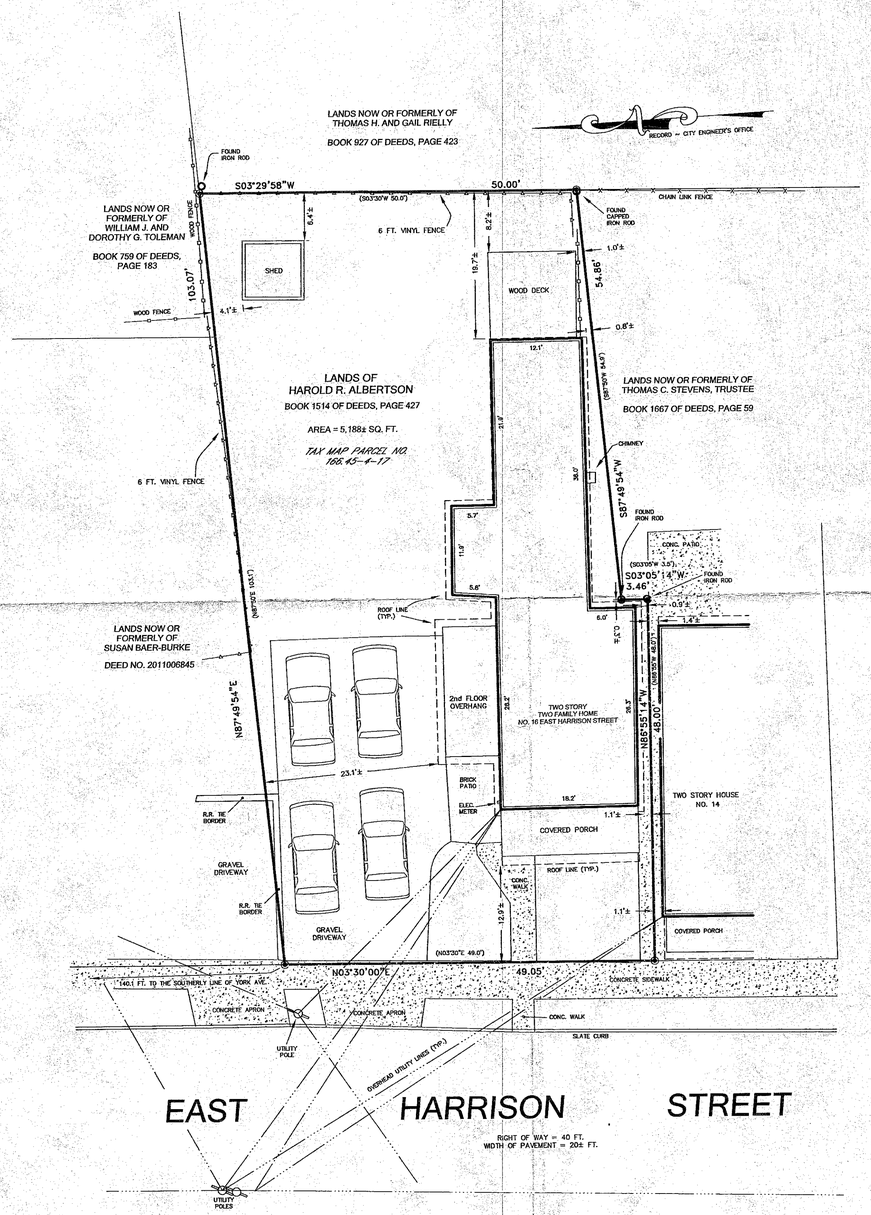
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Michael Rosebrook Date: September 2, 2016

Signature: Michael Rosebrook

PRINT FORM

Roohan
587-4500



VARIANCES REQUESTED

DIMENSIONAL REQUIREMENTS	FROM	TO	RELIEF REQUESTED
MINIMUM LOT SIZE:	8,000 SQ. FT.	5,188 SQ. FT.	2812 SQ. FT. (35%)
MINIMUM AVERAGE WIDTH	80 FT.	49.5 FT.	30.5 FT. (38%)
MIN. SIDE SETBACK (DECK)	4 FT.	1.0 FT.	3 FT. (75%)
MINIMUM REAR SETBACK (DECK)	25 FT.	8.2 FT.	16.8 FT. (67%)
ACCESSORY BLDG. SIDE SETBACK	5 FT.	4.1 FT.	0.9 FT. (18%)

EXISTING LOT COVERAGE:

EXISTING BUILDING MEASURED TO ROOF LINE), INCLUDING DECK = 1,500± SQ. FT. OR 29% OF LOT

ZONING INFORMATION:

ZONING DISTRICT: UR–3
- MINIMUM LOT SIZE:
  - 6,600 SQ. FT. – 1 UNIT
  - 8,000 SQ. FT. – 2 UNITS
- MINIMUM MEAN LOT WIDTH:
  - 60 FT. – 1 UNIT
  - 80 FT. – 2 UNITS
- MAXIMUM PERCENT OF LOT TO BE OCCUPIED BY:
  - PRINCIPAL BUILDING: 30 %
  - ACCESSORY BUILDING: 10%
- MINIMUM YARD DIMENSIONS:
  - FRONT: 10 FT.
  - REAR: 25 FT.
  - ONE SIDE: 4 FT.
  - TOTAL SIDE: 12 FT.
- PRINCIPAL BUILDING:
  - MINIMUM FIRST FLOOR AREA:
    - 1 STORY: 1,200 SQ. FT.
    - 2 STORY: 800 SQ. FT.
  - MAXIMUM BUILDING HEIGHT: 60 FT.
  - MINIMUM DISTANCE FROM ACCESSORY BUILDING TO:
    - PRINCIPAL BUILDING: 5 FT.
    - FRONT LOT LINE: 10 FT.
    - SIDE LOT LINE: 5 FT.
    - REAR LOT LINE: 5 FT.
- MINIMUM PERCENT OF LOT TO BE PERMEABLE: 25%

DEED REFERENCE:

1.) DEED DATED MARCH 17, 1999 FROM ANDREW CUOMO, SECRETARY OF HOUSING AND URBAN DEVELOPMENT TO HAROLD R. ALBERTSON AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 1514 OF DEEDS AT PAGE 427.

NOTES:

1.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR A TITLE REPORT.

2.) OFFSET DIMENSIONS ARE MEASURED TO ROOF LINES.

3.) BEARINGS AND DISTANCES IN PARENTHESIS ARE PER DEED.

STATE OF NEW YORK · DANIEL C. WHEELER · 50137 · LICENSED LAND SURVEYOR

DANIEL C. WHEELER
P.L.S. LIC. NO. 50,137

SURVEY ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING
DANIEL C. WHEELER, LS
432 BROADWAY, SUITE 5, SARATOGA SPRINGS, NY 12866
PH. (518) 583-7302 FAX (518) 583-7303

UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUB-PARAGRAPH (2) OF THE NEW YORK STATE EDUCATION LAW.

TITLE:

SURVEY OF LANDS OF HAROLD R. ALBERTSON

LOCATION:
CITY OF SARATOGA SPRINGS
(INSIDE DISTRICT)
SARATOGA COUNTY, NEW YORK

DATE:
AUGUST 30, 2016

SCALE:
1 INCH = 10 FEET

MAP NO. 2015-02-04

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	Benjamin D & Leah M Nathan		
Address	[redacted]		
Phone	[redacted]	/	/
Email	[redacted]		

* 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: 36 Bensonhurst Ave Tax Parcel No.: 165 . 57 - 1 - 14 *(for example: 165.52 – 4 – 37)*

2. Date acquired by current owner: 9/4/09 3. Zoning District when purchased: UR-2, Urban residential 2

4. Present use of property: residential 5. Current Zoning District: UR-2, urban residential 2

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: Two story garage with home office above.

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)

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

The applicant requests relief from the following Zoning Ordinance article(s) article II 240-2.3

Dimensional Requirements	From	To
Table 2 and Appendix A		
Definition to allow a home office/		
home occupation in a garage		
Article 6.4.3 15% max floor area		
compared to house sf	15%	33%
(1914 sf)		(650 sf)

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.

We are looking to expand our usable space inside our current home as our family grows and needs change. Our plan is to move the current office space to above the garage and use the space currently being used as an office as childrens bedroom space.

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:

The new structure is in keeping with the style of the original house. We currently do not have a garage and several of our immediate neighbors have detached garages on their properties.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

The request may be considered substantial as per st requirements. But it wouldn't make sense to not use the whole 2nd floor above the garage for the home office purpose.

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 variance will not have an adverse effect because its a similar style to our home. We are also planning on installing solar panels on the garage to offset any environmental impact.

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:

Althought the difficulty is self created, the need to convert the current home office to childrens bedroom space requires the new space to be created. We have planned the new 2 car garage for a while and it makes most sense to use the area above for needed office.

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.

_____ (applicant signature) Date: 7/28/16

_____ (applicant signature) Date: 7/28/16

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

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

State of New York)
)SS:
County of SARATOGA)

On this, the 28 day of JULY, 2016, before me a notary public, the undersigned officer, personally appeared BENJAMIN NATHAN, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

Notary Public

ADELE GRASSO
Notary Public, State of New York
Saratoga Co. #01GR5017243
My Commission Expires 8-30-2017

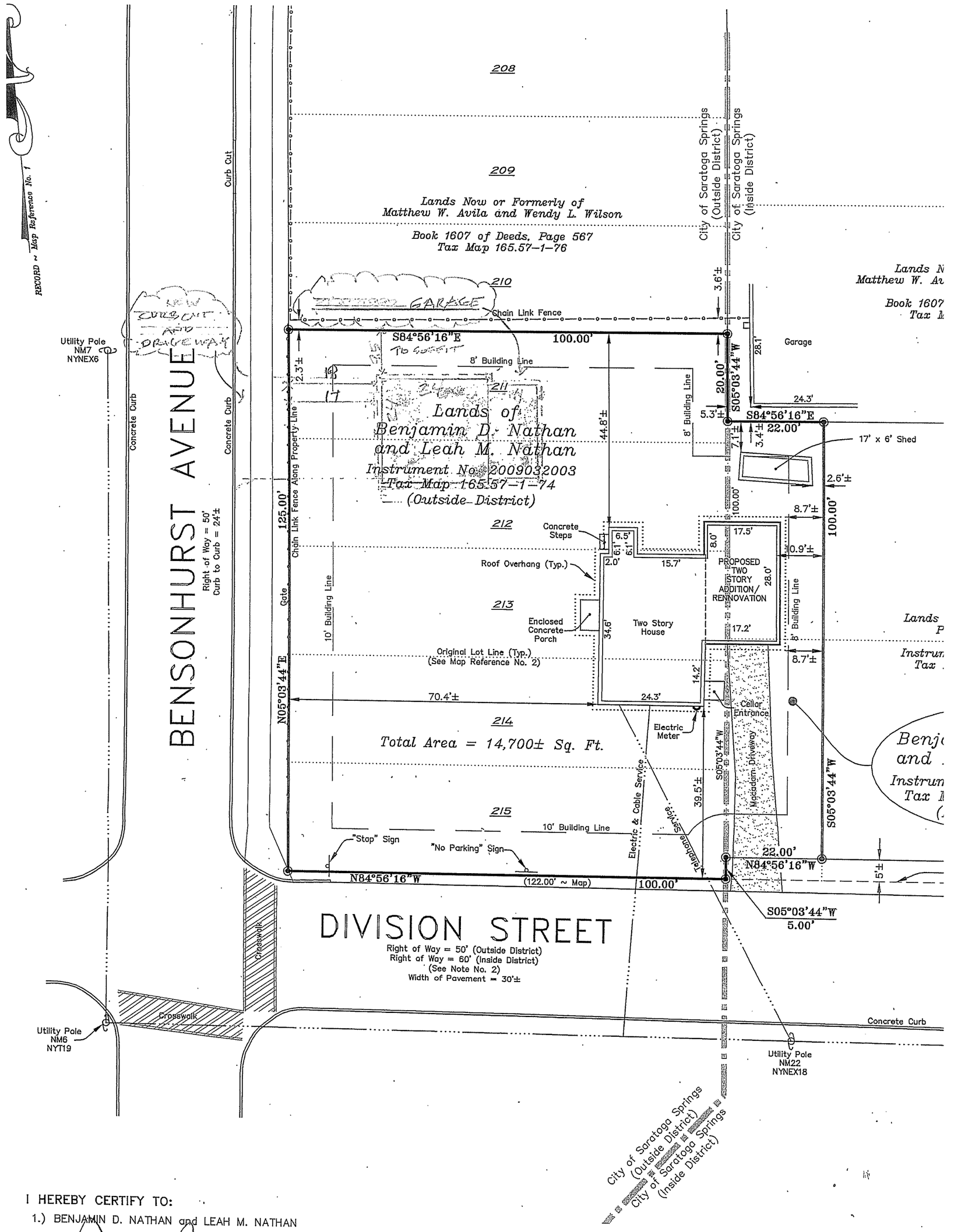
State of New York)
)SS:
County of SARATOGA)

On this, the 28 day of JULY, 2016, before me a notary public, the undersigned officer, personally appeared LEAH NATHAN, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

Notary Public

ADELE GRASSO
Notary Public, State of New York
Saratoga Co. #01GR5017243
My Commission Expires 8-30-2017



I HEREBY CERTIFY TO:

1.) BENJAMIN D. NATHAN and LEAH M. NATHAN

THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

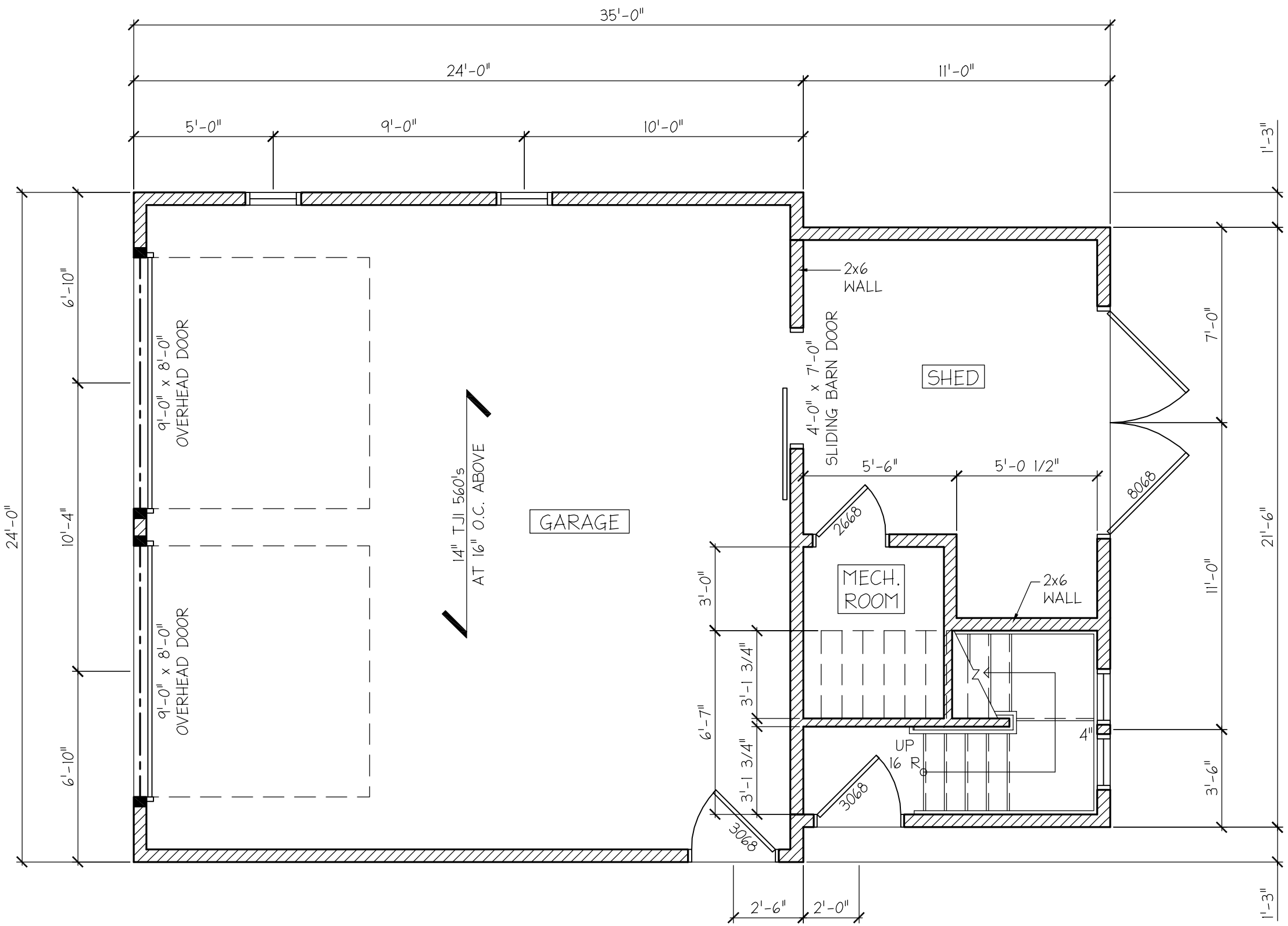
PAUL F. TOMMELL

P.L.S. LIC. NO. 49,192

MAP REFERENCES:

1.) MAP ENTITLED "LOT LINE ADJUSTMENT LANDS OF SUZANNE M. SAND", DATED JULY 8, 2008, MADE BY TOMMELL & ASSOCIATES, AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE ON SEPTEMBER 24, 2008, AS

Propc



1 / A101 GARAGE PLAN
1/4" = 1'-0"

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DETACHED
GARAGE
ADDITION TO:
36 BENSONHURST
AVENUE

Saratoga Springs, New York

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REVISIONS

DRAWN BY: TAP

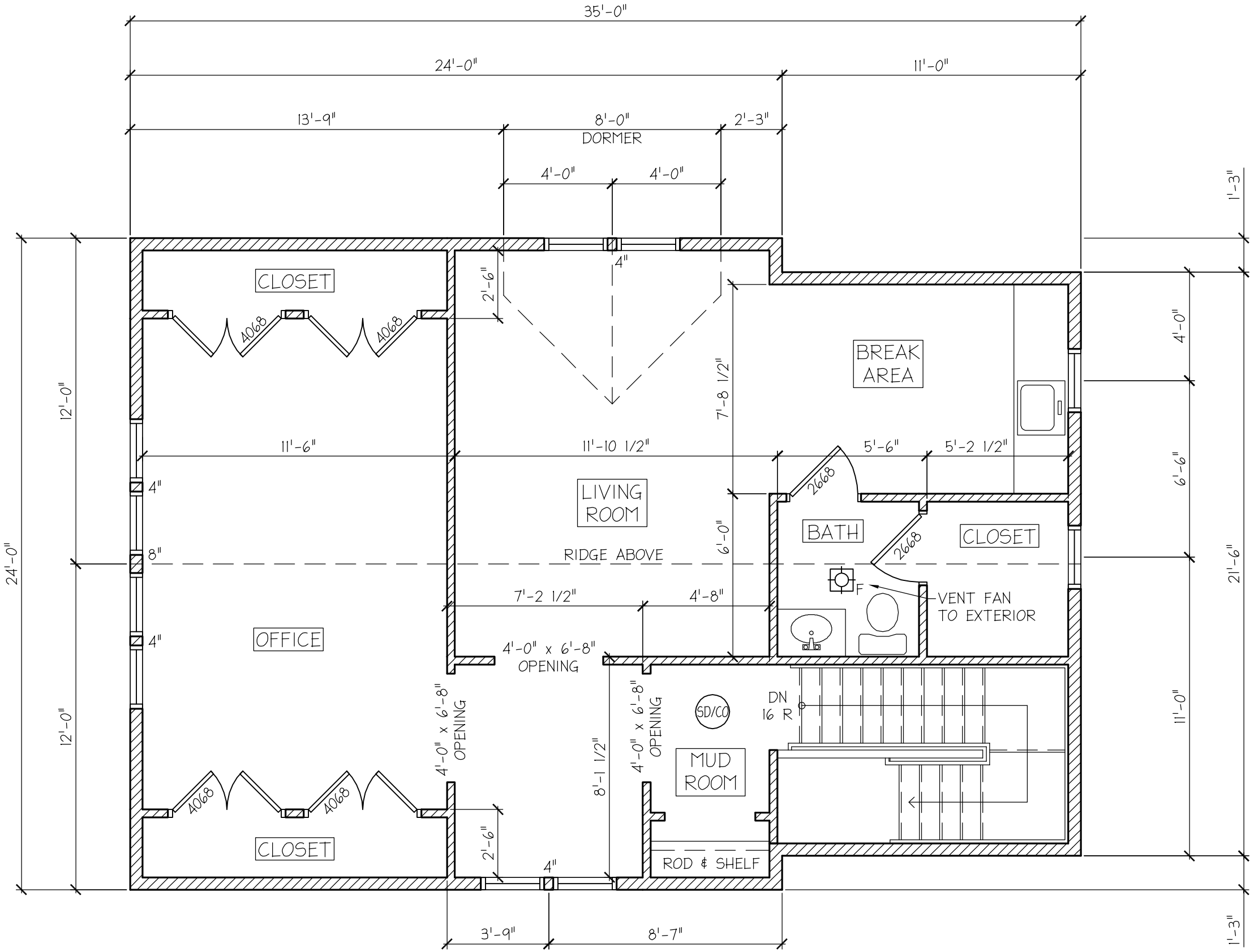
DATE: 7/15/2016

SCALE: AS NOTED

SHEET NUMBER

A101

1st FLOOR PLAN



1 / A102 2nd FLOOR PLAN
1/4" = 1'-0"

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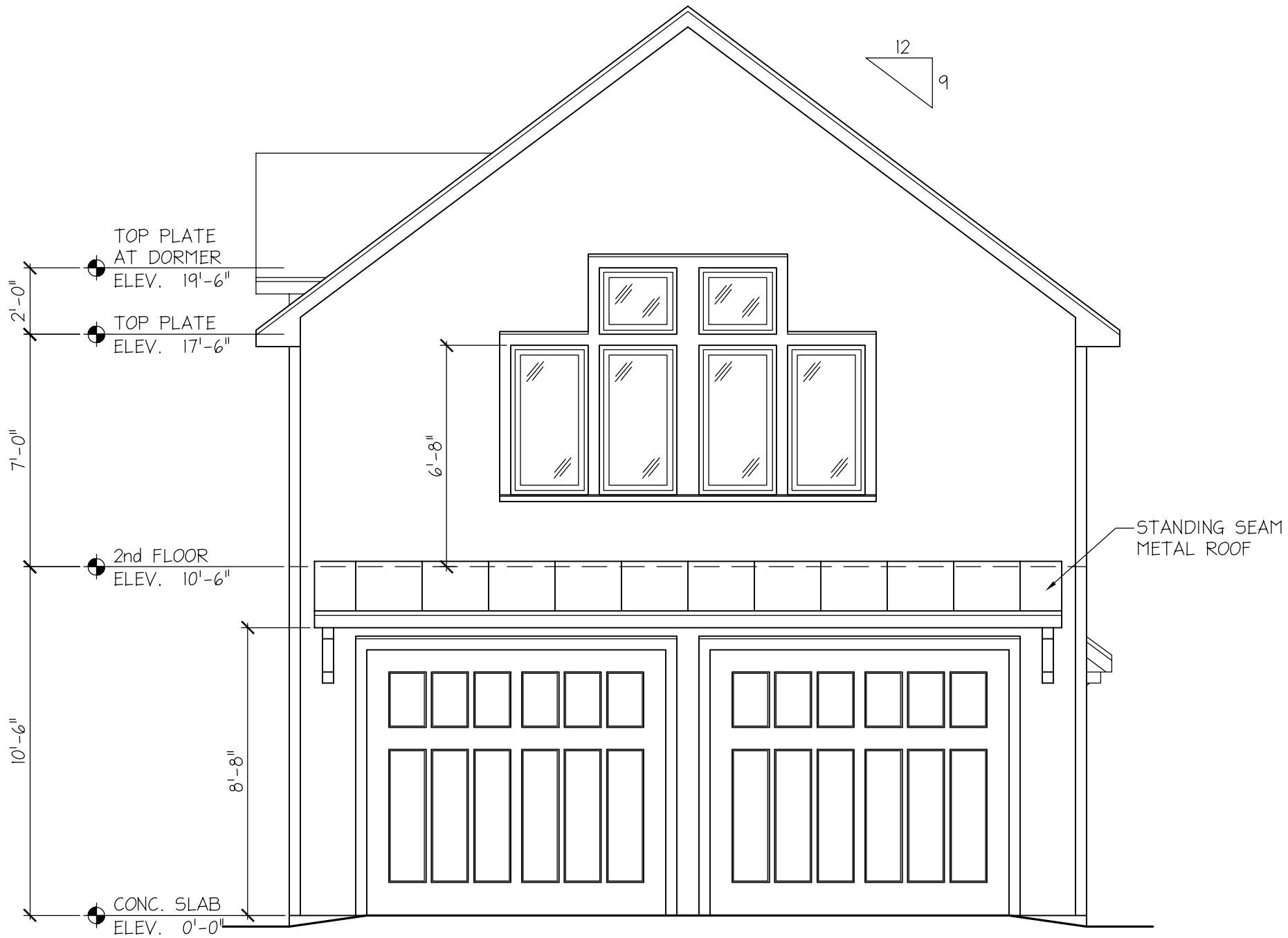
DATE: 7/15/2016

SCALE: AS NOTED

SHEET NUMBER

A102

2nd FLOOR PLAN



1 / A201 FRONT ELEVATION
1/4" = 1'-0"

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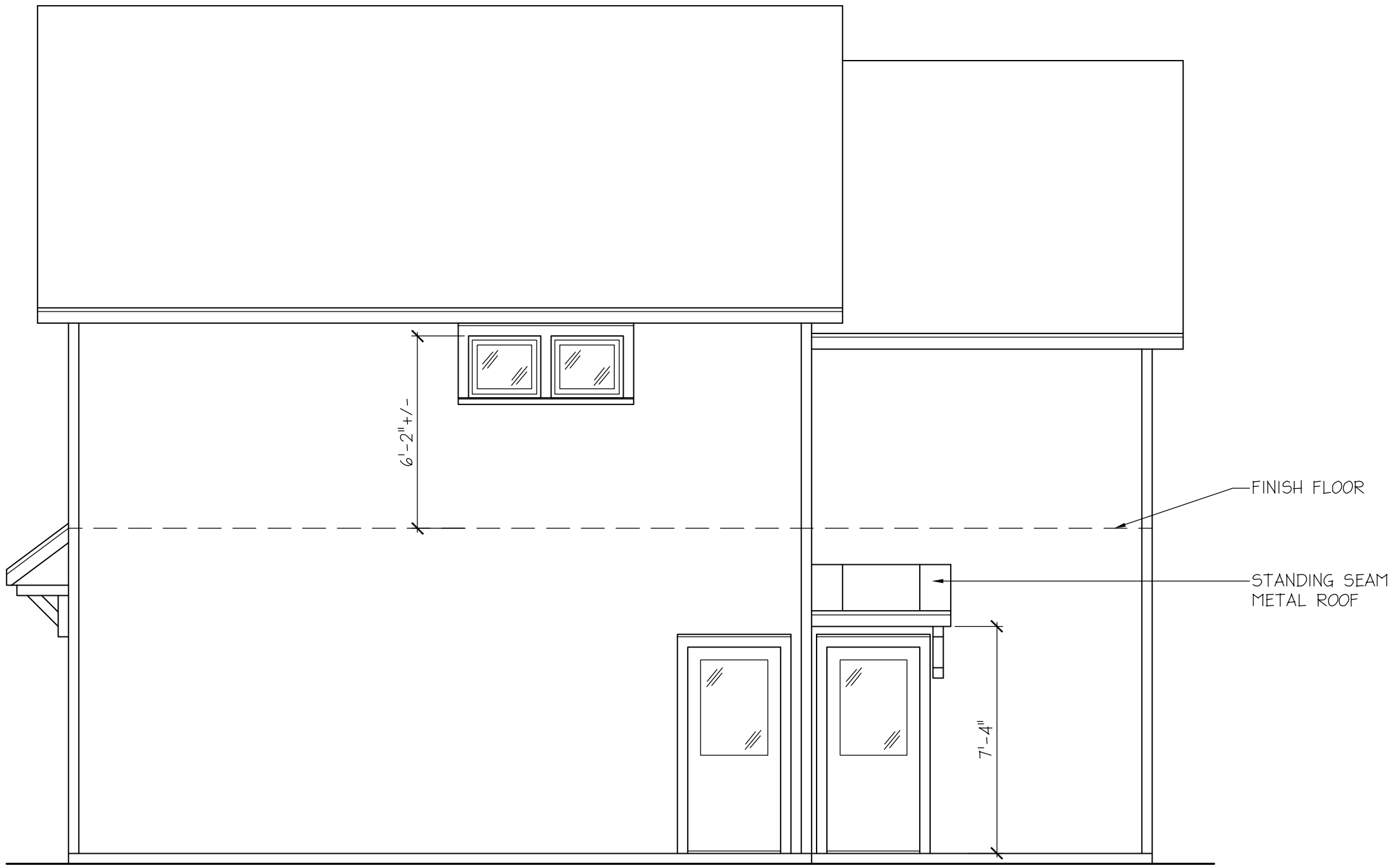
SHEET NUMBER

A201

FRONT ELEVATION



1
A202
SIDE ELEVATION
1/4" = 1'-0"

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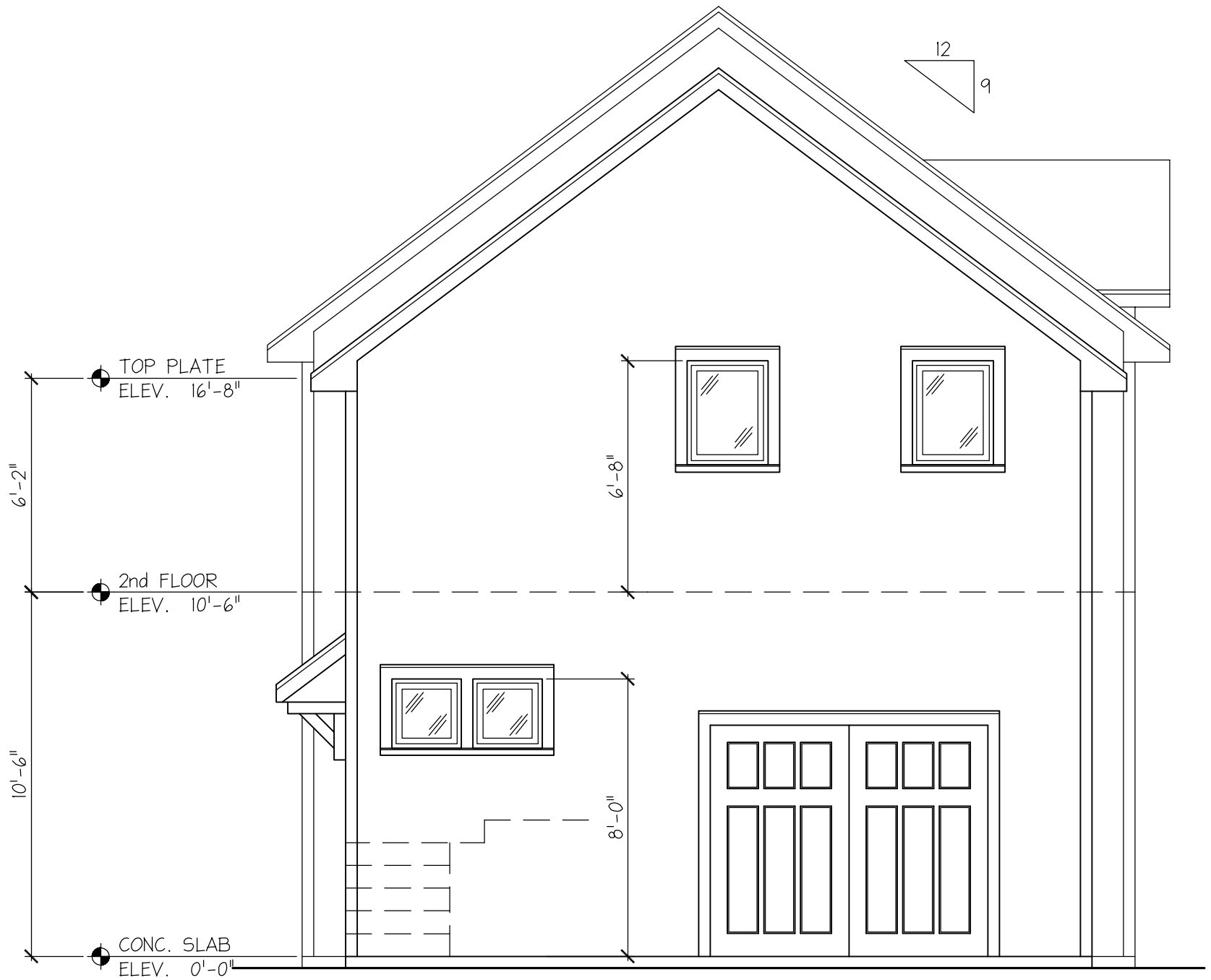
DATE: 7/15/2016

SCALE: AS NOTED

SHEET NUMBER

A202

SIDE ELEVATION



1 / A203 REAR ELEVATION
1/4" = 1'-0"

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SCALE: AS NOTED

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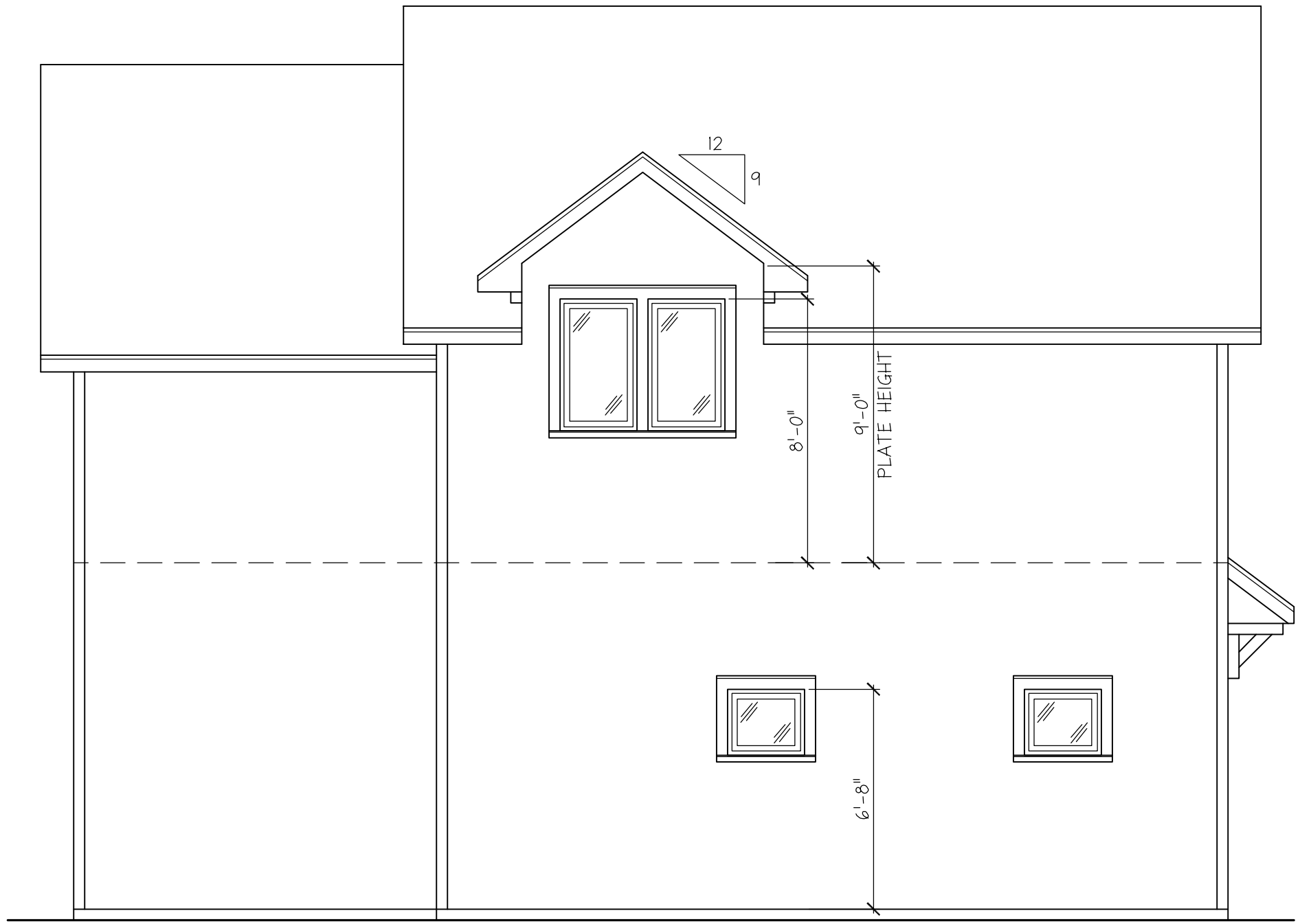
A203

REAR ELEVATION



1
A204
SIDE ELEVATION
1/4" = 1'-0"

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DRAWN BY: TAP

DATE: 7/15/2016

SCALE: AS NOTED

SHEET NUMBER

A204

SIDE ELEVATION

IMAGE 1 - SURROUNDING PROPERTIES/ PROPOSED LOCATION OF GARAGE

IMAGE 2 - SURROUNDING PROPERTIES/ PROPOSED LOCATION OF GARAGE

IMAGE 3 - HOUSE/PROPOSED LOCATION OF GARAGE

IMAGE 4 - VIEW OF HOUSE & LOT

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REVISIONS

DRAWN BY: TAP

DATE: 8/4/2016

SCALE: AS NOTED

SHEET NUMBER

EX101

PHOTOS

IMAGE 5 - VIEW OF EXISTING HOUSE

IMAGE 6 - VIEW OF LOT/PROPOSED LOCATION OF GARAGE

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DETACHED GARAGE ADDITION TO:
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DRAWN BY: TAP

DATE: 8/4/2016

SCALE: AS NOTED

SHEET NUMBER

EX102

PHOTOS

DETACHED GARAGE ADDITION TO:

36 BENSONHURST AVE., SARATOGA SPRINGS, NEW YORK

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH NYS BUILDING CODE AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE LOCALITY AND SHALL MEET THE ARCHITECT'S STANDARDS.
2. FOLLOW MANUF'S. INSTRUCTIONS FOR ALL MATERIALS INSTALLED.
3. INFORM THE ARCHITECT IMMEDIATELY OF ANY CONDITIONS THAT MAY DETRIMENTALLY EFFECT THE WORK.
4. ALL WORK SHALL COMPLY W/ INDUSTRY STANDARDS INCLUDING BUT NOT LIMITED TO NWMA, ACI, AICS, ANSI, AND NEC.
5. PROVIDE PROPER BEARING FOR ALL STRUCTURAL MEMBERS; REINFORCE PROPERLY; PROVIDE PROPER METAL FASTENERS AND CONNECTORS AS NECESSARY INCLUDING SHEAR CONNECTORS AND HANGERS. WHERE EXISTING SUBSTRATE OR MATERIALS ARE DAMAGED, REPLACE AND REFASTEN TO INSURE PROPER QUALITY OF JOB.
6. ALL LUMBER SHALL BE SPF #1 OR #2.
7. ALL CONCRETE SHALL BE MIN. 3500 PSI.
8. CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS.
9. CONTRACTOR SHALL NOT VARY FROM PLANS WITHOUT EXPLICIT CONSENT FROM ARCHITECT.
10. DO NOT SCALE FROM DRAWINGS.
11. ALL ELECTRICAL WORK SHALL COMPLY WITH NYS, NEC, NYBFU, REQ'S. CURRENT AT THE TIME OF CONSTRUCTION.
12. PROVIDE ALL REQ'D. BLOCKING AND FIRESTOPPING.
13. PROVIDE ALL DEMO., REMOVALS AND RELOCATION OF ITEMS TO REMAIN AS REQUIRED.
14. 2000 PSF MIN. BEARING CAPACITY OF BASE FOR ALL FOOTINGS ASSUMED.
15. PROVIDE FASTENERS BOLTS, ETC. COMPATIBLE w/ MATERIALS IN CONTACT.
16. RELOCATE ALL VENTS, HOSE BIBS, ETC. THAT WILL INTERFERE w/ WORK.
17. PROVIDE ALL TEMPORARY SUPPORTS REQUIRED DURING CONSTRUCTION.

DESIGN CRITERIA

GSL	WIND	SEISMIC	FROST	FLL
50	90	C	4'-0"	40

FRAMING NOTES

ALL INTERIOR WALLS TO BE 2x4's AT 16" O.C.
ALL EXTERIOR WALLS TO BE 2x6's AT 16" O.C.
ALL HEADERS UNLESS OTHERWISE NOTED ARE (2) 2x8's.
FRAME ALL DOORS AS PER MANUFACTURER SPECS.

ENERGY CODE COMPLIANCE

50% OF NEW LIGHT FIXTURES MUST BE LAMPED WITH HIGH EFFICIENCY BULBS.

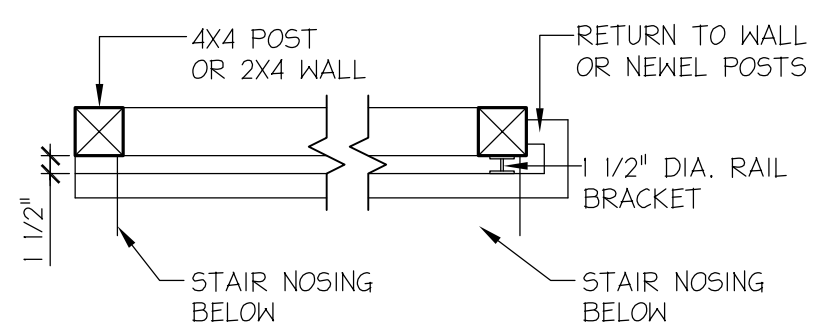
STAIR AND RAILING NOTES

CLOSED RISER DESIGN
8 1/4" RISERS MAX.
(CALCULATE AS PER FINISH GRADE)
9 1/4" TREADS : 36" WIDE (MIN.)
HANDRAILS w/ 1 1/4" TO 2" DIA. GRIP REQUIREMENT AT 36" HEIGHT MEASURED FROM TREAD NOSINGS.
1-1/2" MIN. SPACE BETWEEN HANDRAIL AND POSTS or WALLS.
WHERE APPLICABLE RAIL BALUSTERS SPACED W/ 3-7/8" OPENINGS BETWEEN.
GUARDS AT 36" ABOVE FINISH FLOOR, WHERE REQUIRED.
THE STAIR DESIGN SHOWN IS SCHEMATIC, V.I.F. AND ADJUST AS REQUIRED; CONSULT WITH ARCHITECT

NOTE
PROVIDE GAS, ELECTRICAL, WATER & SEWER CONNECTIONS.

DRAWING LIST:

TS - TITLE SHEET AND NOTES
A100 - FOUNDATION PLAN
A101 - GARAGE PLAN
A102 - 2nd FLOOR PLAN
A201 - FRONT ELEVATION
A202 - SIDE ELEVATION
A203 - REAR ELEVATION
A204 - SIDE ELEVATION
A301 - SECTION
A401 - SCHEDULE



1 / TS TYPICAL STAIR RAILING DETAIL
3/4" = 1'-0"

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DETACHED GARAGE ADDITION TO: 36 BENSONHURST AVENUE

Saratoga Springs, New York

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REVISIONS

DRAWN BY: TAP

DATE: 7/15/2016

SCALE: AS NOTED

SHEET NUMBER

TS

TITLE SHEET AND NOTES

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	[redacted]		
Address	[redacted]		
Phone	[redacted]		
Email	[redacted]		

* 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: 109 Elm St Tax Parcel No.: 165 . 82 - 1 - 65
(*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: 11/29/2009 3. Zoning District when purchased: UR2

4. Present use of property: Single Family Residence 5. Current Zoning District: UR2

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: _____

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 <u>financial hardship relating to this property is unique</u> 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) Unknown

Dimensional Requirements	From	To
No dimensional relief required. This is a request to finish the	N/A	N/A
interior space over an existing detached garage.		

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.

   When planning the construction of the dwelling it was envisioned to have a attached garage. The area over the garage was to be unfinished with access from the interior of the dwelling. When we were informed by the builder that the footprint was to large for the site and the garage needed to be detached we tried to maintain the same basic plan of a bonus room over the garage.

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:

   There will be no exterior changes to the garage and no changes to the current residential use of the property.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

It is for the completion or finishing of attic/bonus room. No additional square footage or structural changes will be made.

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:

There will be no changes to the current exterior of the garage.

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:

This was not self created. The zoning did not permit an attached garage

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:_____
(applicant signature)

_____ Date:_____
(applicant signature)

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

Owner Signature: _____ Date:_____

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

Borrower:		File No.: 109elm
Property Address:		Case No.:
City:	State:	Zip:
Lender:		

Garage with 111 Elm St. to the right and vacant lots to the rear.

Front and side of garage with vacant lot to the rear.

Garage and house from rear corner.

Borrower:		File No.: 109elm
Property Address:		Case No.:
City:	State:	Zip:
Lender:		

Rear of garage

Side and rear of garage, 111 Elm st is to the right.

House and garage from the street.

Borrower:		File No.: 109elm
Property Address:		Case No.:
City:	State:	Zip:
Lender:		

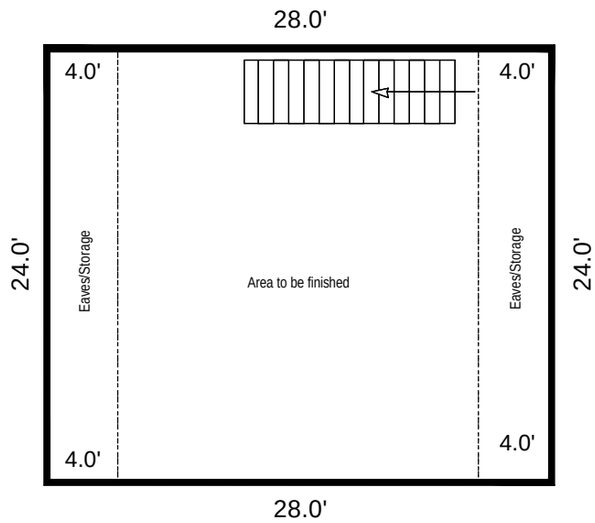
Behind garage showing 107 Elm St.

Between house and garage showing 107 Elm St. and rear of house on Joseph St.

From street between 107 and 109 Elm St.

FLOORPLAN SKETCH

Borrower:		File No.: 109elm
Property Address:		Case No.:
City:	State:	Zip:
Lender:		

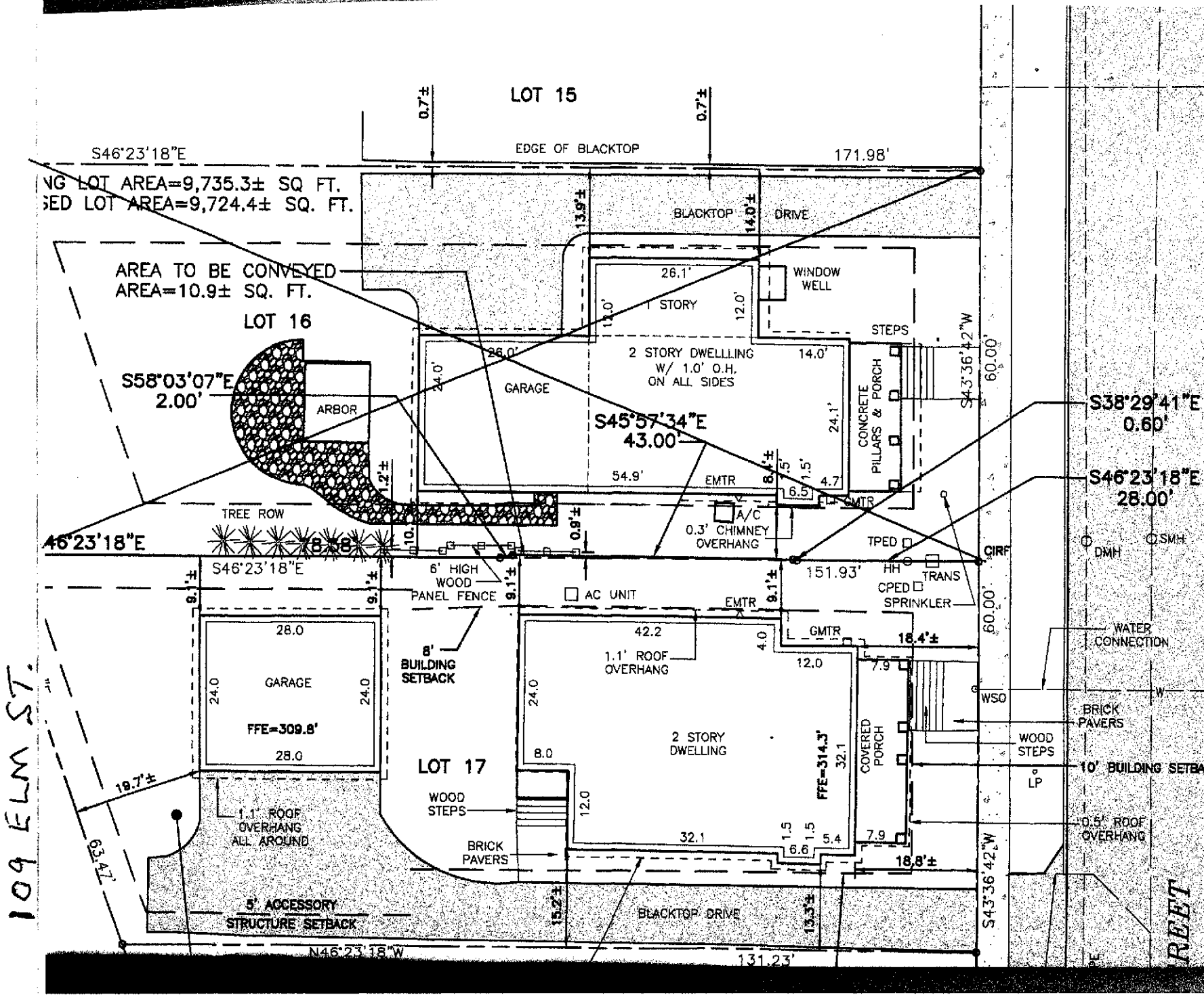


Sketch by ApexIV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	**Description**	**Size**	**Net Totals**
P/P	Porch	96.00	
	Porch	96.00	192.00
GAR	Garage	672.00	672.00

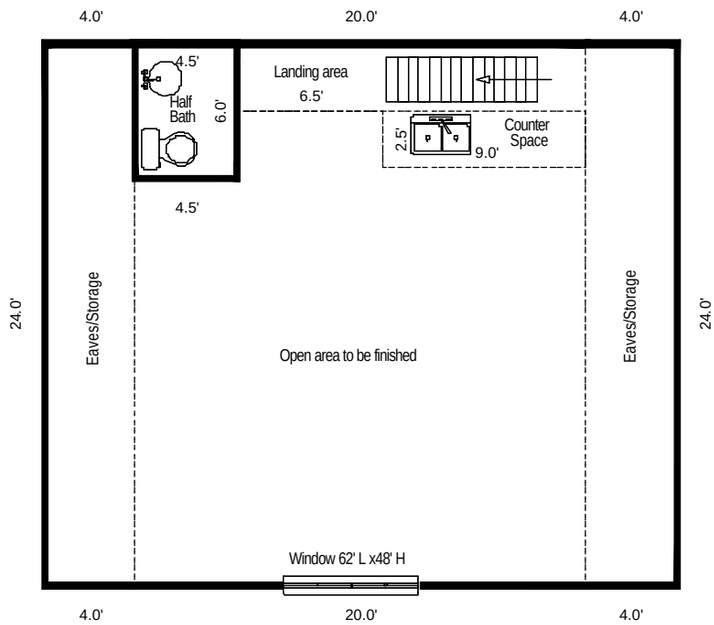
AREA BREAKDOWN	
Breakdown	**Subtotals**


LOT 15
0.7'±
0.7'±
EDGE OF BLACKTOP
S46°23'18"E
171.98'
NG LOT AREA=9,735.3± SQ. FT.
SED LOT AREA=9,724.4± SQ. FT.
BLACKTOP DRIVE
13.9'±
14.0'±
AREA TO BE CONVEYED
AREA=10.9± SQ. FT.
LOT 16
26.1'
WINDOW WELL
1 STORY
12.0'
12.0'
STEPS
26.0'
2 STORY DWELLLING
W/ 1.0' O.H.
ON ALL SIDES
14.0'
S43°36'42"W
60.00'
S58°03'07"E
2.00'
ARBOR
24.0'
GARAGE
S45°57'34"E
43.00'
24.1'
CONCRETE PILLARS & PORCH
S38°29'41"E
0.60'
S46°23'18"E
28.00'
1.2'±
54.9'
EMTR
8.4'±
1.5'
1.5'
4.7
6.5
GMTR
TREE ROW
A/C
0.3' CHIMNEY OVERHANG
TPED
CIRF
DMH
SMH
46°23'18"E
S46°23'18"E
10.
0.9'±
6' HIGH WOOD PANEL FENCE
9.1'±
9.1'±
9.1'±
AC UNIT
151.93'
HH
TRANS
CPED
SPRINKLER
EMTR
60.00'
WATER CONNECTION
28.0
42.2
GMTR
18.4'±
4.0
1.1' ROOF OVERHANG
12.0
7.9
8' BUILDING SETBACK
GARAGE
24.0
24.0
24.0
WSO
BRICK PAVERS
FFE=309.8'
2 STORY DWELLING
WOOD STEPS
28.0
8.0
FFE=314.3'
32.1
COVERED PORCH
10' BUILDING SETBA
LOT 17
LP
19.7'±
12.0
WOOD STEPS
1.1' ROOF OVERHANG ALL AROUND
32.1
1.5
1.5
5.4
7.9
0.5' ROOF OVERHANG
BRICK PAVERS
6.6
18.8'±
63.47'
S43°36'42"W
5' ACCESSORY STRUCTURE SETBACK
15.2'±
BLACKTOP DRIVE
13.3'±
N46°23'18"W
131.23'
109 ELM ST.
REET

FLOORPLAN SKETCH

Borrower:	File No.: 109elm
Property Address:	Case No.:
City: State:	Zip:
Lender:	

109 Elm Street
Proposed plans for over the garage
Total exterior dimensions 28 x 24



Sketch by ApexIV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	**Description**	**Size**	**Net Totals**
P/P	Porch	96.00	
	Porch	96.00	
	Porch	Invalid	
	Porch	22.50	214.50
GAR	Garage	672.00	672.00

AREA BREAKDOWN	
Breakdown	**Subtotals**

FROST HURFF
ARCHITECTS

MEMO

Date: 8/25/16
To: Susan Barden
From: Tom Frost
Re: 5 Swanner Lane ZBA Application

The accompanying Area Variance Application is relatively simple. However, previous applications to the ZBA for this property may be a bit confusing.

One of these dated 6/23/00 was for a Use Variance to expand the pre-existing nonconforming use as a warehouse/office building. That variance was granted. In the current application the use has become residential, not requiring approval for such a change in this District.

On the same date as above, an Area Variance was granted to allow fro a front yard setback of 2 feet, a sideyard setback to zero feet, a rear yard setback to zero feet and a principal building lot coverage to 31%.

These side yard setbacks were accomplished. However, the existing lot coverage figure now exists as 34.76%, not 31%. After reviewing the site survey, I believe this discrepancy is due to the roof overhangs not having been included in the coverage square foot figure.

The point is, we are requesting a principal building increase from the existing 34.76% to the proposed 40.37%.

The percentage of permeable area remains well above 25%.

Thomas R. Frost, Jr., RA [redacted]
41 Long Alley Saratoga Springs, New York 12866
Matthew H. Hurff, RA [redacted]
www.fharch.com

CITY OF SARATOGA SPRINGS

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

[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	LISA BATES		THOMAS FROST FROST HURFF ARCHITECTS
Address	[redacted]		41 LONG ALLEY SARATOGA SPRINGS, NY 12866
Tel/Fax	[redacted]	/	[redacted]
Email	[redacted]		[redacted]

* 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: 5 SWANNER LANE Tax Parcel No.: 166 . 45 - 4 - 30 (*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: 2016 3. Zoning District when purchased: UR-3

4. Present use of property: RESIDENTIAL 5. Current Zoning District: UR-3

6. Has a previous ZBA application/appeal been filed for this property?
   ☒ Yes (when? 6/23/2000 For what? WAREHOUSE/OFFICE USE AREA VAR. - LOT COVERAGE, SETBACKS
   ☐ No

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

8. Brief description of proposed action: ADD TWO ADDITIONS TO A BUILDING THAT EXISTS AS A PRE-EXISTING NON-CONFORMING STRUCTURE IN TERMS OF LOT COVERAGE AND SET-BACKS.

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" and attach to top of original application. 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): NA

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): NA

1. Date original variance was granted: _____
2. Type of variance granted? ☐ Use ☐ Area
3. Date original variance expired: _____
4. Length of extension requested: _____
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:

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

The applicant requests relief from the following Zoning Ordinance article(s) ARTICLE II, TABLE 2

Dimensional Requirements	From	To
% OF PRINCIPAL BUILDING LOT COVERAGE	REQ'D - 30%	
	EXISTING - 34.76%	PROPOSED - 40.37%
REAR YARD SETBACK	REQ'D 25'	
	EXISTING 0'	PROPOSED - 2.7' TO 5.6'
SIDE YARD SETBACK	REQ'D EACH 4', TOT. 12'	
	EXISTING 0', 33'	PROPOSED - 0', 29.5'

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 PROPOSED ENCLOSED MECHANICAL AREA COULD BE VISUALLY PROTECTED BY A FENCE THAT WOULD NOT INCREASE LOT COVERAGE. HOWEVER, BY INSTALLING A ROOF OVER IT, NOT ONLY IS THE ELECTRICAL/MECHANICAL/GAS EQUIPMENT PROTECTED, THE SPACE CAN BE USED AS EXTERIOR STORAGE FOR YARD EQUIPMENT, ETC. THERE IS NO EXISTING COVERED STORAGE (NO GARAGE E.G.) ON THE PROPERTY. THE COVERED ENTRY IS A NECESSITY NOT ACHEIVABLE BY ANY OTHER MEANS.

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:

   THE PROPOSED ENCLOSED MECHANICAL AREA IS PARTIALLY HIDDEN BEHIND THE BUILDING AND BY A FENCE ALONG THE REAR PROPERTY LINE. EXISTING PORTIONS OF THE BUILDING HAVE LESS REAR SETBACK THAN THIS PROPOSED ADDITION. IT WILL VISUALLY ADD MINIMAL MASS TO THE EXISTING STRUCTURE. THE COVERED ENTRY WILL ADD NO VISUAL MASS TO THE BUILDING, AND WILL IMPROVE THE APPEARANCE OF ITS EAST ELEVATION, AND HELP IDENTIFY IT AS A RESIDENTIAL USE.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

THE TWO STRUCTURES THAT CAUSE THE NEED FOR THE VARIANCE ARE FAIRLY MINIMAL GIVEN THE EXISTING BUILDING MASS, AND THEIR ALMOST INCONSEQUENTIAL CHANGE TO THE SITE.

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 APPEARANCE OF THE EXISTING PROPERTY WILL HARDLY BE CHANGED, AND THE PREFERRED RESIDENTIAL USE IN THE DISTRICT WILL BE MORE OBVIOUS.

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 DIFFICULTY AND THE NEED FOR A VARIANCE IS SELF-CREATED. THE BUILDING COULD CONTINUE IN ITS PRESENT USE WITHOUT THE PROPOSED ADDITIONS. BUT THEY MAKE IT MORE LIVEABLE.

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.

(applicant signature)

Sworn to before me this date:

Date: August 25.16

(applicant signature)

Notary Public

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

Owner Signature: _____ Date: August 25.16

Owner Signature: _____ Date: _____

JENNIFER L. CHRISTY
MY COMMISSION EXPIRES
NOTARY PUBLIC
08-11-17
COMMONWEALTH OF MASSACHUSETTS

On this 25th day of AUGUST, 2016, before me, the undersigned notary public, personally appeared LISA S. BATES, and proved to me through satisfactory evidence of identification, which were NY DR LIC# 354 881473 to be the person who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief.

JENNIFER L. CHRISTY, Notary Public
My Commission Expires August 11 2017

FROM SURVEY DATED 7/19/16
1" = 20'-0"

Lands N/F
ansitional Services Association, Inc.
B.1347, P.209
165.52-3-17

GARAGE

BLACKTOP

EDGE

PROPERTY LINE ALONG EDGE OF GARAGE

S63°59'34"E
8.32'

EDGE OF BLACKTOP

N/F
Schooley

Schooley
P.108
3-18

46.85'

BLACKTOP AREA

N29°20'56"E
22.60'

N88°03'56"E

GARAGE 3.4'± SOUTH OF PROP. LINE

ELEC. METER

HOUSE

N14°08'26"E

11.8'±

S88°07'19"W

3.3'±

CB

Lands N/F
Jennifer M. Armstrong
Revocable Living Trust
B.2013, P.49080
166.45-4-31

PROP. COR. TO FENCE COR.
S22°50'W 2.1'±

59.43'

WOODEN FENCE

60.71'

10.03'

WOODEN FENCE

2.1'±

91.00'

91.00'

SEE NOTE 3

75.29'

GREEN HOUSE

CB

BLACKTOP DRIVE

CB

S02°32'59"W

2.4'±

86.74'

GARAGE

Lands N/F
Robert J. Mich
B.2006, P.195
166.45-4-2

91.00'

SWANNER LANE

EDGE OF PAVEMENT

REAL PROPERTY TAX MAP

PREPARED FOR: SARATOGA COUNTY BOARD OF SUPERVISORS

UNDER SUPERVISION OF: REAL PROPERTY TAX SERVICE AGENCY

THIS MAP HAS BEEN PREPARED FROM MAPS AND DEEDS AND OTHER INFORMATION OF PUBLIC RECORD. IN ACCORDANCE WITH THE PROVISION OF THE REAL PROPERTY TAX LAW, FOR ASSESSMENT PURPOSES ONLY.

IT DOES NOT REPRESENT A LAND SURVEY AND MUST NOT BE CONSTRUED AS SUCH.

COORDINATES BASED ON NEW YORK STATE PLANE COORDINATE SYSTEM EASTERN ZONE NAD 83

SPECIAL DISTRICTS

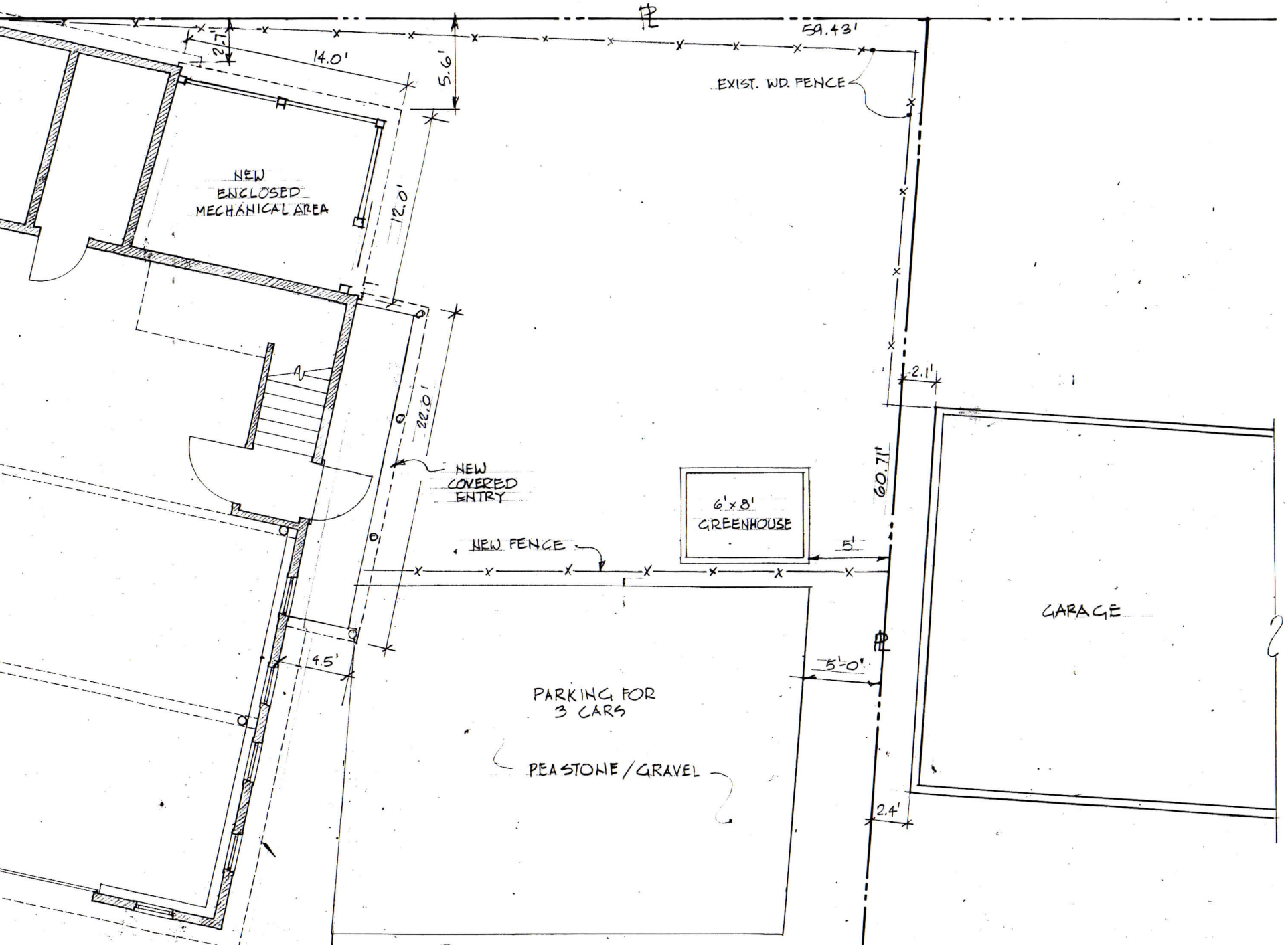
SEWER: SE010 SARATOGA CO. DIST. 1

PROPERTY LINE

5 SWANNER LANE East side of building

5 SWANNER LANE Location of proposed enclosed enclosed mechanical addition

5 SWANNER LANE SE corner of building


59.43'
EXIST. WD. FENCE
14.0'
2.7'
5.6'
NEW
ENCLOSED
MECHANICAL AREA
12.0'
22.0'
NEW
COVERED
ENTRY
2.1'
60.71'
6'x8'
GREENHOUSE
NEW FENCE
5'
GARAGE
4.5'
5'-0"
PARKING FOR
3 CARS
PEASTONE / GRAVEL
2.4'

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	Jason Diiulio		
Address	[redacted]		
Phone		/	/
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: 122 North St. Tax Parcel No.: 166 . 46 - 1 - 13 (*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: 8/22/2016 3. Zoning District when purchased: UR-3

4. Present use of property: Primary Residence 5. Current Zoning District: UR-3

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:

The current detached garage is not structurally sound and I plan to demolish and reconstruct the garage with livable space above the garage.

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) 2.2 and 6.0

Dimensional Requirements	From	To

Other: Accessory structure unfinished and uninhabitable space - I would like to construct habitable space above the garage.

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.

   I have considered an addition to the primary residence, but this would

   1. reduce the green space/lawn.

   2. reduce the distance to adjacent neighbors

   3. high cost.

   4. decrease the amount of area for water to be absorbed into the ground and creating greater impact to the storm water system.

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:

   Granting the variance will not produce an undesirable change in the character of the neighborhood because the garage currently exists in the location therefore the aesthetics will not change. In addition the structure is located on the back of the lot and is accessed by Pilkington Lane which is the alley for accessing the garages for James St., North St. and York Ave. Most of the current neighboring garages have livable space above their garages along Pilkington.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

The request is not substantial because the garage currently exists. It is not structurally sound and needs to be reconstructed. Therefore, the addition of the habitable space above would be a minor cost impact while substantially increasing the benefits of the property.

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 environmental and physcal effect will be minimal as the variance will be in the use of space above the garage. There is minimal impact since a garage currently exists and the change is utilizing the space above the garage and matching neighboring garages.

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 difficulty was not self-created, but to maximize the efficiency of the size of the lots and homes in the downtown Saratoga area it seems most efficient use of space by utilizing area already present. It would seem to be more beneficial by utilizing vertical space rather than an addition to the house which would have a greater negative impact to the property and adjacent properties.

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: 8/23/2016
(applicant signature)

_____ Date: _____
(applicant signature)

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

Owner Signature: _____ Date: _____

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
Jason Diiulio

Name of Action or Project:
Loft above Garage

Project Location (describe, and attach a location map):
122 North St., Saratoga Springs, NY 12866

Brief Description of Proposed Action:
The propery currently has a detached garage that is in poor condition. Current garage does not utilize the space above and is in poor condition. I plan on rebuilding the garage and including a loft above for livable space above garage.

Name of Applicant or Sponsor:	Telephone: [redacted]
Jason Diiulio	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: Yes, Saratoga Springs Building Permit will be required for the re-construction of the garage. A variance is required to allow the livable space above the garage.	☐	☑

3.a. Total acreage of the site of the proposed action? 0.22 acres
b. Total acreage to be physically disturbed? .01 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .22 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): Zoned as UR - Urban Residential
☐ 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?	☐	☑
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 _____		

	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: Jason Diiulio Date: 8/23/2016

Signature:

PRINT FORM

8/23/2016

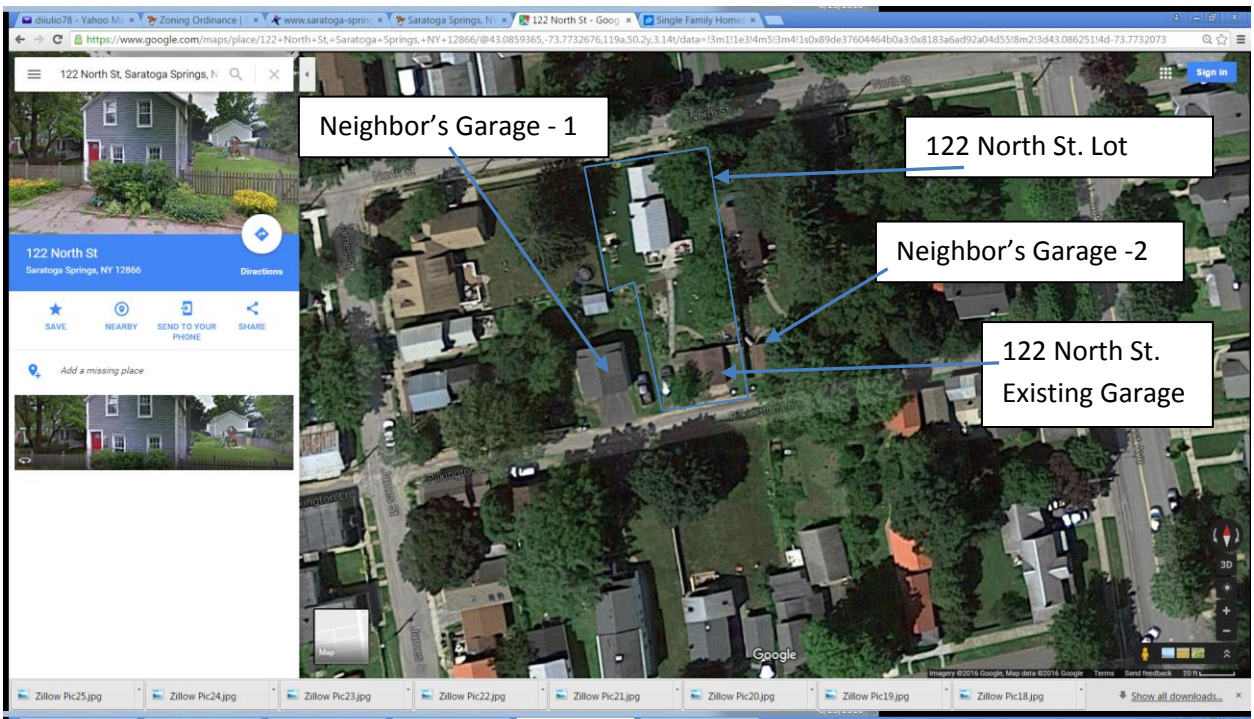
Jason Diiulio
[redacted]

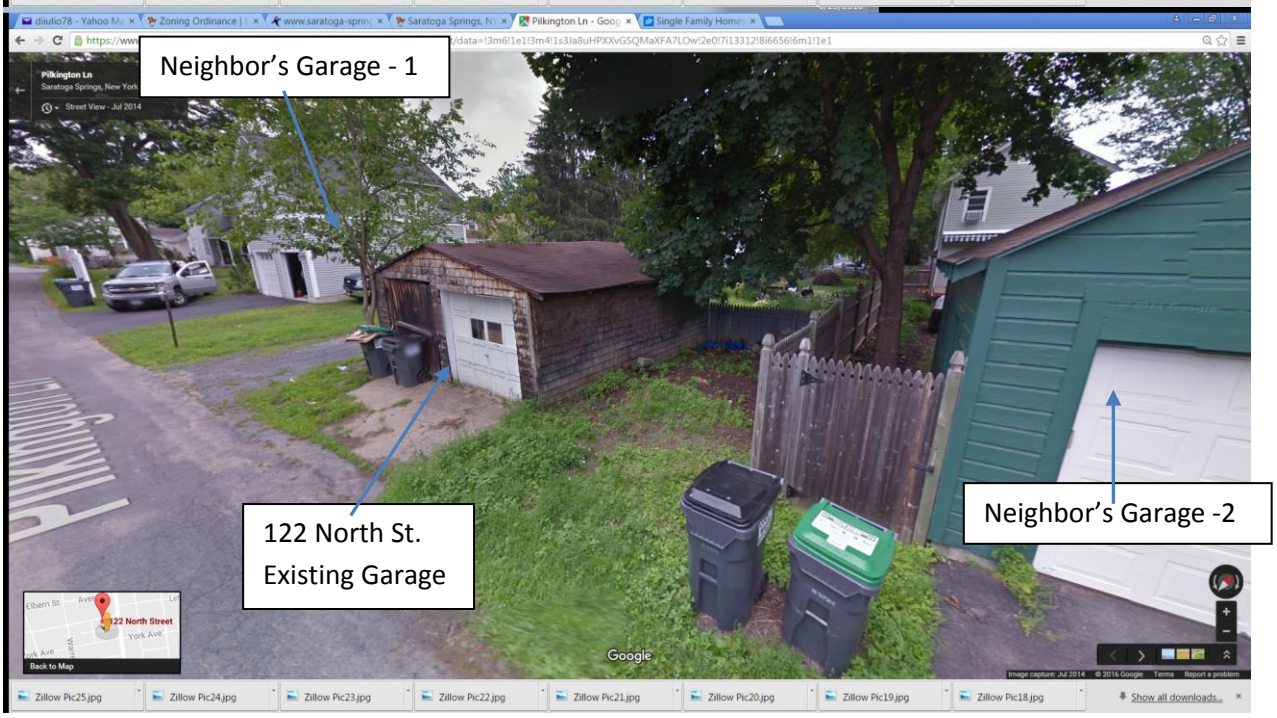
Re: Supporting Documentation for Variance

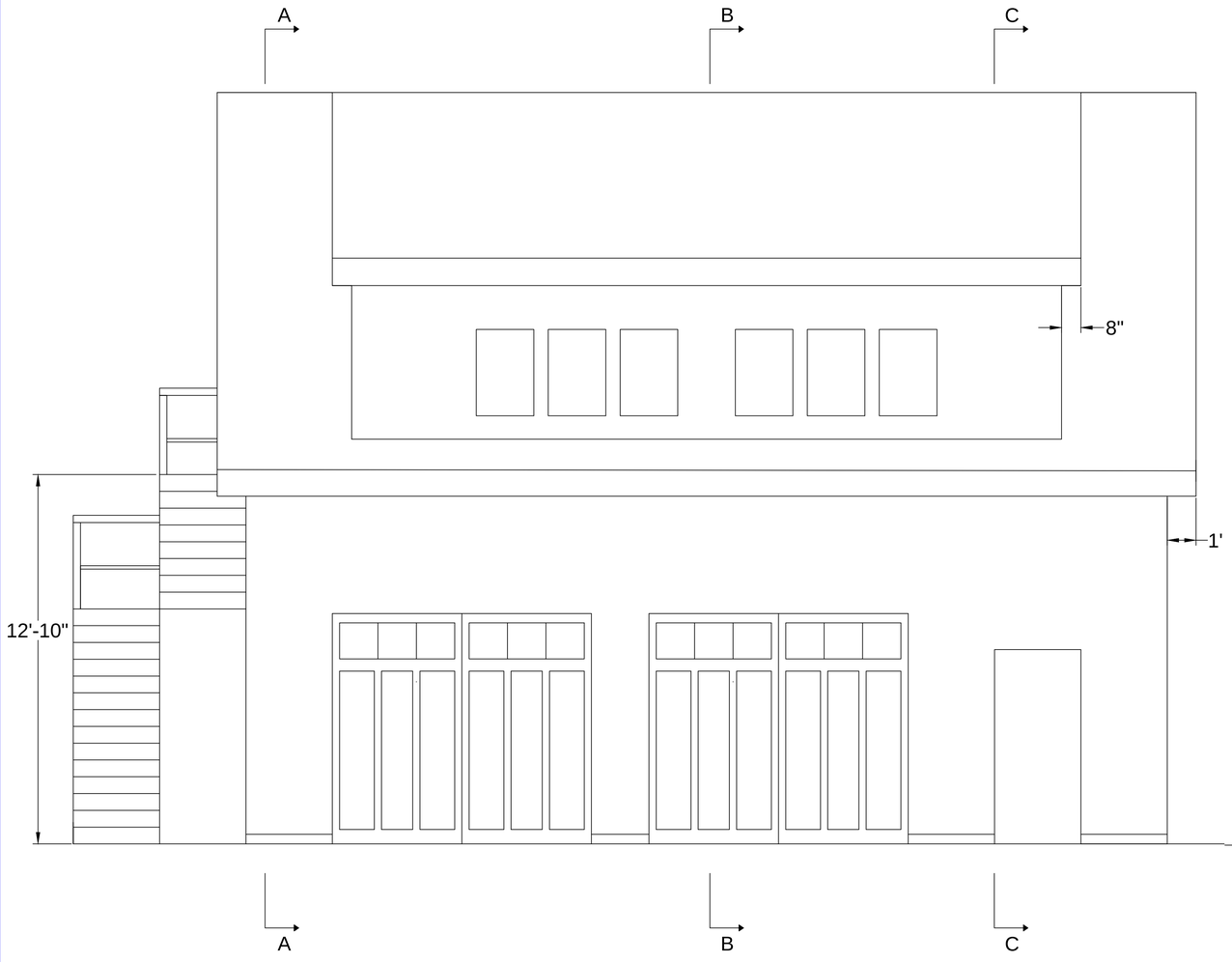
Home was purchased 8/22/2016. To date no improvements have been made. The garage is in poor structural condition and needs to be rebuilt. The cost to rebuild is approximately $22,000. I am proposing to add livable space above, this proposal would increase the construction cost approximately $7,000, for a total of $29,000. All work would be designed and constructed by me, I am a civil engineer with over 14 years of experience designing and constructing large scale civil projects. I have extensive experience in concrete work and traditional wood framing. I have constructed similar projects in New York State and Virginia.

Construction would commence immediately from issuance of variance and building permit. I would have the shell constructed and established before snow fall. Interior work would continue through the winter with completion in 2017.

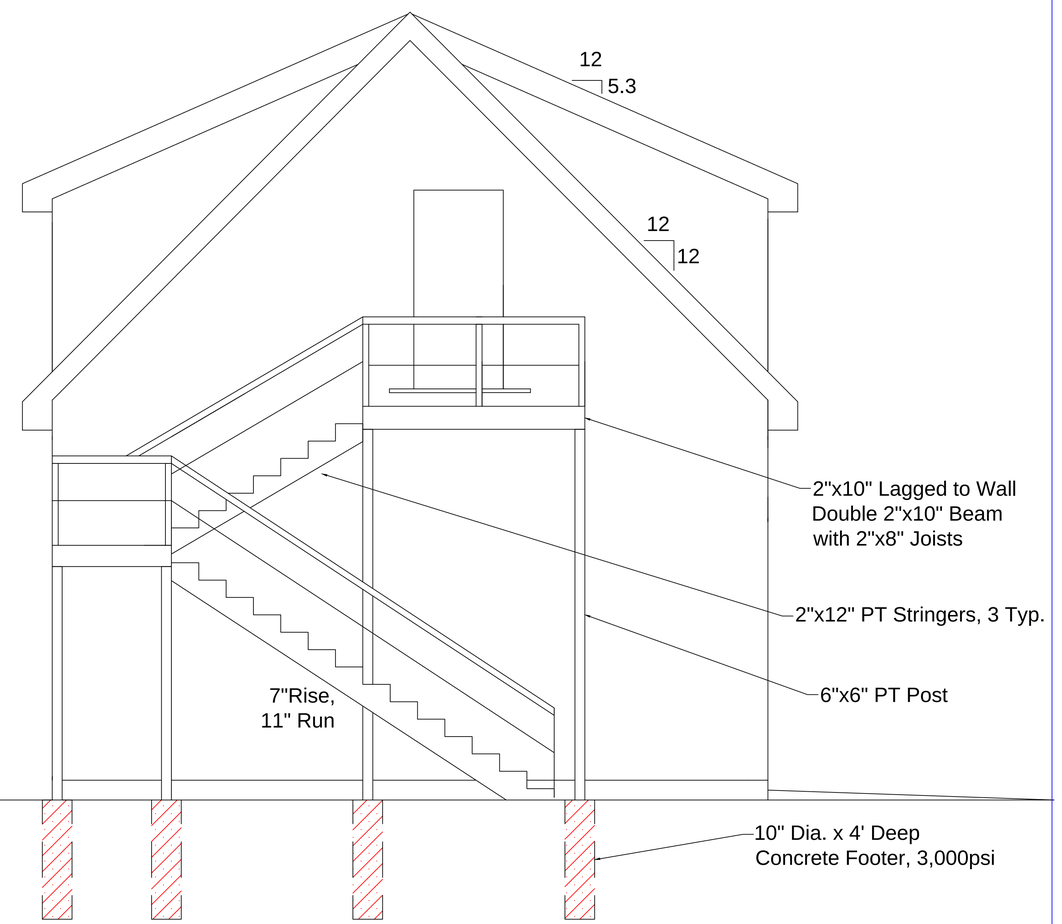
Jason Diiulio


Neighbor's Garage - 1
122 North St. Lot
Neighbor's Garage -2
122 North St.
Existing Garage
122 North St
Saratoga Springs, NY 12866
Directions
SAVE
NEARBY
SEND TO YOUR PHONE
SHARE
Add a missing place
Google


Neighbor's Garage - 1
122 North St.
Existing Garage
Neighbor's Garage -2
Pilkington Ln
Saratoga Springs, New York
Street View - Jul 2014
122 North Street
Back to Map
Google



ELEVATION - South Side



ELEVATION - West Side

NO.	DESCRIPTION	BY	DATE
0	PERMITTING SET	JCD	8/1/16

CITY OF SARATOGA SPRINGS
NEW YORK

DETACHED GARAGE
122 NORTH ST.
SARATOGA SPRINGS, NY 12866

CONSTRUCTION DETAILS

SCALE	AS SHOWN	DRAWN	JCD
		CHECKED	
		SUBMITTED	
		RECOMMENDED	

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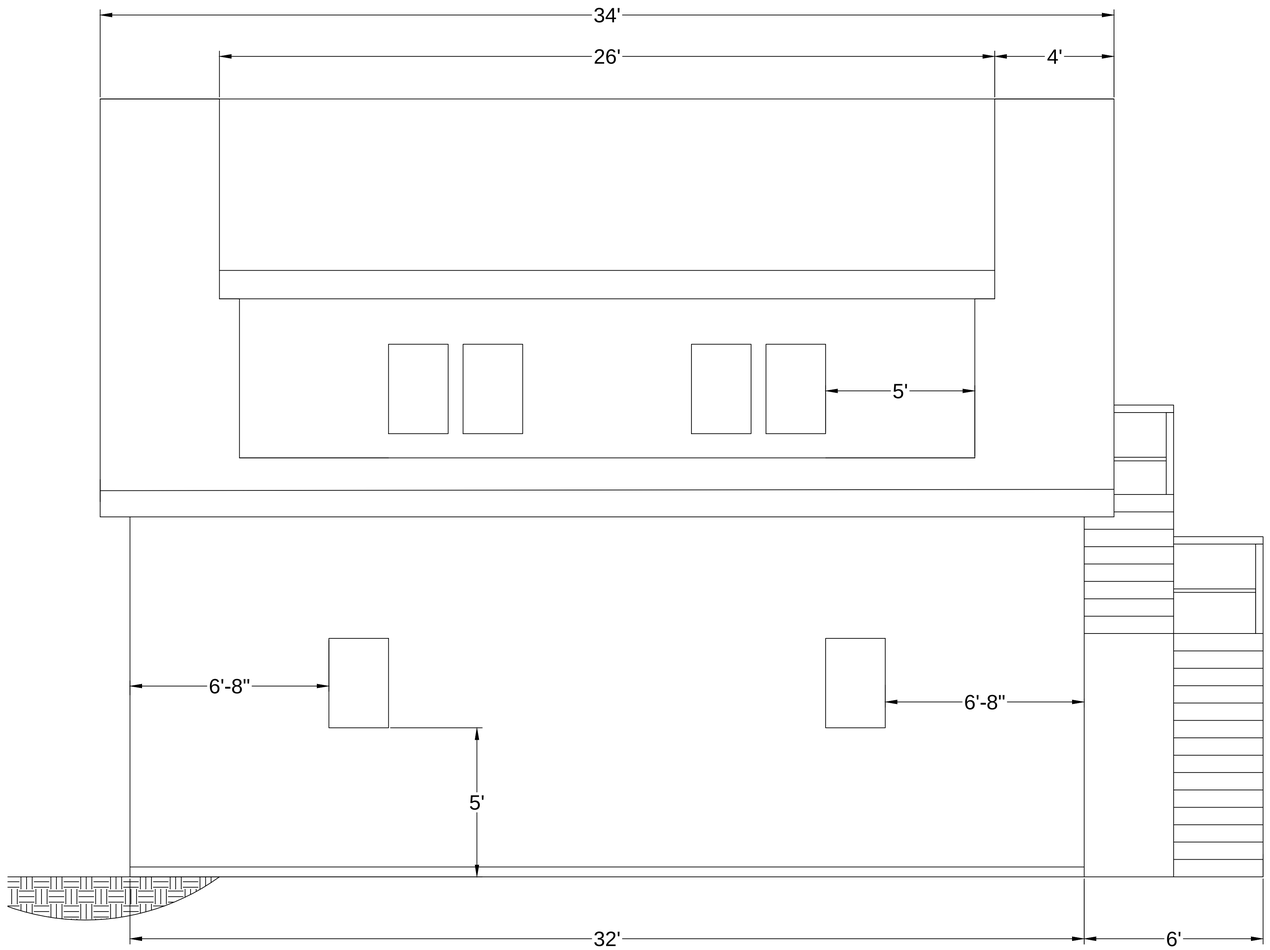
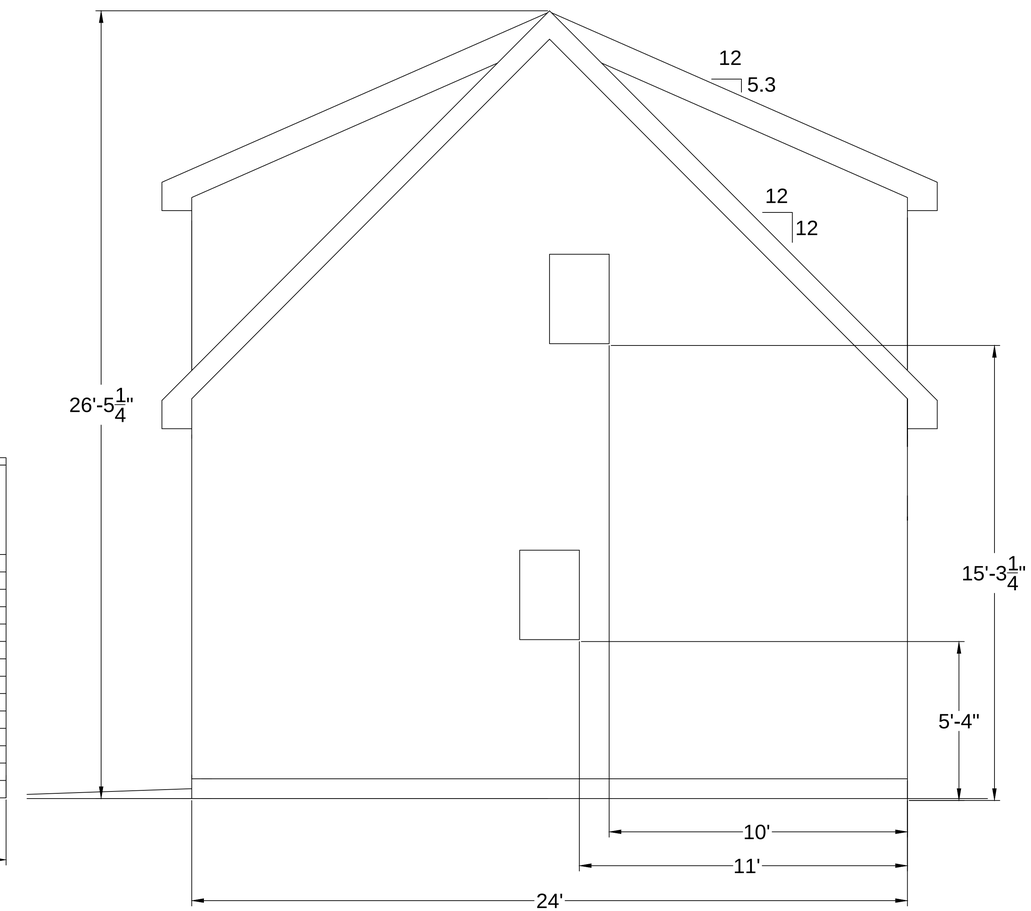


ELEVATION - North Side



ELEVATION - East Side

NO.	DESCRIPTION	BY	DATE
0	PERMITTING SET	JCD	8/1/16

CITY OF SARATOGA SPRINGS
NEW YORK

DETACHED GARAGE
122 NORTH ST.
SARATOGA SPRINGS, NY 12866

CONSTRUCTION DETAILS

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		CHECKED	
		SUBMITTED	
		RECOMMENDED	

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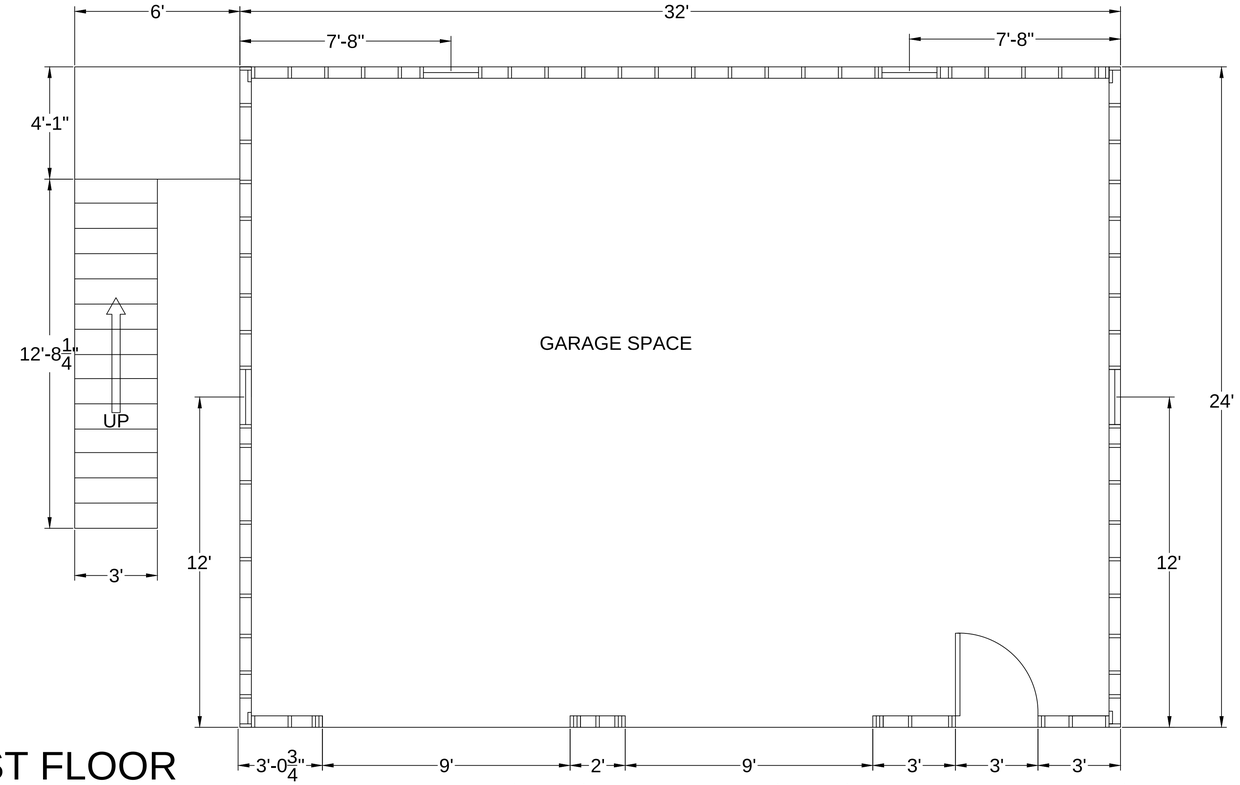
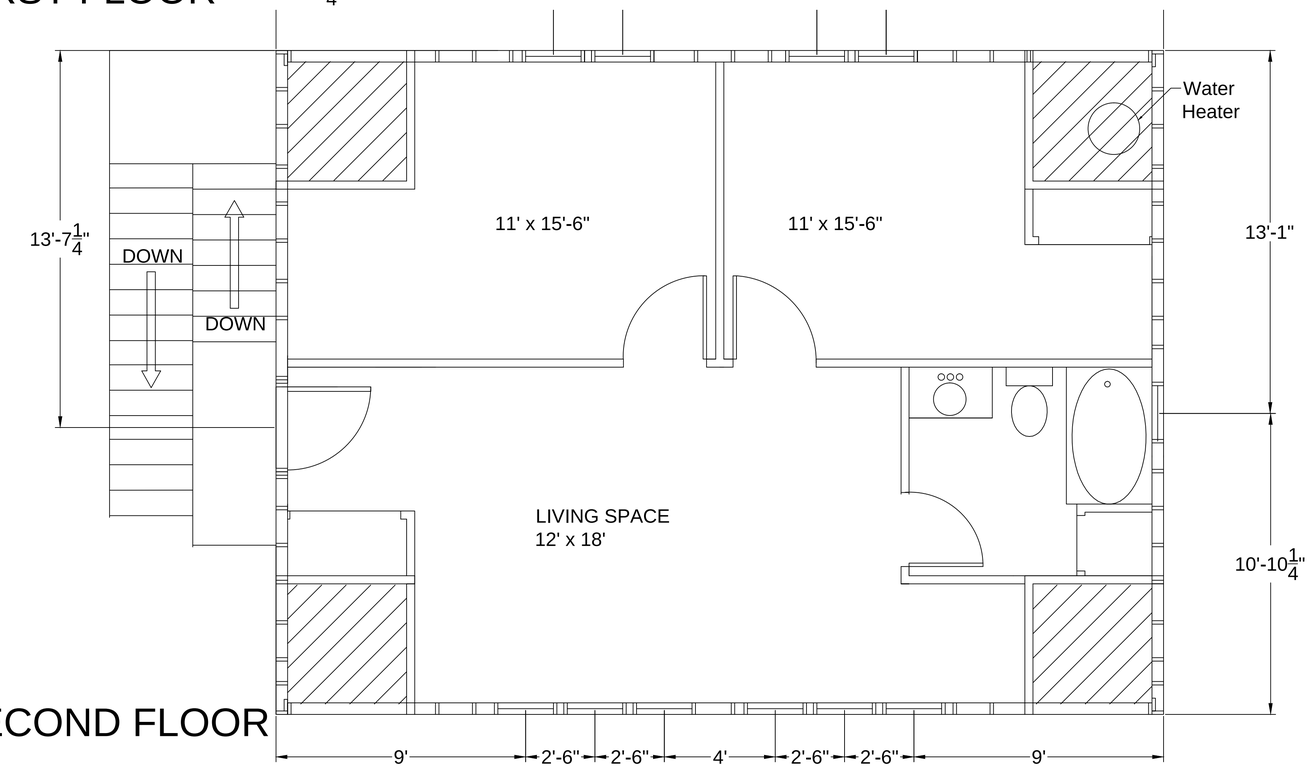


FIRST FLOOR



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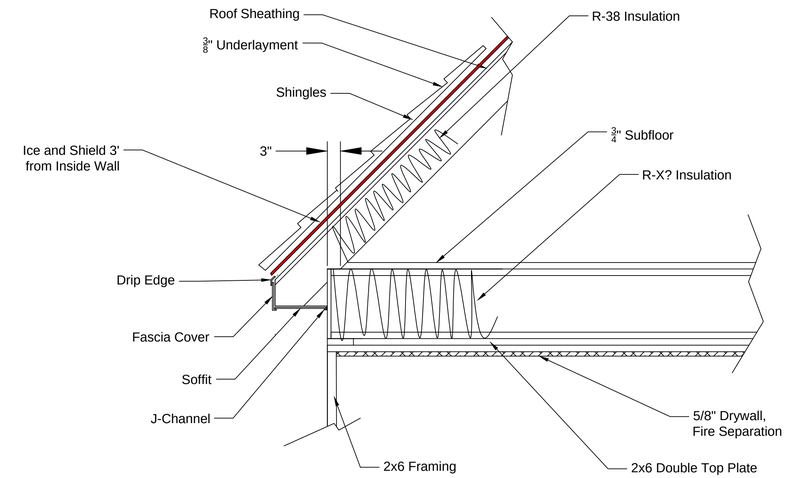
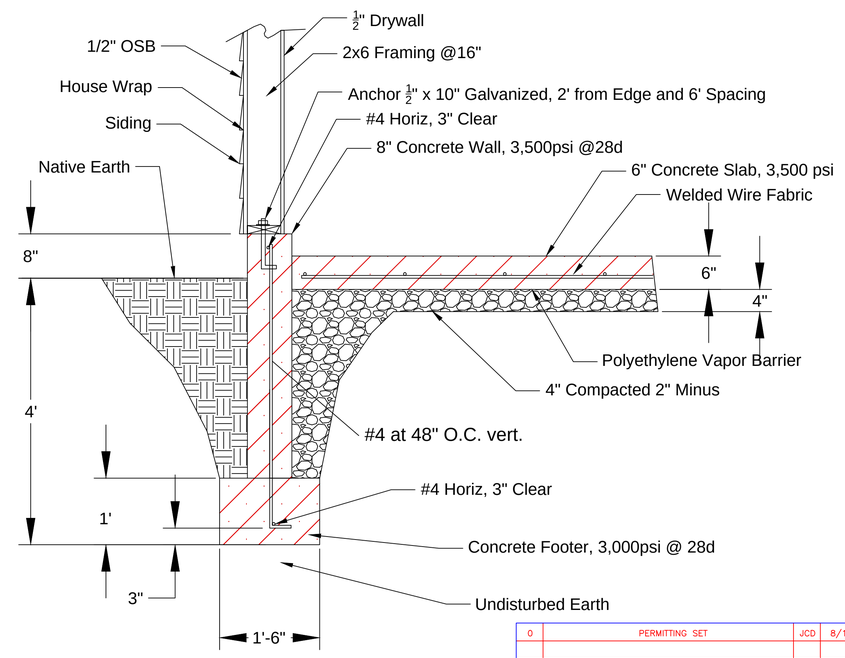


ROOF DETAIL



FOUNDATION DETAIL

NO.	DESCRIPTION	BY	DATE
0	PERMITTING SET	JCD	8/1/16

CITY OF SARATOGA SPRINGS
NEW YORK

DETACHED GARAGE
122 NORTH ST.
SARATOGA SPRINGS, NY 12866

CONSTRUCTION DETAILS

SCALE AS SHOWN | DRAWN JCD | CHECKED | SUBMITTED | RECOMMENDED

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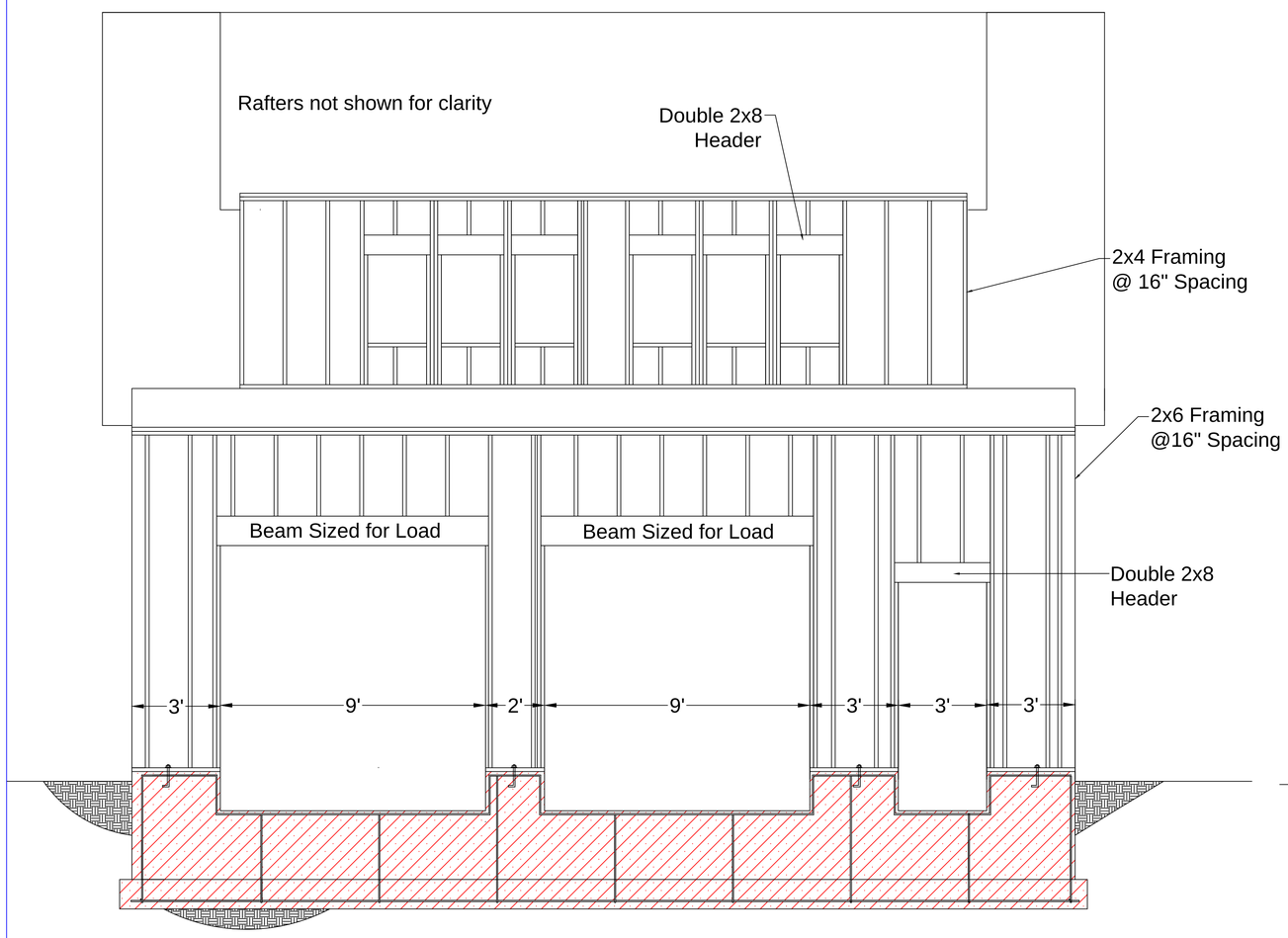
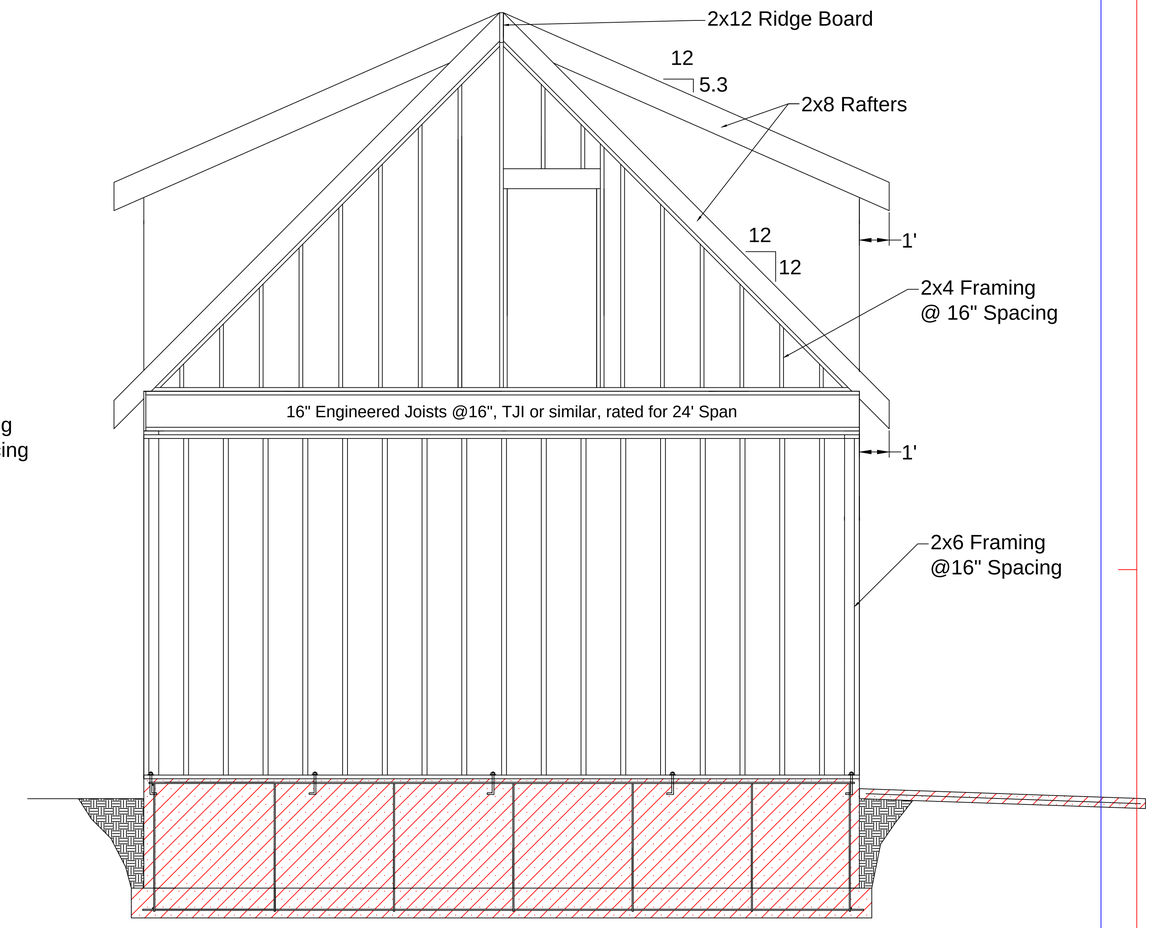


ELEVATION - Framing South Side



SECTION A-A

NO.	DESCRIPTION	BY	DATE
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CITY OF SARATOGA SPRINGS
NEW YORK

DETACHED GARAGE
122 NORTH ST.
SARATOGA SPRINGS, NY 12866

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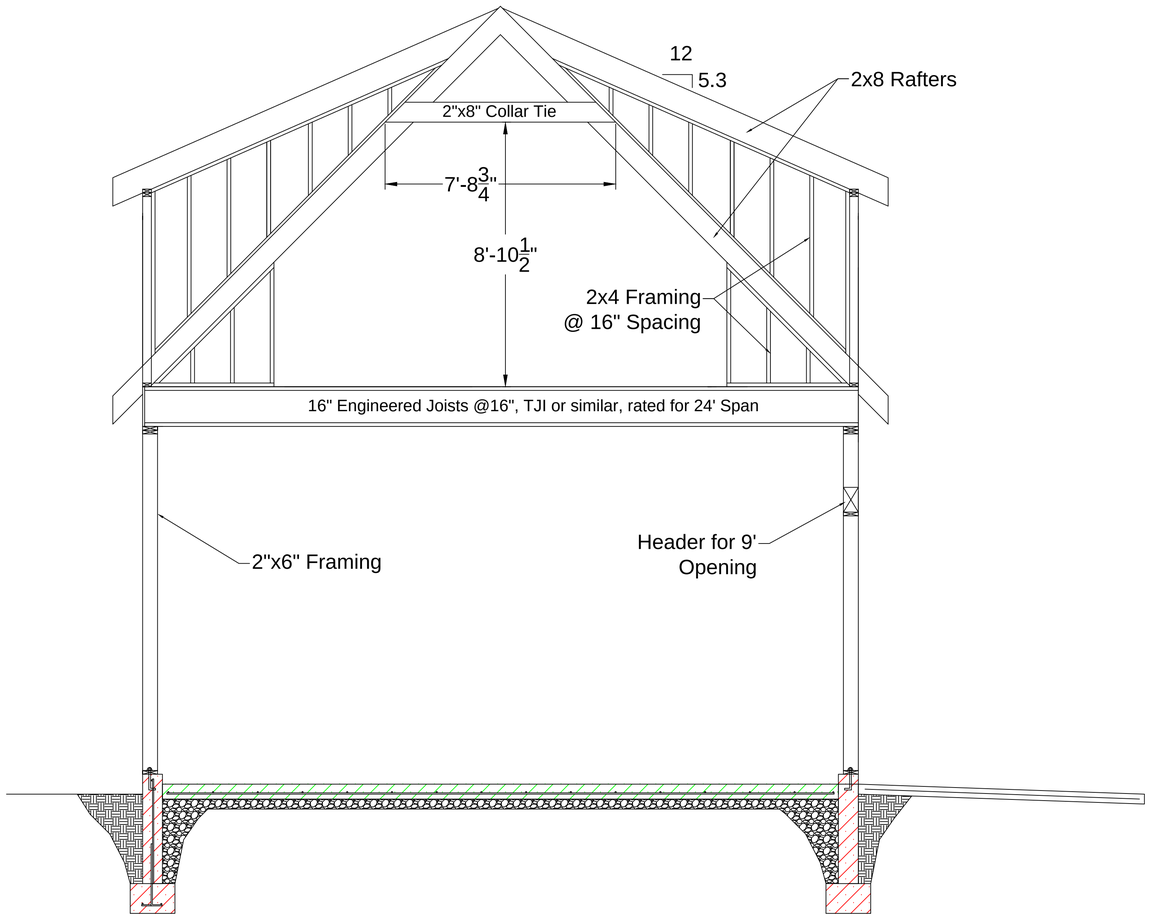
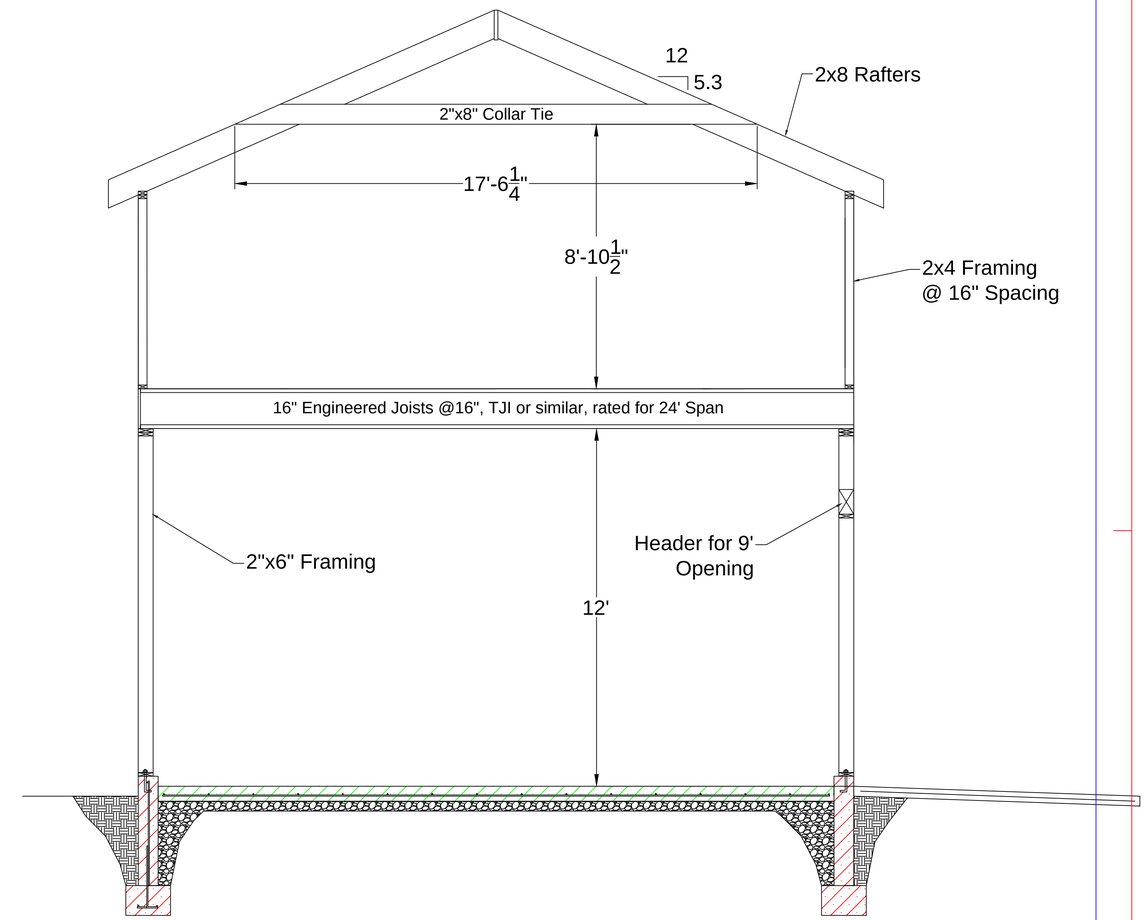
SCALE AS SHOWN | DRAWN JCD | CHECKED | SUBMITTED | RECOMMENDED



SECTION B-B



SECTION C-C

NO.	DESCRIPTION	BY	DATE
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CITY OF SARATOGA SPRINGS
NEW YORK

DETACHED GARAGE
122 NORTH ST.
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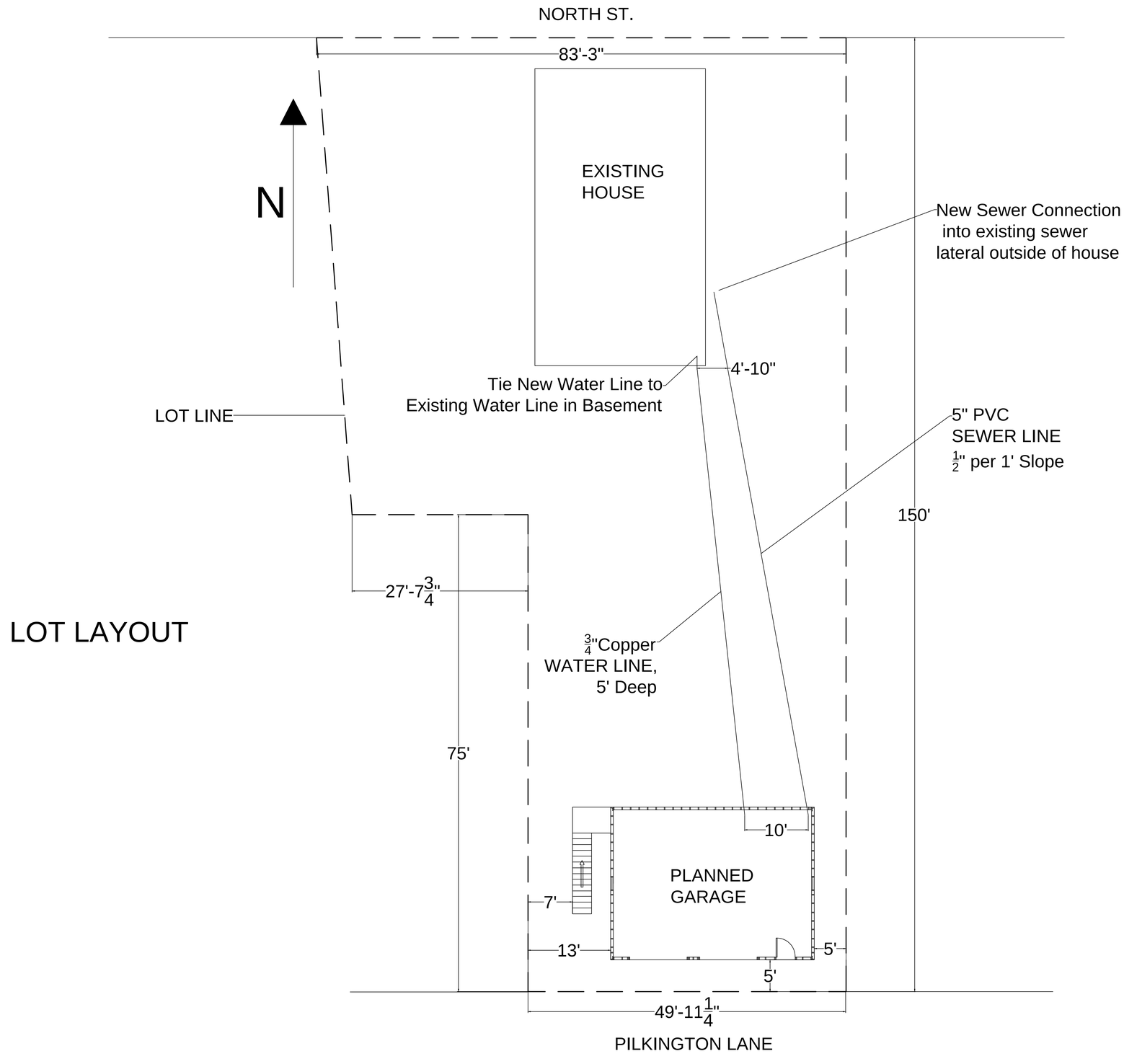

LOT LAYOUT

NO.	DESCRIPTION	BY	DATE
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REDUCTION VERIFICATION SCALE 0 10 INCHES

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	ANN MARIE PATRICIA		CHRISTOPHER SEMENZA
Address	[redacted]		[redacted]
Phone	[redacted]	/	
Email	[redacted]		

* 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: 3 McALLISTER DRIVE Tax Parcel No.: 166.14 - 4 - 42 (*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: 1/27/2014 3. Zoning District when purchased: LR-1

4. Present use of property: PERSONAL RESIDENCE 5. Current Zoning District: LR-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: SEEKING A VARIANCE TO ALLOW FOR AN INCREASE IN THE ALLOWABLE LOT COVERAGE FROM 20% TO 28% IN ORDER TO PERMIT THE ADDITION OF A SCREENED IN PORCH AREA.

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
    * NOTE! (PLEASE SEE LETTER OF EXPLANATION ATTACHED REGARDING THIS) *

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)

ITEM #10 EXPLANATION:

With regard to work performed in connection with the project associated with this application:

Prior to applying for a permit for this project I consulted with the building department and reviewed the intent of the project with a detailed plot plan depicting the addition to the residence and a conceptual plan and had asked if we would be facing any constraints, set back issues etc. if the project was applied for as shown. I was told we were well within the setbacks and that we should be o.k. to obtain a building permit.

With that information, we proceeded to get engineered building plans drawn to submit for a building permit. The day we actually submitted everything for the permit application and reviewed the application at the counter again it was indicated that everything looked in order and basically a formality for issuance of a permit – but they were backed up on plan reviews and could take longer than normal.

Based on that information and the type of construction and the use of techno-metal posts piers vs. concrete piers (which negates the need for any support pier inspection) and knowing how backed up the building department is on plan reviews and that the first inspection is upon completion of framing we began to frame the deck portion of the room about 10 days after submitting the permit application. As soon as I received an e-mail from the building department stating a concern about the lot coverage percentage we immediately stopped work.

In neither of the visits did anyone at the building department mention anything to us regarding any concern for or stipulation as to maximum percentage of lot coverage. We had no idea this was a consideration or impact regarding this type of addition. Had this been mentioned we honestly and truly never would have begun.

Please understand, I take responsibility for this and ask that the owner of the home not be penalized or delayed due to this honest misunderstanding based on the criteria/information we had.

Respectfully,

Chris Semenza

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

The applicant requests relief from the following Zoning Ordinance article(s) _____

Dimensional Requirements	From	To
ALLOWABLE LOT COVERAGE	20%	28%

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.

NO MATTER WHAT THE DESIGN THE IMPACT IS STILL AN INCREASE IN COVERAGE, AND THERE IS NO AVAILABLE SURROUNDING PROPERTY AVAILABLE FOR PURCHASE.

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:

THE DESIGN WAS SPECIFICALLY DONE SO AS NOT TO IMPACT THE CHARACTER OF THE NEIGHBORHOOD AND WILL NOT CREATE A DETRIMENT TO NEARBY PROPERTIES BECAUSE WE ARE MAINTAINING SETBACKS FROM THE SIDE YARDS OF 31' & 19' AND REAR YARD SETBACK OF 36' - FAR MORE THAN REQUIRED.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

THE REQUESTED VARIANCE IS NOT SUBSTANTIAL BECAUSE THE EXISTING HOME (BUILT IN THE 50'S) ALREADY OCCUPIES 22% OF THE 28% NEEDED. THE SCREEN ROOM ACTUALLY IS ONLY 4½% INCREASE FOR AN ACTUAL TOTAL OF 26½% - BUT LOOKING FOR 28% AS A CUSHION SHOULD THEY INCLUDE STEPS OR OVERHANGS ETC. IN WHICH CASE WE WOULD REQUEST AN ADDITIONAL 5%. BUT WE WERE TOLD BY LINDSEY GONZALEZ - ROOF OVERHANGS DO NOT IMPACT THE LOT COVERAGE.

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 VARIANCE WILL NOT HAVE AN ADVERSE PHYSICAL OR ENVIRONMENTAL EFFECT BECAUSE IT IS DESIGNED TO FIT THE CHARACTER OF THE NEIGHBORHOOD AND AS MENTIONED PRIOR WE HAVE SUBSTANTIAL SETBACKS MAINTAINED OF 19', 31' AND 36' ON BOTH SIDES AND REAR RESPECTIVELY.

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 DIFFICULTY WAS NOT SELF CREATED FOR THE SIMPLE REASON THE HOME WAS EXISTING SINCE THE 50'S. AND AS THIS IS THE PERMENANT ALL YEAR ROUND HOME OF THE APPLICANT AND NOT A RENTAL OR PART TIME RESIDENCE SHE WISHES TO ENJOY THE SARATOGA SPRINGS ATMOSPHERE AND 'OUTDOOR' SUMMER LIFESTYLE THE AREA HAS TO OFFER WHICH IS WHAT THE SCREEN ROOM WOULD ALLOW HER TO DO WITHOUT BEING CONCERNED ABOUT NUISANCE INSECTS. AND PROVIDING COVER FROM SUN & RAIN WHILE ENJOYING THE OUTDOORS.

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.

Ann Marie Patrizio
(applicant signature)

Date: August 16, 2016

_____
(applicant signature)

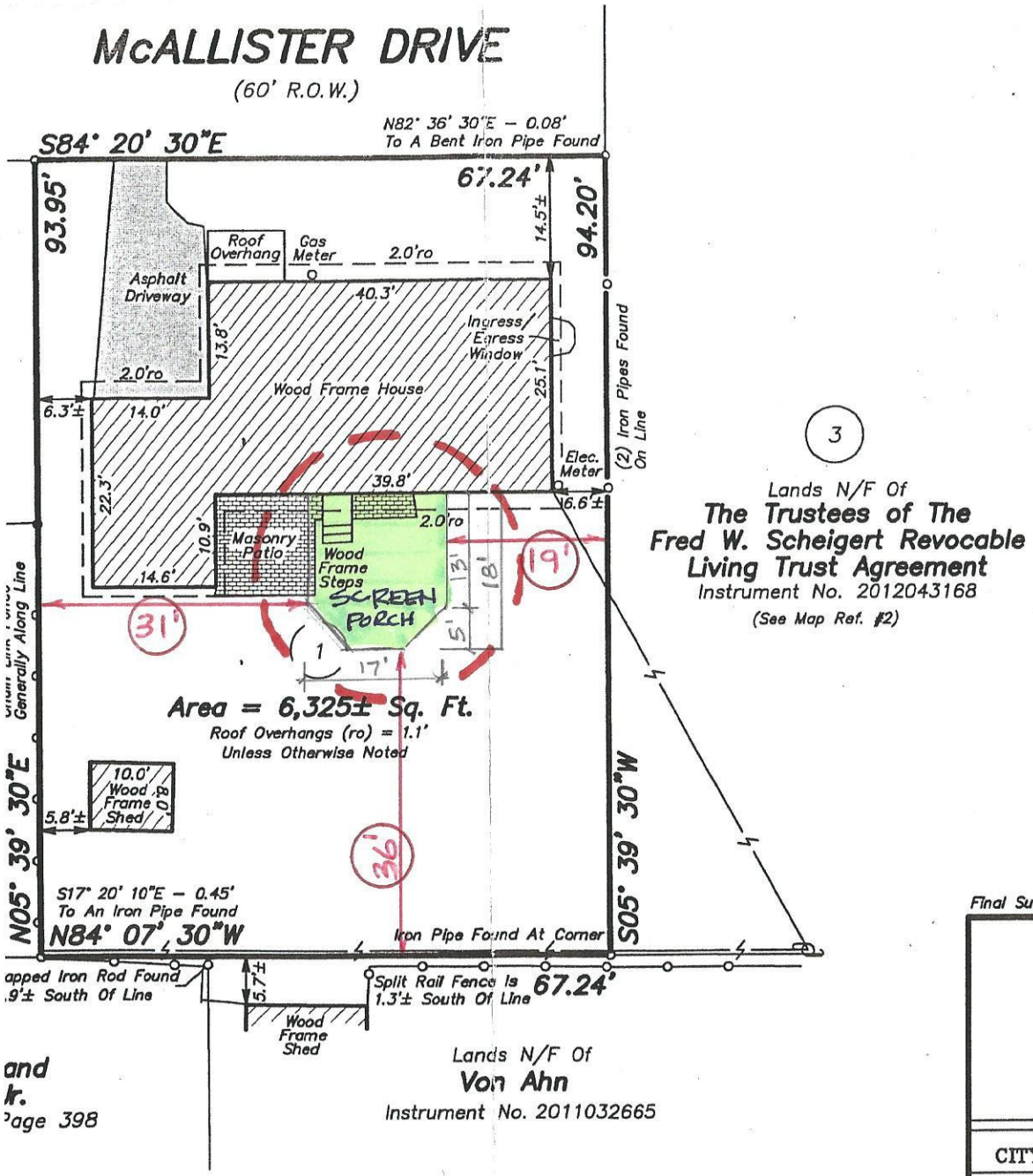
Date: _____

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

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

VANGUILDER & ASSOCIATES AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE ON NOVEMBER 12, 1999 AS MAP F-167A REV.



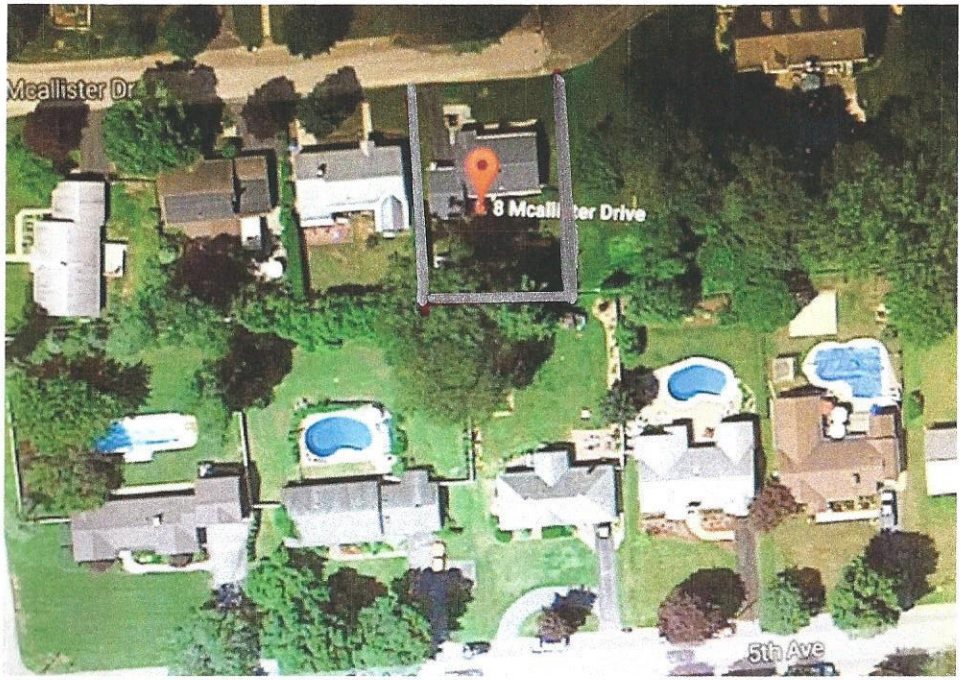
Final Survey – 5/19/14

SURVEY
LANDS OF
ANN MARIE PATRICIA

CITY OF SARATOGA SPRINGS	SARATOGA COUNTY, NEW YORK
SCALE: 1" = 20'	DATE: MAY 29, 2014
TELEPHONE NO.: (518) 383-0634	MAP NO.: 14 – 11 – 47

Gilbert VanGuilder
Land Surveyor, PLLC
Professional Land Surveyors

Dwane J. Rabideau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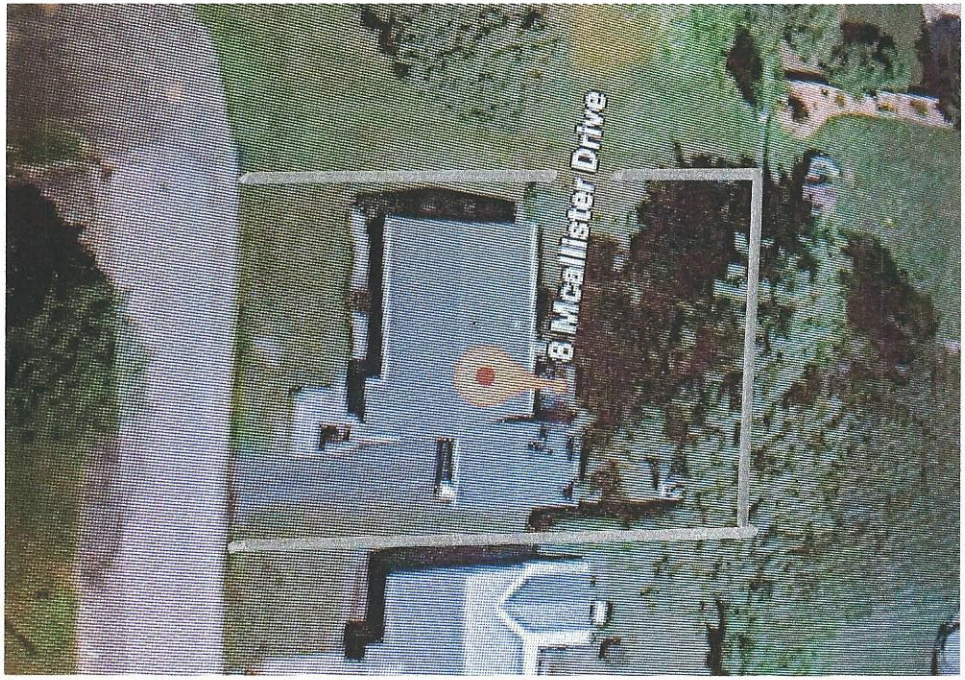
8 Mcallister Drive
5th Ave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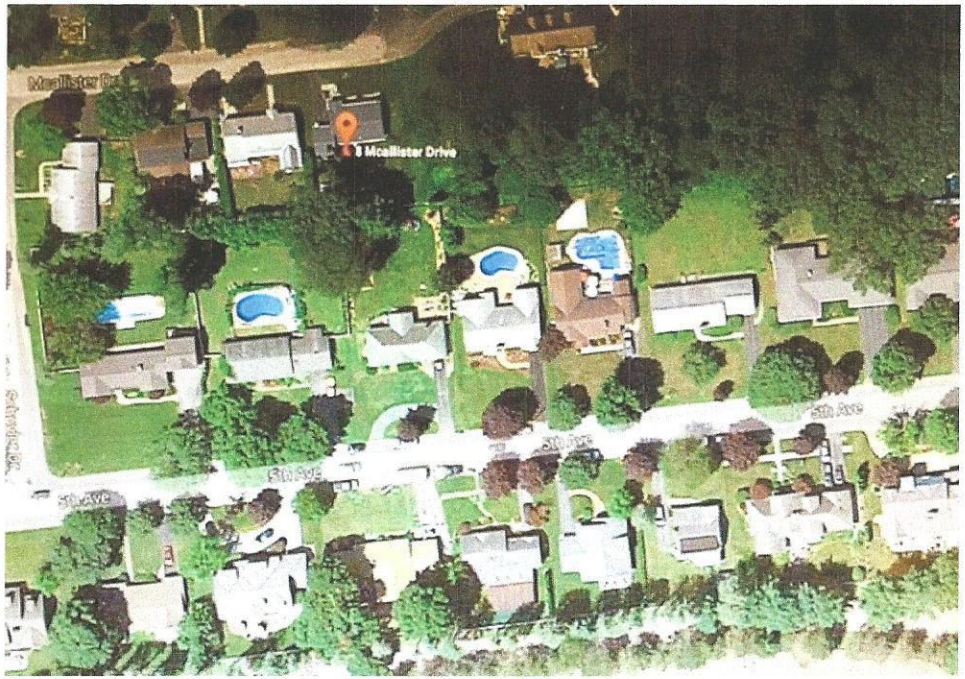
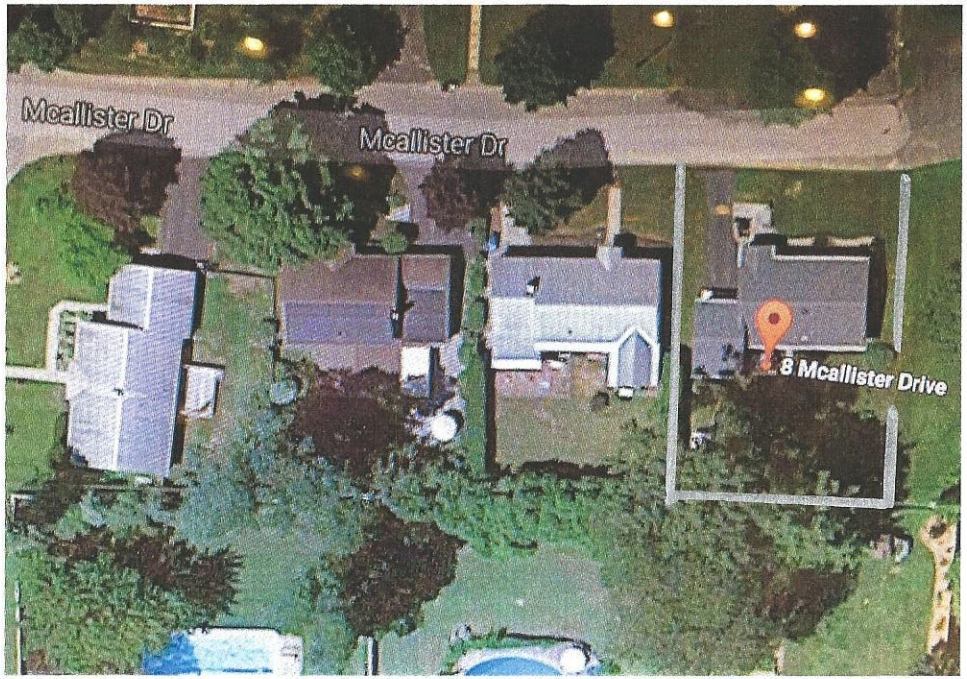
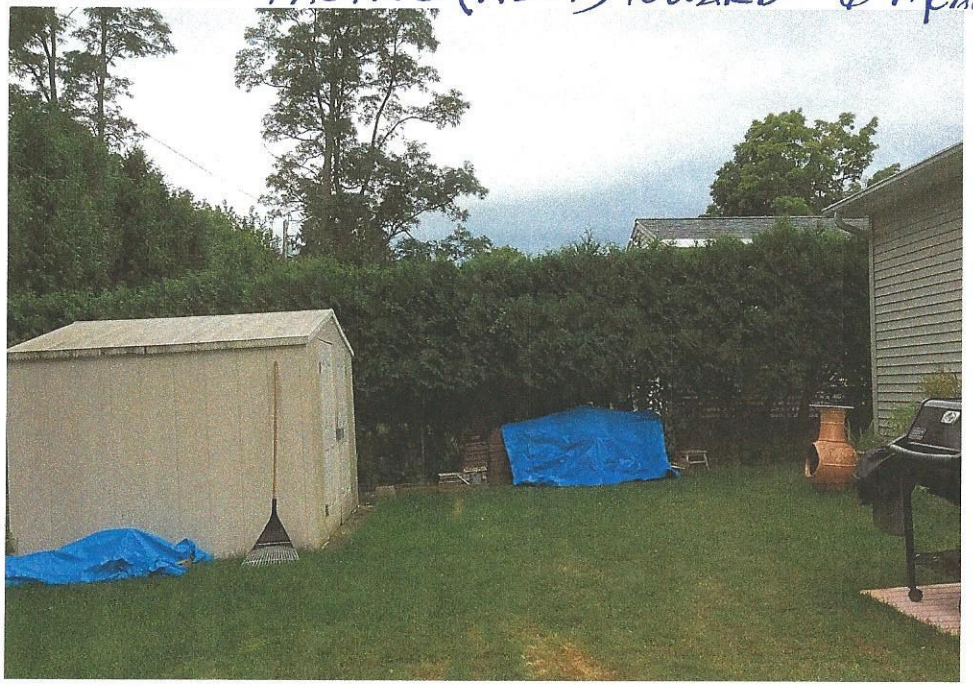

8 Mcallister Drive
5th Ave


Mcallister Dr
Mcallister Dr
8 Mcallister Drive

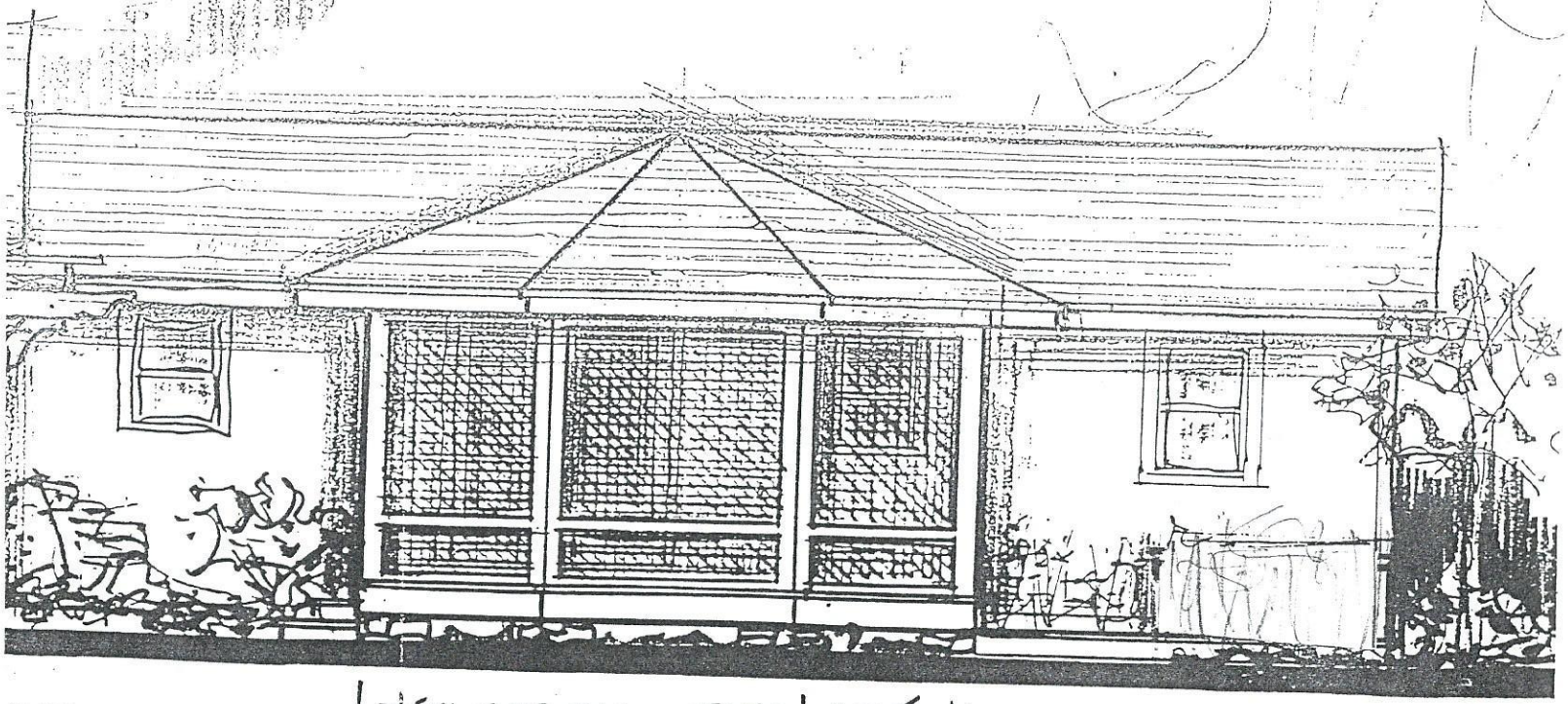
BACKYARD FACING (WEST) TOWARD #6 McALLISTER



BACKYARD VIEWS FACING NEIGHBORS TO EACH SIDE & DIRECTLY BEHIND.

BACKYARD FACING (EAST) TOWARD #9 McALLISTER

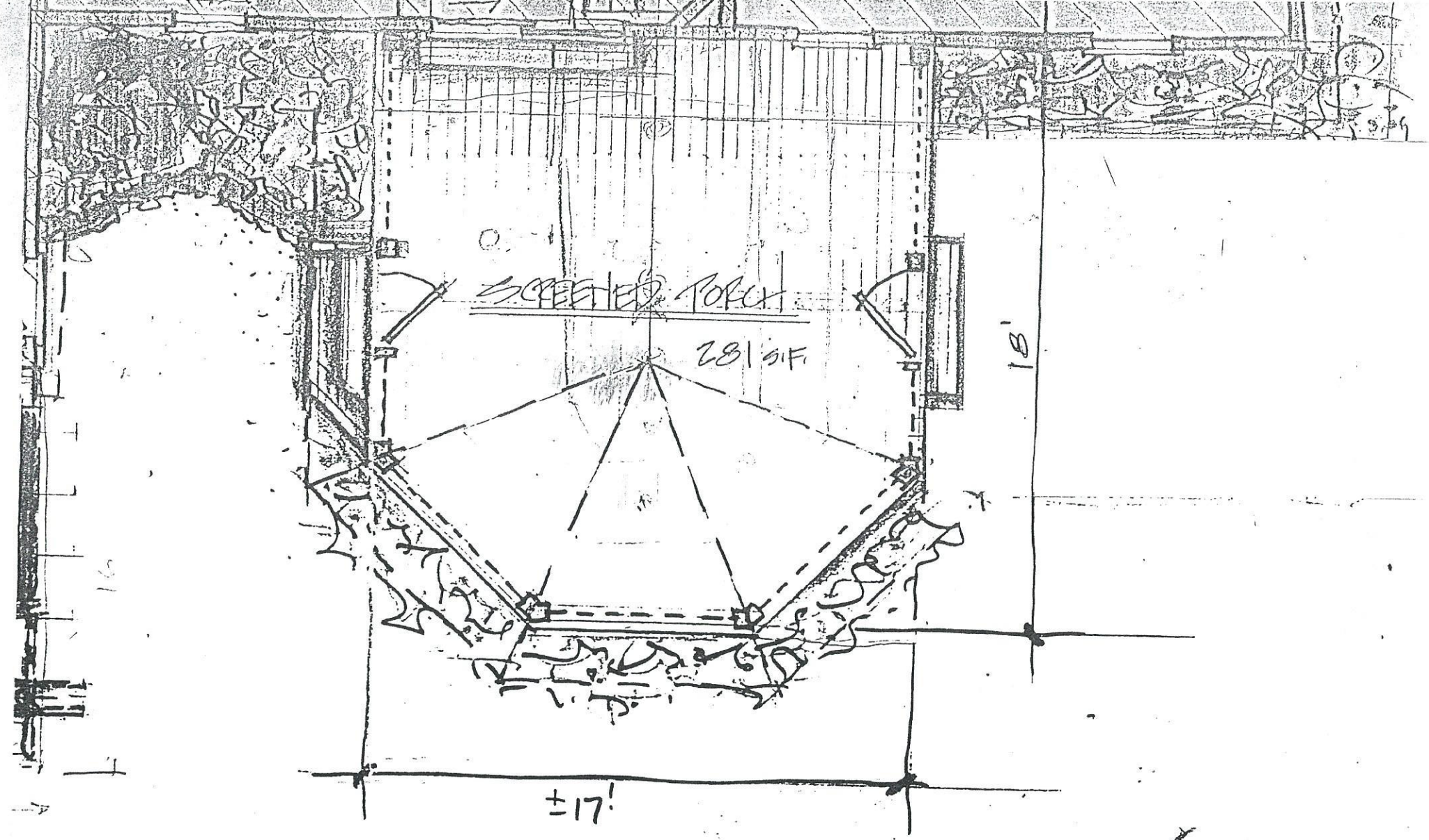
BACKYARD FACING (SOUTH) TOWARD #107 5TH AVE.



NEW SCREENED PORCH ADDITION

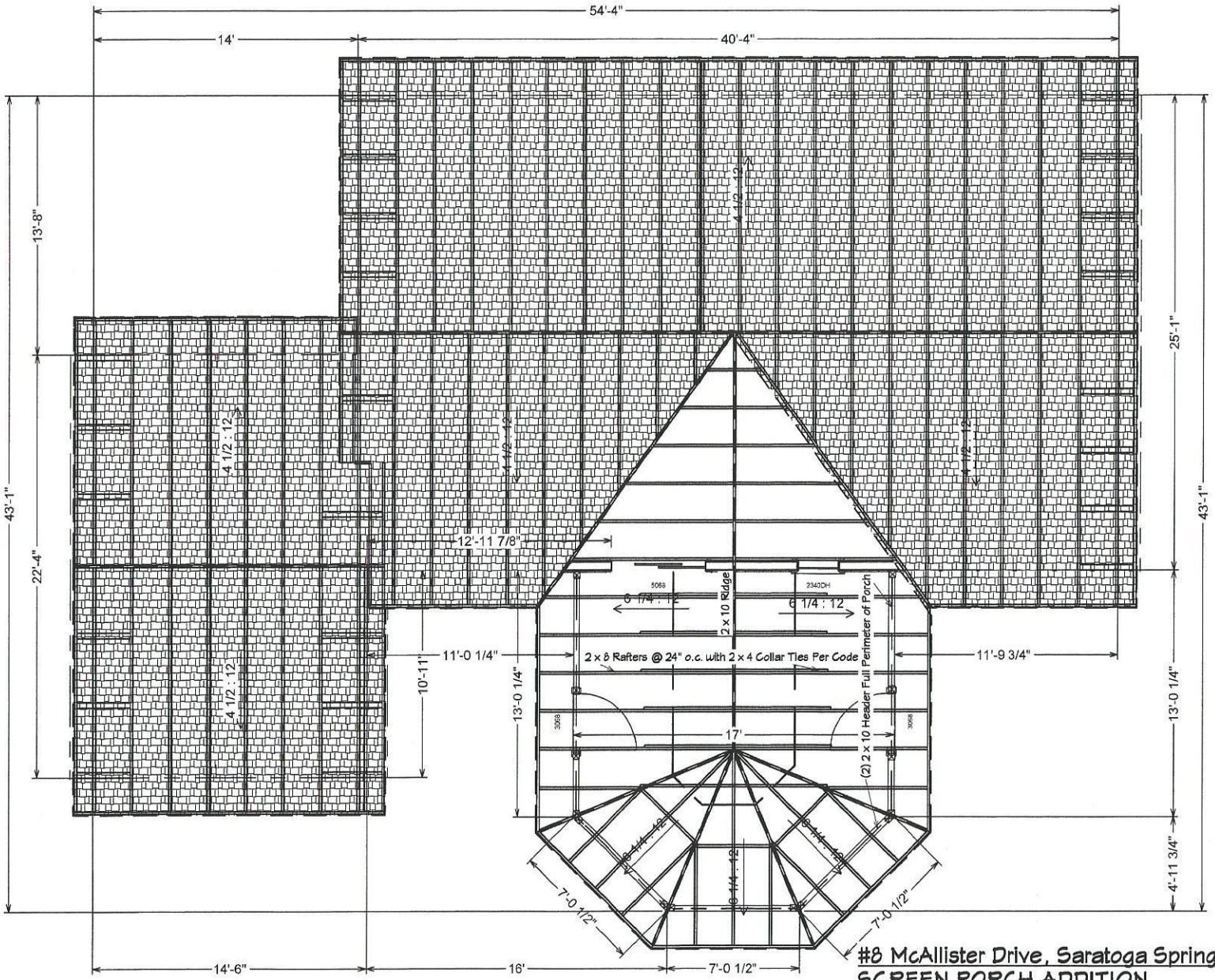
REAR ELEVATION ~ PRELIMINARY CONCEPT

±1/4"=1'-0" 6.9.16



PARTIAL PLAN ~ PRELIMINARY CONCEPT

±1/4" = 1'0" 6.9.16



#8 McAllister Drive, Saratoga Springs, N.Y.
SCREEN PORCH ADDITION

Application Narrative
Rite Aid Redevelopment
Application for Signage Area Variances

National Retail Properties, Inc. (f/k/a Commercial Net Lease Realty, Inc.) (the "Applicant") submits this Application for Area Variances executed by David J. Reif, Senior Vice President, Leasing & Construction, dated June 8, 2016. The Applicant is the title holder of 90 West Avenue and the purchaser under contract of the parcel located at 242 Washington Street, commonly known as KNC Touchfree Car Wash.

The Applicant previously filed a First Amendment to Application for Area Variances as more particularly set forth in its application of December 10, 2014, for which variances were granted by this Board on January 26, 2015.

This Application seeks relief from the Zoning Ordinance for the Applicant's proposed signage package, submitted together with this Application. The signage for the site is in Rite Aid's "New England" style, meaning its letters and returns are generally in the same style and color as the other Rite Aid stores throughout the east coast which share the New England design. Gooseneck lighting will illuminate each proposed sign – no back lighting or internal illumination is proposed, and no sign protrudes from the wall more than three inches.

The site is somewhat unique in the City because it is located at the corner of West Avenue and Washington Street, both very high capacity streets. The approval process for the expansion of the Rite Aid Pharmacy has been extensive. The approval processMost recently with the building's footprint and exterior was approved by the Planning Board's site plan approval and by architectural approval from the Design Review Commission. A key element of the DRC's approval was the presence of an entrance at the intersection of West Avenue and Washington Street. That intersection is a gateway to the City and the entrance in that location will promote pedestrian activity, a goal of the Transect-5 district.

The signage package is designed to allow for Rite Aid brand recognition along West Avenue, Washington Street and at the entrance opposite the intersection. In addition, the proposed signage provides for the (i) designation of the pharmacy, (ii) the location of the drive-thru, (iii) the co-brand "GNC" signage accompanying the Rite Aid brand and (iv) temporary signage for operation of the pharmacy during construction of the new building.

Area Variance

1. **The benefit sought by the Applicant cannot be achieved by other feasible means**. The within application represents the third iteration of the signage package prepared by the project team in an effort to minimize the relief sought in this application while incorporating Rite Aid's standard New England design style used for stores on the east

coast. In recognition of the provisions of Article 6 of the Zoning Code, the New England style signage package has been reduced.

The location of the store at the intersection of two major thoroughfares within the city drives, in part, the need for the signage proposed. The addition of the entrance opposite the intersection (incorporated into the design during discussions with DRC) places additional demands for identification of the facility. Thirdly, the orientation of the building to accommodate anticipated pedestrian traffic requires a modification of the standard Rite Aid package from the signage originally contemplated for the overwhelming majority of the store's traffic by vehicle.

Location of the signage protruding slightly above the first floor is necessitated by building elements approved by DRC. In this instance, DRC balanced the need for architectural features at this gateway against the desire to have wall signage entirely below the second floor. No other locations on the building are feasible for compliance in light of the approved architecture.

The drive-thru and directional signage on the south side are intended to direct customers to the approved circulation pattern within the site.

2. **The granting of the relief will not create a detriment to nearby properties nor an undesirable change in neighborhood character for the following reasons**. There is a business at each of the four corners of the West Avenue and Washington Street intersection. This application is necessitated by the redevelopment of the site with a new, modern Rite Aid pharmacy. The facility will be a marked improvement over the existing building. The proposed signage will not be a detriment to nearby properties, but instead will be an improvement to neighborhood character. The proposed signage is meant to match the new building, which will be a more appropriate structure for its location at the gateway to the City. Across the streets are a Stewart's Shop and Mobile Station, both with fuel pumps facing the street, and D'Andrea's Liquor Store. Moreover, the car wash immediately adjacent to the current Rite Aid will be demolished, minimizing the number of neighboring buildings.

   As the signage package demonstrates, except for the freestanding sign which utilizes LED illumination, no signs are internally illuminated. To minimize any impact of the signage to neighboring properties, all wall signs are illuminated with gooseneck lighting. Furthermore, each sign's return measures between 3 and 5 inches, below the 6 inch limit set by the Ordinance.

3. **The requested variances are not substantial.** While the number of variances sought is greater than many applications reviewed by the ZBA, the impact of the proposed variances is not substantial. Under the Ordinance, each street-facing façade is permitted one wall sign of 100 square feet. This application contains three such street-facing facades: The Westerly façade, facing West Avenue, has approximately 107.8 square feet of signage, the northerly façade, facing Washington Street, has only 49.4 square feet of

signage and the intersection façade has one sign of a mere 10.3 square feet. Although the West and Washington facades have more than one sign each, the signs are generally clustered together, and appear as a cohesive unit. Furthermore, although a few of the signs on these facades are higher than the 18 inches permitted by the Ordinance, they are proportionate to the size of the building. The building is a large, two-story structure and 18 inch lettering would look out of place.

The southerly façade, facing the parking lot, contains wall signs that are not permitted by the Ordinance because it is not a street-facing façade. However, these signs are in the interior of site and therefore will not detract from the intent of the Ordinance to protect public health, welfare and safety, and will not obstruct traffic or cause visual blight. In addition to the reasons for the southerly façade's signs stated in answer number one above, the remaining signs in this area are either directional, and therefore exempt from the Ordinance, or signal to motorists the location of the drive-thru, and are therefore necessary.

4. **The requested variance will have no adverse physical or environmental effects on the neighborhood or district**. As mentioned above, the project includes demolishing the existing car wash in favor of a single Rite Aid building, resulting in signage in the project area for a single business instead of two businesses, presenting a more cohesive look for the neighborhood. The proposed free-standing sign is located at the opposite end of the property from the intersection and will not adversely affect driver or pedestrian safety.

5. **The difficulty is self-created, but this is not fatal to the application**. The Applicant desires to redevelop the existing Rite Aid, which is out of date. The proposed large, modern Rite Aid is the result of business decisions dictated by the evolving pharmacy market, and it requires appropriate signage to match.

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	National Retail Properties, Inc.		Matthew J. Jones
Address	450 S. Orange Avenue, Suite 900 Orlando, FL 32801		68 West Avenue Saratoga Springs, NY 12866
Phone	[redacted] /	/	[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: 90 West Ave/ 242 Washington St Tax Parcel No.: 165.14-2 -2.2 165.1 .4-2-1 - - (*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: 9/20/2004 3. Zoning District when purchased: C-2

4. Present use of property: Rite Aid Pharmacy 5. Current Zoning District: T-5

6. Has a previous ZBA application/appeal been filed for this property?
   ☑ Yes (when? 1992, 2014 For what? use approval/ area variances)
   ☑ 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:
   Sign Variances

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) 6.0 Signage

Dimensional Requirements	From	To
please see attached Application Narrative		

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.

   Please see attached Application Narrative

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:

   Please see attached Application Narrative

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:
Please see attached Application Narrative

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:
Please see attached Application Narrative

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:
Please see attached Application Narrative

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.

National Retail Properties, Inc.

By: _____ Date: 6-8-16

(applicant signature)

David J. Reif, its Senior Vice President, Leasing + Construction

_____ Date: _____

(applicant signature)

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

National Retail Properties, Inc.

Owner Signature: By: _____ Date: 6-8-16

David J. Reif, its Senior Vice President, Leasing + Construction

Owner Signature: _____ Date: _____

RITE AID

Application for Area Variances: Signage

The signage chart below references the site plan (page 5 of 19) and the elevations (page 6 of 19) attached to this application. For purposes of this application, we have deemed the diagonal facing the intersection to be part of the Washington Street frontage. As such, the Washington Street frontage has one channel letter sign and one shield. The sign numbers correlate to the locations on the site plan

Dimensional Requirements	Code	From	To	Sign Numbers
Washington Street Façade				
1. One wall sign per street frontage	6.1.5.1(A)(2)	1	2	1, 2
2. No signs above 1st floor level	6.1.5.1(A)(2)	1st Fl.	2nd Fl.	1, 2
3. Maximum letter height	6.1.6(B)(3)	18"	30"	1, 2
West Avenue Façade				
1. One wall sign per street frontage	6.1.5.1(A)(2)	1	7	1, 2, 3, 4, 5, 8, 9
2. Maximum signage area	6.1.5.1(C)	100 SF	139 SF	
3. No signs above 1st floor level	6.1.5.1(B)(2)	1st Fl.	2nd Fl.	1, 3
4. Maximum letter height	6.1.6(B)(3)	18"	30"	1, 2, 3, 5, 9
Parking Lot Façade				
1. One wall sign per street frontage	6.1.5.1(A)	0	7	1, 3, 4, 5, 8-13
2. Maximum signage area	6.1.5.1(C)	0 SF	145 SF	
3. No signs above 1st floor level	6.1.5.1(A)(2)	1st Fl.	2nd Fl.	1, 3, 10-13
4. Maximum letter height	6.1.6(B)(3)	18"	30"	
Free-Standing Pylon Sign				
1. Maximum signage area	6.1.5.1(C)	12 SF	45 SF	6
Temporary Banner				
1. Temporary banner during construction	Not permitted	0	32 SF	7
Free Standing Directional				
1. Free standing drive-thru pharmacy	Not permitted	0	2	16, 17
Exit Only Signs				
1. Two Exit Only signs	6.1.4(B)(7)	Permitted under 4 SF		14, 15

RITE AID

PERMIT DRAWINGS

RITE AID #581
90 WEST AVE.
SARATOGA SPRINGS, NY 12866

SignResource
IDENTITY GROUP
6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

Sign Code Allows:	Site:			
Sign#	**Sign Type:**	**Qty:**	**Description:**	**Comments**
1	Channel letters	3	30" Channel letters	
2	Shield	2	Rite Aid shield cabinet	
3	Pharmacy	2	20" Pharmacy letters	
4	GNC Live Well	2	24" box cabinet	
5	Drive Thru	2	24" box cabinet	
6	Pylon	1	12' -0" Pylon	
7	Banner	2	Temporary Coming Soon banner	
8	Channel letters	2	Drive Thru Pharmacy with arrow on raceway	
9	Aluminum Panel	2	Department Within	
10	Channel letters	1	Drive Thru Pharmacy	
11	Aluminum Panel	1	Clearance 10' -0"	
12	Aluminum Panel	1	Pick Up	
13	Aluminum Panel	1	Drop Off	
14	Aluminum Panel	1	Exit Only	
15	Aluminum Panel	1	Exit Only traffic	
16	Directional	1	Drive Thru Pharmacy with arrow - both sides	
17	Directional	1	Drive Thru Pharmacy with arrow - Thank You For Shopping at Rite Aid	
Variance Summary / Likelihood:				

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Website: www.signresource.com

STANDARD CODE REVIEW

Estimate/Job#: 98147
Store #: 581

A.) Project Name: **Rite Aid** Completed By and Date: **8-27-13 / SP**

Street Address: **90 West Ave**

Town / City / State / Zip: **Saratoga Springs NY 12866**

B.) Zoning Office / contact for zoning information: ☑ City ☐ Town ☐ Township ☐ Village ☐ County ☐ State

Jurisdiction: **City of Saratoga Springs**

Contact: **Deborah Wertheim 518-587-3550 x 2533 / Susan Barden, Senior Planner x 2493**

C.) Zoning Classification for property: **T-5 Transect Zone 5 Neighborhood Center**

D.) Will code be changing anytime soon? **No**

Notes:

WALL SIGNS

1.) Square footage of wall signage allowed: **Not to exceed 2 sq. ft. for each linear foot of building frontage or a total of 100 sq. ft., whichever is less.**

2.) How many elevations are wall signs allowed on? **One (1) wall sign per street frontage**

3.) If signs are allowed on rear or sides of building, is the square footage deducted from the front elevation? **No**

4.) How is square footage to be calculated? **Entire area within a continuous perimeter enclosing the extreme limits of sign display, including any frame or border. The sign structure shall be included if designed as integral to the sign display. The calculation for a double-faced sign shall be the area of one face only.**

5.) Are design elements or logos a part of the square footage calculation? **Yes**

6.) May signs be internally illuminated? **All backlit signs shall have a dark background. Only the letters and/or message area of the sign shall be illuminated.**

7.) Any restrictions to the location of the sign on the wall other than being located on the wall, below eaves, or on the parapet? **Wall signs shall not extend beyond the ends, or over the top, of the walls to which it is attached. Wall signs shall not extend above the first floor level of the building**

8.) Maximum projection for wall signs: **Electric wall signs may extend a total of 14 inches from the face of the building to accommodate a code-required transformer box but that box shall not extend more than 8 inches from the building.**

Notes:

POLE/PYLON SIGNS

1.) Square footage of pole/pylon signage allowed per sign face for a double-faced sign: **24 Sq. Ft.**

2.) Quantity: **One (1)**

3.) Maximum height for pole/pylon: **12 feet**

4.) Minimum clearance below pole/pylon? **Signs that extend over a pedestrian walkway or driveway must have a minimum 10 foot vertical clearance from the ground.**

5.) Are design elements or logos a part of the square footage calculation? **Yes**

6.) May signs be internally illuminated? **Yes. All backlit signs shall have a dark background. Only the letters and/or message area of the sign shall be illuminated.**

7.) Landscaping requirements:

8.) Address number to be included?

9.) Set-back from right-of-way or property line/vision triangle: **No sign shall be placed within 150 feet of a signalized, or within 50 feet of an unsignalized, street intersection so as to cause a traffic hazard at the intersection. A freestanding sign shall not be located within 50 feet of another freestanding sign. A freestanding sign shall not extend into the public right-of-way or extend beyond the property lines.**

Notes:

STANDARD CODE REVIEW - Continued

Estimate/Job#: 581 98147

A.) Project Name: **Rite Aid** Completed: **8-27-13 / SP**

ENGINEERING

1.) Are signed/sealed Engineering drawings required: For wall signs? **No** For Freestanding signs? **Yes**

2.) Calculations and drawings both required? **Both**

3.) How many sets required? **Two (2)**

4.) Building Code/Year: **2010 New York State Building Code**

5.) Electrical Code/Year: **NFPA 70**

6.) Wind loads/Exposure: **90 MPH w/ 3 sec gusts**

7.) Special inspections noted on drawings from engineer: **Per Engineer**

Notes:

VARIANCES

1.) Are variances considered? ---------- **Yes** ☑ **No** ☐

2.) Variance fees and costs? **$500.00 + fees for advertising**

3.) Application deadline? **Must be submitted to the Building Inspector, Room 10, City Hall, at least 4 weeks prior to the next Zoning Board meeting. See attached schedule for applicationd deadlines and meeting dates.**

4.) Process, how often are the meetings, and the number of meetings? **Zoning Board of Appeals meets twice a month**

5.) Forms and contact information: **Application for Appeal to Zoning Board / Contact Susan Barden Senior Planner (ZBA) (518) 587-3550 x2493**

Notes: **Applicant must be the property owner(s) or lessee. Applicants are required to mail a copy of the public hearing legal notice to all property owners**

DIRECTIONAL SIGNS

1.) Number of directional's allowed: **Not specified** 2) Maximum square footage: **4 sq. ft.**

3.) Maximum height: **4 feet** 4) Set-back:

5.) Illumination allowed? **Yes** 6) Custom logo: **Business names or logos not permitted**

7.) Permit required? **No**

Notes:

ELECTRONIC MESSAGE CENTERS/ READER BOARDS

1.) EMC's allowed: **Not allowed** 2.) Maximum square

3.) Color restrictions? 4.) Movement restrictions?

Notes:

AWNINGS AND TEMPORARY SIGNAGE

3.) Temporary Signs: **One on-premise, non-illuminated sign listing the owner, designer and/or contractor where construction or renovation is in progress: maximum 10 sq. ft.**

Notes:

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Website: www.signresource.com

STANDARD CODE REVIEW - Continued

Estimate/Job#: 98147

A.) Project Name: **Rite Aid** Completed: **8-27-13 / SP**

PERMITTING

1.) Process:

What needs to be done first? **Must apply for variance first if needed. Once variance is approved/denied will then have to apply for review with the Design Review Commission since site is located in an Architectural Review Area within the City.**
For Design Review Commission: Submit completed applications to the Office of Planning & Economic Development, Room 10, City Hall, at least 4 weeks prior to the next DRC meeting. Meetings are held 1st & 3rd Wednesdays of the month. Fee is $100.00. Rep to be present at this meeting.
Signage / Awnings
Color photographs showing site/exterior details of existing structures, and adjacent properties
Plan showing location of proposed sign/awning structure on building/premises: no larger than 11"x17"
Scaled illustration of proposed sign/awning structure and lettering (front view & profile): include all dimensions of structure; type, dimensions and style of lettering or logo; description of colors, materials, mounting method and hardware
Descriptions, specifications of proposed lighting including fixture & lamp type, wattage, mounting method, and location
Product literature, specifications and samples of proposed materials and colors

Can the sign permit be issued before the building permit? **No**

Other jurisdiction? **No**

2.) Permit application and checklist:

Planning: **Design Review Commission Application**

Building: **Application for Sign Permit**

Number of Sets of Drawings Req'd: **1 original and 9 collated sets for DRC meeting / Two (2) for building**

Permit application can be mailed? **Yes**

3.) Permitting Process time frame:

Planning: **Goes thru Design Review Commission for approval. If needed, apply for Variance first thru ZBA then goes to DRC**

Building:

Counter Service Available? **No**

4.) Permit application fees:

Planning: **$100.00 for Design Review Commission**

Building: **Sign permit fee of $100.00 (check made payable to Commissioner of Finance), must accompany application.**

5.) Length of time the permit will be valid: **6 months**

		SIGN MARKINGS
☐ Electrical Hook-up included with Sign Permit	☑ Property Owner Information	☑ UL label visible after installation
☑ Electrical Permit Req'd by Licensed Electrician	☑ Property Owner Signature on Application	☑ Disconnect visible after installation
☐ Building/Structural Permit Req'd	☑ Subcontractor Information	☐ Permit number and/or tag
☑ Sealed Engineering Req'd	☑ Subcontractor Signature on Application	☐ Sign owner information
☑ Owner/Agent Letter of Authorization	☐ List of UL numbers	☐ Sign manufacturer information

5.) Is a permit required to reface or change faces in an existing sign with no changes to the support structure, electrical, or cabinet**?**

Notes:

INSTALLATION

1.) Inspections Required**? Footing / Final / Electrical**

Is the original permit required to be on site for inspections? **Yes**

Any Special/Third Party Inspections Required? **No**

Contact and advance notice requirements: **(518) 587-3550 Building Department**

2.) Commercial Sign Installer Requirements:

☐ **State License**	☐ **Bonding**	☑ **Sub Required to Pull Permit**
☑ **Local License or Registration**	☑ **Insurance**	☑ **Sub Required for Install**
☑ **Licensed Electrician Req'd for hook-up**	☑ **Workman's Compensation**	☐ **Jones Sign Can Pull Permit**
☐ **Out-of-State Contractor Allowed**		☐ **Jones Sign Can Install**

Notes**: City license required with Insurance**

RECOMMENDATION

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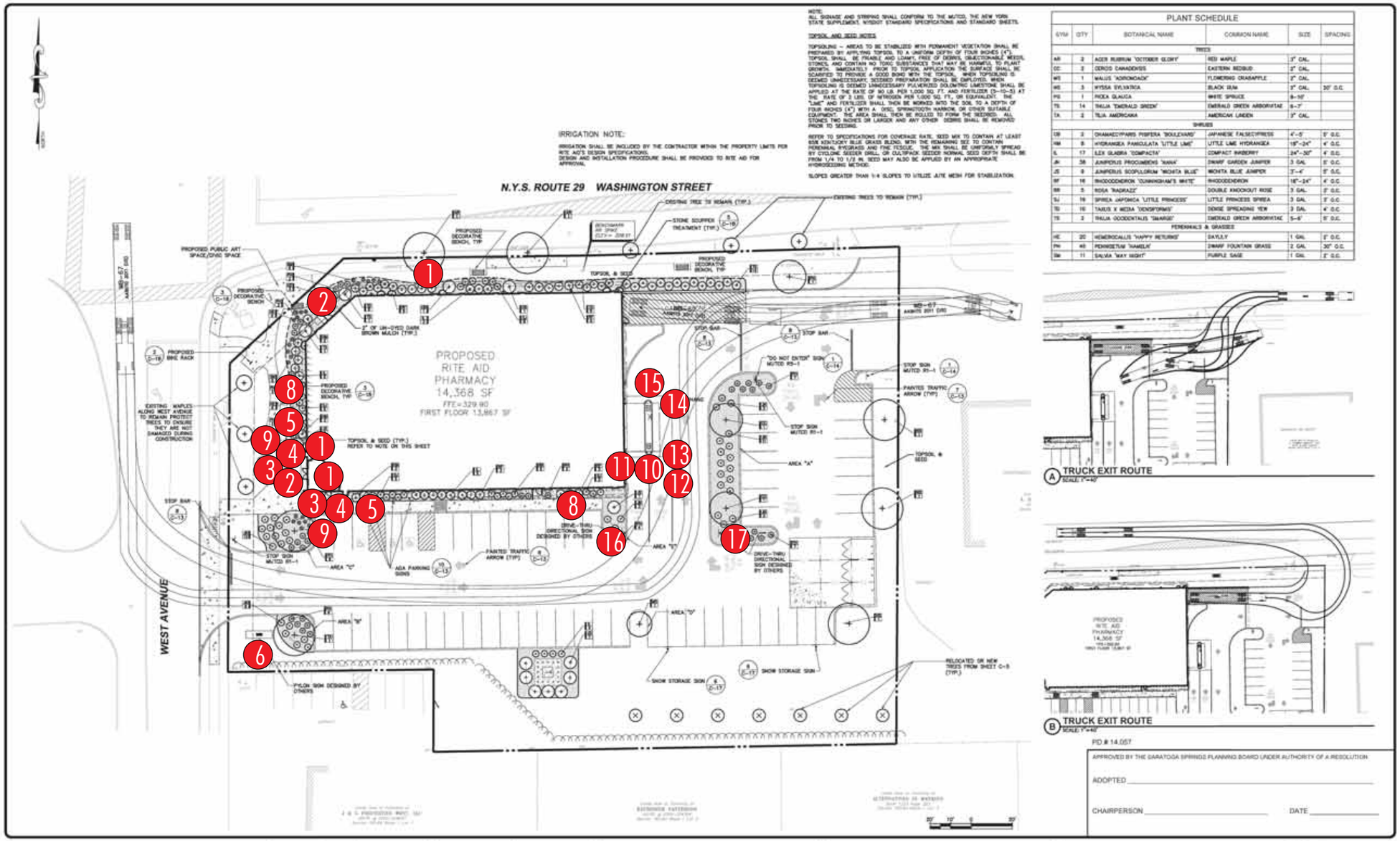

PLANT SCHEDULE					
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	3" CAL.	
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	
MS	1	MALUS 'ADIRONDACK'	FLOWERING CRABAPPLE	3" CAL.	
NS	3	NYSSA SYLVATICA	BLACK GUM	3" CAL.	20' O.C.
PG	1	PICEA GLAUCA	WHITE SPRUCE	8-10'	
TS	14	THUJA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7'	
TA	2	TILIA AMERICANA	AMERICAN LINDEN	3" CAL.	
SHRUBS					
CB	2	CHAMAECYPARIS PISIFERA 'BOULEVARD'	JAPANESE FALSECYPRESS	4'-5'	5' O.C.
HM	8	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"-24"	4' O.C.
IL	17	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30"	4' O.C.
JH	38	JUNIPERUS PROCUMBENS 'NANA'	DWARF GARDEN JUNIPER	3 GAL.	5' O.C.
JS	9	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	3'-4'	5' O.C.
RF	16	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON	18"-24"	4' O.C.
RR	5	ROSA 'RADRAZZ'	DOUBLE KNOCKOUT ROSE	3 GAL.	3' O.C.
SJ	19	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL.	3' O.C.
TD	10	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	3 GAL.	4' O.C.
TO	2	THUJA OCCIDENTALIS 'SMARGD'	EMERALD GREEN ARBORVITAE	5-6'	5' O.C.
PERENNIALS & GRASSES					
HE	20	HEMEROCALLIS 'HAPPY RETURNS'	DAYLILY	1 GAL.	2' O.C.
PM	40	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	30" O.C.
SM	11	SALVIA 'WAY INSIGHT'	PURPLE SAGE	1 GAL.	2' O.C.

SUBMITTAL / REVISIONS						
No.	DATE	DESCRIPTION	BY	REVIEWED BY	DATE	
1	-	SARATOGA SPRINGS PLANNING BOARD		JWE	2/17/15	
2	12/23/15	SUBMISSION TO PLANNER	AML	JWE	12/23/15	
3	2/3/16	REVISION TO ARCHITECTURE, LAYOUT AND GRADING	AML	JWE	2/3/16	
4	2/8/2016	REVISIONS	AML	JWE	2/8/2016	

PROJ. MANAGER	JBH
CHIEF DESIGNER	JWE
DESIGNED BY	JLM
DRAWN BY	JLM
CHECKED BY	JWE

DATE DATE

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

DRAFT

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

NATIONAL RETAIL PROPERTIES
LANDSCAPING AND SITE TRAFFIC CONTROL
SARATOGA RITE AID SITE PLAN
90 WEST AVENUE
CITY OF SARATOGA SARATOGA COUNTY, NY

SCALE: 1" = 20'
CONTRACT No.
NJ PROJ. No. 934.01
DATE: 2/8/2016

C-10

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800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

RITE AID

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IDENTITY GROUP
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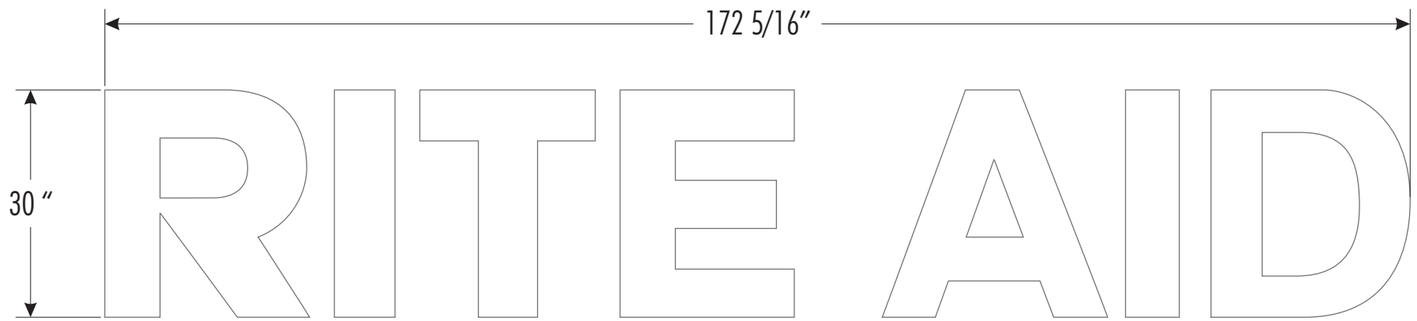
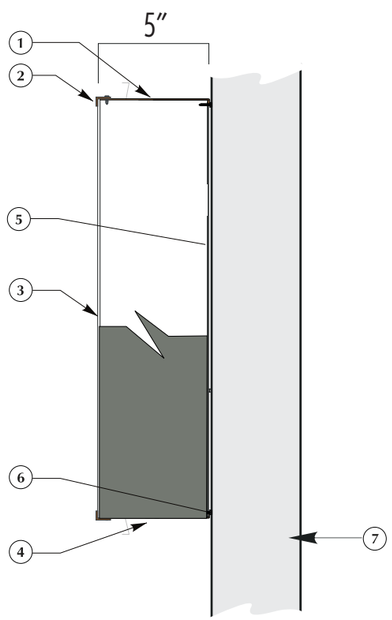
Website: www.signresource.com

NON-ILLUMINATED

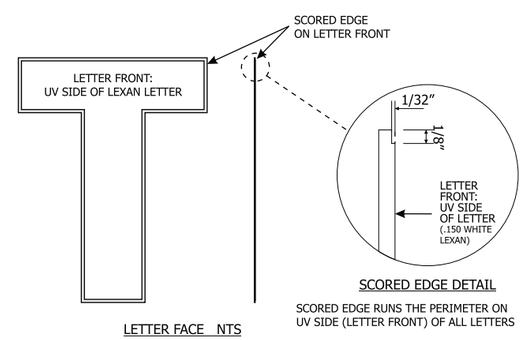
REQUIRED INFO: METHOD OF SERVICE IS REMOVAL OF FACE



FRONT VIEW



1. 5" X .040 aluminum letter coil painted pms 424 letter locked to aluminum letter backs
2. 3/8" x 1 1/4" F- Trim painted pms 424
3. .150 White polycarbonate faces (Groove face side of lexan faces to ensure face side is facing out)
4. (2) 1/4" Weep holes w/ internal light baffle
5. .063 pre-finished Black/White aluminum backs
6. Anchors as required. (See hardware chart.)
7. Building facade.



Detail of Channel Letters

N.T.S.

SIDE VIEW

1

APPROVAL SIGNATURE _____ **DATE** _____

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statues and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

SignResource IDENTITY GROUP
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800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/16/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	WHITE
B	PAINT TO MATCH PMS 424
C	
D	
E	
F	

	MATERIAL LIST
1	5" ALUMINUM RETURNS
2	.150 WHITE PLASTIC
3	
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
   - GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
   - CABINET +/- 1/8" • VINYL OVERLAP + 1/8"+/ 1/16"
   - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION

RITEAID
30" X 172 5/16" SF NL
CHANNEL LETTERS

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE:

DRAWING/PART # RAV0029 REV. A SHEET # 7 OF 19

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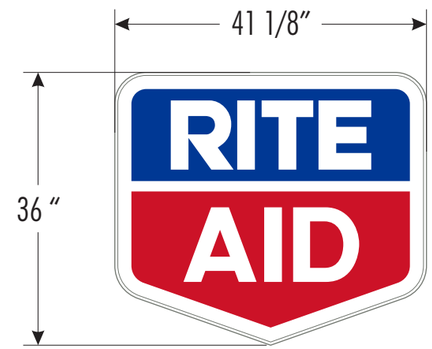
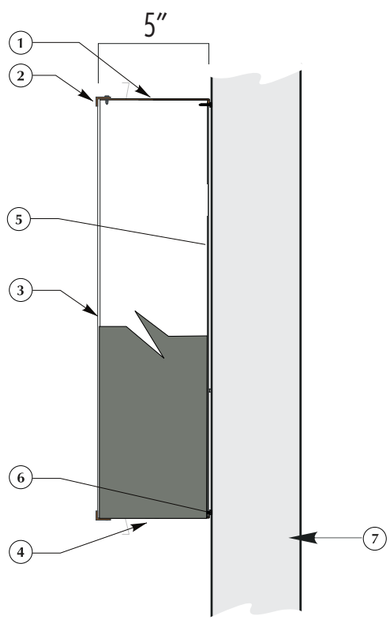
NON-ILLUMINATED

REQUIRED INFO: METHOD OF SERVICE IS REMOVAL OF FACE



FRONT VIEW



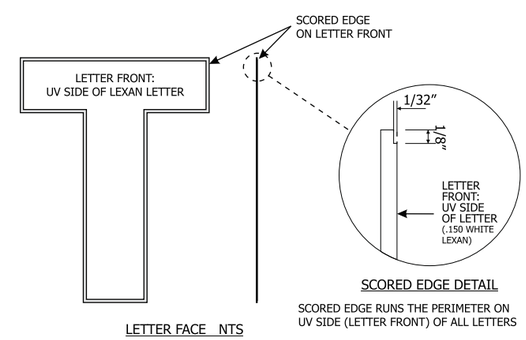
1. 5″ X .040 aluminum letter coil painted pms 424 letter locked to aluminum letter backs
2. 3/8″ x 1 1/4″ F- Trim painted pms 424
3. .150 White polycarbonate faces (Groove face side of lexan faces to ensure face side is facing out)
4. (2) 1/4″ Weep holes w/ internal light baffle
5. .063 pre-finished Black/White aluminum backs
6. Anchors as required. (See hardware chart.)
7. Building facade.

Detail of Channel Letters

N.T.S.

SIDE VIEW

2



SCORED EDGE DETAIL

SCORED EDGE RUNS THE PERIMETER ON UV SIDE (LETTER FRONT) OF ALL LETTERS

LETTER FACE NTS

APPROVAL SIGNATURE _____ **DATE** _____

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statues and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

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800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/16/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	ARLON 2500-2870 BLUE
B	ARLON 2500-2283 RED
C	WHITE
D	PAINT TO MATCH PMS 424
E	
F	

	MATERIAL LIST
1	5" ALUMINUM RETURNS
2	.150 WHITE PLASTIC
3	
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
   - GRAPHICS +/-1/8″ • FACE SIZE + 1/16″-¼″
   - CABINET +/- 1/8″ • VINYL OVERLAP + 1/8″+/ 1/16″
   - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25′ TO 50′ UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION

RITEAID
36″ X 48 1/8″ SF NL
CHANNEL LETTER

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE:

DRAWING/PART # RAV0030 REV. A SHEET # 8 OF 19

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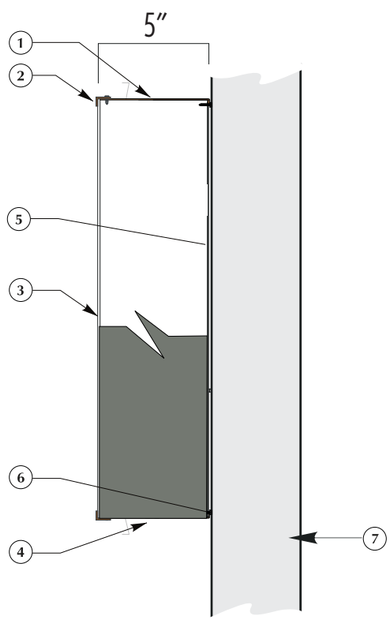
NON-ILLUMINATED

REQUIRED INFO: METHOD OF SERVICE IS REMOVAL OF FACE

FRONT VIEW



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6. Anchors as required. (See hardware chart.)
7. Building facade.

Detail of Channel Letters

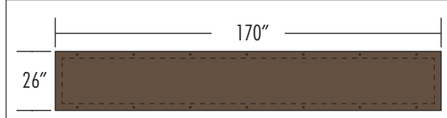
N.T.S.

SIDE VIEW

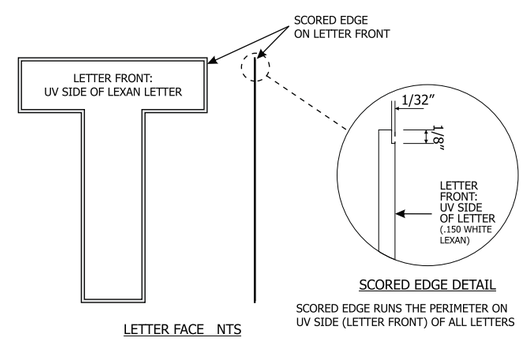
3

PART #: RA0214CVR

TEMPORARY WHITE BANNER COVERS QTY: **2**



COVERS PHARMACY LETTERS ONLY
COVERS MUST BE OPAQUE.



LETTER FACE NTS

SCORED EDGE DETAIL

SCORED EDGE RUNS THE PERIMETER ON UV SIDE (LETTER FRONT) OF ALL LETTERS

SCALE 1:17
22.46 SF

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800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/16/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	WHITE
B	PAINT TO MATCH PMS 424
C	
D	
E	
F	

	MATERIAL LIST
1	5" ALUMINUM RETURNS
2	.150 WHITE PLASTIC
3	
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
   - GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
   - CABINET +/- 1/8" • VINYL OVERLAP + 1/8"+/ 1/16"
   - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION
RITEAID
20" X 161 11/16"
SF NL CHANNEL LETTERS

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE:

DRAWING/PART # RAV0031 REV. A SHEET # 9 OF 19

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APPROVAL SIGNATURE _____ **DATE** _____

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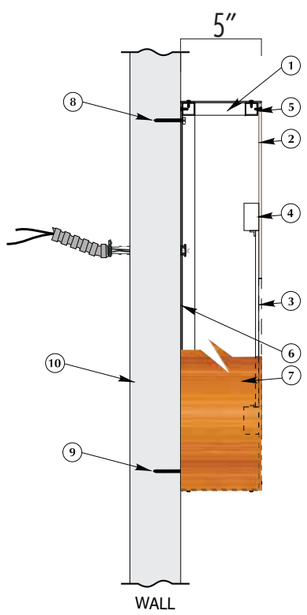
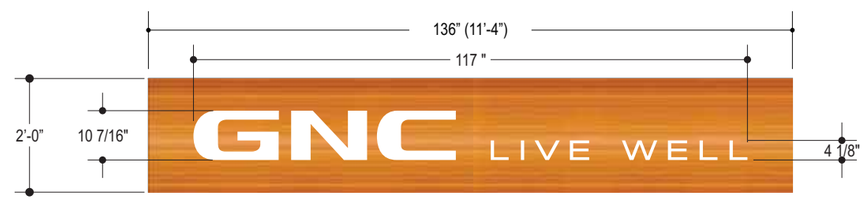
Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statues and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

NON-ILLUMINATED

REQUIRED INFO: METHOD OF SERVICE IS A HINGED FACE





1. 1"x 1"x .125 Aluminum tube frame
2. Hinged Face: Routed ACM by Reynobond - Scottish Oakwood Grain
3. .150 White polycarbonate backer
4. 1"x 2" Alum Tube w/ ¾" x ¾" Alum angle
5. Pop rivet attachment
6. .080 aluminum backs
7. Sides: ACM by Reynobond - Scottish Oakwood Grain
8. Masonry fasteners used in top section of cabinets
9. Lagbolts used in bottom section of cabinets
10. Building facade.

Detail of Sign Cabinet

N.T.S.

4

APPROVAL SIGNATURE _____ **DATE** _____

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

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SignResource IDENTITY GROUP
6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/16/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	SCOTTISH OAKWOOD GRAIN
B	WHITE
C	
D	
E	
F	

	MATERIAL LIST
1	.125 ALUMINUM TUBE FRAME (1"x 1")
2	.150 WHITE PLASTIC
3	ROUTED ACM BY RENOBOND
4	LED ILLUMINATION
5	

FIRST SURFACE DECORATION

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1.TOLERANCE (UNLESS NOTED)
- GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
- CABINET +/- 1/8" • VINYL OVERLAP + 1/8"+/ 1/16"
- ALL COPY LEVEL UNLESS NOTED OTHERWISE

2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION

RITEAID
2' X 11' NL SF
ANCILLARY SIGN CABINET

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE:

DRAWING/PART # RAZ0011 REV. A SHEET # 10 OF 19

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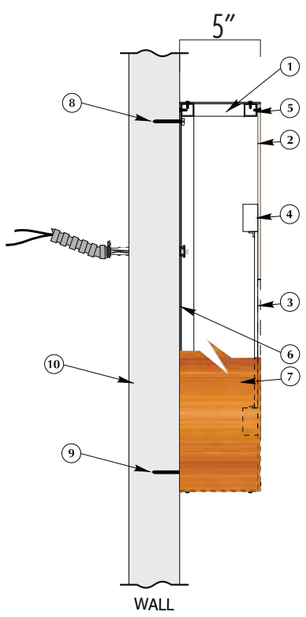
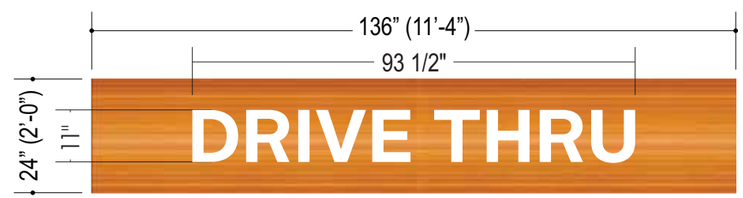
NON-ILLUMINATED

REQUIRED INFO: METHOD OF SERVICE IS A HINGED FACE





FRONT VIEW

1. 1"x 1"x .125 Aluminum tube frame
2. Hinged Face: Routed ACM by Reynobond - Scottish Oakwood Grain
3. .150 White polycarbonate backer
4. 1"x 2" Alum Tube w/ ¾" x ¾" Alum angle
5. Pop rivet attachment
6. .080 aluminum backs
7. Sides: ACM by Reynobond - Scottish Oakwood Grain
8. Masonry fasteners used in top section of cabinets
9. Lagbolts used in bottom section of cabinets
10. Building facade.

Detail of Sign Cabinet

N.T.S.

5

SCALE 1:32
22.67 SF

APPROVAL SIGNATURE _____ **DATE** _____

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Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/16/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	SCOTTISH OAKWOOD GRAIN
B	WHITE
C	
D	
E	
F	

	MATERIAL LIST
1	.125 ALUMINUM TUBE FRAME (1"x 1")
2	.150 WHITE PLASTIC
3	ROUTED ACM BY RENOBOND
4	LED ILLUMINATION
5	

FIRST SURFACE DECORATION

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
   - GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
   - CABINET +/- 1/8" • VINYL OVERLAP + 1/8"+/ 1/16"
   - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION
RITEAID
2' X 11' NL SF
ANCILLARY SIGN CABINET

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE:

DRAWING/PART # RAZ0012 REV. A SHEET # 11 OF 19

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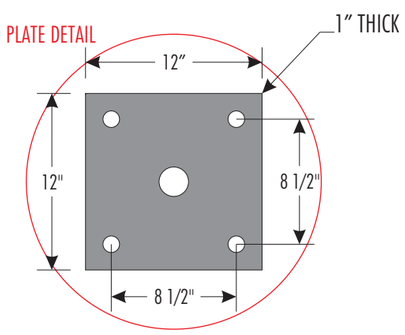
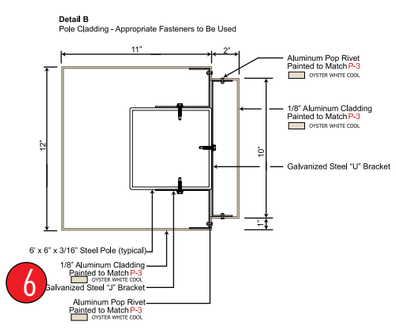
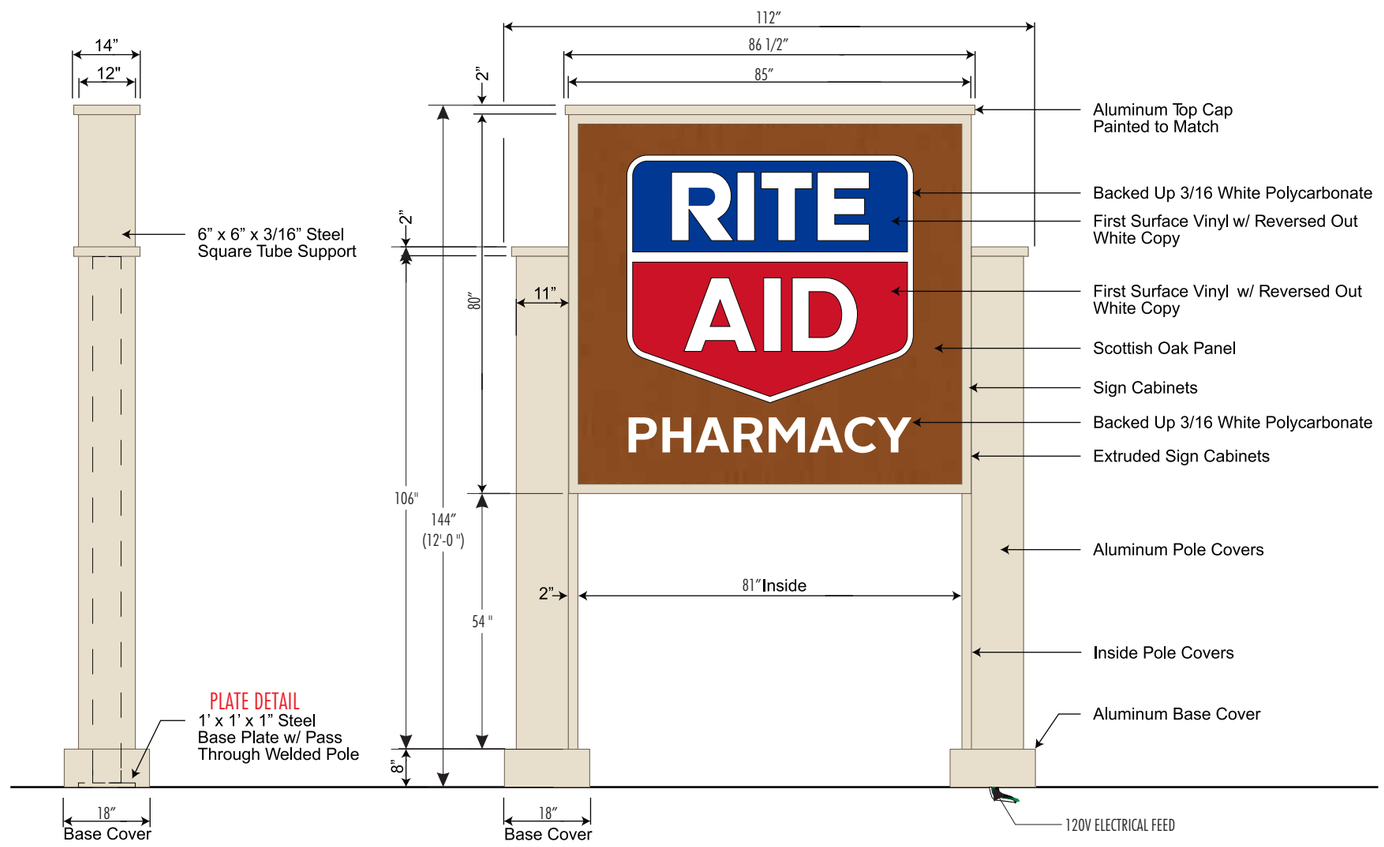
PYLON IS TO BE SHIPPED OUT AS 1 PIECE

METHOD OF SERVICE IS TBD BY ENGINEERING

LED ILLUMINATION







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APPROVAL SIGNATURE

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REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	12/10/15	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	PAINT TO MATCH "OYSTER WHITE COOL"
B	ARLON 2500-2870 BLUE
C	ARLON 2500-2283 RED
D	WHITE
E	SCOTTISH OAK PANEL
F	DRIFTWOOD MICA COOL 20 PANEL

	MATERIAL LIST
1	ALUMINUM
2	POLES
3	LED ILLUMINATION
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
   - GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
   - CABINET +/- 1/8" • VINYL OVERLAP + 1/8"+/ 1/16"
   - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION

RITE AID 12'-0"
DF LED IL BTP PYLON SIGN

DRAWN BY: BRIAN S.
CHECKED BY:
CLIENT: ENTERPRISE HOLDINGS
LOCATION: MULTIPLE LOCATIONS
QUOTE:
DATE: 12/10/15
DRAWING/PART #: RAP12-LED
REV.: A
SHEET #: 12 OF 19

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COVERS MUST BE OPAQUE.

7

32 SF

APPROVAL SIGNATURE _____ DATE _____

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REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	08/11/15	AH	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	WHITE (OPAQUE)
B	MATCH Sw6076 TURKISH COFFEE
C	ARLON 2500-2870 BLUE
D	ARLON 2500-2283 RED
E	
F	

	MATERIAL LIST
1	PANAGRAPHICS III
2	
3	
4	
5	

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GENERAL NOTES

1.TOLERANCE (UNLESS NOTED)
- GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
- CABINET +/- 1/8" • VINYL OVERLAP + 1/8"+/ 1/16"
- ALL COPY LEVEL UNLESS NOTED OTHERWISE

2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION
RITEAID
4' x 8' TEMPORARY SF NL
BANNER COVER W/GROMMETS

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE: 08/11/15

DRAWING/PART # RA0408CVR01 REV. A SHEET # 13 OF 19

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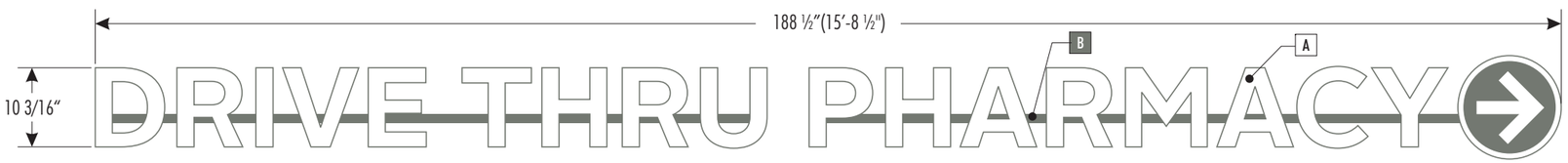
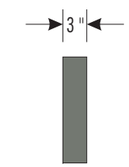
NON-ILLUMINATED

REQUIRED INFO: METHOD OF SERVICE IS REMOVAL OF FACE

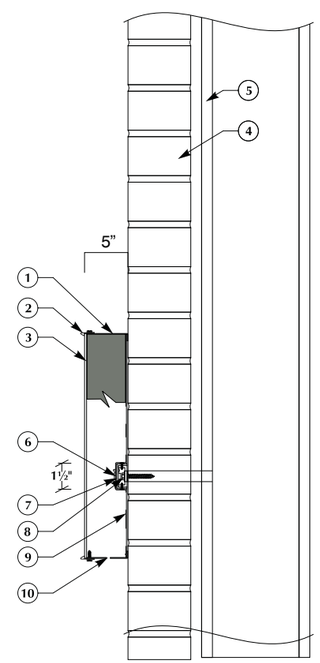


FRONT VIEW



SIDE VIEW

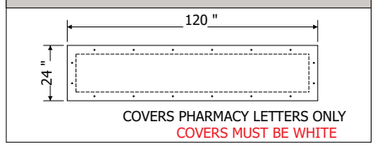
LETTERS	MATERIAL LIST
1	5" X .040 aluminum letter coil painted pms 424 letter locked to aluminum letter backs
2	1" Trim cap painted pms 424
3	.125 #2447 White plex faces
4	Building facade.
5	Sheathing by others
6	Pre-drilled electrical hole w/ plastic grommet.
7	1" x 2" x 1/8" Aluminum Raceway
8	Masonry fasteners (Min. 3 per raceway)
9	.063 pre-finished black/white aluminum backs (white to inside)
10	1/4" Weep holes at low points of letters
11	
12	
13	
14	
15	
16	



Access to rear of facade to be by others.
Note: All penetrations to be sealed with BIOSTOP 500+Intumescent Firestop Sealant to meet NEC #300.21, ASTM #E814, UL #1479 and UL #2079 standards.

PART #: RA0210CVR

TEMPORARY WHITE BANNER COVERS



8

APPROVAL SIGNATURE _____ **DATE** _____

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Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/16/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	WHITE
B	PAINT TO MATCH PMS 424
C	
D	
E	
F	
	MATERIAL LIST
1	5" ALUMINUM RETURNS
2	1/8" WHITE PLASTIC FACE
3	
4	
5	

FIRST SURFACE DECORATION

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1.TOLERANCE (UNLESS NOTED)
- GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
- CABINET +/- 1/8" • VINYL OVERLAP + 1/8"+/ 1/16"
- ALL COPY LEVEL UNLESS NOTED OTHERWISE

2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION

RITEAID
10 3/16" X 188 ½" SF NL
CHANNEL LETTERS WITH ARROW

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE:

DRAWING/PART #: RAV0032 REV. A SHEET # 14 OF 19

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9

SCALE: 1 ½" = 1'-0"

APPROVAL SIGNATURE _____ **DATE** _____

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Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	04/07/15	AH	CM

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	VINYL 3M 3630-59 DARK BROWN
B	
C	
D	
E	
F	
	MATERIAL LIST
1	CLEAR PLASTIC PANEL
2	VINYL COPY
3	
4	
5	

QTY: 1

FIRST SURFACE DECORATION

SCALE ½" : 1'-0"

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1.TOLERANCE (UNLESS NOTED)
- GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
- CABINET +/- 1/8" • VINYL OVERLAP + 1/8"+/ 1/16"
- ALL COPY LEVEL UNLESS NOTED OTHERWISE

2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION: RITEAID
1' X 5' SF NL
LEXAN PANEL SIGN

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: CORY M. CHECKED BY:

CLIENT: RITEAID

LOCATION: MULTIPLE

QUOTE: 216587 DATE: 04/07/2015

DRAWING/PART #: RA0105LEX REV. A SHEET # 15 OF 19

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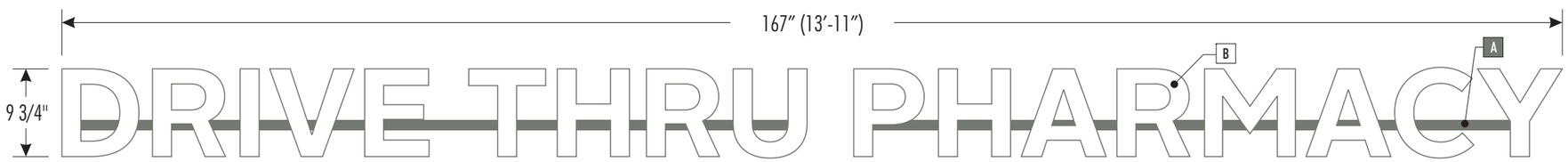
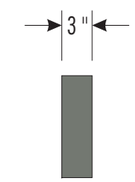
NON-ILLUMINATED

REQUIRED INFO: METHOD OF SERVICE IS REMOVAL OF FACE

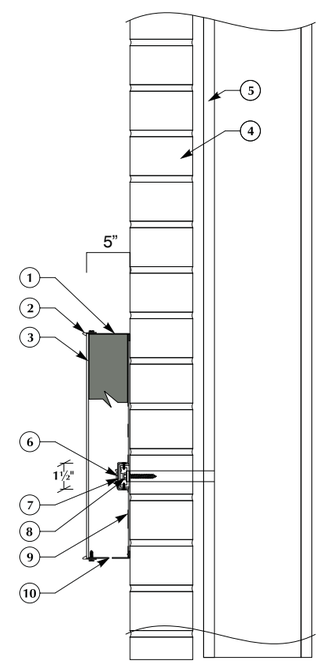


FRONT VIEW



SIDE VIEW

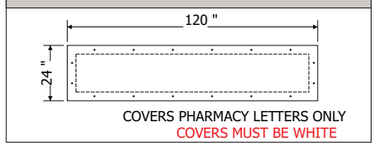
LETTERS	MATERIAL LIST
1	5" X .040 aluminum letter coil painted pms 424 letter locked to aluminum letter backs
2	1" Trim cap painted pms 424
3	.125 #2447 White plex faces
4	Building facade.
5	Sheathing by others
6	Pre-drilled electrical hole w/ plastic grommet.
7	1" x 2" x 1/8" Aluminum Raceway
8	Masonry fasteners (Min. 3 per raceway)
9	.063 pre-finished black/white aluminum backs (white to inside)
10	1/4" Weep holes at low points of letters
11	
12	
13	
14	
15	
16	



Access to rear of facade to be by others.
Note: All penetrations to be sealed with BIOSTOP 500+Intumescent Firestop Sealant to meet NEC #300.21, ASTM #E814, UL #1479 and UL #2079 standards.

PART #: RA0210CVR

TEMPORARY WHITE BANNER COVERS



10

APPROVAL SIGNATURE _____ **DATE** _____

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SignResource IDENTITY GROUP
6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/16/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	PAINT TO MATCH PMS 424
B	WHITE
C	
D	
E	
F	

	MATERIAL LIST
1	1/8" WHITE PLASTIC FACES
2	5" ALUMINUM RETURNS
3	
4	
5	

FIRST SURFACE DECORATION

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1.TOLERANCE (UNLESS NOTED)
- GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
- CABINET +/- 1/8" • VINYL OVERLAP + 1/8"+/ 1/16"
- ALL COPY LEVEL UNLESS NOTED OTHERWISE

2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION: RITEAID 9 3/4" X 167" SF NL CHANNEL LETTER SET

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION: MULTIPLE

QUOTE: DATE: 05/16/16

DRAWING/PART #: RAV0033 REV. A SHEET # 16 OF 19

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NON-ILLUMINATED DT CANOPY SIGNS	QTY:**1 Each**

11 — 54 " (4′-6″) × 8" — CLEARANCE 10′-0″ — # RA0854APC10 — 3 SQ FT

Scale 3/8″ = 1′ # RA0827APPU # RA0827APDO

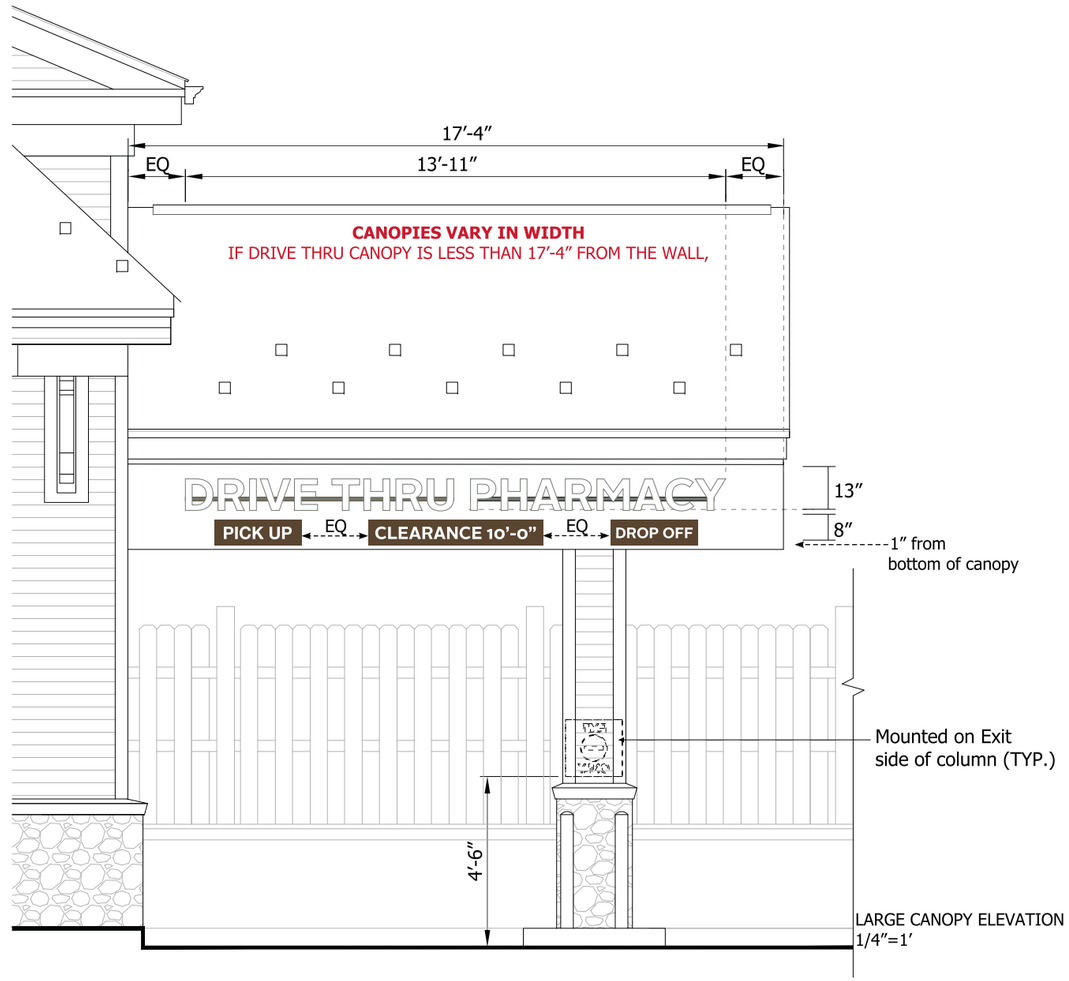
12 — 27 " (2′-3″) × 8" — PICK UP — 1.5 SQ FT

13 — 27 " (2′-3″) × 8" — DROP OFF — 1.5 SQ FT

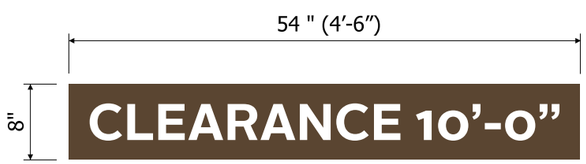
Scale 3/8″ = 1′ # RA0827APEO # RA1818SPEO

14 — 27 " (2′-3″) × 8" — EXIT ONLY — 1.5 SQ FT

15 — 18" × 18" — EXIT ONLY — 2.25 SQ FT



LARGE CANOPY ELEVATION
1/4″=1′



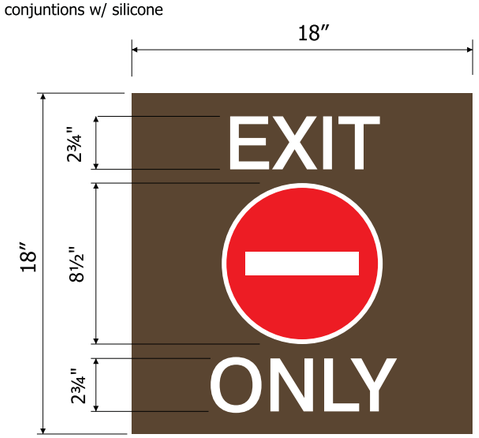
SCALE: 3/4″ = 1′

Panel
.125 Flat Aluminum, paint GripGuard Brown to match BM 2108-20 Sierra Spruce Semi gloss finish P-4

Copy
White Reflective vinyl copy 3M-480-10 V-5

Facade
Aluminum Panels (Typ.)

Mounting
(4) 8x3 Flat Heat Color Matched Galvanized Deck Screws to be used in conjuntions w/ silicone



SCALE: 1 ½″ = 1′

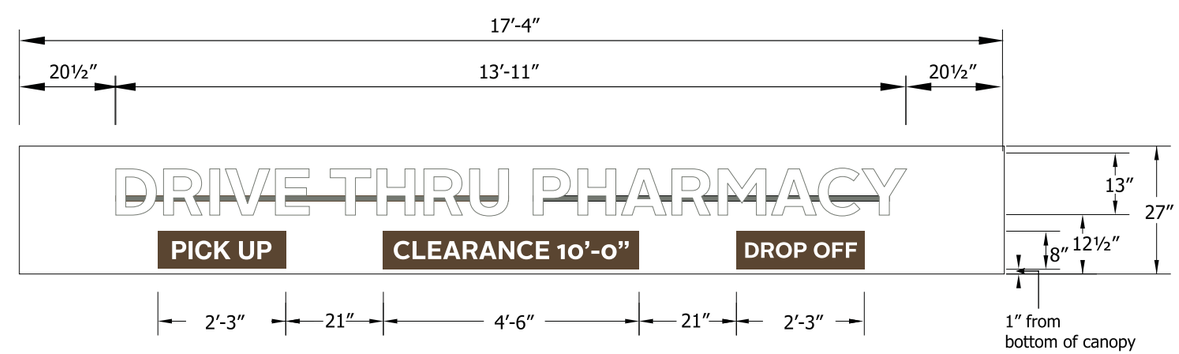
SF Traffic Control Sign

Bkgd
.125 Alum. paint GripGuard Brown to match BM 2108-20 Sierra Spruce (front & back) Semi gloss finish P-4

Copy
White Reflective vinyl copy 3M-480-10 V-5

Symbol
Red Reflective vinyl 3M 480-82 w/ White Reflective vinyl detail 3M-480-10 V-5 & V-6

Facade
CMU - Brick (Typ.)



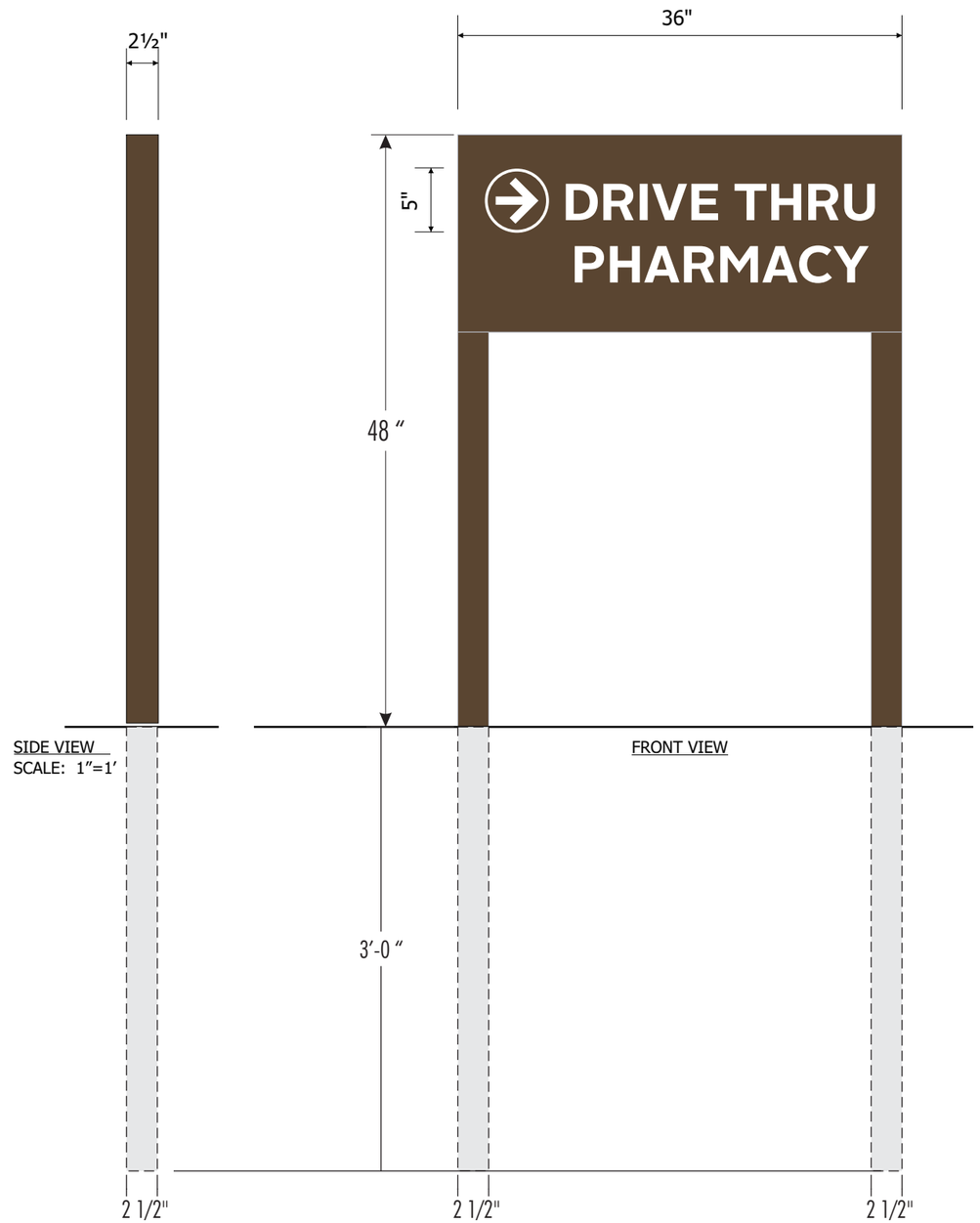
SMALL CANOPY ELEVATION
NTS

CANOPIES VARY IN WIDTH
IF DRIVE THRU CANOPY IS LESS THAN 17′-4″ FROM THE WALL,

COLOR/FINISHES

- P-1 MP 42-202 WHITE
- P-2 RUSTOLEUM 9109 WHITE PRIMER
- P-3 TO MATCH BM 996 ASHEN TAN
- P-4 TO MATCH BM 2108-20 SIERRA SPRUCE
- V-1 ARLON 2500-2870 BLUE
- V-2 ARLON 2500-2283 RED
- V-3 CALON 102 WHITE LOW TAC OPAQUE
- V-4 VINYL 3M-3630-59 DARK BROWN
- V-5 VINYL 3M-480-10 SCOTCHLITE REFLECTIVE WHITE
- V-6 VINYL 3M-480-82 SCOTCHLITE REFLECTIVE RED
- V-7 VINYL TO MATCH BM 0C-41 FRENCH CANVAS

D/F DIRECTIONAL SIGN
NON-ILLUMINATED 4 SQ FT



BACK VIEW
SCALE: 1"=1'

Panels
.080 flat aluminum panels
PAINTED Sw6076 TURKISH COFFEE

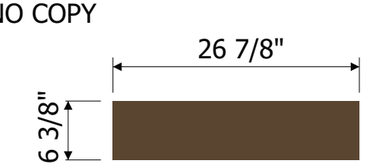
Copy
White Reflective vinyl copy
WHITE REFLECTIVE VINYL 3M480-10

Posts
PAINTED Sw6076 TURKISH COFFEE

TEMPORARY VINYL COVERS

NO COPY

QTY: **As Needed**



VINYL TO MATCH SW6076 TURKISH COFFEE
LOW TAC OPAQUE VINYL

SCALE 1:12
4 SF

16

APPROVAL SIGNATURE **DATE**

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Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/10/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	VINYL (TO MATCH "SW6076 TURKISH COFFEE")
B	WHITE REFLECTIVE VINYL 3M480-10
C	
D	
E	
F	

	MATERIAL LIST
1	.080" ALUMINUM PANEL
2	LOW-TAC OPAQUE VINYL
3	
4	
5	

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GENERAL NOTES

1.TOLERANCE (UNLESS NOTED)
- GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
- CABINET +/- 1/8" • VINYL OVERLAP + 1/8"+/ 1/16"
- ALL COPY LEVEL UNLESS NOTED OTHERWISE

2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION
RITEAID
16" x 36"DF NL
DIRECTIONAL SIGNS

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE: 05/10/16

DRAWING/PART # RAV0035 REV. A SHEET # 18 OF 19

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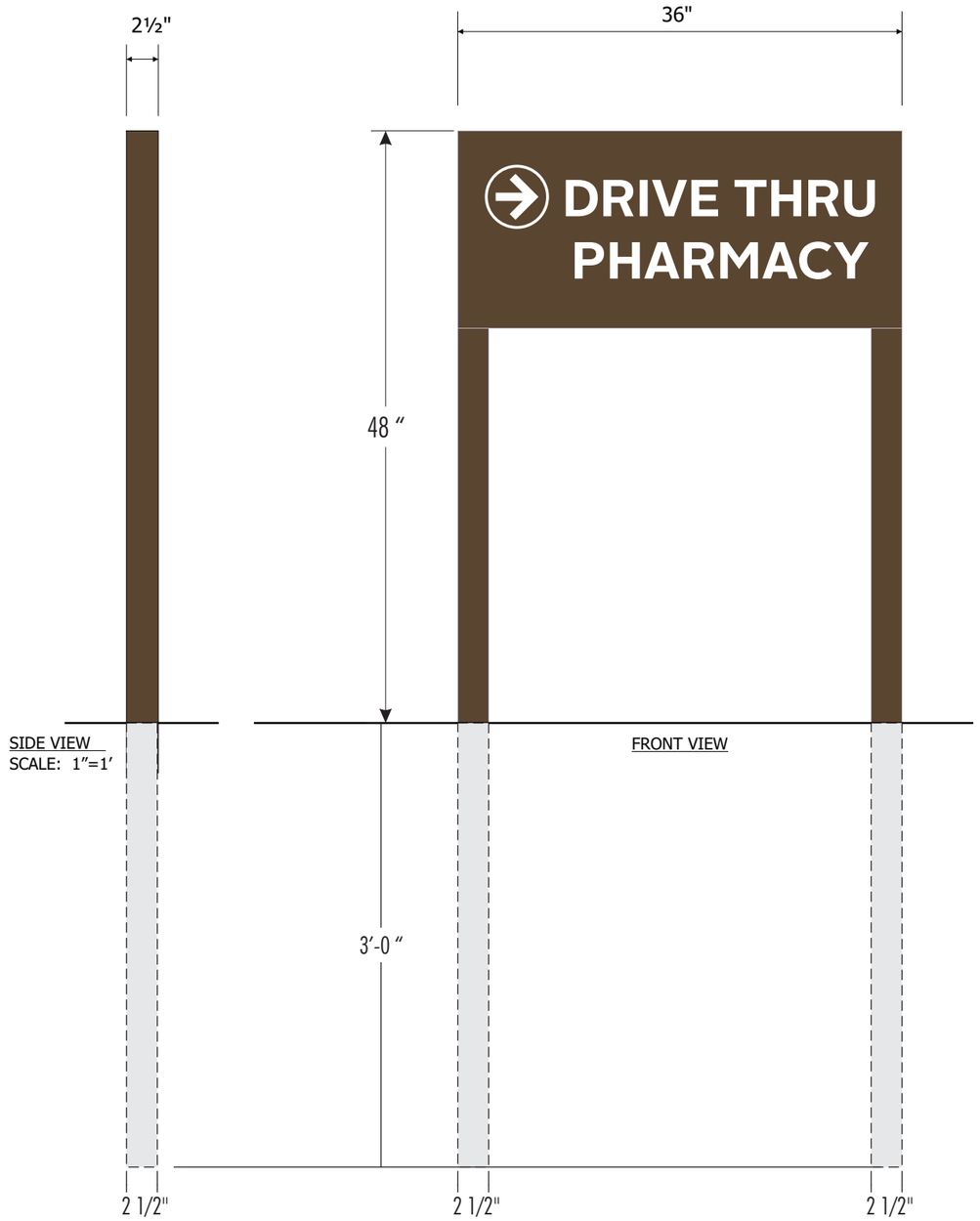
D/F DIRECTIONAL SIGN
NON-ILLUMINATED — 4 SQ FT



BACK VIEW
SCALE: 1"=1'

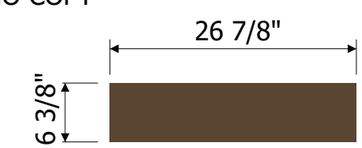
Panels
.080 flat aluminum panels
PAINTED Sw6076 TURKISH COFFEE

Copy
White Reflective vinyl copy
WHITE REFLECTIVE VINYL 3M480-10

Posts
PAINTED Sw6076 TURKISH COFFEE

TEMPORARY VINYL COVERS

NO COPY — QTY: **As Needed**



VINYL TO MATCH SW6076 TURKISH COFFEE
LOW TAC OPAQUE VINYL

SCALE 1:12
4 SF

17

APPROVAL SIGNATURE _____ **DATE** _____

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REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/10/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	VINYL (TO MATCH "SW6076 TURKISH COFFEE")
B	WHITE REFLECTIVE VINYL 3M480-10
C	
D	
E	
F	

	MATERIAL LIST
1	.080" ALUMINUM PANEL
2	LOW-TAC OPAQUE VINYL
3	
4	
5	

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   - CABINET +/- 1/8" • VINYL OVERLAP + 1/8"+/ 1/16"
   - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION: RITEAID 16" x 36"DF NL DIRECTIONAL SIGNS

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE: 05/10/16

DRAWING/PART #: RAV0034 REV. A SHEET # 19 OF 19

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RITE AID

PERMIT DRAWINGS

RITE AID #581
90 WEST AVE.
SARATOGA SPRINGS, NY 12866

SignResource
IDENTITY GROUP
6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

Sign Code Allows:	Site:			
Sign#	**Sign Type:**	**Qty:**	**Description:**	**Comments**
1	Channel letters	3	30" Channel letters	
2	Pharmacy	2	20" Pharmacy letters	
3	Pylon	1	12' -0" Pylon	
4	Banner	2	Temporary Coming Soon banner	
5	Aluminum Panel	2	Department Within	
6	Channel letters	1	Drive Thru Pharmacy	
7	Aluminum Panel	1	Clearance 10' -0"	
8	Aluminum Panel	1	Pick Up	
9	Aluminum Panel	1	Drop Off	
10	Aluminum Panel	1	Exit Only	
11	Aluminum Panel	1	Exit Only traffic	
12	Directional	1	Drive Thru Pharmacy with arrow - both sides	
13	Directional	1	Drive Thru Pharmacy with arrow - Thank You For Shopping at Rite Aid	
14	Shield	1	Rite Aid shield cabinet	
Variance Summary / Likelihood:				

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800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

STANDARD CODE REVIEW

Estimate/Job#: 98147
Store #: 581

A.) Project Name: **Rite Aid** Completed By and Date: **8-27-13 / SP**

Street Address: **90 West Ave**

Town / City / State / Zip: **Saratoga Springs NY 12866**

B.) Zoning Office / contact for zoning information: ☑ City ☐ Town ☐ Township ☐ Village ☐ County ☐ State

Jurisdiction: **City of Saratoga Springs**

Contact: **Deborah Wertheim 518-587-3550 x 2533 / Susan Barden, Senior Planner x 2493**

C.) Zoning Classification for property: **T-5 Transect Zone 5 Neighborhood Center**

D.) Will code be changing anytime soon? **No**

Notes:

WALL SIGNS

1.) Square footage of wall signage allowed: **Not to exceed 2 sq. ft. for each linear foot of building frontage or a total of 100 sq. ft., whichever is less.**

2.) How many elevations are wall signs allowed on? **One (1) wall sign per street frontage**

3.) If signs are allowed on rear or sides of building, is the square footage deducted from the front elevation? **No**

4.) How is square footage to be calculated? **Entire area within a continuous perimeter enclosing the extreme limits of sign display, including any frame or border. The sign structure shall be included if designed as integral to the sign display. The calculation for a double-faced sign shall be the area of one face only.**

5.) Are design elements or logos a part of the square footage calculation? **Yes**

6.) May signs be internally illuminated? **All backlit signs shall have a dark background. Only the letters and/or message area of the sign shall be illuminated.**

7.) Any restrictions to the location of the sign on the wall other than being located on the wall, below eaves, or on the parapet? **Wall signs shall not extend beyond the ends, or over the top, of the walls to which it is attached. Wall signs shall not extend above the first floor level of the building**

8.) Maximum projection for wall signs: **Electric wall signs may extend a total of 14 inches from the face of the building to accommodate a code-required transformer box but that box shall not extend more than 8 inches from the building.**

Notes:

POLE/PYLON SIGNS

1.) Square footage of pole/pylon signage allowed per sign face for a double-faced sign: **24 Sq. Ft.**

2.) Quantity: **One (1)**

3.) Maximum height for pole/pylon: **12 feet**

4.) Minimum clearance below pole/pylon? **Signs that extend over a pedestrian walkway or driveway must have a minimum 10 foot vertical clearance from the ground.**

5.) Are design elements or logos a part of the square footage calculation? **Yes**

6.) May signs be internally illuminated? **Yes. All backlit signs shall have a dark background. Only the letters and/or message area of the sign shall be illuminated.**

7.) Landscaping requirements:

8.) Address number to be included?

9.) Set-back from right-of-way or property line/vision triangle: **No sign shall be placed within 150 feet of a signalized, or within 50 feet of an unsignalized, street intersection so as to cause a traffic hazard at the intersection. A freestanding sign shall not be located within 50 feet of another freestanding sign. A freestanding sign shall not extend into the public right-of-way or extend beyond the property lines.**

Notes:

STANDARD CODE REVIEW - Continued

Estimate/Job#: 581 98147

A.) Project Name: **Rite Aid** Completed: **8-27-13 / SP**

ENGINEERING

1.) Are signed/sealed Engineering drawings required: For wall signs? **No** For Freestanding signs? **Yes**

2.) Calculations and drawings both required? **Both**

3.) How many sets required? **Two (2)**

4.) Building Code/Year: **2010 New York State Building Code**

5.) Electrical Code/Year: **NFPA 70**

6.) Wind loads/Exposure: **90 MPH w/ 3 sec gusts**

7.) Special inspections noted on drawings from engineer: **Per Engineer**

Notes:

VARIANCES

1.) Are variances considered? ---------- Yes ☑ No ☐

2.) Variance fees and costs? **$500.00 + fees for advertising**

3.) Application deadline? **Must be submitted to the Building Inspector, Room 10, City Hall, at least 4 weeks prior to the next Zoning Board meeting. See attached schedule for applicationd deadlines and meeting dates.**

4.) Process, how often are the meetings, and the number of meetings? **Zoning Board of Appeals meets twice a month**

5.) Forms and contact information: **Application for Appeal to Zoning Board / Contact Susan Barden Senior Planner (ZBA) (518) 587-3550 x2493**

Notes: **Applicant must be the property owner(s) or lessee. Applicants are required to mail a copy of the public hearing legal notice to all property owners**

DIRECTIONAL SIGNS

1.) Number of directional's allowed: **Not specified** 2) Maximum square footage: **4 sq. ft.**

3.) Maximum height: **4 feet** 4) Set-back:

5.) Illumination allowed? **Yes** 6) Custom logo: **Business names or logos not permitted**

7.) Permit required? **No**

Notes:

ELECTRONIC MESSAGE CENTERS/ READER BOARDS

1.) EMC's allowed: **Not allowed** 2.) Maximum square

3.) Color restrictions? 4.) Movement restrictions?

Notes:

AWNINGS AND TEMPORARY SIGNAGE

3.) Temporary Signs: **One on-premise, non-illuminated sign listing the owner, designer and/or contractor where construction or renovation is in progress: maximum 10 sq. ft.**

Notes:

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800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

STANDARD CODE REVIEW - Continued

Estimate/Job#: 98147

A.) Project Name: **Rite Aid** Completed: **8-27-13 / SP**

PERMITTING

1.) Process:

What needs to be done first? **Must apply for variance first if needed. Once variance is approved/denied will then have to apply for review with the Design Review Commission since site is located in an Architectural Review Area within the City.**
For Design Review Commission: Submit completed applications to the Office of Planning & Economic Development, Room 10, City Hall, at least 4 weeks prior to the next DRC meeting. Meetings are held 1st & 3rd Wednesdays of the month. Fee is $100.00. Rep to be present at this meeting.
Signage / Awnings
Color photographs showing site/exterior details of existing structures, and adjacent properties
Plan showing location of proposed sign/awning structure on building/premises: no larger than 11"x17"
Scaled illustration of proposed sign/awning structure and lettering (front view & profile): include all dimensions of structure; type, dimensions and style of lettering or logo; description of colors, materials, mounting method and hardware
Descriptions, specifications of proposed lighting including fixture & lamp type, wattage, mounting method, and location
Product literature, specifications and samples of proposed materials and colors

Can the sign permit be issued before the building permit? **No**

Other jurisdiction? **No**

2.) Permit application and checklist:

Planning: **Design Review Commission Application**

Building: **Application for Sign Permit**

Number of Sets of Drawings Req'd: **1 original and 9 collated sets for DRC meeting / Two (2) for building**

Permit application can be mailed? **Yes**

3.) Permitting Process time frame:

Planning: **Goes thru Design Review Commission for approval. If needed, apply for Variance first thru ZBA then goes to DRC**

Building:

Counter Service Available? **No**

4.) Permit application fees:

Planning: **$100.00 for Design Review Commission**

Building: **Sign permit fee of $100.00 (check made payable to Commissioner of Finance), must accompany application.**

5.) Length of time the permit will be valid: **6 months**

		SIGN MARKINGS
☐ Electrical Hook-up included with Sign Permit	☑ Property Owner Information	☑ UL label visible after installation
☑ Electrical Permit Req'd by Licensed Electrician	☑ Property Owner Signature on Application	☑ Disconnect visible after installation
☐ Building/Structural Permit Req'd	☑ Subcontractor Information	☐ Permit number and/or tag
☑ Sealed Engineering Req'd	☑ Subcontractor Signature on Application	☐ Sign owner information
☑ Owner/Agent Letter of Authorization	☐ List of UL numbers	☐ Sign manufacturer information

5.) Is a permit required to reface or change faces in an existing sign with no changes to the support structure, electrical, or cabinet**?**

Notes:

INSTALLATION

1.) Inspections Required**? Footing / Final / Electrical**

Is the original permit required to be on site for inspections? **Yes**

Any Special/Third Party Inspections Required? **No**

Contact and advance notice requirements: **(518) 587-3550 Building Department**

2.) Commercial Sign Installer Requirements:

☐ **State License**	☐ **Bonding**	☑ **Sub Required to Pull Permit**
☑ **Local License or Registration**	☑ **Insurance**	☑ **Sub Required for Install**
☑ **Licensed Electrician Req'd for hook-up**	☑ **Workman's Compensation**	☐ **Jones Sign Can Pull Permit**
☐ **Out-of-State Contractor Allowed**		☐ **Jones Sign Can Install**

Notes**: City license required with Insurance**

RECOMMENDATION

SignResource IDENTITY GROUP
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Website: www.signresource.com

NOTE:
ALL SIGNAGE AND STRIPING SHALL CONFORM TO THE MUTCD, THE NEW YORK STATE SUPPLEMENT, NYSDOT STANDARD SPECIFICATIONS AND STANDARD SHEETS.

TOPSOIL AND SEED NOTES

TOPSOILING – AREAS TO BE STABILIZED WITH PERMANENT VEGETATION SHALL BE PREPARED BY APPLYING TOPSOIL TO A UNIFORM DEPTH OF FOUR INCHES (4"). TOPSOIL SHALL BE FRIABLE AND LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS, STONES, AND CONTAIN NO TOXIC SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH. IMMEDIATELY PRIOR TO TOPSOIL APPLICATION THE SURFACE SHALL BE SCARIFIED TO PROVIDE A GOOD BOND WITH THE TOPSOIL. WHEN TOPSOILING IS DEEMED UNNECESSARY, SEEDBED PREPARATION SHALL BE EMPLOYED. WHEN TOPSOILING IS DEEMED UNNECESSARY PULVERIZED DOLOMITIC LIMESTONE SHALL BE APPLIED AT THE RATE OF 90 LB. PER 1,000 SQ. FT. AND FERTILIZER (5-10-5) AT THE RATE OF 2 LBS. OF NITROGEN PER 1,000 SQ. FT., OR EQUIVALENT. THE "LIME" AND FERTILIZER SHALL THEN BE WORKED INTO THE SOIL TO A DEPTH OF FOUR INCHES (4") WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE AREA SHALL THEN BE ROLLED TO FORM THE SEEDBED. ALL STONES TWO INCHES OR LARGER AND ANY OTHER DEBRIS SHALL BE REMOVED PRIOR TO SEEDING.

REFER TO SPECIFICATIONS FOR COVERAGE RATE, SEED MIX TO CONTAIN AT LEAST 65% KENTUCKY BLUE GRASS BLEND, WITH THE REMAINING SEE TO CONTAIN PERENNIAL RYEGRASS AND FINE FESCUE. THE MIX SHALL BE UNIFORMLY SPREAD BY CYCLONE SEEDER DRILL, OR CULTIPACK. SEEDER NORMAL SEED DEPTH SHALL BE FROM 1/4 TO 1/2 IN. SEED MAY ALSO BE APPLIED BY AN APPROPRIATE HYDROSEEDING METHOD.

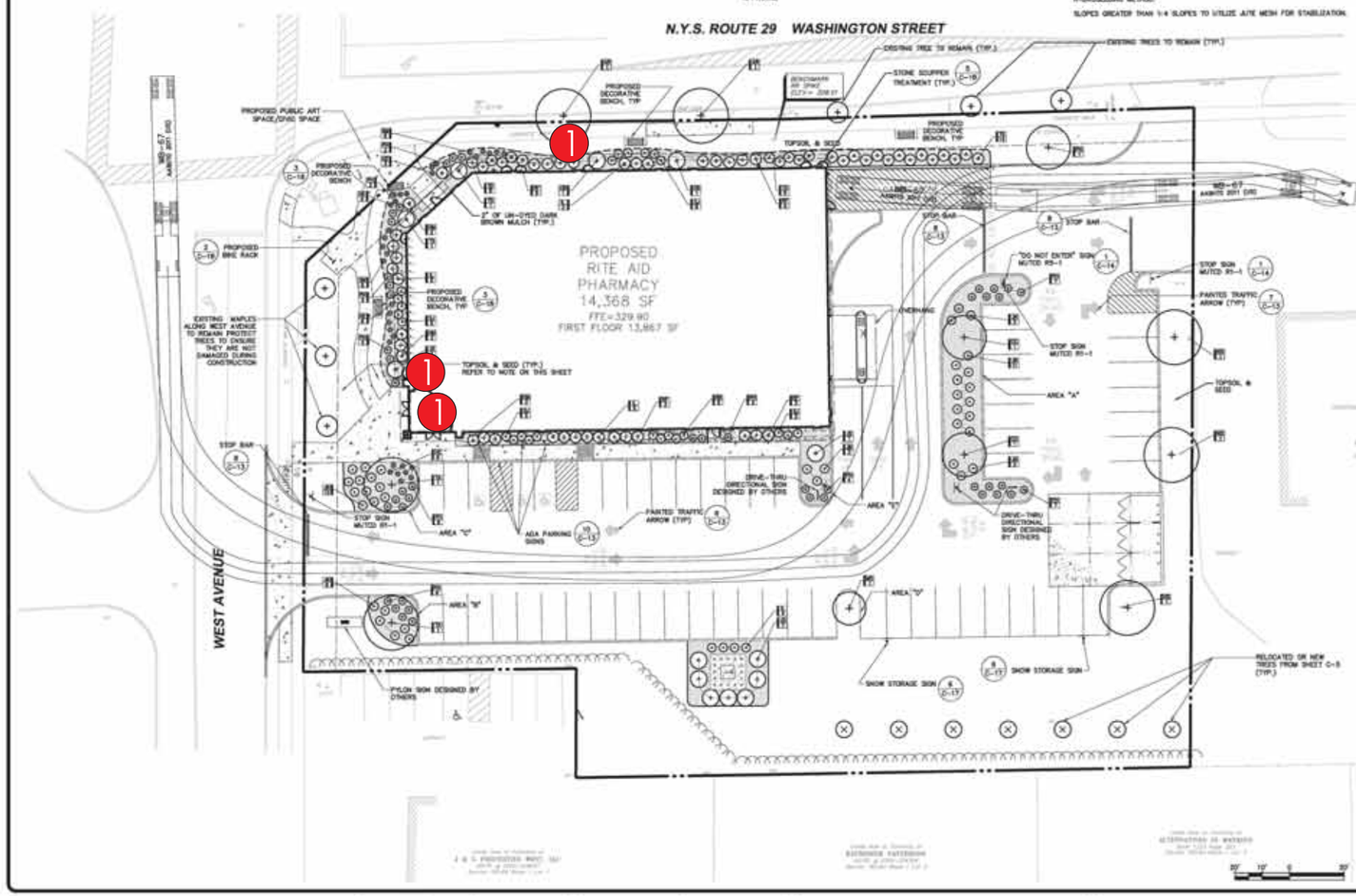
SLOPES GREATER THAN 1:4 SLOPES TO UTILIZE JUTE MESH FOR STABILIZATION.

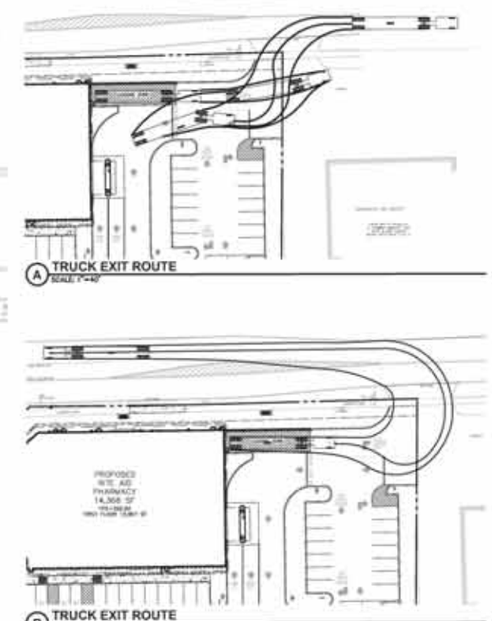
IRRIGATION NOTE:

IRRIGATION SHALL BE INCLUDED BY THE CONTRACTOR WITHIN THE PROPERTY LIMITS FOR RITE AID'S DESIGN SPECIFICATIONS.
DESIGN AND INSTALLATION PROCEDURE SHALL BE PROVIDED TO RITE AID FOR APPROVAL.

PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	3" CAL.	
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	
MS	1	MALUS 'ADIRONDACK'	FLOWERING CRABAPPLE	3" CAL.	
NS	3	NYSSA SYLVATICA	BLACK GUM	3" CAL.	20' O.C.
PG	1	PICEA GLAUCA	WHITE SPRUCE	8-10'	
TS	14	THUJA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7'	
TA	2	TILIA AMERICANA	AMERICAN LINDEN	3" CAL.	
SHRUBS					
CO	2	CHAMAECYPARIS PISIFERA 'BOULEVARD'	JAPANESE FALSECYPRESS	4'-5'	5' O.C.
HM	8	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"-24"	4' O.C.
IL	17	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30"	4' O.C.
JK	38	JUNIPERUS PROCUMBENS 'NANA'	DWARF GARDEN JUNIPER	3 GAL.	5' O.C.
JS	9	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	3'-4'	5' O.C.
RF	16	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON	18"-24"	4' O.C.
RR	5	ROSA 'RADRAZZ'	DOUBLE KNOCKOUT ROSE	3 GAL.	3' O.C.
SJ	19	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL.	3' O.C.
TD	10	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	3 GAL.	4' O.C.
TO	2	THUJA OCCIDENTALIS 'SMARGD'	EMERALD GREEN ARBORVITAE	5-6'	5' O.C.
PERENNIALS & GRASSES					
HE	20	HEMEROCALLIS 'HAPPY RETURNS'	DAYLILY	1 GAL.	3' O.C.
PM	40	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	30" O.C.
SM	11	SALVIA 'WAY INSIGHT'	PURPLE SAGE	1 GAL.	3' O.C.





PD # 14.057

APPROVED BY THE SARATOGA SPRINGS PLANNING BOARD UNDER AUTHORITY OF A RESOLUTION

ADOPTED _____

CHAIRPERSON _____ DATE _____

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY	DATE
1		SARATOGA SPRINGS PLANNING BOARD		JWE	2/17/15
2	12/23/15	SUBMISSION TO PLANNER	AML	JWE	12/23/15
3	2/3/16	REVISION TO ARCHITECTURE, LAYOUT AND GRADING	AML	JWE	2/3/16
4	2/8/2016	REVISIONS	AML	JWE	2/8/2016

PROJ. MANAGER	JBW
CHIEF DESIGNER	JWE
DESIGNED BY	JMF
DRAWN BY	JMF
CHECKED BY	JWE

DATE

DATE

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

DRAFT

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

NATIONAL RETAIL PROPERTIES
LANDSCAPING AND SITE TRAFFIC CONTROL
SARATOGA RITE AID SITE PLAN
90 WEST AVENUE
CITY OF SARATOGA SARATOGA COUNTY, NY

SCALE: 1" = 20'
CONTRACT No.:
M2/PRSJ. No.: 994.01
DATE: 2/8/2016

C-10

SignResource IDENTITY GROUP
6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

1 NORTH (Faces Washington St.)
1/8" = 1'-0"

2 SOUTH
1/8" = 1'-0"

3 EAST
1/8" = 1'-0"

4 WEST (Faces West Ave.)
1/8" = 1'-0"

RITE AID

PROPOSED RITE AID

SignResource
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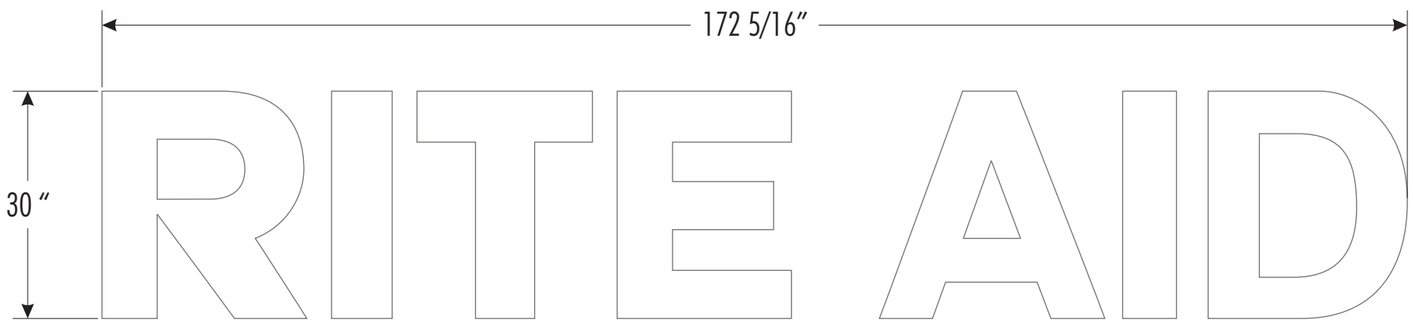
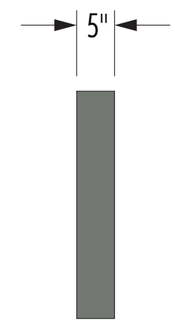
Website: www.signresource.com

NON-ILLUMINATED



FRONT VIEW



SIDE VIEW

1

APPROVAL SIGNATURE _____ **DATE** _____

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statues and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

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Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	08/30/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	WHITE
B	PAINT TO MATCH PMS 424
C	
D	
E	
F	

	MATERIAL LIST
1	SINTRA
2	
3	
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1.TOLERANCE (UNLESS NOTED)
- GRAPHICS +/-1/8” • FACE SIZE + 1/16”-¼”
- CABINET +/- 1/8” • VINYL OVERLAP + 1/8”+/ 1/16”
- ALL COPY LEVEL UNLESS NOTED OTHERWISE

2. VIEWING DISTANCE 25’ TO 50’ UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION

RITEAID
30” X 172 5/16” SF NL
SINTRA LETTERS

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE:

DRAWING/PART # REV. A SHEET # 7 OF 42

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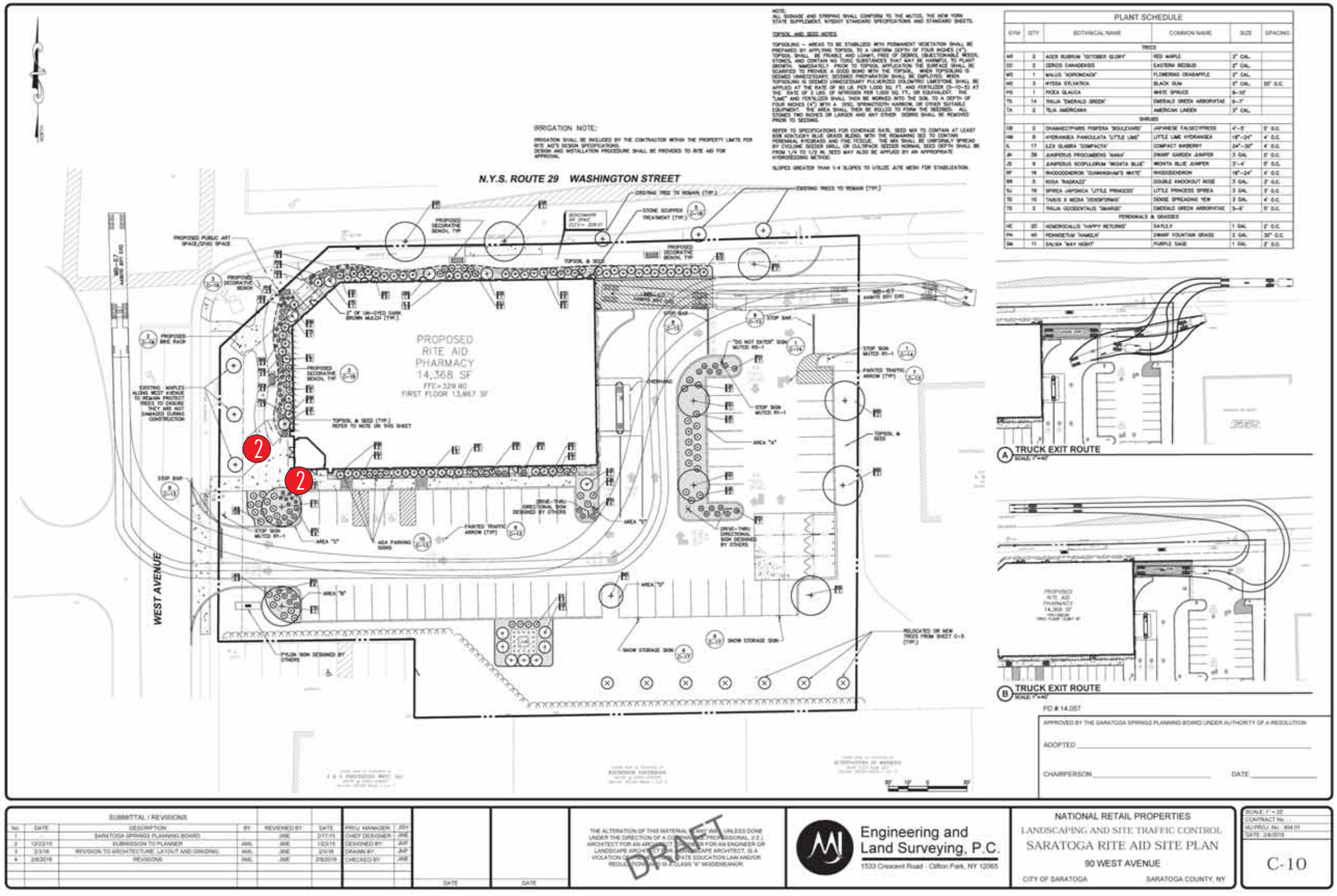

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1 NORTH (Faces Washington St.)
1/8" = 1'-0"

2 SOUTH
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4 WEST (Faces West Ave.)
1/8" = 1'-0"

RITE AID

PROPOSED RITE AID

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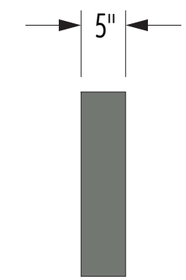
NON-ILLUMINATED

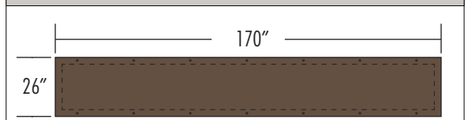
FRONT VIEW



SIDE VIEW

PART #: RA0214CVR

TEMPORARY WHITE BANNER COVERS QTY: **2**



COVERS PHARMACY LETTERS ONLY
COVERS MUST BE OPAQUE.

SCALE 1:17
22.46 SF

2

APPROVAL SIGNATURE _____ **DATE** _____

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REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	08/30/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	WHITE
B	PAINT TO MATCH PMS 424
C	
D	
E	
F	

	MATERIAL LIST
1	SINTRA
2	
3	
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1.TOLERANCE (UNLESS NOTED)
- GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
- CABINET +/- 1/8" • VINYL OVERLAP + 1/8"+/ 1/16"
- ALL COPY LEVEL UNLESS NOTED OTHERWISE

2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION
RITEAID
20" X 161 11/16"
SF NL SINTRA LETTERS

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE:

DRAWING/PART # REV. A SHEET # 10 OF 42

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NOTE:
ALL SIGNAGE AND STRIPING SHALL CONFORM TO THE MUTCD, THE NEW YORK STATE SUPPLEMENT, NYSDOT STANDARD SPECIFICATIONS AND STANDARD SHEETS.

TOPSOIL AND SEED NOTES

TOPSOILING – AREAS TO BE STABILIZED WITH PERMANENT VEGETATION SHALL BE PREPARED BY APPLYING TOPSOIL TO A UNIFORM DEPTH OF FOUR INCHES (4"). TOPSOIL SHALL BE FRIABLE AND LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS, STONES, AND CONTAIN NO TOXIC SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH. IMMEDIATELY PRIOR TO TOPSOIL APPLICATION THE SURFACE SHALL BE SCARIFIED TO PROVIDE A GOOD BOND WITH THE TOPSOIL. WHEN TOPSOILING IS DEEMED UNNECESSARY, SEEDBED PREPARATION SHALL BE EMPLOYED. WHEN TOPSOILING IS DEEMED UNNECESSARY FULVERIZED DOLOMITIC LIMESTONE SHALL BE APPLIED AT THE RATE OF 90 LB. PER 1,000 SQ. FT. AND FERTILIZER (5-10-5) AT THE RATE OF 2 LBS. OF NITROGEN PER 1,000 SQ. FT., OR EQUIVALENT. THE "LIME" AND FERTILIZER SHALL THEN BE WORKED INTO THE SOIL TO A DEPTH OF FOUR INCHES (4") WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE AREA SHALL THEN BE ROLLED TO FORM THE SEEDBED. ALL STONES TWO INCHES OR LARGER AND ANY OTHER DEBRIS SHALL BE REMOVED PRIOR TO SEEDING.

REFER TO SPECIFICATIONS FOR COVERAGE RATE, SEED MIX TO CONTAIN AT LEAST 65% KENTUCKY BLUE GRASS BLEND, WITH THE REMAINING SEE TO CONTAIN PERENNIAL RYEGRASS AND FINE FESCUE. THE MIX SHALL BE UNIFORMLY SPREAD BY CYCLONE SEEDER DRILL, OR CULTIPACK. SEEDER NORMAL SEED DEPTH SHALL BE FROM 1/4 TO 1/2 IN. SEED MAY ALSO BE APPLIED BY AN APPROPRIATE HYDROSEEDING METHOD.

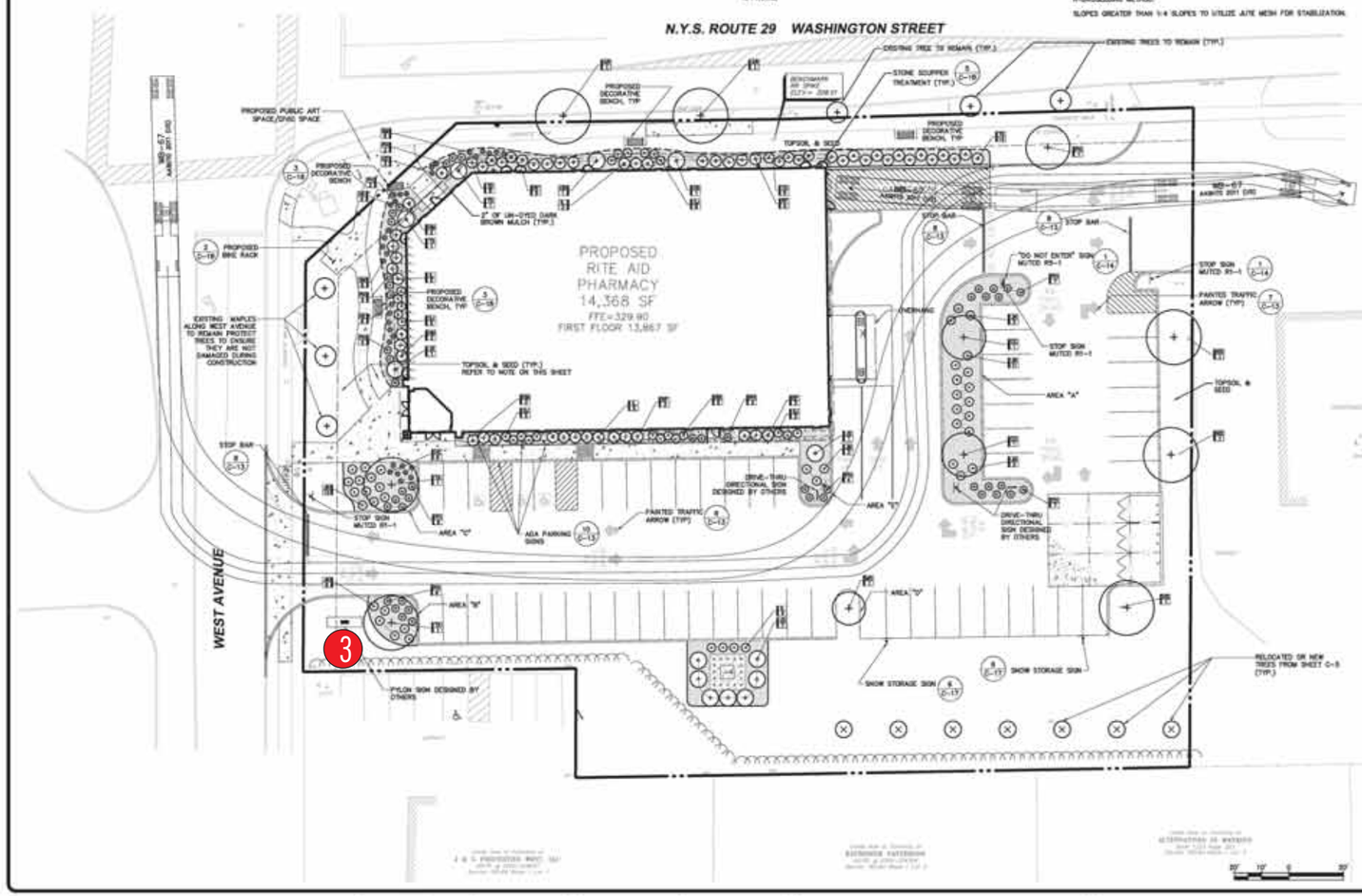
SLOPES GREATER THAN 1:4 SLOPES TO UTILIZE JUTE MESH FOR STABILIZATION.

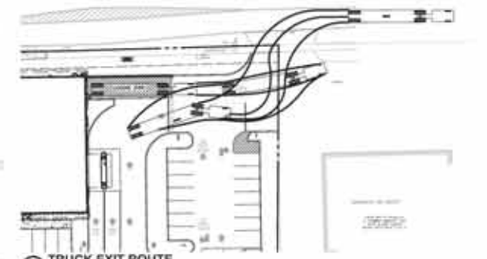
IRRIGATION NOTE:

IRRIGATION SHALL BE INCLUDED BY THE CONTRACTOR WITHIN THE PROPERTY LIMITS FOR RITE AID'S DESIGN SPECIFICATIONS.
DESIGN AND INSTALLATION PROCEDURE SHALL BE PROVIDED TO RITE AID FOR APPROVAL.

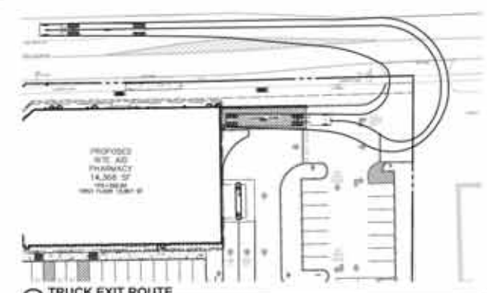
PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	3" CAL.	
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	
MS	1	MALUS 'ADIRONDACK'	FLOWERING CRABAPPLE	3" CAL.	
NS	3	NYSSA SYLVATICA	BLACK GUM	3" CAL.	20' O.C.
PG	1	PICEA GLAUCA	WHITE SPRUCE	8-10'	
TS	14	THUJA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7'	
TA	2	TILIA AMERICANA	AMERICAN LINDEN	3" CAL.	
SHRUBS					
CB	2	CHAMAECYPARIS PISIFERA 'BOULEVARD'	JAPANESE FALSECYPRESS	4'-5'	5' O.C.
HM	8	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"-24"	4' O.C.
IL	17	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30"	4' O.C.
JK	38	JUNIPERUS PROCUMBENS 'NANA'	DWARF GARDEN JUNIPER	3 GAL.	5' O.C.
JS	9	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	3'-4'	5' O.C.
RF	16	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON	18"-24"	4' O.C.
RR	5	ROSA 'RADRAZZ'	DOUBLE KNOCKOUT ROSE	3 GAL.	3' O.C.
SJ	19	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL.	3' O.C.
TD	10	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	3 GAL.	4' O.C.
TO	2	THUJA OCCIDENTALIS 'SMARGD'	EMERALD GREEN ARBORVITAE	5-6'	5' O.C.
PERENNIALS & GRASSES					
HE	20	HEMEROCALLIS 'HAPPY RETURNS'	DAYLILY	1 GAL.	2' O.C.
PM	40	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	30" O.C.
SM	11	SALVIA 'WAY INSIGHT'	PURPLE SAGE	1 GAL.	2' O.C.





A TRUCK EXIT ROUTE
SCALE: 1"=40'



B TRUCK EXIT ROUTE
SCALE: 1"=40'

PD # 14.057

APPROVED BY THE SARATOGA SPRINGS PLANNING BOARD UNDER AUTHORITY OF A RESOLUTION

ADOPTED _____

CHAIRPERSON _____ DATE _____

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY	DATE
1		SARATOGA SPRINGS PLANNING BOARD		JWE	2/17/15
2	12/23/15	SUBMISSION TO PLANNER	AML	JWE	12/23/15
3	2/3/16	REVISION TO ARCHITECTURE, LAYOUT AND GRADING	AML	JWE	2/3/16
4	2/8/2016	REVISIONS	AML	JWE	2/8/2016

PROJ. MANAGER	JBW
CHIEF DESIGNER	JWE
DESIGNED BY	JMF
DRAWN BY	JMF
CHECKED BY	JWE

DATE

DATE

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

DRAFT

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

NATIONAL RETAIL PROPERTIES
LANDSCAPING AND SITE TRAFFIC CONTROL
SARATOGA RITE AID SITE PLAN
90 WEST AVENUE
CITY OF SARATOGA SARATOGA COUNTY, NY

SCALE: 1" = 20'
CONTRACT No.:
M2/PRSJ. No.: 994.01
DATE: 2/8/2016

C-10

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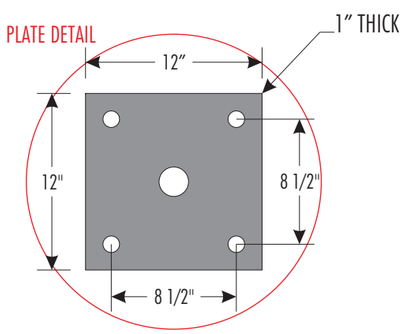
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

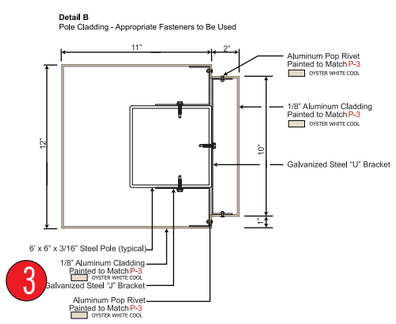
PYLON IS TO BE SHIPPED OUT AS 1 PIECE

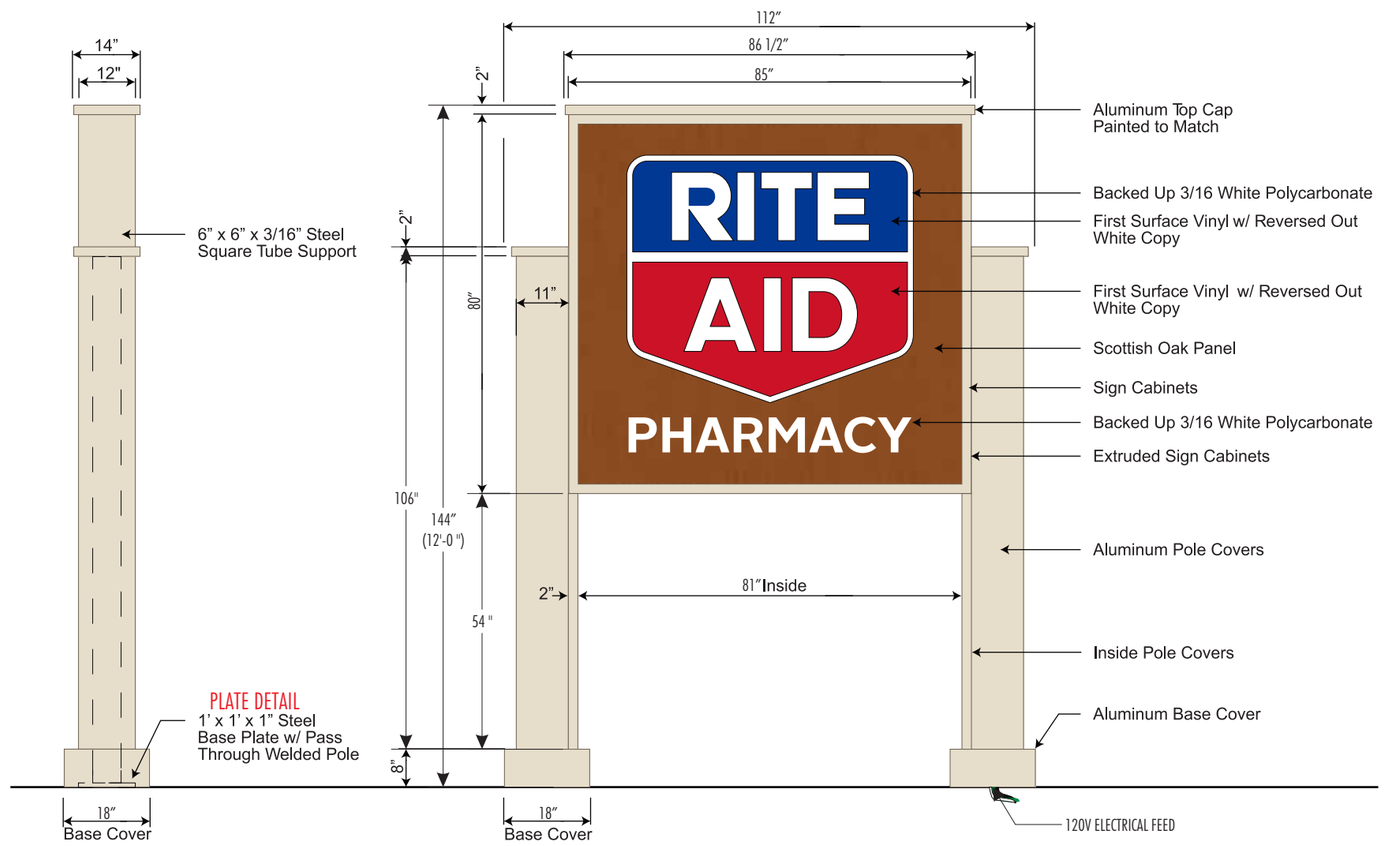
METHOD OF SERVICE IS TBD BY ENGINEERING

LED ILLUMINATION

OPTION #1







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APPROVAL SIGNATURE

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Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	12/10/15	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	PAINT TO MATCH "OYSTER WHITE COOL"
B	ARLON 2500-2870 BLUE
C	ARLON 2500-2283 RED
D	WHITE
E	SCOTTISH OAK PANEL
F	DRIFTWOOD MICA COOL 20 PANEL

	MATERIAL LIST
1	ALUMINUM
2	POLES
3	LED ILLUMINATION
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
   - GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
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   - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION

RITE AID 12'-0"
DF LED IL BTP PYLON SIGN

DRAWN BY: BRIAN S.
CHECKED BY:
CLIENT: ENTERPRISE HOLDINGS
LOCATION: MULTIPLE LOCATIONS
QUOTE:
DATE: 12/10/15
DRAWING/PART #: RAP12-LED
REV.: A
SHEET #: 12 OF 42

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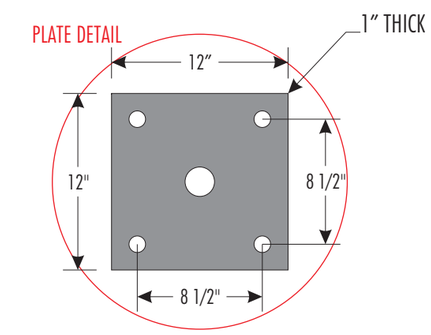
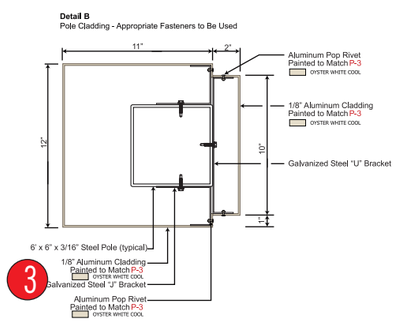
PYLON IS TO BE SHIPPED OUT AS 1 PIECE

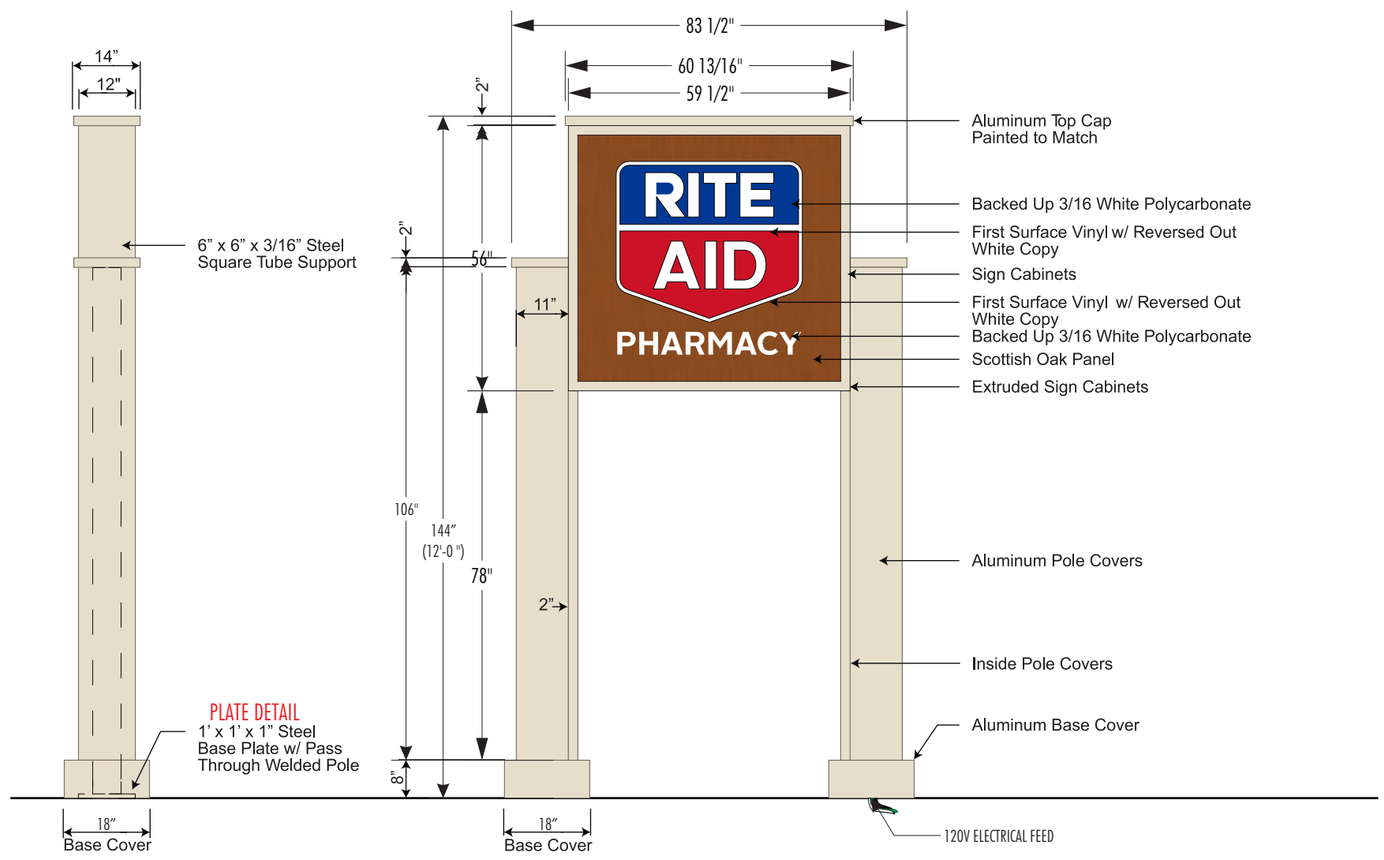
METHOD OF SERVICE IS TBD BY ENGINEERING

LED ILLUMINATION

OPTION #2







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Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	08/30/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	PAINT TO MATCH "OYSTER WHITE COOL"
B	ARLON 2500-2870 BLUE
C	ARLON 2500-2283 RED
D	WHITE
E	SCOTTISH OAK PANEL
F	DRIFTWOOD MICA COOL 20 PANEL

	MATERIAL LIST
1	ALUMINUM
2	POLES
3	LED ILLUMINATION
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
   - GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
   - CABINET +/- 1/8" • VINYL OVERLAP + 1/8"+/ 1/16"
   - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION

RITE AID 12'-0"
DF LED IL BTP PYLON SIGN

DRAWN BY: BRIAN S.
CHECKED BY:
CLIENT: ENTERPRISE HOLDINGS
LOCATION: MULTIPLE LOCATIONS
QUOTE:
DATE: 08/30/16
DRAWING/PART #
REV. A
SHEET # 13 OF 42

Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statues and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

APPROVAL SIGNATURE

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

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COVERS MUST BE OPAQUE.

4

32 SF

APPROVAL SIGNATURE _____ DATE _____

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SignResource IDENTITY GROUP
6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	08/11/15	AH	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	WHITE (OPAQUE)
B	MATCH Sw6076 TURKISH COFFEE
C	ARLON 2500-2870 BLUE
D	ARLON 2500-2283 RED
E	
F	

	MATERIAL LIST
1	PANAGRAPHICS III
2	
3	
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1.TOLERANCE (UNLESS NOTED)
- GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
- CABINET +/- 1/8" • VINYL OVERLAP + 1/8"+/ 1/16"
- ALL COPY LEVEL UNLESS NOTED OTHERWISE

2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION
RITEAID
4' x 8' TEMPORARY SF NL
BANNER COVER W/GROMMETS

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE: 08/11/15

DRAWING/PART # RA0408CVR01 REV. A SHEET # 14 OF 42

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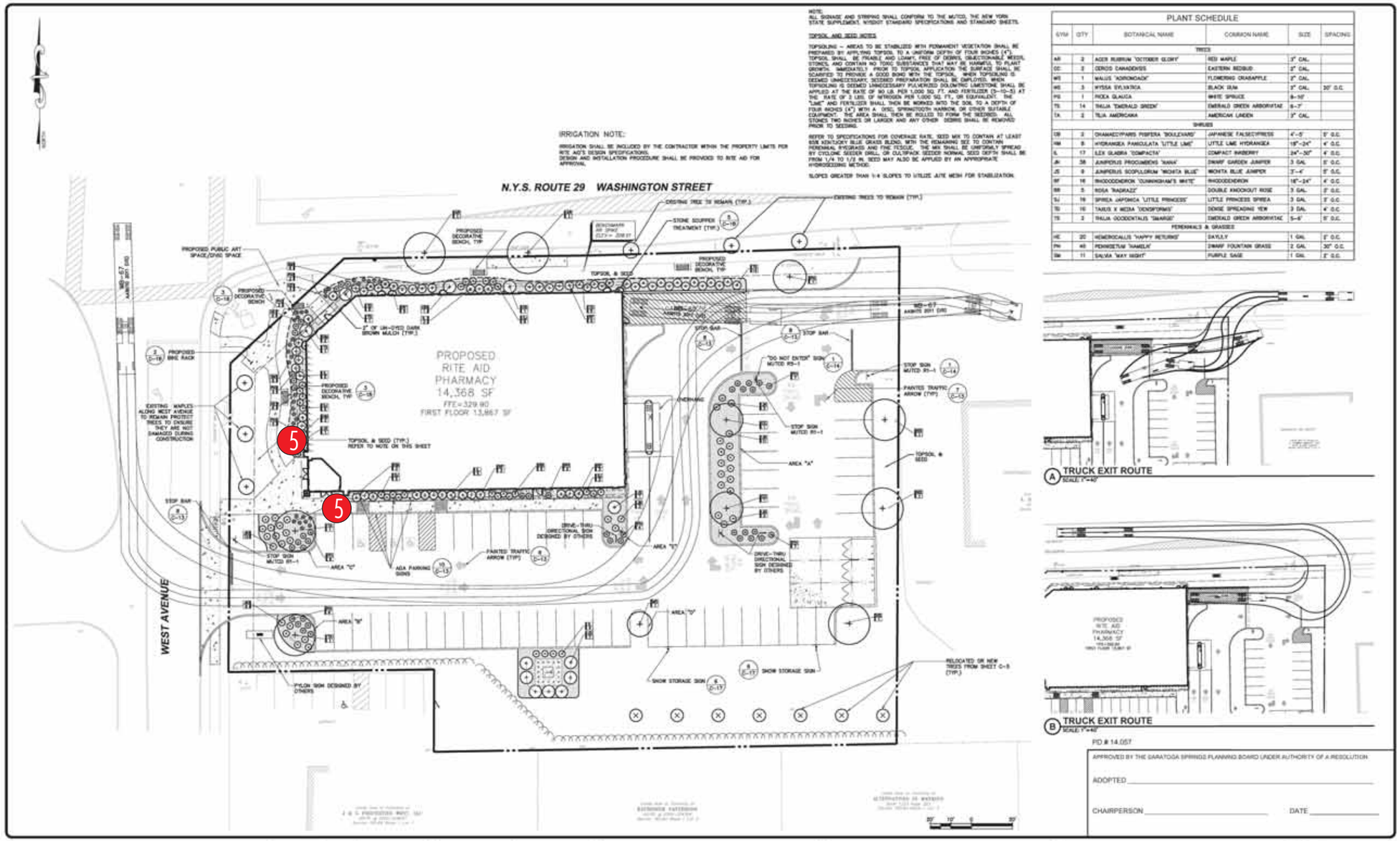

SUBMITTAL / REVISIONS					
No.	DATE	DESCRIPTION	BY	REVIEWED BY	DATE
1		SARATOGA SPRINGS PLANNING BOARD		JWE	2/17/15
2	12/23/15	SUBMISSION TO PLANNER	AML	JWE	1/23/15
3	2/3/16	REVISION TO ARCHITECTURE, LAYOUT AND GRADING	AML	JWE	2/3/16
4	2/8/2016	REVISIONS	AML	JWE	2/8/2016

PROJ. MANAGER	JBW
CHIEF DESIGNER	JWE
DESIGNED BY	JMF
DRAWN BY	JMF
CHECKED BY	JWE

DATE

DATE

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

DRAFT

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

NATIONAL RETAIL PROPERTIES
LANDSCAPING AND SITE TRAFFIC CONTROL
SARATOGA RITE AID SITE PLAN
90 WEST AVENUE
CITY OF SARATOGA SARATOGA COUNTY, NY

SCALE: 1" = 20'
CONTRACT No.:
MJ PROJ. No.: 904.01
DATE: 2/8/2016

C-10

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800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

1 NORTH (Faces Washington St.)
1/8" = 1'-0"

2 SOUTH
1/8" = 1'-0"

3 EAST
1/8" = 1'-0"

4 WEST (Faces West Ave.)
1/8" = 1'-0"

RITE AID

PROPOSED RITE AID

SignResource
IDENTITY GROUP
6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

5

SCALE: 1 ½" = 1'-0"

APPROVAL SIGNATURE _____ **DATE** _____

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statues and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

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800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	04/07/15	AH	CM

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	VINYL 3M 3630-59 DARK BROWN
B	
C	
D	
E	
F	
	MATERIAL LIST
1	CLEAR PLASTIC PANEL
2	VINYL COPY
3	
4	
5	

QTY: 1

FIRST SURFACE DECORATION

SCALE ½" : 1'-0"

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1.TOLERANCE (UNLESS NOTED)
- GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
- CABINET +/- 1/8" • VINYL OVERLAP + 1/8"+/ 1/16"
- ALL COPY LEVEL UNLESS NOTED OTHERWISE

2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION: RITEAID 1' X 5' SF NL LEXAN PANEL SIGN

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: CORY M. CHECKED BY:

CLIENT: RITEAID

LOCATION: MULTIPLE

QUOTE: 216587 DATE: 04/07/2015

DRAWING/PART #: RA0105LEX REV. A SHEET # 17 OF 42

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NOTE:
ALL SIGNAGE AND STRIPING SHALL CONFORM TO THE MUTCD, THE NEW YORK STATE SUPPLEMENT, NYSDOT STANDARD SPECIFICATIONS AND STANDARD SHEETS.

TOPSOIL AND SEED NOTES

TOPSOILING – AREAS TO BE STABILIZED WITH PERMANENT VEGETATION SHALL BE PREPARED BY APPLYING TOPSOIL TO A UNIFORM DEPTH OF FOUR INCHES (4"). TOPSOIL SHALL BE FRIABLE AND LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS, STONES, AND CONTAIN NO TOXIC SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH. IMMEDIATELY PRIOR TO TOPSOIL APPLICATION THE SURFACE SHALL BE SCARIFIED TO PROVIDE A GOOD BOND WITH THE TOPSOIL. WHEN TOPSOILING IS DEEMED UNNECESSARY, SEEDBED PREPARATION SHALL BE EMPLOYED. WHEN TOPSOILING IS DEEMED UNNECESSARY PULVERIZED DOLOMITIC LIMESTONE SHALL BE APPLIED AT THE RATE OF 90 LB. PER 1,000 SQ. FT. AND FERTILIZER (5-10-5) AT THE RATE OF 2 LBS. OF NITROGEN PER 1,000 SQ. FT., OR EQUIVALENT. THE "LIME" AND FERTILIZER SHALL THEN BE WORKED INTO THE SOIL TO A DEPTH OF FOUR INCHES (4") WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE AREA SHALL THEN BE ROLLED TO FORM THE SEEDBED. ALL STONES TWO INCHES OR LARGER AND ANY OTHER DEBRIS SHALL BE REMOVED PRIOR TO SEEDING.

REFER TO SPECIFICATIONS FOR COVERAGE RATE. SEED MIX TO CONTAIN AT LEAST 65% KENTUCKY BLUE GRASS BLEND, WITH THE REMAINING SEE TO CONTAIN PERENNIAL RYEGRASS AND FINE FESCUE. THE MIX SHALL BE UNIFORMLY SPREAD BY CYCLONE SEEDER DRILL, OR CULTIPACK. SEEDER NORMAL SEED DEPTH SHALL BE FROM 1/4 TO 1/2 IN. SEED MAY ALSO BE APPLIED BY AN APPROPRIATE HYDROSEEDING METHOD.

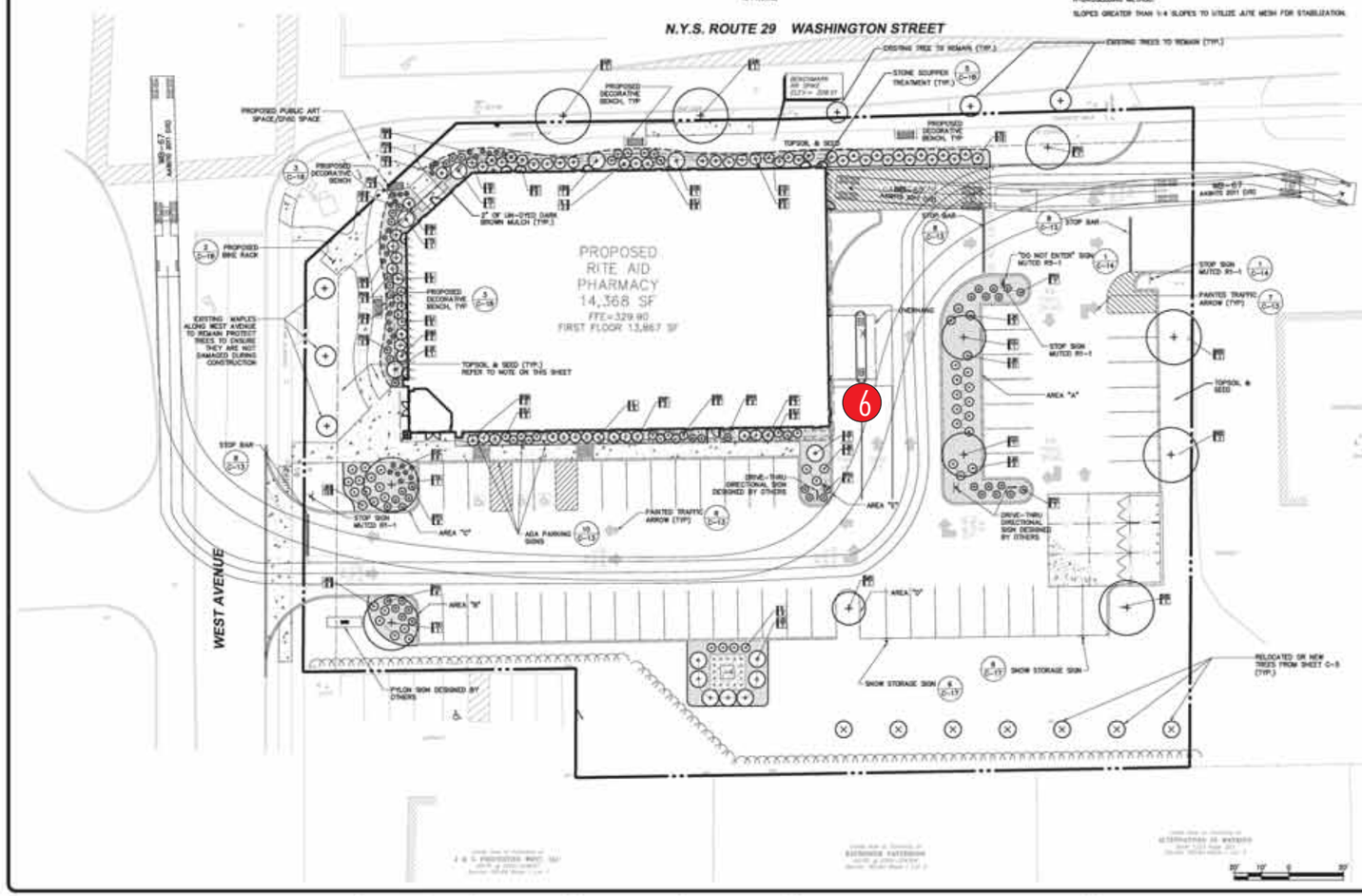
SLOPES GREATER THAN 1:4 SLOPES TO UTILIZE JUTE MESH FOR STABILIZATION.

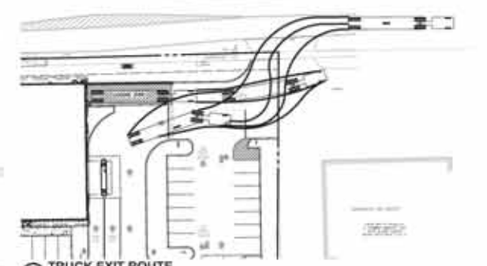
IRRIGATION NOTE:

IRRIGATION SHALL BE INCLUDED BY THE CONTRACTOR WITHIN THE PROPERTY LIMITS FOR RITE AID'S DESIGN SPECIFICATIONS.
DESIGN AND INSTALLATION PROCEDURE SHALL BE PROVIDED TO RITE AID FOR APPROVAL.

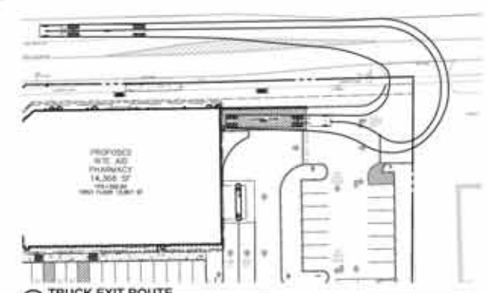
PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	3" CAL.	
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	
MS	1	MALUS 'ADIRONDACK'	FLOWERING CRABAPPLE	3" CAL.	
NS	3	NYSSA SYLVATICA	BLACK GUM	3" CAL.	20' O.C.
PG	1	PICEA GLAUCA	WHITE SPRUCE	8-10'	
TS	14	THUJA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7'	
TA	2	TILIA AMERICANA	AMERICAN LINDEN	3" CAL.	
SHRUBS					
CB	2	CHAMAECYPARIS PISIFERA 'BOULEVARD'	JAPANESE FALSECYPRESS	4'-5'	5' O.C.
HM	8	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"-24"	4' O.C.
IL	17	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30"	4' O.C.
JK	38	JUNIPERUS PROCUMBENS 'NANA'	DWARF GARDEN JUNIPER	3 GAL.	5' O.C.
JS	9	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	3'-4'	5' O.C.
RF	16	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON	18"-24"	4' O.C.
RR	3	ROSA 'RADRAZZ'	DOUBLE KNOCKOUT ROSE	3 GAL.	3' O.C.
SJ	19	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL.	3' O.C.
TD	10	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	3 GAL.	4' O.C.
TS	2	THUJA OCCIDENTALIS 'SMARGD'	EMERALD GREEN ARBORVITAE	5-6'	5' O.C.
PERENNIALS & GRASSES					
HE	20	HEMEROCALLIS 'HAPPY RETURNS'	DAYLILY	1 GAL.	2' O.C.
PM	40	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	30" O.C.
SM	11	SALVIA 'MAY NIGHT'	PURPLE SAGE	1 GAL.	2' O.C.





A TRUCK EXIT ROUTE
SCALE: 1"=40'



B TRUCK EXIT ROUTE
SCALE: 1"=40'

PD # 14.057

APPROVED BY THE SARATOGA SPRINGS PLANNING BOARD UNDER AUTHORITY OF A RESOLUTION

ADOPTED _____

CHAIRPERSON _____ DATE _____

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY	DATE
1		SARATOGA SPRINGS PLANNING BOARD		JWE	2/17/15
2	12/23/15	SUBMISSION TO PLANNER	AML	JWE	1/23/15
3	2/3/16	REVISION TO ARCHITECTURE, LAYOUT AND GRADING	AML	JWE	2/3/16
4	2/8/2016	REVISIONS	AML	JWE	2/8/2016

PROJ. MANAGER	JBW
CHIEF DESIGNER	JWE
DESIGNED BY	JMF
DRAWN BY	JMF
CHECKED BY	JWE

DATE

DATE

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

DRAFT

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

NATIONAL RETAIL PROPERTIES
LANDSCAPING AND SITE TRAFFIC CONTROL
SARATOGA RITE AID SITE PLAN
90 WEST AVENUE
CITY OF SARATOGA SARATOGA COUNTY, NY

SCALE: 1" = 20'
CONTRACT No.:
M2/PRSJ. No.: 994.01
DATE: 2/8/2016

C-10

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800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

1 NORTH (Faces Washington St.)
1/8" = 1'-0"

2 SOUTH
1/8" = 1'-0"

3 EAST
1/8" = 1'-0"

4 WEST (Faces West Ave.)
1/8" = 1'-0"

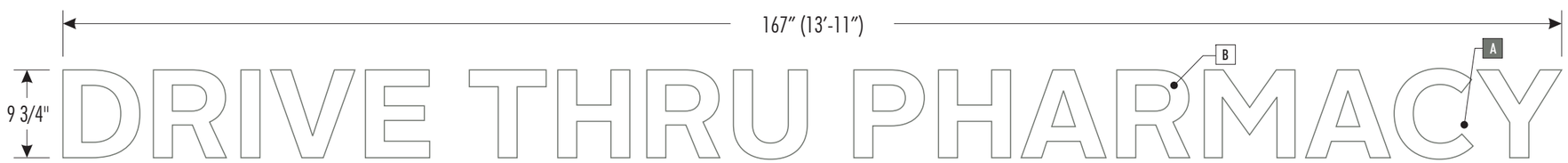
RITE AID

PROPOSED RITE AID

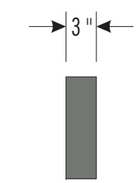
SignResource
IDENTITY GROUP
6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

NON-ILLUMINATED

REQUIRED INFO: METHOD OF SERVICE IS REMOVAL OF FACE



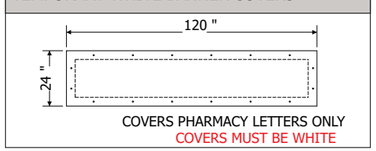
FRONT VIEW



SIDE VIEW

PART #: RA0210CVR

TEMPORARY WHITE BANNER COVERS



COVERS PHARMACY LETTERS ONLY
COVERS MUST BE WHITE

6

APPROVAL SIGNATURE _____ **DATE** _____

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SignResource IDENTITY GROUP
6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	08/30/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	PAINT TO MATCH PMS 424
B	WHITE
C	
D	
E	
F	

	MATERIAL LIST
1	SINTRA
2	
3	
4	
5	

FIRST SURFACE DECORATION

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1.TOLERANCE (UNLESS NOTED)
- GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
- CABINET +/- 1/8" • VINYL OVERLAP + 1/8"+/ 1/16"
- ALL COPY LEVEL UNLESS NOTED OTHERWISE

2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION
RITEAID
9 3/4" X 167" SF NL
SINTRA LETTERS

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE: 08/30/16

DRAWING/PART # REV. A SHEET # 20 OF 42

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NOTE:
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TOPSOIL AND SEED NOTES

TOPSOILING – AREAS TO BE STABILIZED WITH PERMANENT VEGETATION SHALL BE PREPARED BY APPLYING TOPSOIL TO A UNIFORM DEPTH OF FOUR INCHES (4"). TOPSOIL SHALL BE FRIABLE AND LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS, STONES, AND CONTAIN NO TOXIC SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH. IMMEDIATELY PRIOR TO TOPSOIL APPLICATION THE SURFACE SHALL BE SCARIFIED TO PROVIDE A GOOD BOND WITH THE TOPSOIL. WHEN TOPSOILING IS DEEMED UNNECESSARY, SEEDBED PREPARATION SHALL BE EMPLOYED. WHEN TOPSOILING IS DEEMED UNNECESSARY PULVERIZED DOLOMITIC LIMESTONE SHALL BE APPLIED AT THE RATE OF 90 LB. PER 1,000 SQ. FT. AND FERTILIZER (5-10-5) AT THE RATE OF 2 LBS. OF NITROGEN PER 1,000 SQ. FT., OR EQUIVALENT. THE "LIME" AND FERTILIZER SHALL THEN BE WORKED INTO THE SOIL TO A DEPTH OF FOUR INCHES (4") WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE AREA SHALL THEN BE ROLLED TO FORM THE SEEDBED. ALL STONES TWO INCHES OR LARGER AND ANY OTHER DEBRIS SHALL BE REMOVED PRIOR TO SEEDING.

REFER TO SPECIFICATIONS FOR COVERAGE RATE, SEED MIX TO CONTAIN AT LEAST 65% KENTUCKY BLUE GRASS BLEND, WITH THE REMAINING SEE TO CONTAIN PERENNIAL RYEGRASS AND FINE FESCUE. THE MIX SHALL BE UNIFORMLY SPREAD BY CYCLONE SEEDER DRILL, OR CULTIPACK. SEEDER NORMAL SEED DEPTH SHALL BE FROM 1/4 TO 1/2 IN. SEED MAY ALSO BE APPLIED BY AN APPROPRIATE HYDROSEEDING METHOD.

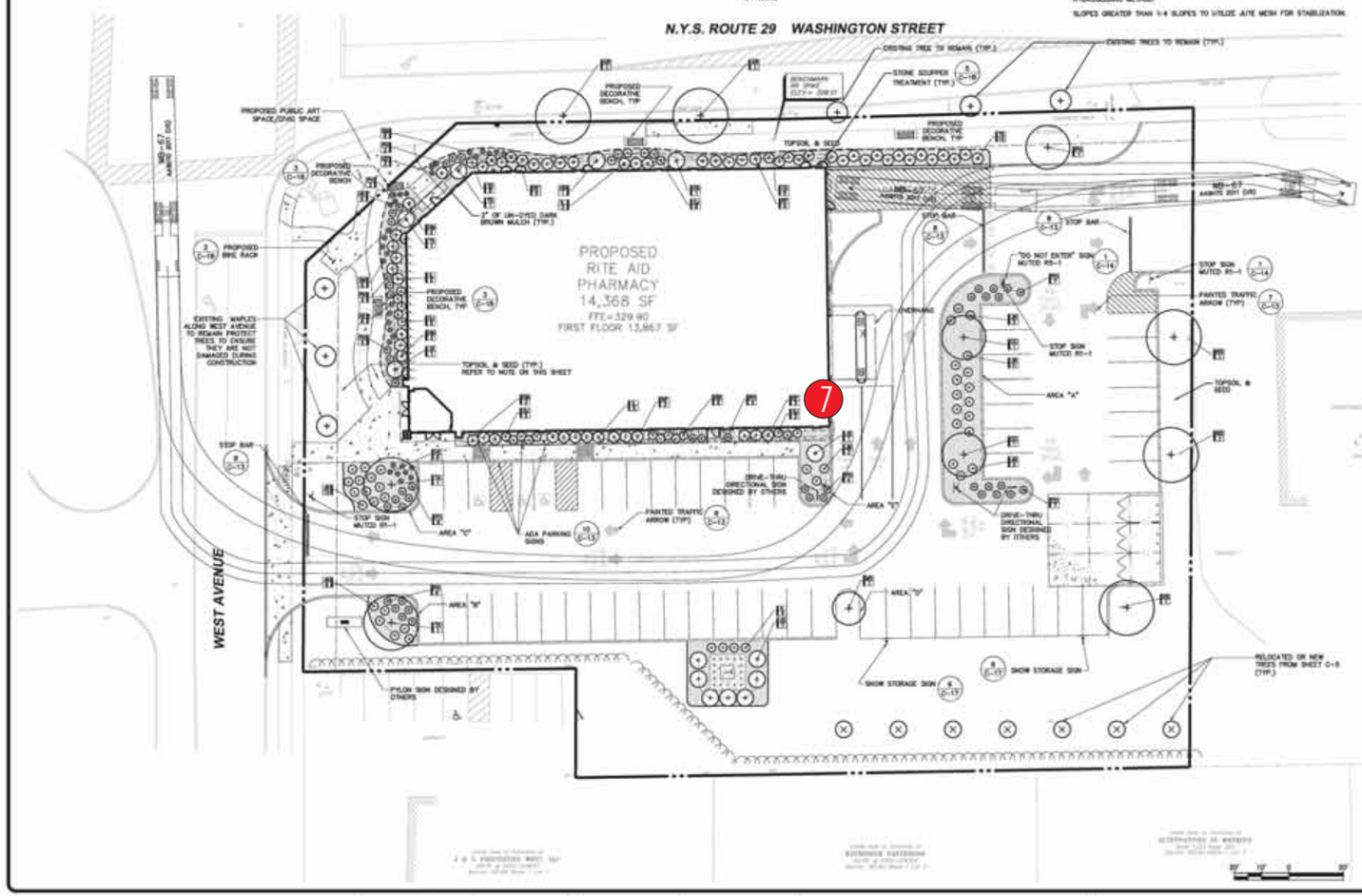
SLOPES GREATER THAN 1:4 SLOPES TO UTILIZE JUTE MESH FOR STABILIZATION.

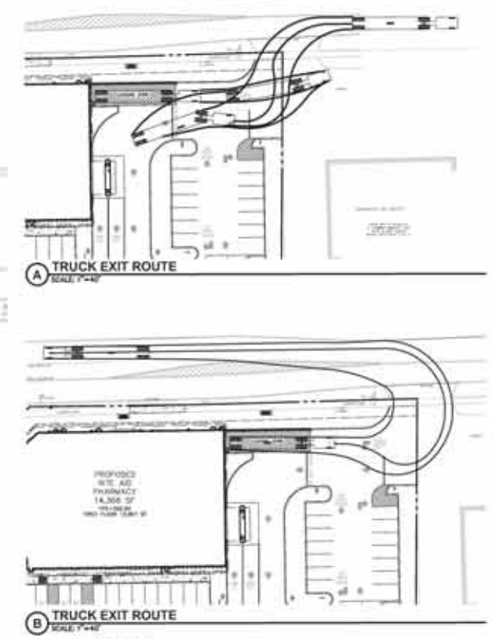
IRRIGATION NOTE:

IRRIGATION SHALL BE INCLUDED BY THE CONTRACTOR WITHIN THE PROPERTY LIMITS FOR RITE AID'S DESIGN SPECIFICATIONS.
DESIGN AND INSTALLATION PROCEDURE SHALL BE PROVIDED TO RITE AID FOR APPROVAL.

PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	3" CAL.	
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	
MS	1	MALUS 'ADIRONDACK'	FLOWERING CRABAPPLE	3" CAL.	
NS	3	NYSSA SYLVATICA	BLACK GUM	3" CAL.	20' O.C.
PG	1	PICEA GLAUCA	WHITE SPRUCE	8-10'	
TS	14	THUJA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7'	
TA	2	TILIA AMERICANA	AMERICAN LINDEN	3" CAL.	
SHRUBS					
CO	2	CHAMAECYPARIS PISIFERA 'BOULEVARD'	JAPANESE FALSECYPRESS	4'-5'	5' O.C.
HM	8	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"-24"	4' O.C.
IL	17	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30"	4' O.C.
JK	38	JUNIPERUS PROCUMBENS 'NANA'	DWARF GARDEN JUNIPER	3 GAL.	5' O.C.
JS	9	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	3'-4'	5' O.C.
RF	16	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON	18"-24"	4' O.C.
RR	3	ROSA 'RADRAZZ'	DOUBLE KNOCKOUT ROSE	3 GAL.	3' O.C.
SJ	19	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL.	3' O.C.
TD	10	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	3 GAL.	4' O.C.
TS	2	THUJA OCCIDENTALIS 'SMARGD'	EMERALD GREEN ARBORVITAE	5-6'	5' O.C.
PERENNIALS & GRASSES					
HE	20	HEMEROCALLIS 'HAPPY RETURNS'	DAYLILY	1 GAL.	2' O.C.
PM	40	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	30" O.C.
SM	11	SALVIA 'WAY INSIGHT'	PURPLE SAGE	1 GAL.	2' O.C.





PD # 14.057

APPROVED BY THE SARATOGA SPRINGS PLANNING BOARD UNDER AUTHORITY OF A RESOLUTION

ADOPTED _____

CHAIRPERSON _____ DATE _____

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY	DATE
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4	2/8/2016	REVISIONS	AML	JWE	2/8/2016

PROJ. MANAGER	JDV
CHIEF DESIGNER	JWE
DESIGNED BY	JMF
DRAWN BY	JMF
CHECKED BY	JWE

DATE

DATE

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DRAFT

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

NATIONAL RETAIL PROPERTIES
LANDSCAPING AND SITE TRAFFIC CONTROL
SARATOGA RITE AID SITE PLAN
90 WEST AVENUE
CITY OF SARATOGA SARATOGA COUNTY, NY

SCALE: 1" = 20'
CONTRACT No.:
M2/PRSJ. No.: 994.01
DATE: 2/8/2016

C-10

SignResource IDENTITY GROUP
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Website: www.signresource.com

1 NORTH (Faces Washington St.)
1/8" = 1'-0"

2 SOUTH
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RITE AID

PROPOSED RITE AID

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NON-ILLUMINATED DT CANOPY SIGNS QTY:**1 Each**

7

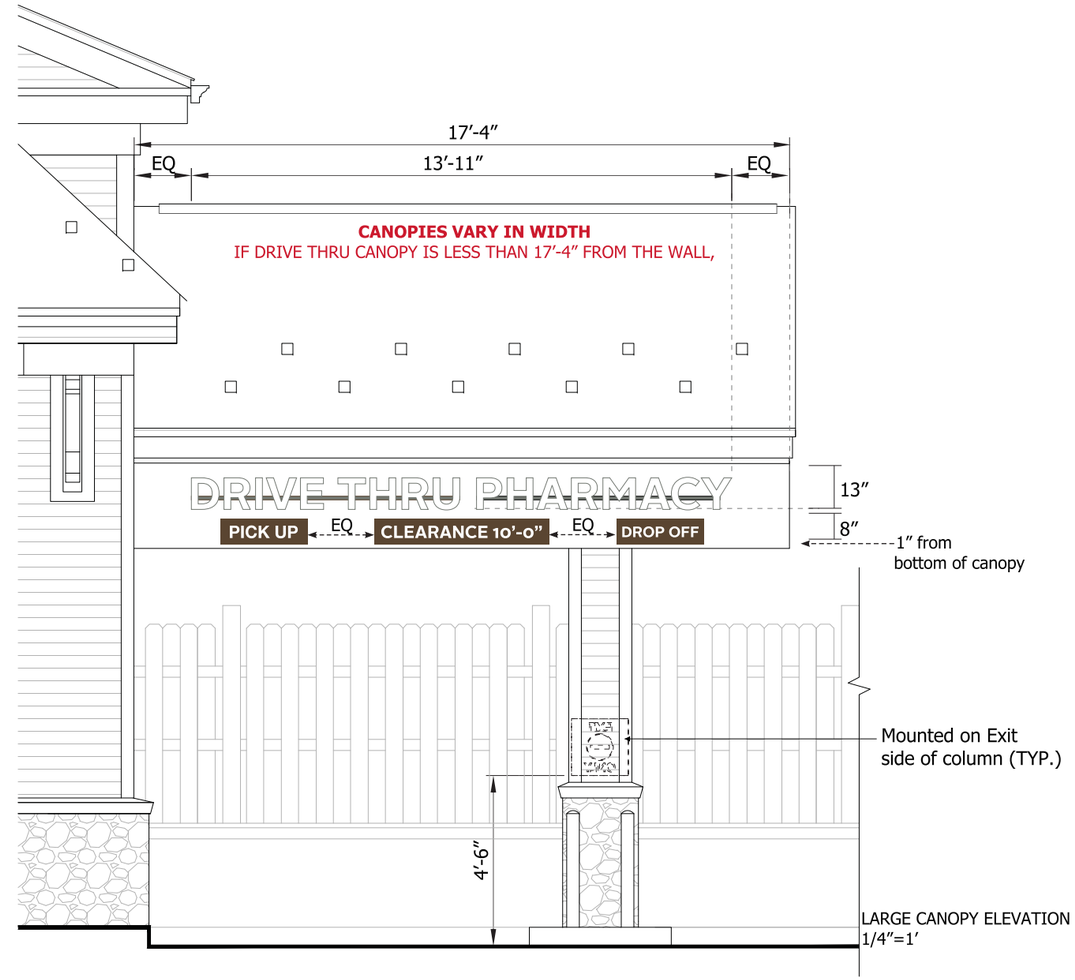
54 " (4'-6")

8"

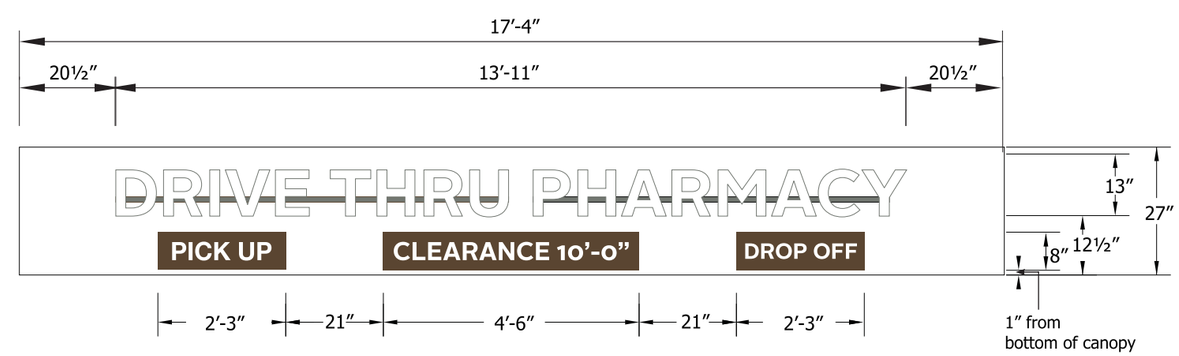
CLEARANCE 10'-0"

RA0854APC10

3 SQ FT



LARGE CANOPY ELEVATION
1/4"=1'



SMALL CANOPY ELEVATION
NTS

CANOPIES VARY IN WIDTH
IF DRIVE THRU CANOPY IS LESS THAN
17'-4" FROM THE WALL,

COLOR/FINISHES

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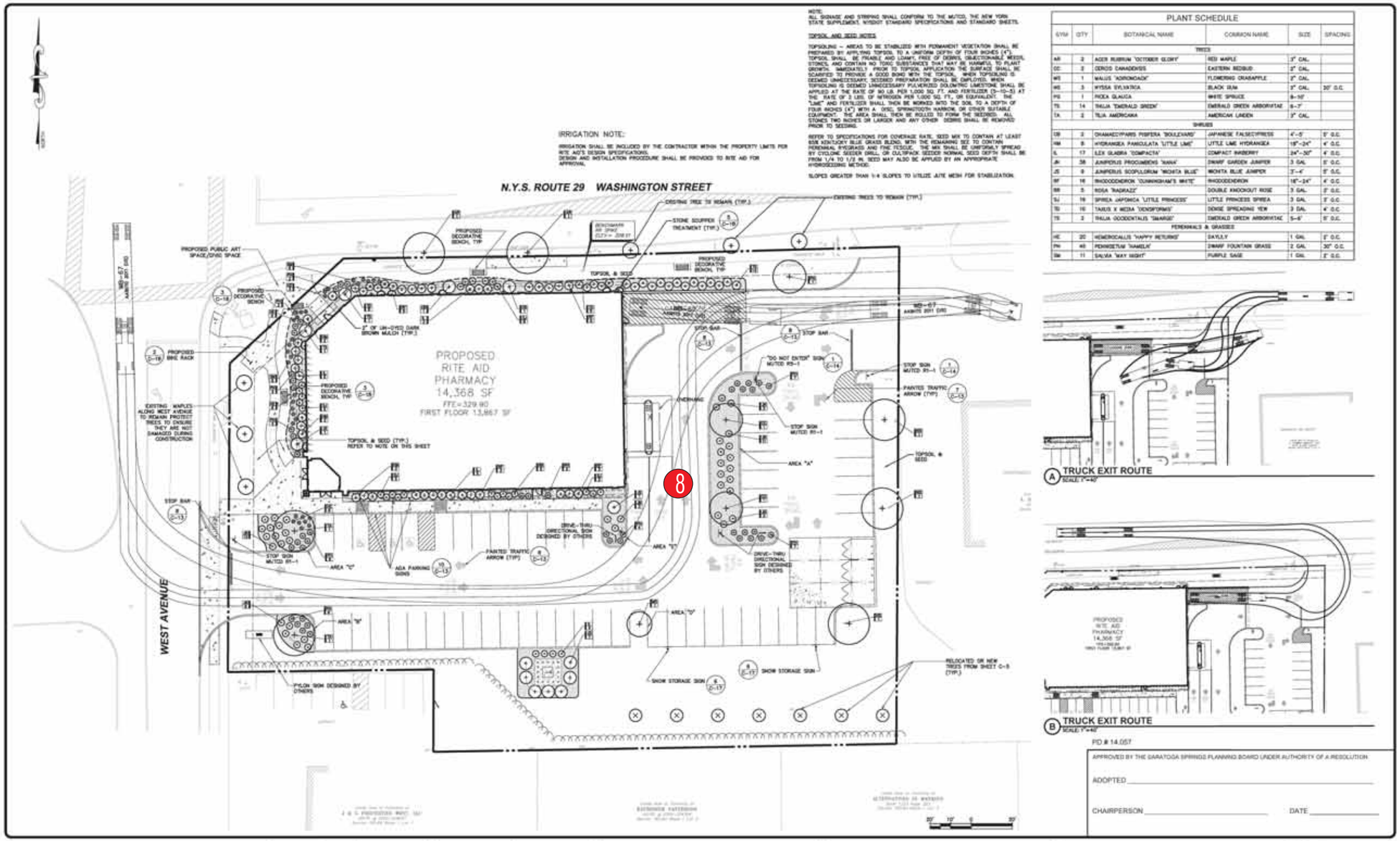

NOTE:
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TOPSOIL AND SEED NOTES

TOPSOILING – AREAS TO BE STABILIZED WITH PERMANENT VEGETATION SHALL BE PREPARED BY APPLYING TOPSOIL TO A UNIFORM DEPTH OF FOUR INCHES (4"). TOPSOIL SHALL BE FRIABLE AND LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS, STONES, AND CONTAIN NO TOXIC SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH. IMMEDIATELY PRIOR TO TOPSOIL APPLICATION THE SURFACE SHALL BE SCARIFIED TO PROVIDE A GOOD BOND WITH THE TOPSOIL. WHEN TOPSOILING IS DEEMED UNNECESSARY, SEEDBED PREPARATION SHALL BE EMPLOYED. WHEN TOPSOILING IS DEEMED UNNECESSARY PULVERIZED DOLOMITIC LIMESTONE SHALL BE APPLIED AT THE RATE OF 90 LB. PER 1,000 SQ. FT. AND FERTILIZER (5-10-5) AT THE RATE OF 2 LBS. OF NITROGEN PER 1,000 SQ. FT., OR EQUIVALENT. THE "LIME" AND FERTILIZER SHALL THEN BE WORKED INTO THE SOIL TO A DEPTH OF FOUR INCHES (4") WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE AREA SHALL THEN BE ROLLED TO FORM THE SEEDBED. ALL STONES TWO INCHES OR LARGER AND ANY OTHER DEBRIS SHALL BE REMOVED PRIOR TO SEEDING.

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PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	3" CAL.	
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	
MS	1	MALUS 'ADIRONDACK'	FLOWERING CRABAPPLE	3" CAL.	
NS	3	NYSSA SYLVATICA	BLACK GUM	3" CAL.	20' O.C.
PG	1	PICEA GLAUCA	WHITE SPRUCE	8-10'	
TS	14	THUJA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7'	
TA	2	TILIA AMERICANA	AMERICAN LINDEN	3" CAL.	
SHRUBS					
CB	2	CHAMAECYPARIS PISIFERA 'BOULEVARD'	JAPANESE FALSECYPRESS	4'-5'	5' O.C.
HM	8	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"-24"	4' O.C.
IL	17	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30"	4' O.C.
JH	38	JUNIPERUS PROCUMBENS 'NANA'	DWARF GARDEN JUNIPER	3 GAL.	5' O.C.
JS	9	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	3'-4'	5' O.C.
RF	16	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON	18"-24"	4' O.C.
RR	5	ROSA 'RADRAZZ'	DOUBLE KNOCKOUT ROSE	3 GAL.	3' O.C.
SJ	19	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL.	3' O.C.
TD	10	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	3 GAL.	4' O.C.
TO	2	THUJA OCCIDENTALIS 'SMARGD'	EMERALD GREEN ARBORVITAE	5-6'	5' O.C.
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PM	40	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	30" O.C.
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A TRUCK EXIT ROUTE
SCALE: 1"=40'

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PD # 14.057

APPROVED BY THE SARATOGA SPRINGS PLANNING BOARD UNDER AUTHORITY OF A RESOLUTION

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SCALE: 1" = 20'
CONTRACT No. - -
NJ PROJ. No. : 934.01
DATE: 2/8/2016

C-10

File Name: F:\rightsite\R_100_PLANS\Tr2.dwg Layout: C-10
Date: Fri, Mar 11, 2016 - 10:24 AM (Name: jwelsh)

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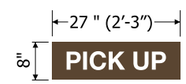
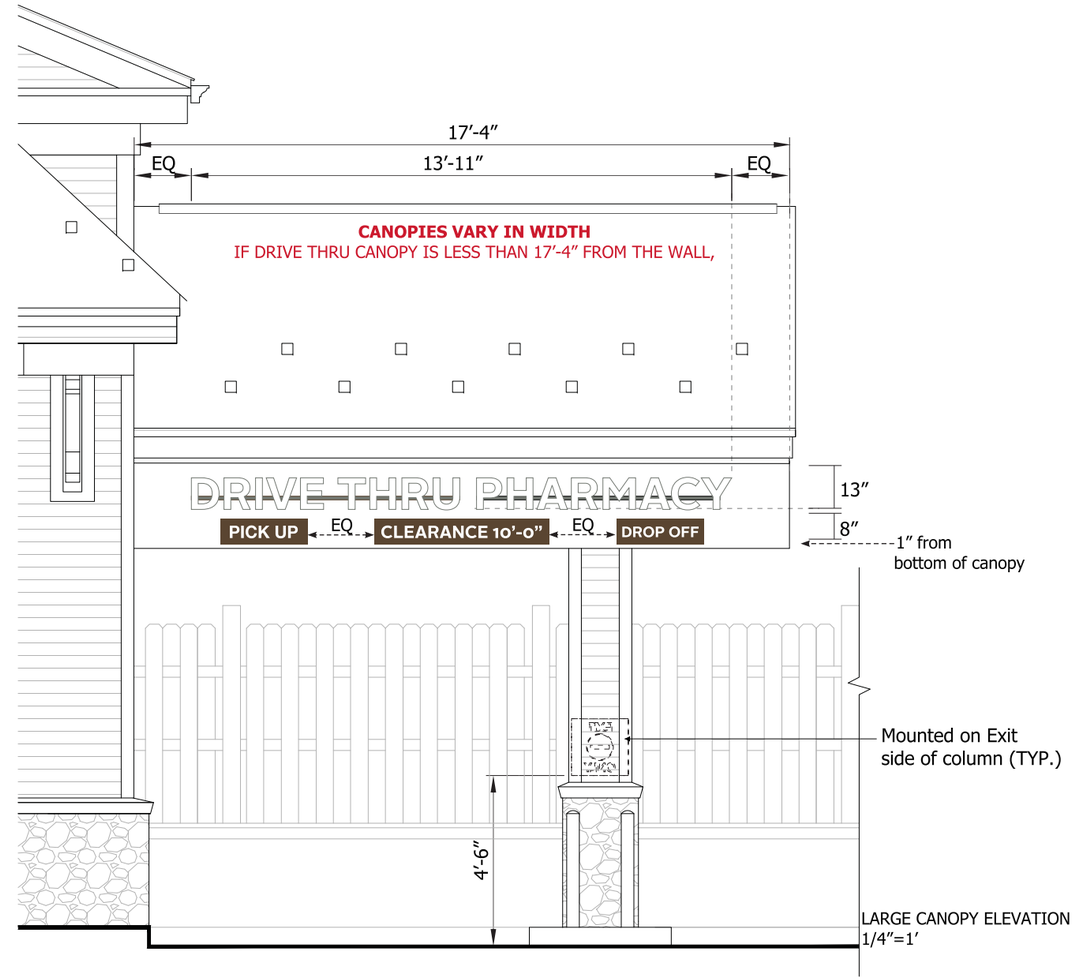
Scale 3/8″ = 1′ # RA0827APPU

8



1.5 SQ FT



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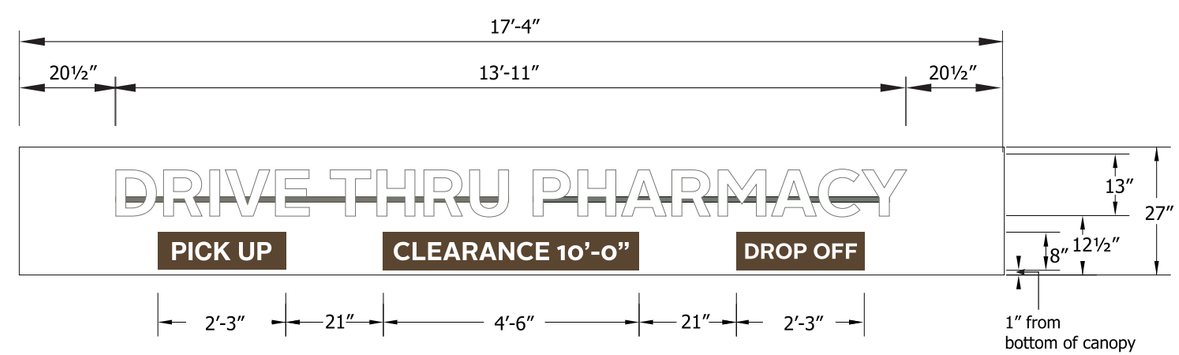

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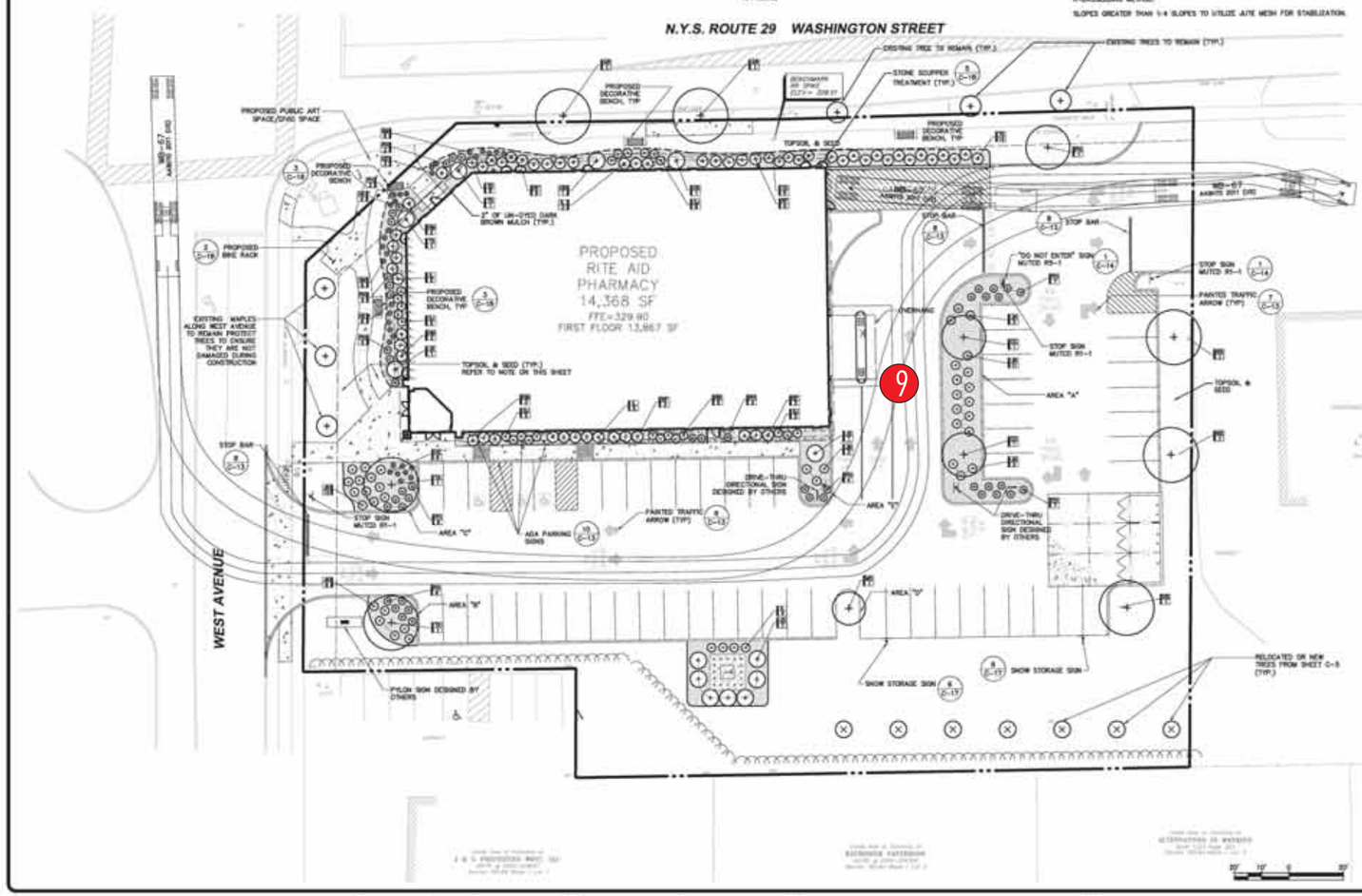
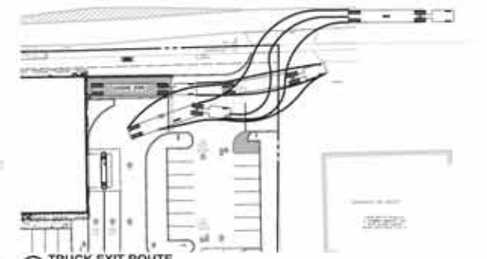
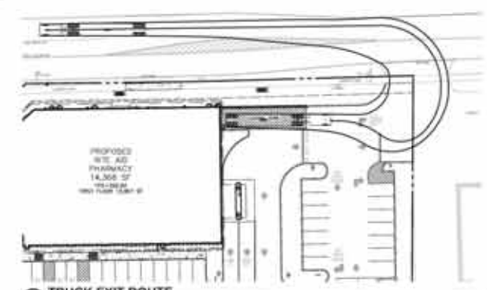




A TRUCK EXIT ROUTE
SCALE: 1"=40'



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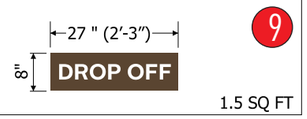
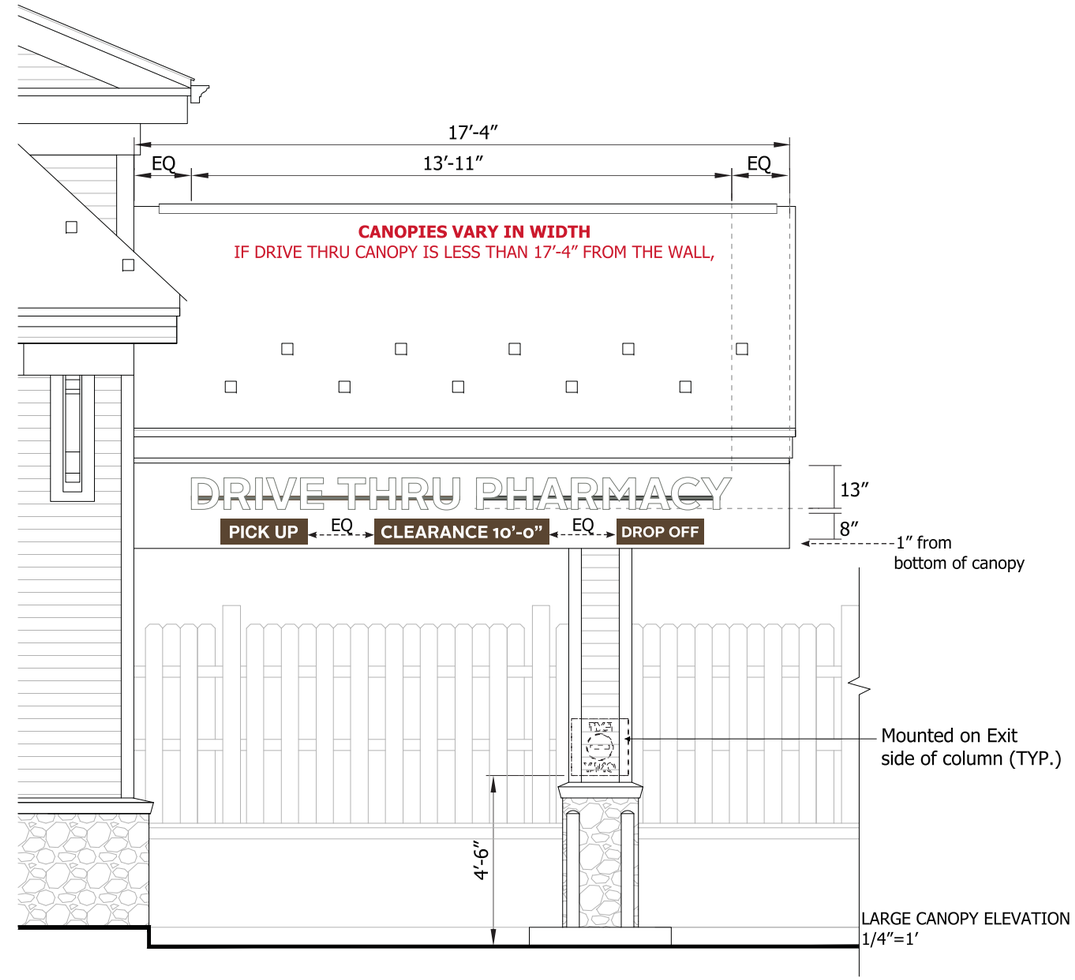
RA0827APD0





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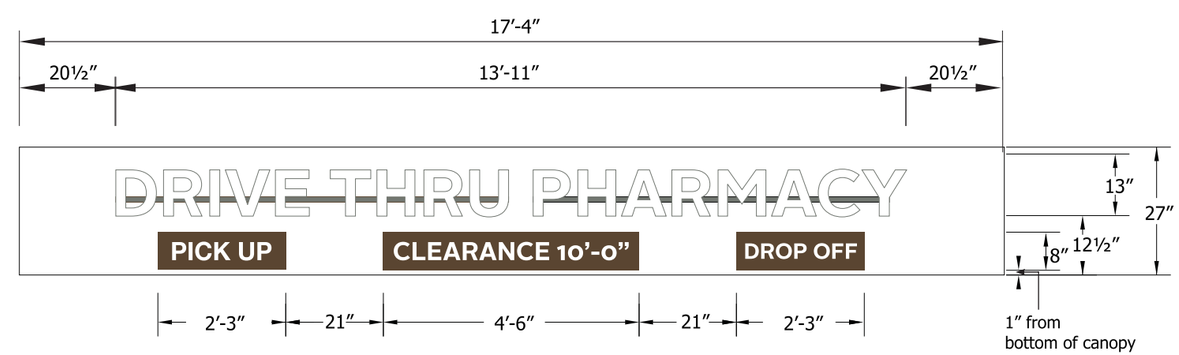

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PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	3" CAL.	
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	
MS	1	MALUS 'ADIRONDACK'	FLOWERING CRABAPPLE	3" CAL.	
NS	3	NYSSA SYLVATICA	BLACK GUM	3" CAL.	20' O.C.
PG	1	PICEA GLAUCA	WHITE SPRUCE	8-10'	
TS	14	THUJA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7'	
TA	2	TILIA AMERICANA	AMERICAN LINDEN	3" CAL.	
SHRUBS					
CO	2	CHAMAECYPARIS PISIFERA 'BOULEVARD'	JAPANESE FALSECYPRESS	4'-5'	5' O.C.
HM	8	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"-24"	4' O.C.
IL	17	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30"	4' O.C.
JK	38	JUNIPERUS PROCUMBENS 'NANA'	DWARF GARDEN JUNIPER	3 GAL.	5' O.C.
JS	9	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	3'-4'	5' O.C.
RF	16	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON	18"-24"	4' O.C.
RR	3	ROSA 'RADRAZZ'	DOUBLE KNOCKOUT ROSE	3 GAL.	3' O.C.
SJ	19	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL.	3' O.C.
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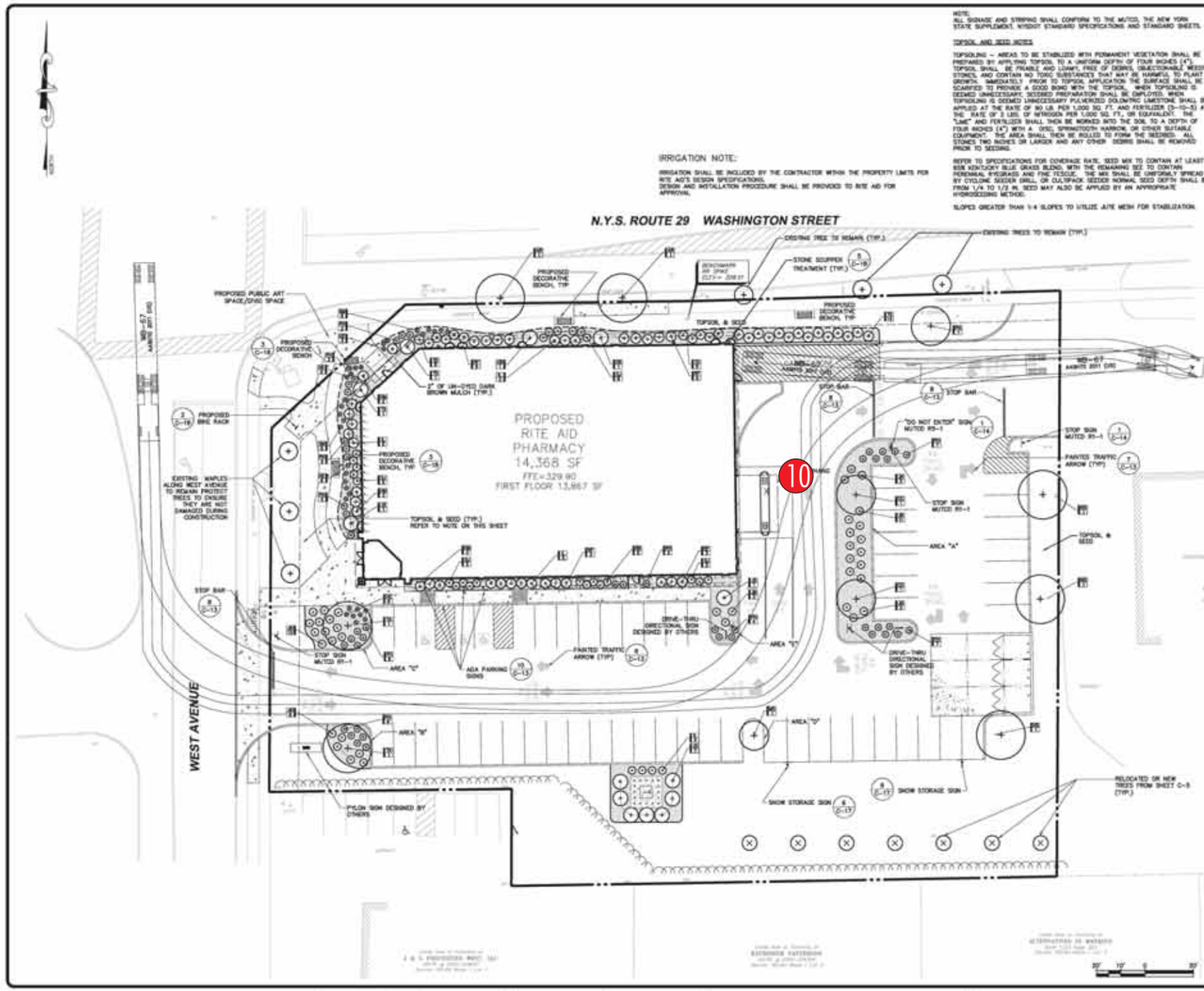

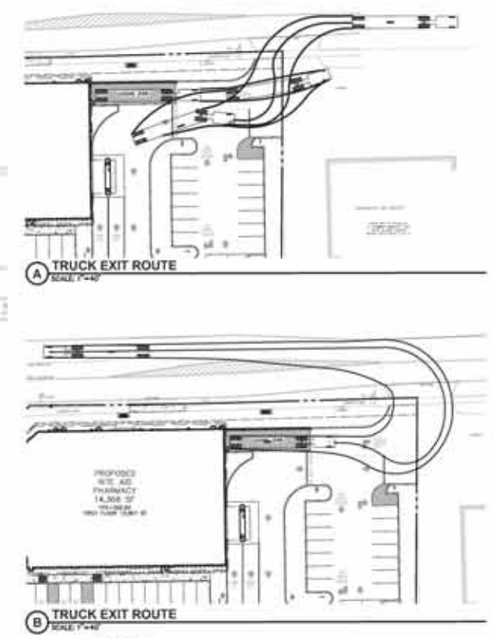

PD # 14.057

APPROVED BY THE SARATOGA SPRINGS PLANNING BOARD UNDER AUTHORITY OF A RESOLUTION

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DRAFT

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LANDSCAPING AND SITE TRAFFIC CONTROL
SARATOGA RITE AID SITE PLAN
90 WEST AVENUE
CITY OF SARATOGA SARATOGA COUNTY, NY

SCALE: 1" = 20'
CONTRACT No.:
M2/PRSJ. No.: 994.01
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C-10

SignResource IDENTITY GROUP
6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

RITE AID

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Scale 3/8″ = 1′ # RA0827APEO

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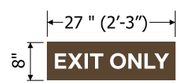

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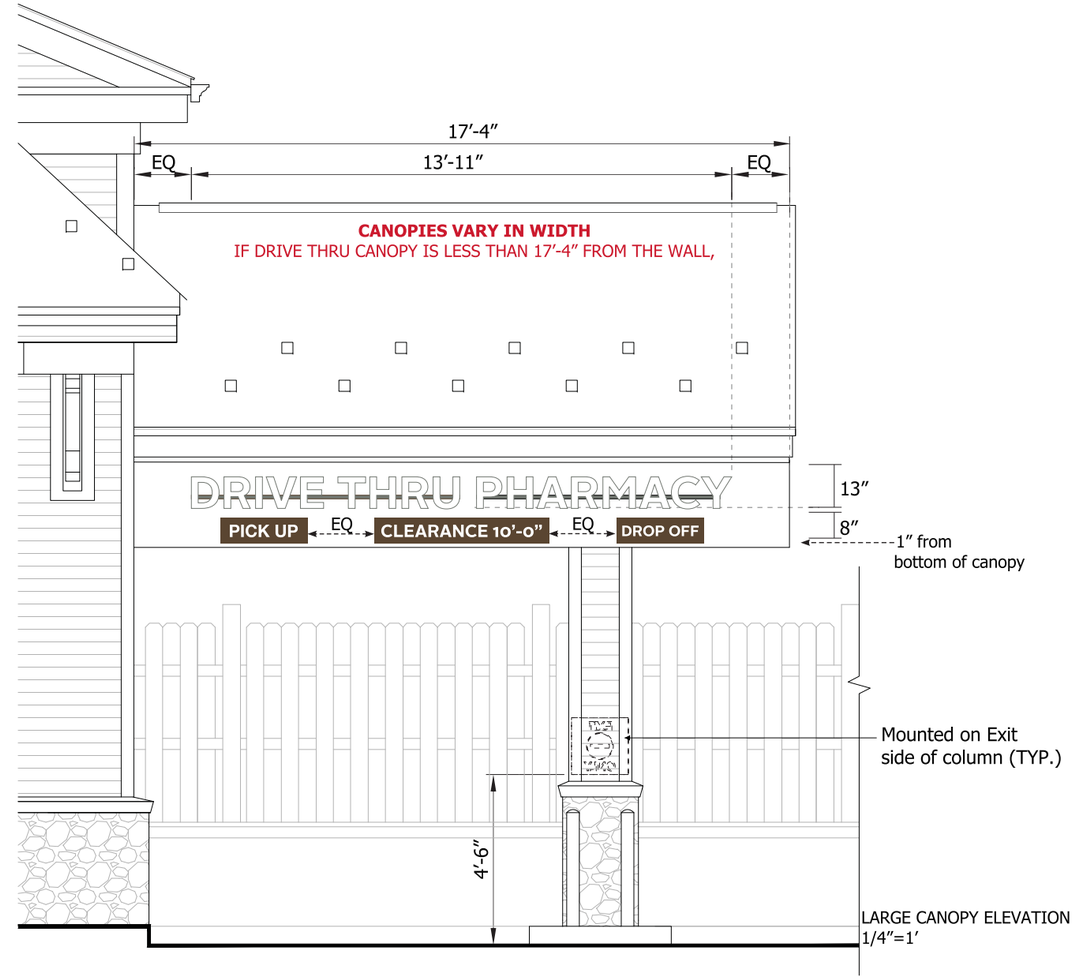

LARGE CANOPY ELEVATION
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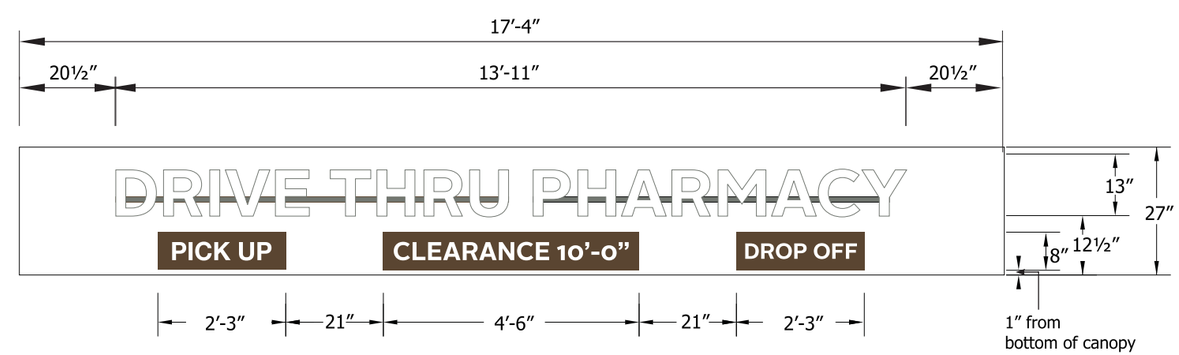

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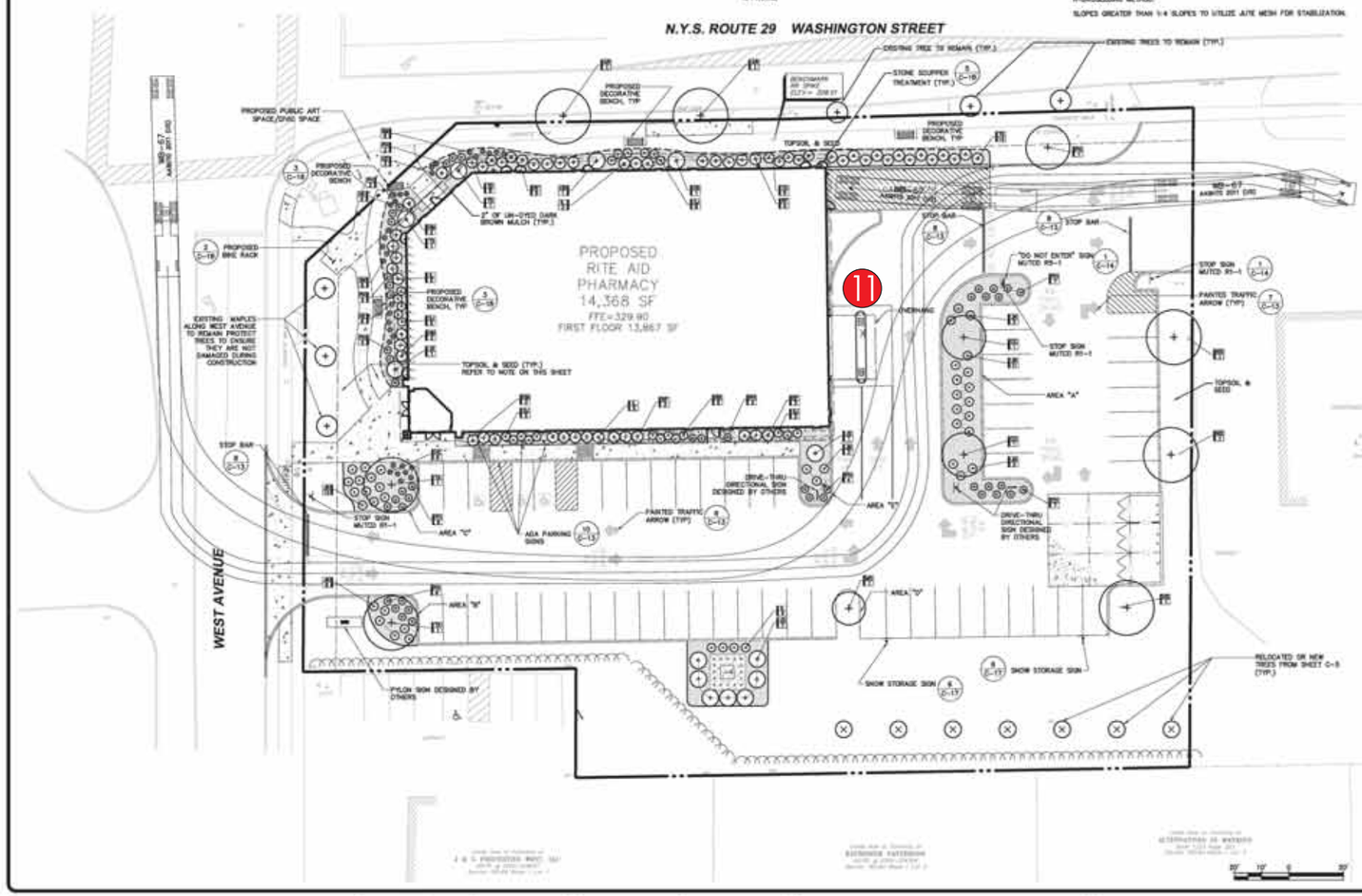
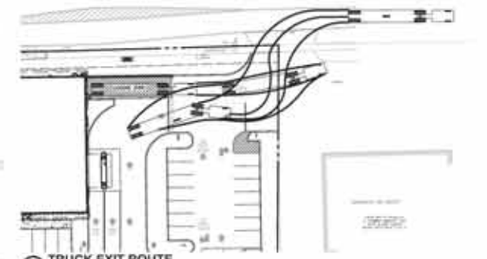
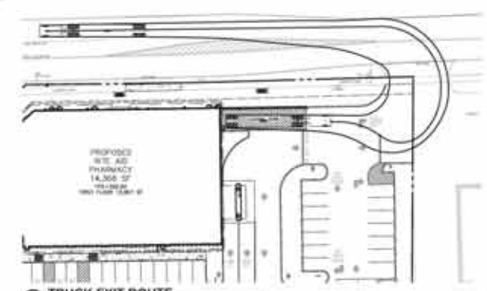




A TRUCK EXIT ROUTE
SCALE: 1"=40'



B TRUCK EXIT ROUTE
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PD # 14.057

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LANDSCAPING AND SITE TRAFFIC CONTROL
SARATOGA RITE AID SITE PLAN
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CITY OF SARATOGA SARATOGA COUNTY, NY

SCALE: 1" = 20'
CONTRACT No. :
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C-10

File Name: F:\rite\RA#581_VZ_PLANS\Draft.dwg (Layout: C-10)
Date: Fri, Mar 11, 2016 - 10:24 AM (Name modified)

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RITE AID

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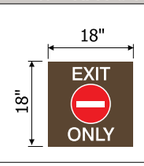
RA1818SPEO



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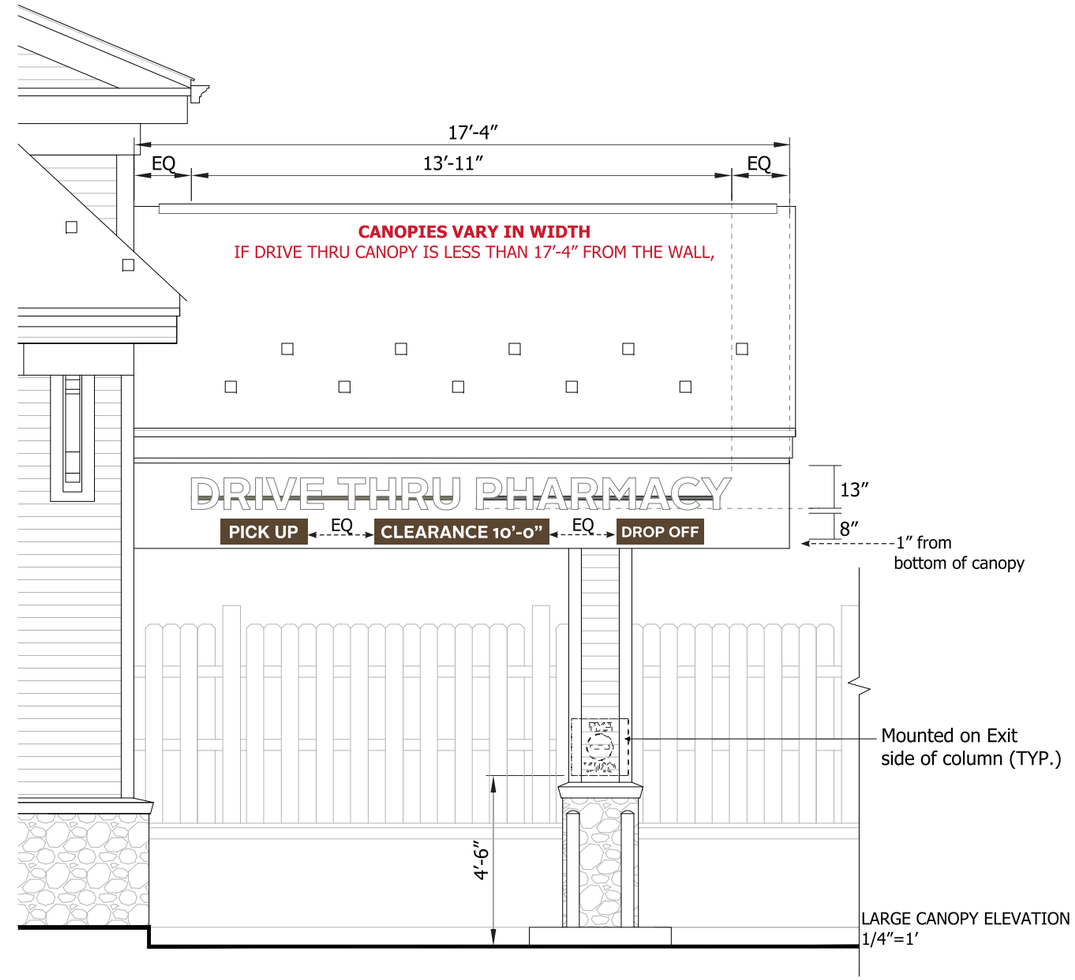

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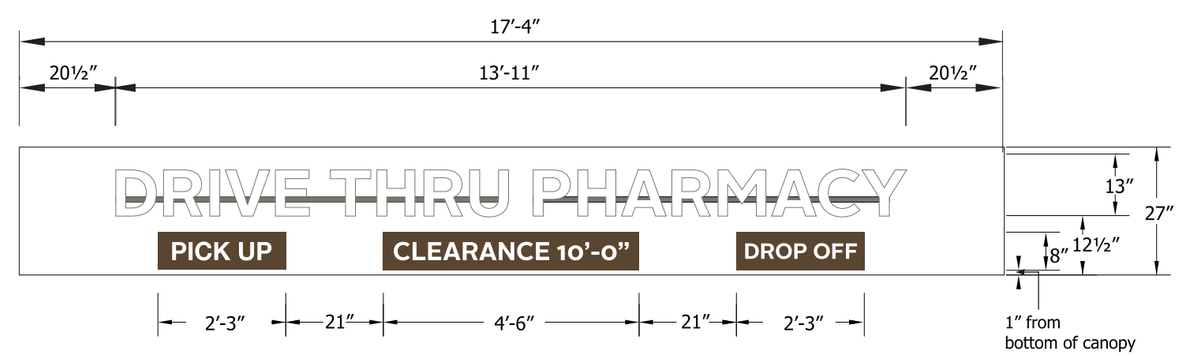

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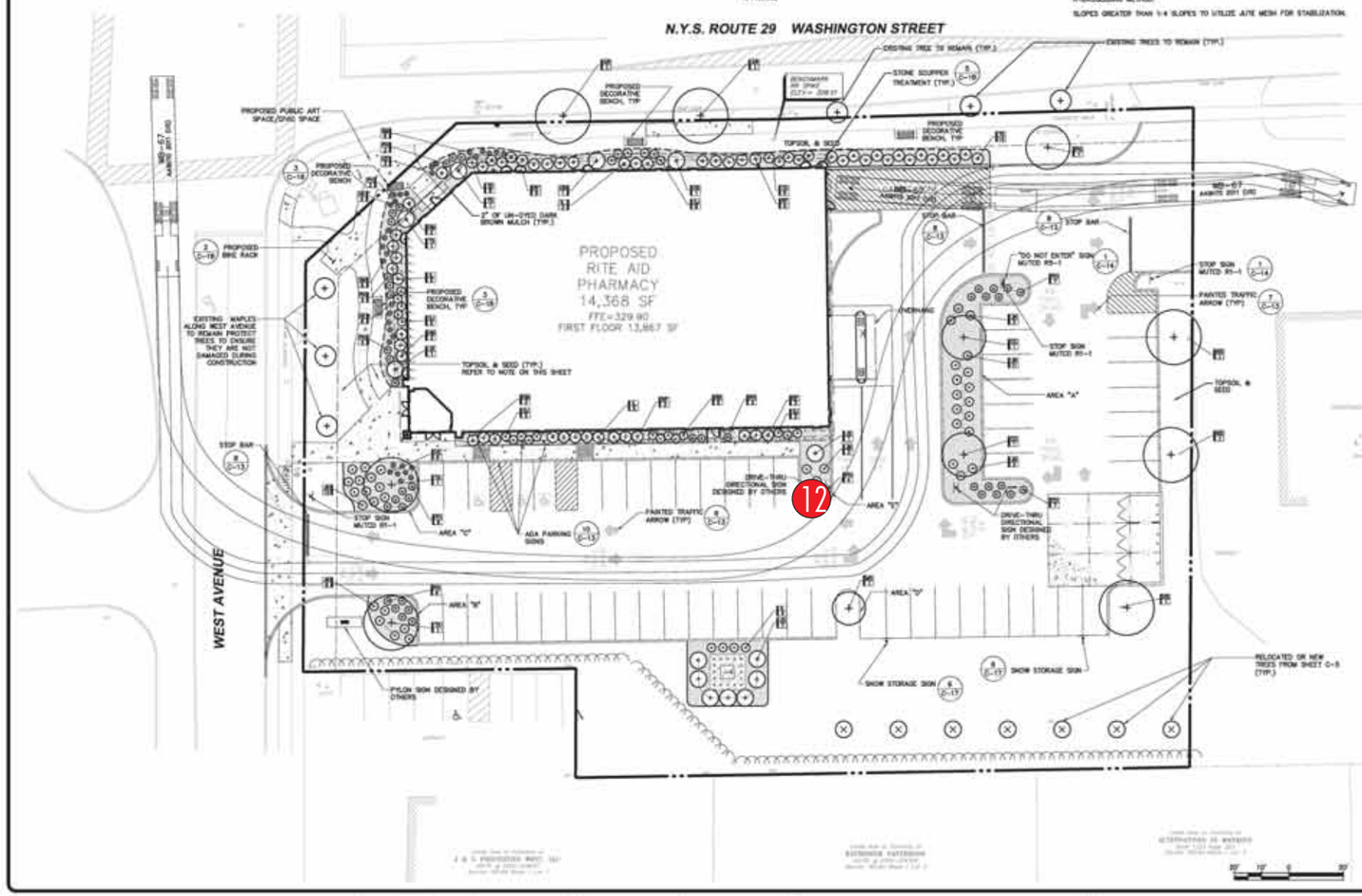

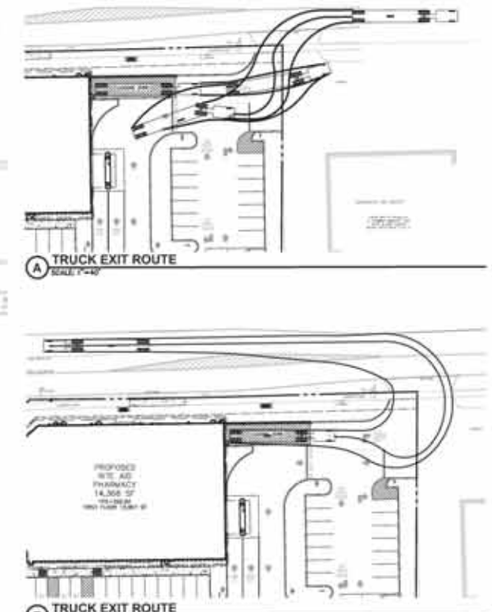

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DATE

DATE

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

DRAFT

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

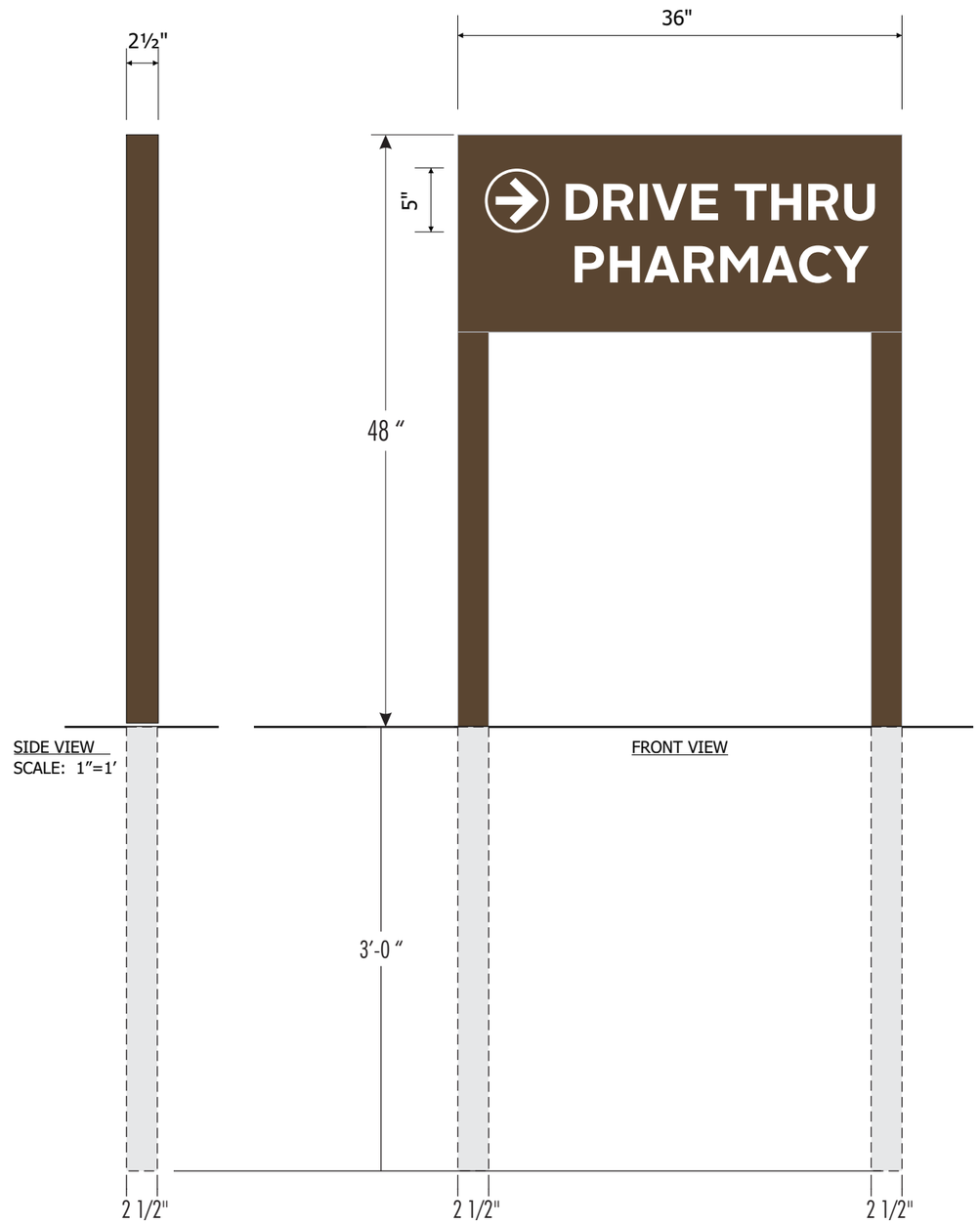
NATIONAL RETAIL PROPERTIES
LANDSCAPING AND SITE TRAFFIC CONTROL
SARATOGA RITE AID SITE PLAN
90 WEST AVENUE
CITY OF SARATOGA SARATOGA COUNTY, NY

SCALE: 1" = 20'
CONTRACT No.:
M2/PRSJ. No.: 994.01
DATE: 2/8/2016

C-10

SignResource IDENTITY GROUP
6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

D/F DIRECTIONAL SIGN
NON-ILLUMINATED — 4 SQ FT



SIDE VIEW
SCALE: 1"=1'

FRONT VIEW

BACK VIEW
SCALE: 1"=1'

Panels
.080 flat aluminum panels
PAINTED Sw6076 TURKISH COFFEE

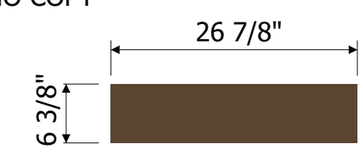
Copy
White Reflective vinyl copy
WHITE REFLECTIVE VINYL 3M480-10

Posts
PAINTED Sw6076 TURKISH COFFEE

TEMPORARY VINYL COVERS

NO COPY

QTY:
As Needed



VINYL TO MATCH SW6076 TURKISH COFFEE
LOW TAC OPAQUE VINYL

SCALE 1:12
4 SF

12

APPROVAL SIGNATURE _____ **DATE** _____

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statues and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

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Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/10/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	VINYL (TO MATCH "SW6076 TURKISH COFFEE")
B	WHITE REFLECTIVE VINYL 3M480-10
C	
D	
E	
F	

	MATERIAL LIST
1	.080" ALUMINUM PANEL
2	LOW-TAC OPAQUE VINYL
3	
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
   - GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
   - CABINET +/- 1/8" • VINYL OVERLAP + 1/8"+/ 1/16"
   - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION: RITEAID 16" x 36"DF NL DIRECTIONAL SIGNS

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE: 05/10/16

DRAWING/PART #: RAV0035 REV. A SHEET # 37 OF 42

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NOTE:
ALL SIGNAGE AND STRIPING SHALL CONFORM TO THE MUTCD, THE NEW YORK STATE SUPPLEMENT, NYSDOT STANDARD SPECIFICATIONS AND STANDARD SHEETS.

TOPSOIL AND SEED NOTES

TOPSOILING – AREAS TO BE STABILIZED WITH PERMANENT VEGETATION SHALL BE PREPARED BY APPLYING TOPSOIL TO A UNIFORM DEPTH OF FOUR INCHES (4"). TOPSOIL SHALL BE FRIABLE AND LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS, STONES, AND CONTAIN NO TOXIC SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH. IMMEDIATELY PRIOR TO TOPSOIL APPLICATION THE SURFACE SHALL BE SCARIFIED TO PROVIDE A GOOD BOND WITH THE TOPSOIL. WHEN TOPSOILING IS DEEMED UNNECESSARY, SEEDBED PREPARATION SHALL BE EMPLOYED. WHEN TOPSOILING IS DEEMED UNNECESSARY PULVERIZED DOLOMITIC LIMESTONE SHALL BE APPLIED AT THE RATE OF 90 LB. PER 1,000 SQ. FT. AND FERTILIZER (5-10-5) AT THE RATE OF 2 LBS. OF NITROGEN PER 1,000 SQ. FT., OR EQUIVALENT. THE "LIME" AND FERTILIZER SHALL THEN BE WORKED INTO THE SOIL TO A DEPTH OF FOUR INCHES (4") WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE AREA SHALL THEN BE ROLLED TO FORM THE SEEDBED. ALL STONES TWO INCHES OR LARGER AND ANY OTHER DEBRIS SHALL BE REMOVED PRIOR TO SEEDING.

REFER TO SPECIFICATIONS FOR COVERAGE RATE. SEED MIX TO CONTAIN AT LEAST 65% KENTUCKY BLUE GRASS BLEND, WITH THE REMAINING SEE TO CONTAIN PERENNIAL RYEGRASS AND FINE FESCUE. THE MIX SHALL BE UNIFORMLY SPREAD BY CYCLONE SEEDER DRILL, OR CULTIPACK. SEEDER NORMAL SEED DEPTH SHALL BE FROM 1/4 TO 1/2 IN. SEED MAY ALSO BE APPLIED BY AN APPROPRIATE HYDROSEEDING METHOD.

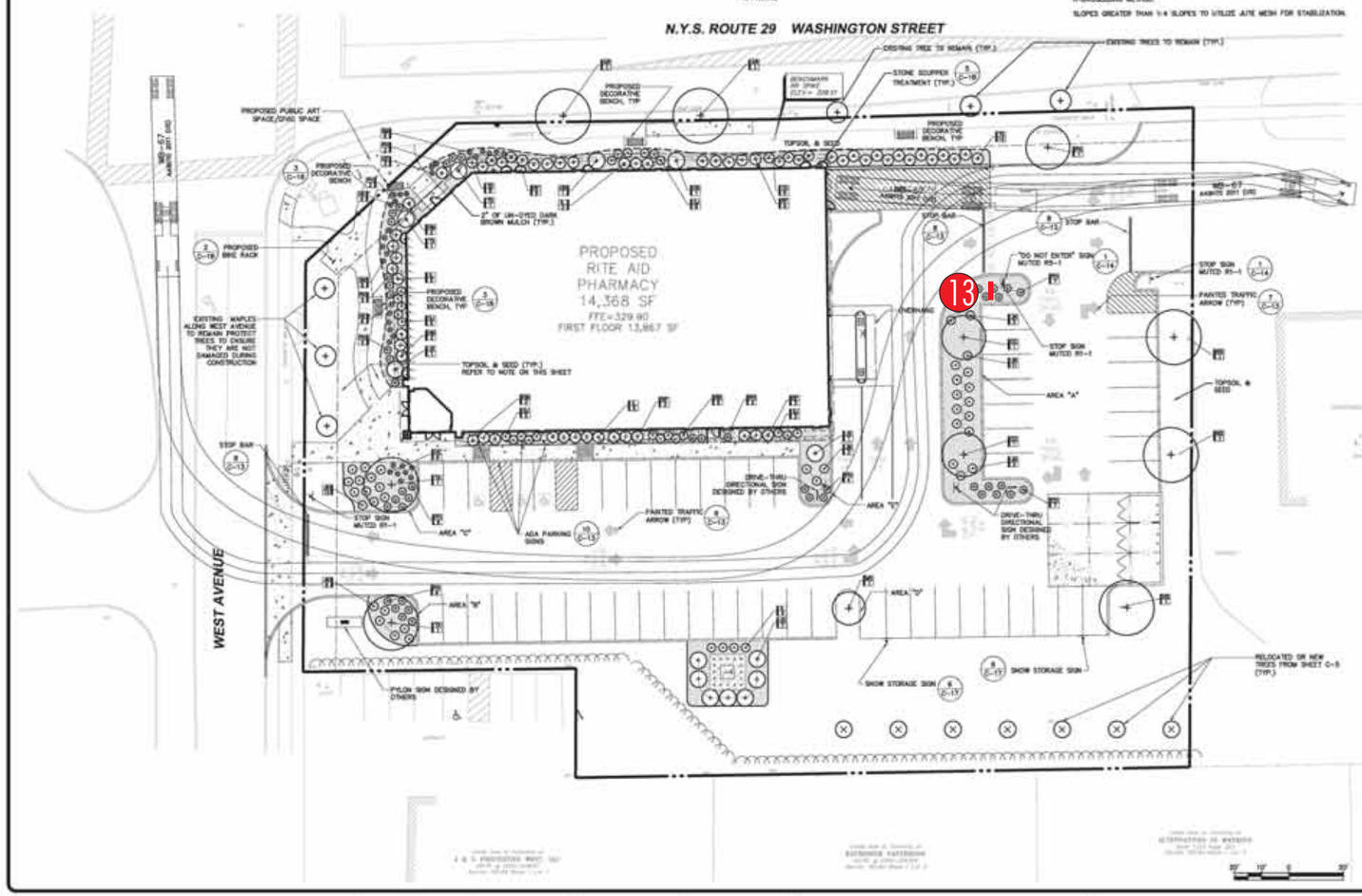
SLOPES GREATER THAN 1:4 SLOPES TO UTILIZE JUTE MESH FOR STABILIZATION.

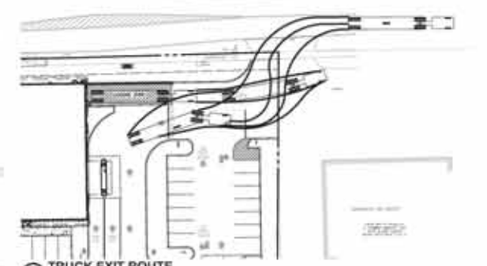
IRRIGATION NOTE:

IRRIGATION SHALL BE INCLUDED BY THE CONTRACTOR WITHIN THE PROPERTY LIMITS FOR RITE AID'S DESIGN SPECIFICATIONS.
DESIGN AND INSTALLATION PROCEDURE SHALL BE PROVIDED TO RITE AID FOR APPROVAL.

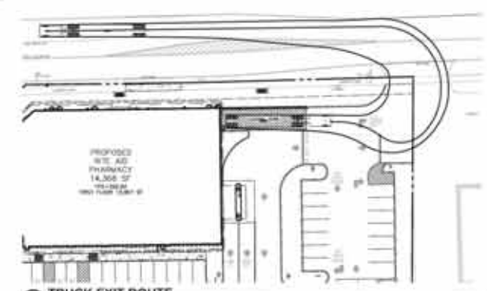
PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	3" CAL.	
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	
MS	1	MALUS 'ADIRONDACK'	FLOWERING CRABAPPLE	3" CAL.	
NS	3	NYSSA SYLVATICA	BLACK GUM	3" CAL.	20' O.C.
PG	1	PICEA GLAUCA	WHITE SPRUCE	8-10'	
TS	14	THUJA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7'	
TA	2	TILIA AMERICANA	AMERICAN LINDEN	3" CAL.	
SHRUBS					
CO	2	CHAMAECYPARIS PISIFERA 'BOULEVARD'	JAPANESE FALSECYPRESS	4'-5'	5' O.C.
HM	8	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"-24"	4' O.C.
IL	17	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30"	4' O.C.
JK	38	JUNIPERUS PROCUMBENS 'NANA'	DWARF GARDEN JUNIPER	3 GAL.	5' O.C.
JS	9	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	3'-4'	5' O.C.
RF	16	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON	18"-24"	4' O.C.
RR	3	ROSA 'RADRAZZ'	DOUBLE KNOCKOUT ROSE	3 GAL.	3' O.C.
SJ	19	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL.	3' O.C.
TD	10	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	3 GAL.	4' O.C.
TS	2	THUJA OCCIDENTALIS 'SMARGD'	EMERALD GREEN ARBORVITAE	5-6'	5' O.C.
PERENNIALS & GRASSES					
HE	20	HEMEROCALLIS 'HAPPY RETURNS'	DAYLILY	1 GAL.	2' O.C.
PM	40	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	30" O.C.
SM	11	SALVIA 'WAY INSIGHT'	PURPLE SAGE	1 GAL.	2' O.C.





A TRUCK EXIT ROUTE
SCALE: 1"=40'



B TRUCK EXIT ROUTE
SCALE: 1"=40'

PD # 14.057

APPROVED BY THE SARATOGA SPRINGS PLANNING BOARD UNDER AUTHORITY OF A RESOLUTION

ADOPTED _____

CHAIRPERSON _____ DATE _____

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY	DATE
1		SARATOGA SPRINGS PLANNING BOARD		JWE	2/17/15
2	12/23/15	SUBMISSION TO PLANNER	AML	JWE	12/23/15
3	2/3/16	REVISION TO ARCHITECTURE, LAYOUT AND GRADING	AML	JWE	2/3/16
4	2/8/2016	REVISIONS	AML	JWE	2/8/2016

PROJ. MANAGER	JBW
CHIEF DESIGNER	JWE
DESIGNED BY	JMF
DRAWN BY	JMF
CHECKED BY	JWE

DATE

DATE

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NATIONAL RETAIL PROPERTIES
LANDSCAPING AND SITE TRAFFIC CONTROL
SARATOGA RITE AID SITE PLAN
90 WEST AVENUE
CITY OF SARATOGA SARATOGA COUNTY, NY

SCALE: 1" = 20'
CONTRACT No. : -
M2/PRSJ. No. : 904.01
DATE: 2/8/2016

C-10

File Name: F:\mp\Rite_100_PL.dwg\Tuff.dwg (Layout: C-10)
Date: Fri, Mar 11, 2016 - 10:24 AM (Name modified)

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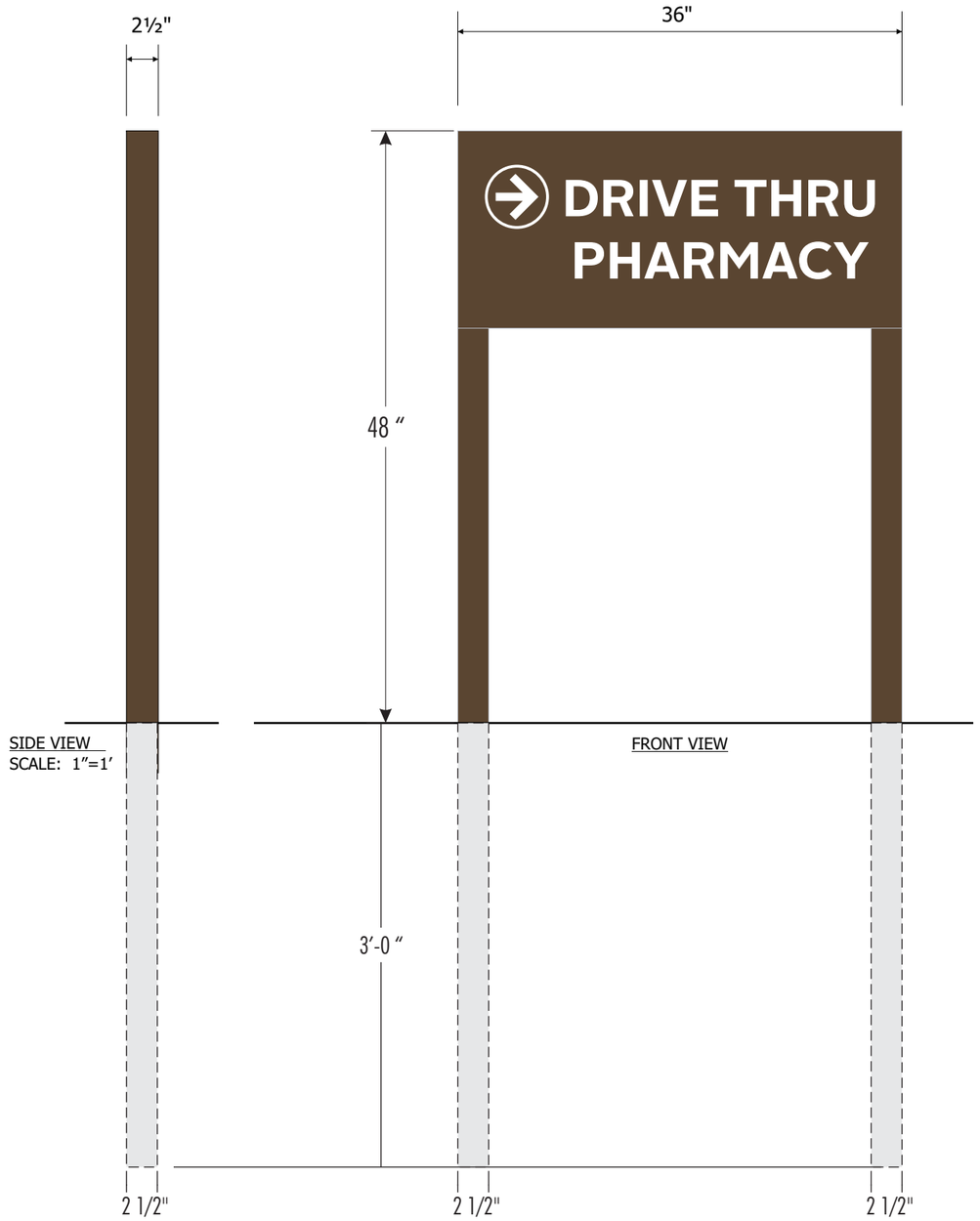
Website: www.signresource.com

D/F DIRECTIONAL SIGN
NON-ILLUMINATED 4 SQ FT



BACK VIEW
SCALE: 1"=1'

Panels
.080 flat aluminum panels
PAINTED Sw6076 TURKISH COFFEE

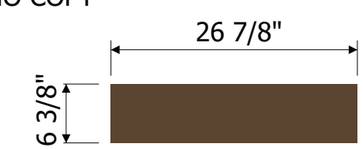
Copy
White Reflective vinyl copy
WHITE REFLECTIVE VINYL 3M480-10

Posts
PAINTED Sw6076 TURKISH COFFEE

TEMPORARY VINYL COVERS

NO COPY

QTY:
As Needed



VINYL TO MATCH SW6076 TURKISH COFFEE
LOW TAC OPAQUE VINYL

SCALE 1:12
4 SF

13

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REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/10/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	VINYL (TO MATCH "SW6076 TURKISH COFFEE")
B	WHITE REFLECTIVE VINYL 3M480-10
C	
D	
E	
F	

	MATERIAL LIST
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3	
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5	

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3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION
RITEAID
16" x 36"DF NL
DIRECTIONAL SIGNS

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE: 05/10/16

DRAWING/PART # RAV0034 REV. A SHEET # 39 OF 42

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IRRIGATION NOTE:

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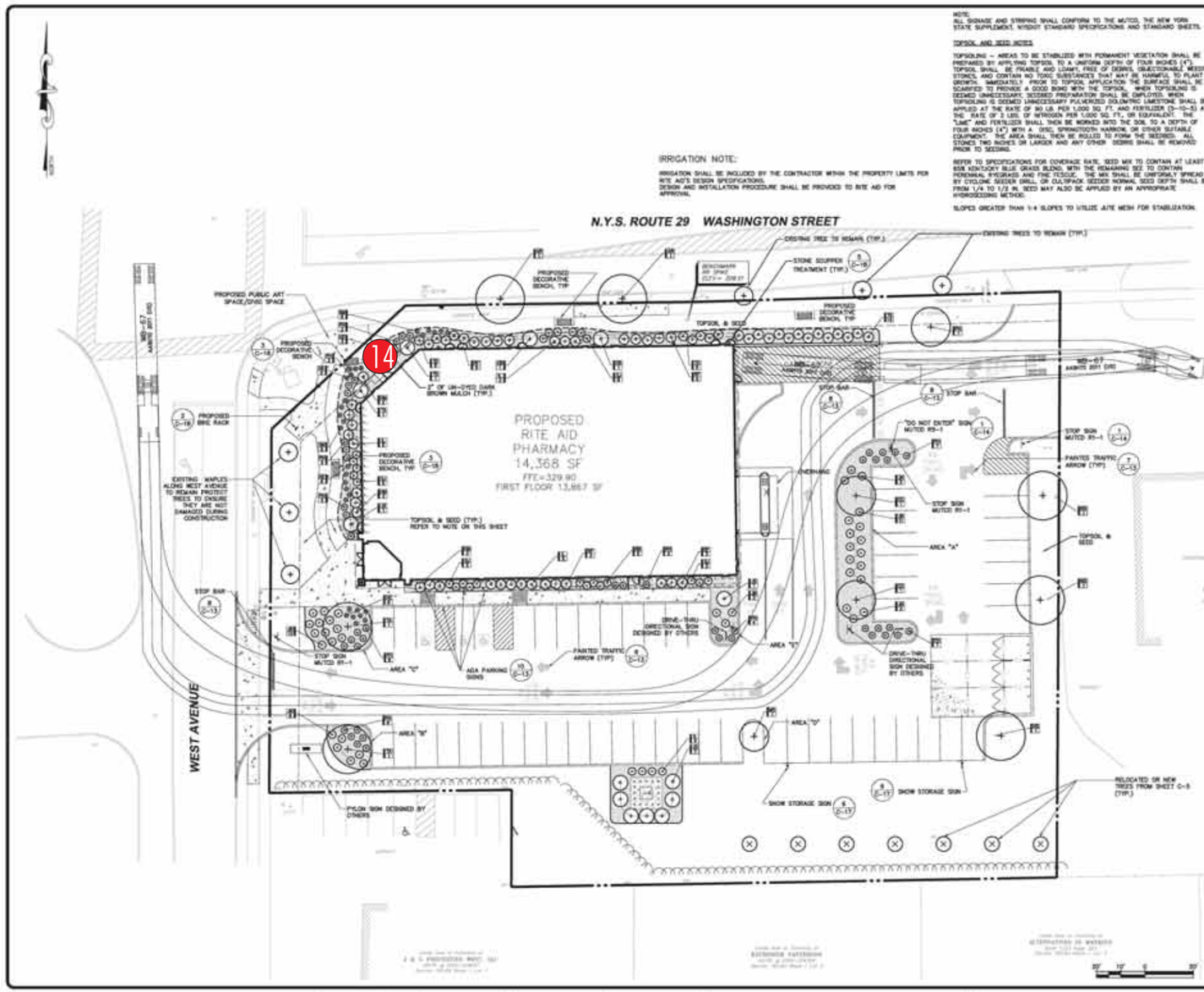
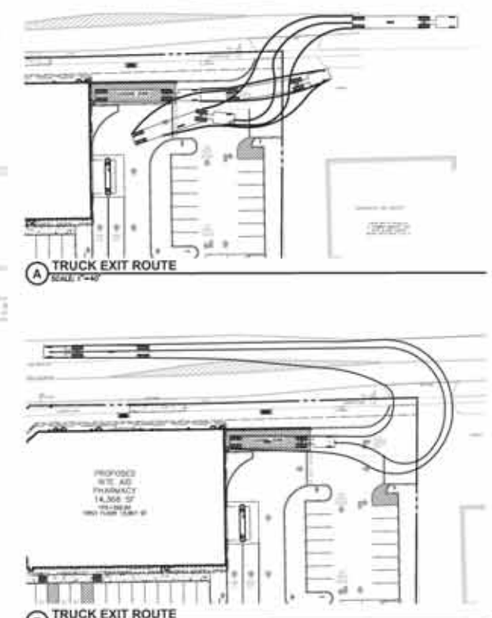
DESIGN AND INSTALLATION PROCEDURE SHALL BE PROVIDED TO RITE AID FOR APPROVAL.

PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
AR	2	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	3" CAL.	
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	
MS	1	MALUS 'ADIRONDACK'	FLOWERING CRABAPPLE	3" CAL.	
NS	3	NYSSA SYLVATICA	BLACK GUM	3" CAL.	20' O.C.
PG	1	PICEA GLAUCA	WHITE SPRUCE	8-10'	
TS	14	THUJA 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7'	
TA	2	TILIA AMERICANA	AMERICAN LINDEN	3" CAL.	
SHRUBS					
CB	2	CHAMAECYPARIS PISIFERA 'BOULEVARD'	JAPANESE FALSECYPRESS	4'-5'	5' O.C.
HM	8	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"-24"	4' O.C.
IL	17	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30"	4' O.C.
JK	38	JUNIPERUS PROCUMBENS 'NANA'	DWARF GARDEN JUNIPER	3 GAL.	5' O.C.
JS	9	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	3'-4'	5' O.C.
RF	16	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON	18"-24"	4' O.C.
RR	5	ROSA 'RADRAZZ'	DOUBLE KNOCKOUT ROSE	3 GAL.	3' O.C.
SJ	19	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL.	3' O.C.
TD	16	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	3 GAL.	4' O.C.
TS	2	THUJA OCCIDENTALIS 'SMARGD'	EMERALD GREEN ARBORVITAE	5-6'	5' O.C.
PERENNIALS & GRASSES					
HE	20	HEMEROCALLIS 'HAPPY RETURNS'	DAYLILY	1 GAL.	2' O.C.
PM	40	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	30" O.C.
SM	11	SALVIA 'WAY INSIGHT'	PURPLE SAGE	1 GAL.	2' O.C.





PD # 14.057

APPROVED BY THE SARATOGA SPRINGS PLANNING BOARD UNDER AUTHORITY OF A RESOLUTION

ADOPTED _____

CHAIRPERSON _____ DATE _____

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY	DATE
1		SARATOGA SPRINGS PLANNING BOARD		JWE	2/17/15
2	12/23/15	SUBMISSION TO PLANNER	AML	JWE	1/23/15
3	2/3/16	REVISION TO ARCHITECTURE, LAYOUT AND GRADING	AML	JWE	2/3/16
4	2/8/2016	REVISIONS	AML	JWE	2/8/2016

PROJ. MANAGER	JBW
CHIEF DESIGNER	JWE
DESIGNED BY	JMF
DRAWN BY	JMF
CHECKED BY	JWE

DATE

DATE

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

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LANDSCAPING AND SITE TRAFFIC CONTROL
SARATOGA RITE AID SITE PLAN
90 WEST AVENUE
CITY OF SARATOGA SARATOGA COUNTY, NY

SCALE: 1" = 20'
CONTRACT No.:
M2/PRSJ. No.: 904.01
DATE: 2/8/2016

C-10

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RITE AID

PROPOSED RITE AID

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IDENTITY GROUP
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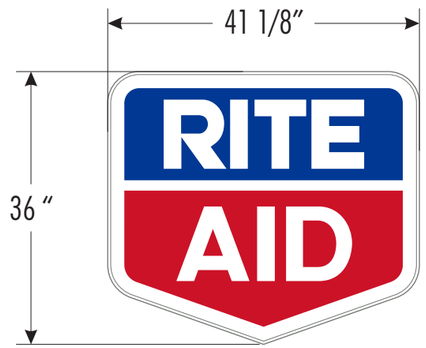
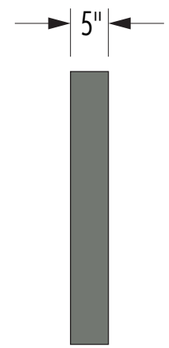
NON-ILLUMINATED



FRONT VIEW



SIDE VIEW

14

APPROVAL SIGNATURE _____ **DATE** _____

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REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	08/30/16	TL	BS

REVISION DESCRIPTION: INITIAL DRAWING

PARTS LIST:

ITEM	DECORATION
A	ARLON 2500-2870 BLUE
B	ARLON 2500-2283 RED
C	WHITE
D	PAINT TO MATCH PMS 424
E	
F	

	MATERIAL LIST
1	SINTRA
2	
3	
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1.TOLERANCE (UNLESS NOTED)
- GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
- CABINET +/- 1/8" • VINYL OVERLAP + 1/8"+/ 1/16"
- ALL COPY LEVEL UNLESS NOTED OTHERWISE

2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION
RITEAID
36" X 48 1/8" SF NL
SINTRA LETTER

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: RITEAID

LOCATION:

QUOTE: DATE:

DRAWING/PART # REV. A SHEET # 42 OF 42

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SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

August 8, 2016

Susan Barden, Senior Planner
City of Saratoga Springs
City Hall 474 Broadway
Saratoga Springs, NY 12866

SCPB Referral Review#16-136-Area Variances-National Retail Properties (Rite Aid)

Multiple variances for signage at 17 on-site locations for NE style sign package.
SE Quad of intersection of Washington Street (NYS Route 29) & West Avenue

Received from the City of Saratoga Springs Zoning Board on June 24, 2016.

Reviewed by the Saratoga County Planning Board on July 21, 2016.

Decision: No Significant Countywide or Intercommunity Impact

Comment: While comment was made that the number of signs and the number of needed variances is more substantial than would be expected for one application, the number, size and location of the signs does not pose an impact of a countywide nature. The SCPB returns the referral for signage area variances to the city zoning board of appeals for a full discussion and consideration of the application and the balancing test criteria associated with its review.

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

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	Mary Beth Delarm	(Same)	Tonya Yasenchak, PE / Engineering America
Address	[redacted]		76 Washington St.
			Saratoga Springs, NY 12866
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: 96 Quevic Dr Tax Parcel No.: 190 . 8 - 5 - 5
(*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: 9/9/2014 3. Zoning District when purchased: UR-1

4. Present use of property: Single Family Residence 5. Current Zoning District: UR-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:
Renovation of existing 2 car garage to grade level living area. Second floor addition over the existing garage for 2 additional bedrooms. Addition to left / south side of existing house for 1 car garage with storage above. 8' addition to rear of existing and new garage for expanded living space, new stairs, new bath & future lift.

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:

_____

_____

_____

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

The applicant requests relief from the following Zoning Ordinance article(s) Table 3: Area & Bulk

Dimensional Requirements	From	To
Min. Yard Setback: Front	30.0'	26.5'
Min. Yard Setback: Side (Right / South)	12.0'	8.8'
Accessory Structure Coverage	8.0%	12.1%
Accessory Structure Setbacks: Side	5.0'	1.2'

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 benefit cannot be achieved by any other means:
   a) The Home Owner requires living space on the grade floor for future accessibility needs. Renovating the existing garage for this accessible living area is easier than providing an accessible main front entry under the existing porch.
   b) The existing garage is already at 26.5' from the front property line. Therefore the new 2nd floor will be closer than the min. 30' front setback required. Setting the 2nd floor back to allow for a 30' front setback would reduce the size of the upper floor and be more difficult to construct.
   c) The house as it exists is only 2 bedrooms. Renovating the existing house to add another bedroom within is difficult due the existing house structure and location 1/2 below grade for correct egress / emergency escape and rescue requirements.
   d) Locating the new garage behind the existing garage would reduce the requirement for the min. side yard setback. However, it would limit sun to the pool and also increase the driveway length, bringing the driveway closer to the neighbor.
   e) No additional land is available for sale.
   f) A more narrow garage addition at 12' (11.5' interior) would be tight for parking.
   g) Moving the pre-existing tree house / shed would be impossible.

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:

   Granting the variances should not cause an undesirable change in the character of the neighborhood:
   a) The residence is pre-existing, non-conforming with the location on the lot and proximity to the front property line. The new additions will not be any closer to the front property line than what currently exists.
   b) The addition to the residence will upgrade the current condition of the residence. The increase sq.ft. area of the residence will increase the value of the home & neighborhood.
   c) The new right / south addition of a single car garage does not bring the living space any closer to the adjacent neighbor.
   d) The Tree house / shed has been pre-existing for many years with no complaints.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

The variances are not substantial:
a) The front setback proposed at 26.5' instead of the 30' min. required is only a 3.5' variance at 11.7%. This is not substantial as the house currently exists at this same setback.
b) The proposed side setback at 8.8' instead of the 12' min. required is a 3.2' variance at 26.7%. This is not substantial and does not bring living space closer to the adjacent neighbor.

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 proposed variances should not have any adverse physical or environmental effects on the neighborhood:
a) The resulting permeability of the project site will still be well below the 30% min. site permeability.
b) Construction at the project site will be an improvement to the current conditions.
c) No large trees will be removed as part of this proposed project.
d) The proposed project will not shade any adjacent neighbors.

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 allege difficult is self created as it is the Home Owners desire to stay in the home as she matures. She has been diagnosed with various medical conditions which may preclude the need for a lift and grade elevation living. In the mean time, the Home Owner will most probably have an elderly relative living with her who also requires grade elevation living. The pre-existing, non-conforming front setback of the home is not self-created. Also, the tree house / shed was constructed prior to the current Owner.

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.

Mary Beth Delarm (applicant signature) Date: 6/13/2016

_____ (applicant signature) Date: _____

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

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

Table 3: Area and Bulk Schedule

Zoning District	Minimum Lot Size Square Feet (SF)	Minimum Average Width (Ft.)	Maximum Building Coverage Percentage		Min. Yard Setback (Feet)				Principal Buildings		Minimum Distance to Accessory Building (Feet)				Minimum % to Remain Permeable
			Principal Bldg.	Access Bldg.	Front	Rear	Each Side	Total Side	Minimum 1st Floor Area (SF)	Max. Height (Feet)	Principal Building	Front Lot Line	Side Lot Line	Rear Lot Line	
RR (F)	2 acres	200	15	5	60	100	30	100	-----	35	5	60	30	50	80
SR-1 (F)	40,000	125	20	8	40	40	15	35	-----	35	5	40	10	10	40
SR-2	20,000 (A)	100	25	8	30	30	12	30	-----	35	5	30	5	5	30
UR-1	12,500 (A)	100	20	8	30	30	12	30	1 Story = 1,100 2 Story = 800	60	5	30	5	5	30
UR-2	6,600 (A)	60	30	10	10	25	8	20	1 Story = 900 2 Story = 700	60	5	10	5	5	25
UR-3	6,600 1-unit / 8,000 2-units	60 1-unit / 80 2-units	30	10	10	25	4	12	1 Story = 1,200 2 Story = 800	60	5	10	5	5	25
UR-4	3,000/DU	100	25	15	25	25	20	45	1 Story = 1,800 2 Story = 1,200	70	10	25	5	5	15
UR-4A	2,000/DU	60 1-unit / 80 2-units	30	10	10	25	4	12	1 Story = 1,200 2 Story = 800	70	5	10	5	5	15
UR-5	3,000/DU	100	25	15	25	25	20	45	1 Story = 1,800 2 Story = 1,200	185	20	20	10	10	15
UR-6	4,800	60	30	10	25	25	8	20	900	35	5	25	5	5	25
UR-7	4,000	50	45	10	10	10	4	8	1,000	35	5	10	5	5	20
NCU-1	6,600 1-unit / 8,000 2-units	60 1-unit / 80 2-units	30	10	10	25	4	12	1 story = 1,200 2 story = 800	60	5	10	5	5	25
NCU-2	6,600 1-unit / 8,000 2-units	60 1-unit / 80 2-units	30	10	10	25	4	12	1 story = 1,200 2 story = 800	60	5	10	5	5	25
NCU-3	3,000/DU	60 (H)	30	10	10 (I)	25	4 (J)	12	1 story = 1,800 2 story = 1,200	50	5	10	5	5	20

Delarm Addition:

#96 Quevic Dr. Saratoga Springs, NY

Left / North elevation of existing residence as viewed facing South West from rear yard of project site

Front / West elevation of existing residence as viewed facing East from Quevic Dr.

Rear / East elevation of existing residence as viewed facing West from rear yard of project site

Right / South elevation of existing garage as viewed facing North from side yard of project site

Delarm Addition:

#96 Quevic Dr. Saratoga Springs, NY

Existing side yard of project site and adjacent property to the South as viewed facing East from Quevic

Adjacent residence to the Right / South of project site as viewed facing South East from Quevic

Residence to the West of project site as viewed facing West across Quevic Dr.

Adjacent residence to the Left / North of project site as viewed facing North from Quevic Dr.

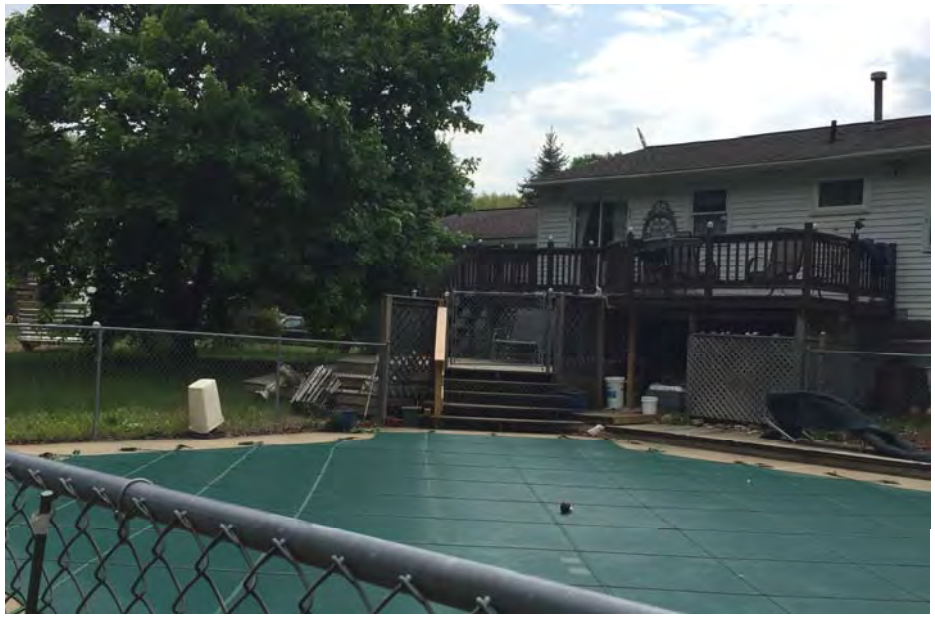
Delarm Addition:

#96 Quevic Dr. Saratoga Springs, NY

Existing pool and view of adjacent property to the North as viewed facing North from rear yard of project site

Left rear yard of project site as viewed facing North from rear yard

Shed / Tree house at right rear of project site as viewed facing South East from pool area of project site



View of right / South side of yard as viewed facing South from pool area at project site

Notes:

1. Subject Deed: Mary Beth Delarm and Daniel Delarm to Mary Beth Delarm dated 9 September 2014 and recorded in the Saratoga County Clerk's office as instrument 2014026930.

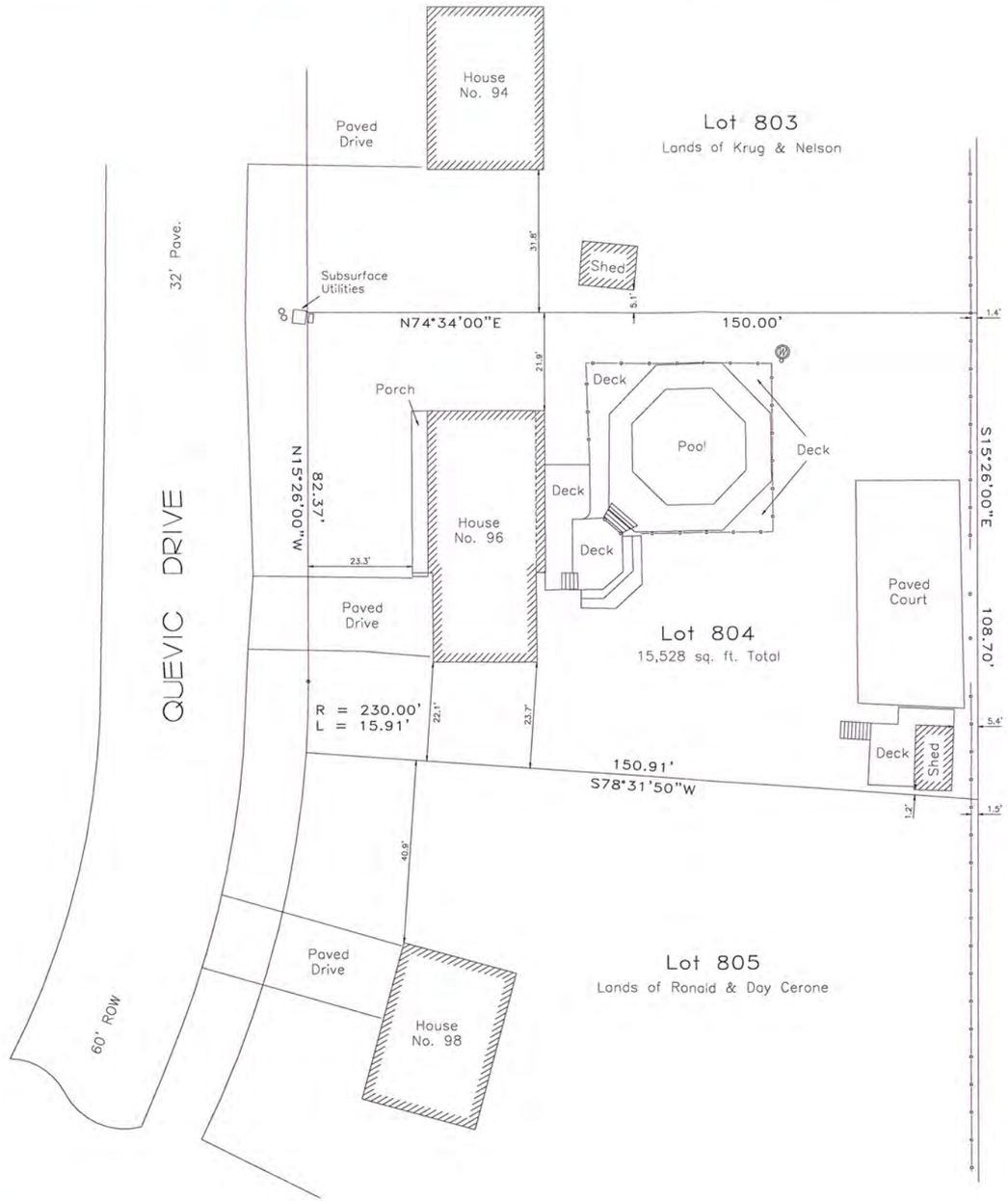
   Tax Id. 190.08-5-5

2. Lot numbers refer to a map entitled "Section No. 15, Geyser Crest" dated 15 December1975 by C.T. Male Associates and recorded in the Saratoga County Clerk's office on 18 April 1977 as map AAA-57.

Key:

IRS = iron rod set

—•— = chain link fence



Lands of
Beaver Pond Village
Homeowners Association
Instrument 2013029991

I hereby certify to:
Mary Beth Delarm

Terry L. Humiston LS 49472

Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors.
Unauthorized alteration or addition to this map is a violation of Article 145, section 7209, sub-paragraph (2) of the New York State Education Law.

SURVEY FOR

MARY BETH DELARM

situate in

CITY OF SARATOGA SPRINGS SARATOGA CO., N.Y.

SCALE 1"=30' 6 MAY 2016

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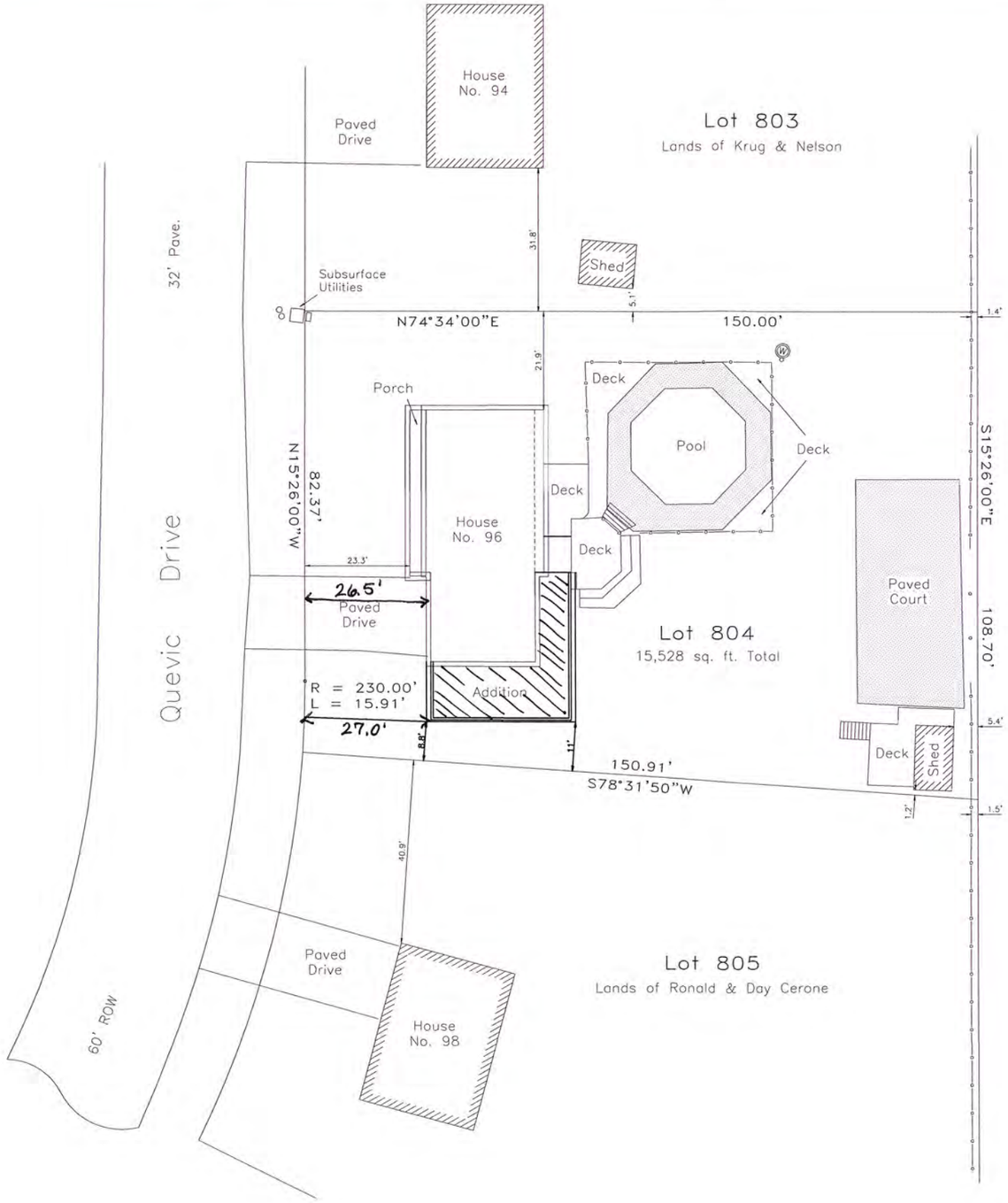

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Delarm

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.

June 13, 2016

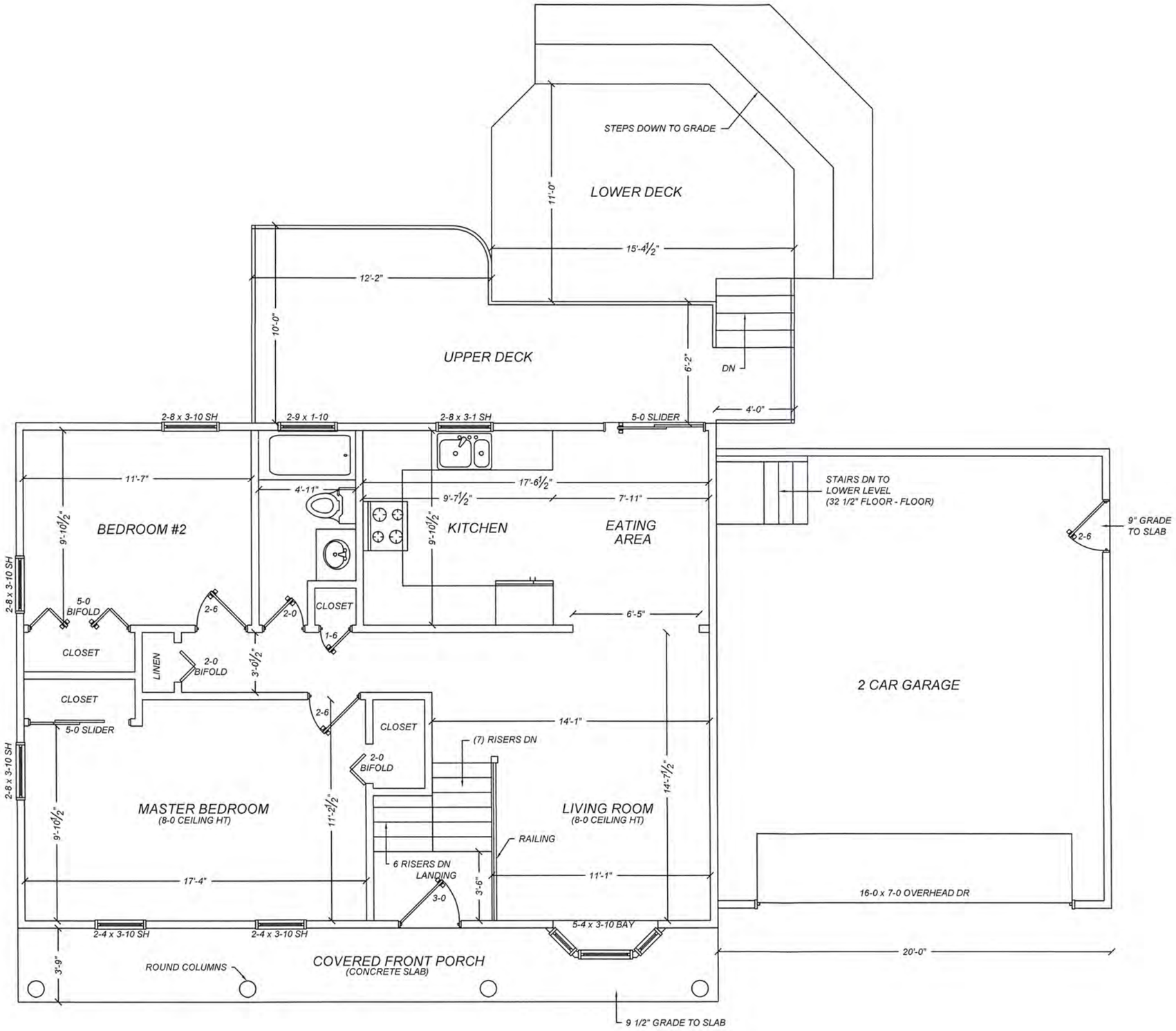
DELARM RESIDENCE ADDITION
96 QUEVIC DR.
SARATOGA SPRINGS, NY

EXISTING MAIN FLOOR

JUNE 9, 2016 SCALE: 3/16" 1' 0"

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

NOTE: ACTUAL DIMENSIONS MAY VARY SLIGHTLY. FIELD VERIFY MEASUREMENTS, PIER FOUNDATION AND EXISTING JOISTS PRIOR TO CONSTRUCTION. NOTIFY DESIGN ENGINEER IMMEDIATELY WITH ANY/ALL DISCREPANCIES FOR DETERMINATION.



DELARM RESIDENCE ADDITION
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SARATOGA SPRINGS, NY

EXISTING LOWER FLOOR

JUNE 9, 2016 SCALE: 3/16" 1' 0"

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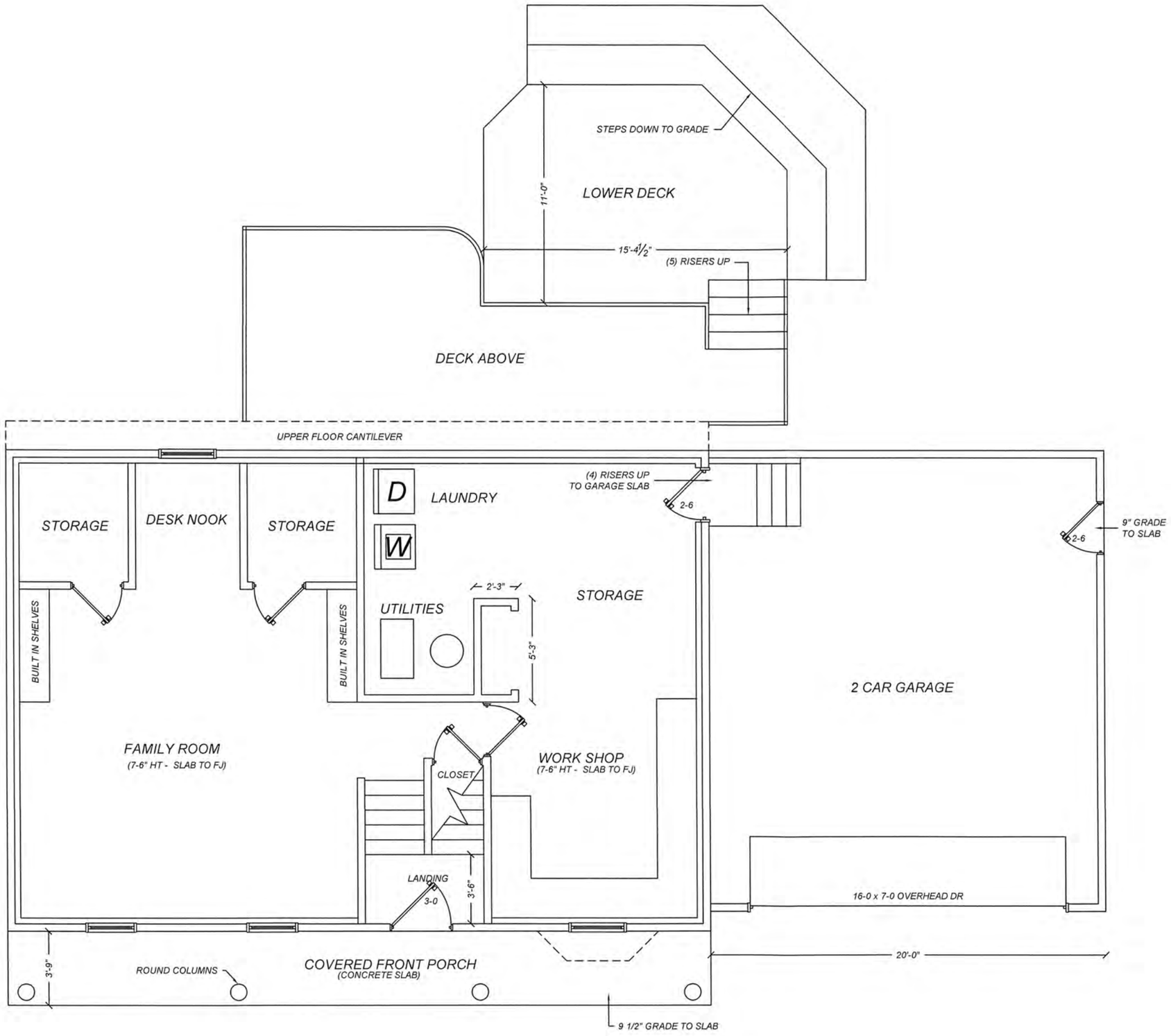

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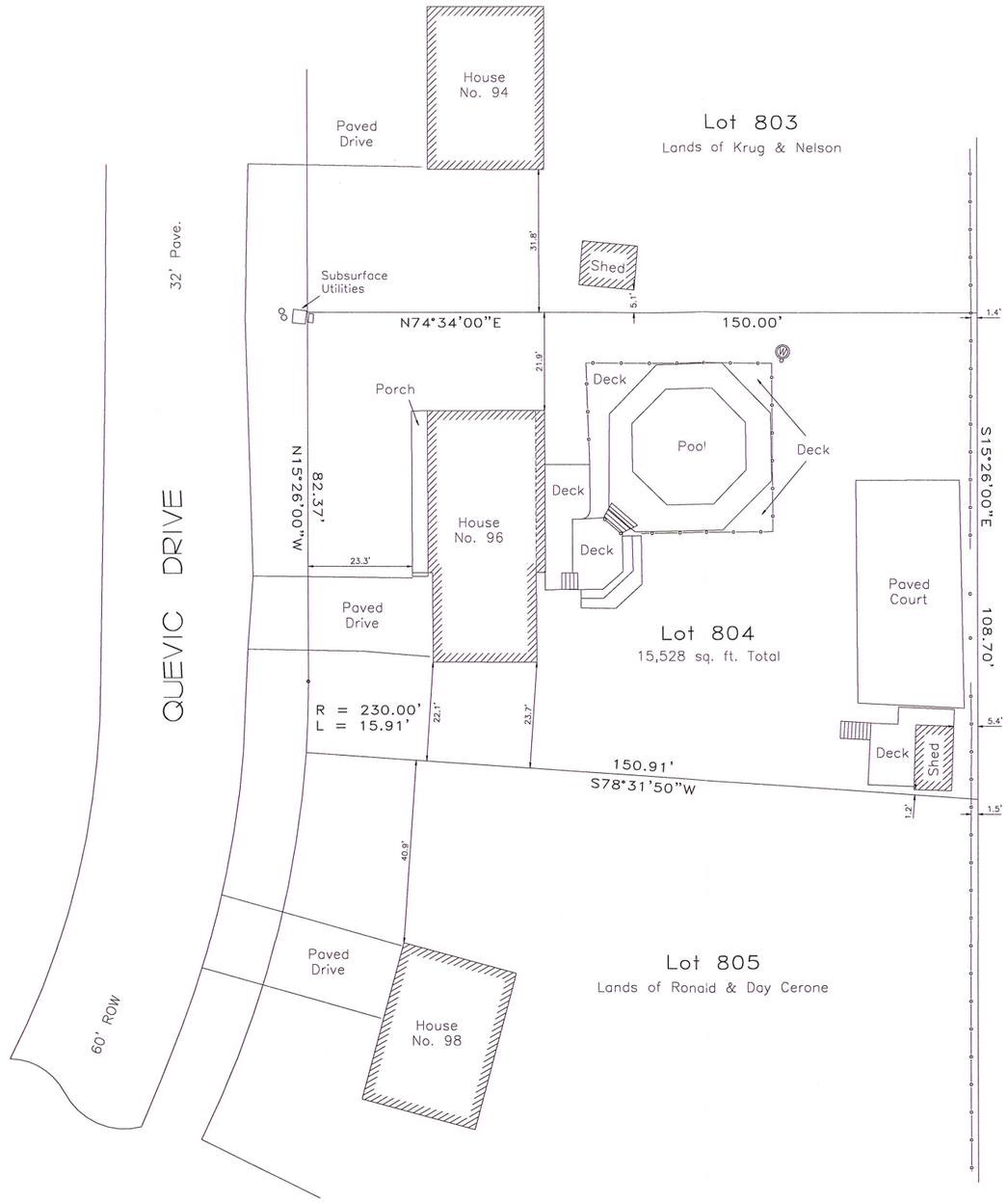

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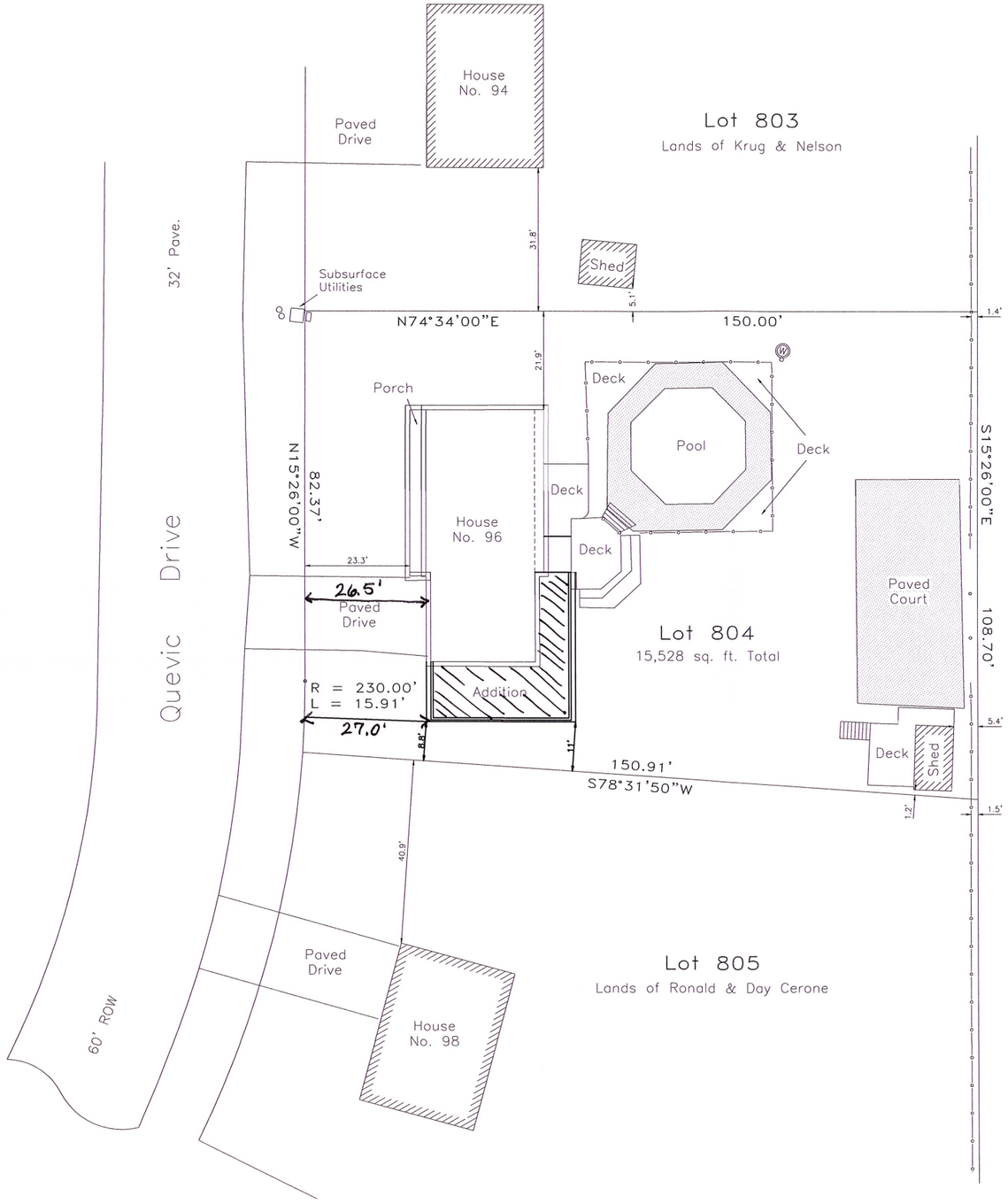

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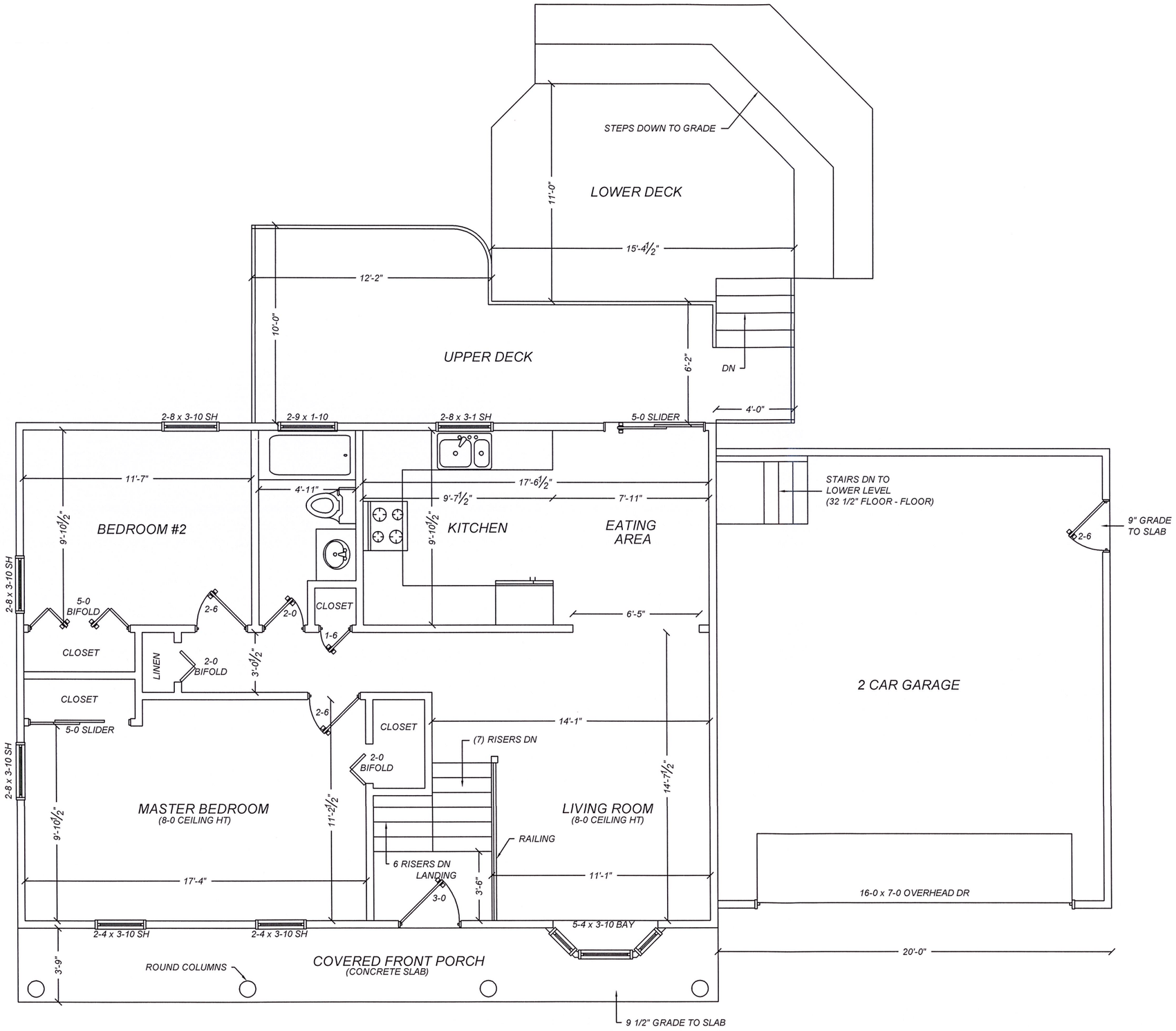

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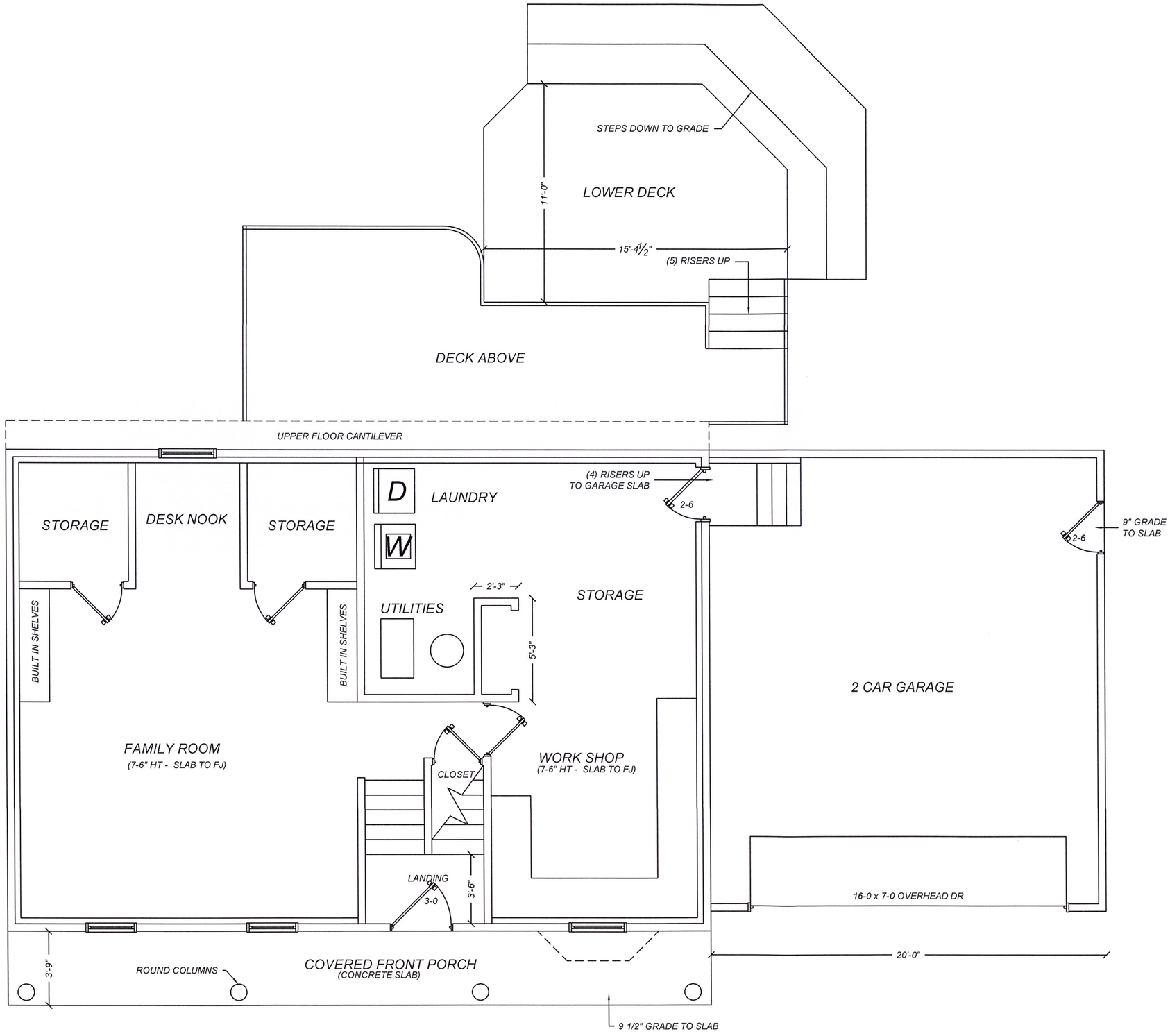


Delarm Addition:

#96 Quevic Dr. Saratoga Springs, NY

Left / North elevation of existing residence as viewed facing South West from rear yard of project site

Front / West elevation of existing residence as viewed facing East from Quevic Dr.

Rear / East elevation of existing residence as viewed facing West from rear yard of project site

Right / South elevation of existing garage as viewed facing North from side yard of project site

Delarm Addition:

#96 Quevic Dr. Saratoga Springs, NY

Existing side yard of project site and adjacent property to the South as viewed facing East from Quevic

Adjacent residence to the Right / South of project site as viewed facing South East from Quevic

Residence to the West of project site as viewed facing West across Quevic Dr.

Adjacent residence to the Left / North of project site as viewed facing North from Quevic Dr.

Delarm Addition:

#96 Quevic Dr. Saratoga Springs, NY

Existing pool and view of adjacent property to the North as viewed facing North from rear yard of project site

Left rear yard of project site as viewed facing North from rear yard

Shed / Tree house at right rear of project site as viewed facing South East from pool area of project site

View of right / South side of yard as viewed facing South from pool area at project site

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

APPLICANT: MARY BETH DELARM

TAX PARCEL NO.: 190.8-5-5

PROPERTY ADDRESS: 96 QUEVIC DR.
ZONING DISTRICT: URBAN RESIDENTIAL – I

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

Proposed construction of an attached garage addition to an existing single-family residence and maintenance of a shed.

This application is hereby denied upon the grounds that such use of the property would violate the City Zoning Ordinance article(s):

240-2.3 Table 3. 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
Minimum front yard setback:	30 feet	26.5 feet
Minimum side yard setback:	12 feet	8.8 feet
Minimum side yard setback: accessory building - shed	5 feet	1.2 feet
Maximum accessory building coverage:	8%	12.1%

Note: _____

☐ Advisory Opinion required from Saratoga County Planning Board

ZONING AND BUILDING INSPECTOR

9/12/16
DATE

October 5, 2016

RECEIVED
OCT 11 2016
By

Mr. Richard & Mrs. Eileen Nelson
[redacted] Quevic Dr. ,Saratoga Springs, NY

To: Saratoga Springs Zoning Board Saratoga Springs, NY

Re: Delarm Zoning Variance 96 Quevic Dr., Saratoga Springs, NY

Dear Zoning Board Members:

We are next door neighbors to the left of Mary Beth Delarm of 96 Quevic Dr. After hearing and seeing firsthand the hard effort Mary Beth has been putting into the house since her fairly recent ownership, we are very pleased she plans to continue necessary improvements with an addition on the home so her continued hardship can finally end.

After seeing the proposed project plans we believe the addition will be an upgrade not only to her own home but also to the neighborhood. With improvements such as these, we hope the Board approves all promptly with no objections so the design plans in front of the Board move forward.

We are surprised the shed is an issue for the Board when that shed was here decades before Mary Beth purchased the home. (As we are original residences of [redacted] from decades ago.) Her hiring a contractor to repair the deck, stairs & shed is clear indication these and other maintenance improvements only enhance the neighborhood, and reflect well especially upon the immediate neighbors.

Mary Beth has worked hard maintaining her property, and especially landscaping which borders her other neighbors and we are thrilled she plans to continue to keep the shed and the rest of her property in great condition. As such, any request to move or eliminate the shed or anything else would be a severe hardship on her. Mary Beth has done a good job on everything in the short time she has owned the property and we have no objections to the shed or anything else on the property.

Therefore we request the Board allow Mary Beth to keep everything where it is located on the property so as not to interfere with the improvements and lovely ambiance of the neighborhood. We encourage you to approve the project.

Please do not hesitate to contact us if you have any other concerns.

Thank You.

Eileen A. Nelson

Richard S. Nelson

Eileen and Richard Nelson

September 30, 2016

RECEIVED
OCT 07 2016
By

Ronald Nelson & Day Cerone
[redacted] Quevic Dr.
Saratoga Springs, NY

Saratoga Springs Zoning Board
Saratoga Springs, NY

Re: Delarm Zoning Variance
96 Quevic Dr., Saratoga Springs, NY

Dear Zoning Board,

We are the owners of [redacted] Quevic Dr. and next door neighbors [redacted] of Mary Beth Delarm of 96 Quevic Dr.

We have met with Mary Beth and she has explained her housing needs & the proposed addition project. We believe that the addition will be an upgrade not only to her own home but also to the neighborhood and have no objections to the project as it is currently proposed.

Mary Beth has also discussed the Board's concerns about the shed that is close to our property line at the back rear corner of our lot. The shed was existing when we purchased our home in 2009 and before Mary Beth's ownership a few years later. At that time and currently, we have had no issues with the shed or its location. Mary Beth just recently hired a contractor to repair the deck & stairs around the shed. We are glad that she wants to keep it in good shape. We understand that it would be a hardship for Mary Beth to remove or relocate the shed. As the closest neighbors, we have no objections to the shed where it is now and would ask the Board to allow Mary Beth to keep the shed as is.

Thank you for your time.

Ronald Nelson & Day Cerone

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	Chris Obstarczyk	(same)	Tonya Yasenchak, Engineering America Co.
Address	[redacted]		76 Washington St.
			Saratoga Springs, NY 12866
Phone	[redacted]	/	[redacted]
Email	[redacted]		

* 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: # 147 Spring St. Tax Parcel No.: 166 . 61 - 3 - 33
(*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: April 2016 3. Zoning District when purchased: UR-3

4. Present use of property: Single Family Residence 5. Current Zoning District: UR-3

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:
Demolition of existing 2 story accessory structure and construction of new 2 story accessory structure for use as 2 car garage with storage

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:

_____

_____

_____

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

The applicant requests relief from the following Zoning Ordinance article(s) Sec.3:Table 2 Area & Bulk

Dimensional Requirements	From	To
Accessory Building: Min. Side Yard Setback	5	4', 4.25', 3.3' & 3'
Accessory Building: Min. Distance to Principal Building	5	2.7'
(overhang of garage to deck step)		

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 benefit of a 2 car garage cannot be achieved by other feasible means: 1) Attaching garage to the house: This option is not feasible as the lot is only 52' in width & the home is at 12.8' from the west property line. Any addition to the West side of the house would require variances for side setback and for overall coverage of the principal structure. Also, attaching a garage to the side of the house would limit light into the home and would locate the garage closer to the neighboring house than current conditions. 2) Reducing the Size of the Garage: The current structure that will be removed, sits inside a property line "jog". This "jog" allows the garage to be sited further from the house. However, the current garage sits only 0.2' from one of the side property lines. The proposed garage is 20' width which is the smallest recommended for 2 cars. A size reduction is not preferred will only allow for a one car garage is not in the applicant's best financial benefit. 3) Relocation of the Garage: This alternative is not a preferred option as locating the garage further back in the yard reduces the usable rear yard for the applicants' children & increases the driveway length & impermeable surface 4) Renovation of Existing Structure: The existing structure could possibly be repaired but would require the structure to be lifted for a new foundation; The site is limited in size to allow for this. Also, the existing ceiling is too short to accommodate a vehicle, garage door, etc. & would require extensive construction & costs. It should be less expensive for the applicant to build the new structure.

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:

   Granting the variances should not produce an undesirable change in the character of the neighborhood:
   1) The proposed garage location relocates the structure further from the West property lines and therefore further away from the neighbor to the West.
   2) The variance for min. distance to the principal structure will not be visible from Spring St. and therefore have little / no effect on the neighborhood. Also, this requested variance is based on the garage roof overhang distance to the deck step. The garage roof overhang will be approx. 4.5' from the rear wood deck and approx. 12' to the actual house. Visually, the garage will not appear closer than the required 5' from the house when viewed from the street.
   3) The site is located within a DRC district. Therefore the aesthetics of the new structure will be reviewed for architectural consistency with the house & neighborhood prior to permitting & construction.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

The variances may appear substantial. However, we do not believe they are substantial in relation to the existing conditions:
1) The side setbacks for the existing accessory structure to be removed are 0.2', 1.7' & 2.0' (+/-). The requested variances reflect a structure location which actually improves / increases the setbacks to 4.3', 3.3' and 3.0'.
2) The site width is pre-existing / non-conforming at 52' and limits siting an accessory structure.
~~3) The house location is pre-existing / non-conforming & limits the siting of an accessory structure.~~

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 variances should not have any adverse physical or environmental effects on the neighborhood or district:
1) The overall footprint of the proposed accessory structure is 632 sq.ft. (+/-). At this 9.0% coverage, it is below the max. coverage for an accessory structure.
2) The location for the proposed structure minimizes the length of driveway for access. The proposed project falls does not ~~exceed the min. percentage of permeable lot (see attached lot permeability calculations).~~
3) The proposed structure will not be located further from the West side property lines. This results in roof drainage onto the applicant's site and no longer onto the neighbors site.
4) No large trees will be removed for this project.
5) The proposed structure will be located further away from the West neighbor's house than what currently exists, resulting in ~~slightly better sunlight to the neighbors' yard.~~

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 alleged difficulty is self created only in fact that it is the applicant's desire to construct a a new accessory structure to accomodate weather protected parking and storage. The site limitations of the width are pre-existing / non-conforming and 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: 8-15-16
(applicant signature)

_____ Date: _____
(applicant signature)

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

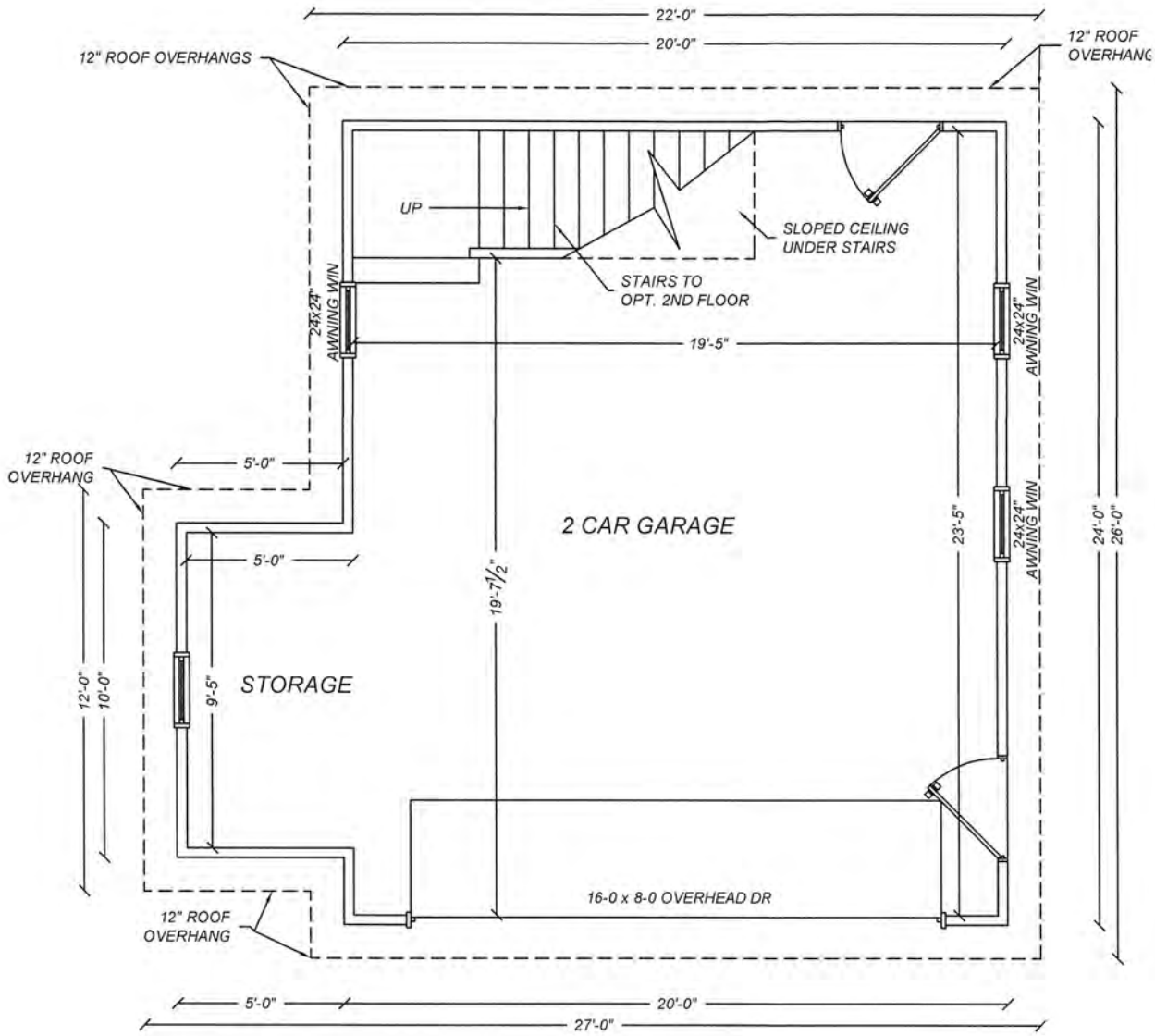
Owner Signature: (SAME AS ABOVE) Date: _____

Owner Signature: _____ Date: _____

#147 Spring St.

Table 3: Area and Bulk Schedule

Zoning District	Minimum Lot Size Square Feet (SF)	Minimum Average Width (Ft.)	Maximum Building Coverage Percentage		Min. Yard Setback (Feet)				Principal Buildings		Minimum Distance to Accessory Building (Feet)				Minimum % to Remain Permeable
			Principal Bldg.	Access. Bldg.	Front	Rear	Each Side	Total Side	Minimum 1st Floor Area (SF)	Max. Height (Feet)	Principal Building	Front Lot Line	Side Lot Line	Rear Lot Line	
RR (F)	2 acres	200	15	5	60	100	30	100	-----	35	5	60	30	50	80
SR-1 (F)	40,000	125	20	8	40	40	15	35	-----	35	5	40	10	10	40
SR-2	20,000 (A)	100	25	8	30	30	12	30	-----	35	5	30	5	5	30
UR-1	12,500 (A)	100	20	8	30	30	12	30	1 Story = 1,100 2 Story = 800	60	5	30	5	5	30
UR-2	6,600 (A)	60	30	10	10	25	8	20	1 Story = 900 2 Story = 700	60	5	10	5	5	25
UR-3	6,600 1-unit / 8,000 2-units	60 1-unit / 80 2-units	30	10	10	25	4	12	1 Story = 1,200 2 Story = 800	60	5	10	5	5	25
UR-4	3,000/DU	100	25	15	25	25	20	45	1 Story = 1,800 2 Story = 1,200	70	10	25	5	5	15
UR-4A	2,000/DU	60 1-unit / 80 2-units	30	10	10	25	4	12	1 Story = 1,200 2 Story = 800	70	5	10	5	5	15
UR-5	3,000/DU	100	25	15	25	25	20	45	1 Story = 1,800 2 Story = 1,200	185	20	20	10	10	15
UR-6	4,800	60	30	10	25	25	8	20	900	35	5	25	5	5	25
UR-7	4,000	50	45	10	10	10	4	8	1,000	35	5	10	5	5	20
NCU-1	6,600 1-unit / 8,000 2-units	60 1-unit / 80 2-units	30	10	10	25	4	12	1 story = 1,200 2 story = 800	60	5	10	5	5	25
NCU-2	6,600 1-unit / 8,000 2-units	60 1-unit / 80 2-units	30	10	10	25	4	12	1 story = 1,200 2 story = 800	60	5	10	5	5	25
NCU-3	3,000/DU	60 (H)	30	10	10 (I)	25	4 (J)	12	1 story = 1,800 2 story = 1,200	50	5	10	5	5	20



OBSTARCZYK GARAGE
#147 SPRING ST.
SARATOGA SPRINGS, NY

PROPOSED MAIN FLOOR PLAN

8/15/2016 SCALE: 3/16" = 1' 0"

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

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

APPLICANT: Chris Obstarczyk

TAX PARCEL NO.: 166 . 61 - 3 - 33

PROPERTY ADDRESS: 147 Spring St.

ZONING DISTRICT: UR-3

This applicant has applied to use the identified property within the City of Saratoga Springs for the following:
Demolition of existing accessory structure and construction of new (2) story, 2 car garage.

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

Obstarczyk Garage:

#147 Spring St., Saratoga Springs, NY

Property to the West / Left of project site as viewed facing West from yard (existing structure is at the right)

Front / South of existing structure as viewed facing North from project site driveway

East / Right of existing structure as viewed facing West from project site back yard

North / Rear of existing structure as viewed facing South from project rear yard

Obstarczyk Garage:

#147 Spring St., Saratoga Springs, NY

View of project site rear yard along West property line (existing structure at left & neighboring property beyond fence)

View of project site rear yard along North property line with neighboring property beyond fence

View of East / Right rear yard as viewed facing East with neighboring property beyond fence

View of project site rear yard facing South East towards residence with neighboring property beyond fence

Obstarczyk Garage:

#147 Spring St., Saratoga Springs, NY

Left / West elevation of existing home as viewed facing North from Spring St.

Front /South elevation of existing home as viewed facing North from Spring St.l

Neighboring property to the West as viewed facing North West from Spring St.

View of project site down existing driveway facing North from Spring St. (applicants' house to the right)

Obstarczyk Garage:

#147 Spring St., Saratoga Springs, NY

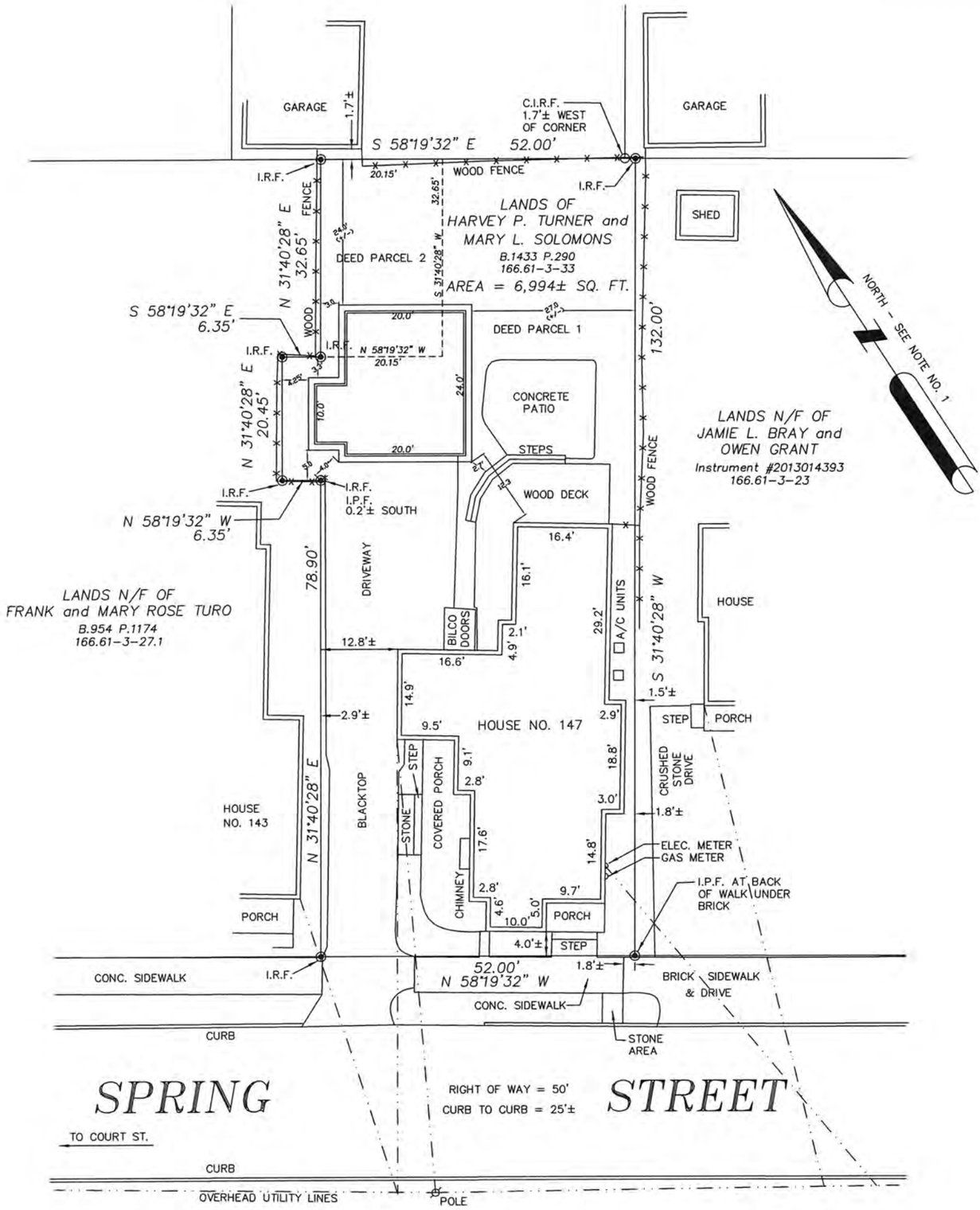
Properties across Spring St. to the South East of project site

Properties across Spring St. to the South West of project site

Adjacent property to the East as viewed from Spring St

(EXISTING)

#147 SPRING ST.
EXISTING SURVEY
1"=20'
NORTH – SEE NOTE NO. 1
LANDS N/F OF JUSTIN DONOHOE
Instrument #2009026898
166.61–3–3
GARAGE
SHED
LANDS N/F OF JAMIE L. BRAY and OWEN GRANT
Instrument #2013014393
166.61–3–23
HOUSE
PORCH
STEP
CRUSHED STONE DRIVE
ELEC. METER
GAS METER
I.P.F. AT BACK OF WALK UNDER BRICK
BRICK SIDEWALK & DRIVE
STONE AREA
STREET
WOOD FENCE
132.00'
S 31°40'28" W
1.5'±
1.8'±
A/C UNITS
29.2'
2.9'
18.8'
3.0'
14.8'
9.7'
PORCH
STEP
1.8'±
4.0'±
10.0'
0.0'
52.00'
N 58°19'32" W
CONC. SIDEWALK
RIGHT OF WAY = 50'
CURB TO CURB = 25'±
POLE
LANDS N/F OF JEREMY JONES, TRUSTEE OF THE JEREMY JONES REVOCABLE TRUST AND TRACY G. SAVAGE, TRUSTEE OF THE TRACY G. SAVAGE REVOCABLE TRUST
Instrument #2012040690
166.61–3–2
C.I.R.F.
1.7'± WEST OF CORNER
I.R.F.
LANDS OF HARVEY P. TURNER and MARY L. SOLOMONS
B.1433 P.290
166.61–3–33
AREA = 6,994± SQ. FT.
DEED PARCEL 1
CONCRETE PATIO
STEPS
WOOD DECK
16.4'
16.1'
2.1'
4.9'
HOUSE NO. 147
BILCO DOORS
16.6'
9.5'
2.8'
9.1'
17.6'
4.6'
CHIMNEY
COVERED PORCH
STONE
STEP
14.9'
S 58°19'32" E
52.00'
WOOD FENCE
S 31°40'28" W
32.65'
20.15'
DEED PARCEL 2
N 58°19'32" W
16.3'
24.9'
BARN
24.3'
16.1'
1.7'±
I.R.F.
I.P.F. 0.2'± SOUTH
DRIVEWAY
12.8'±
2.9'±
BLACKTOP
78.90'
N 31°40'28" E
GARAGE
1.7'±
N 31°40'28" E
32.65'
WOOD FENCE
N 31°40'28" E
20.45'
S 58°19'32" E
6.35'
N 58°19'32" W
6.35'
LANDS N/F OF FRANK and MARY ROSE TURO
B.954 P.1174
166.61–3–27.1
HOUSE NO. 143
PORCH
CONC. SIDEWALK
CURB
SPRING
TO COURT ST.
CURB
OVERHEAD UTILITY LINES



"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW."

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

NOTES:

1.) NORTH ORIENTATION IS PER BOOK 1433 OF DEEDS AT PAGE 290.

2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATEMENT OF FACT SUCH DOCUMENT MAY DISCLOSE.

3.) THE SURVEYED PARCEL IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

LEGEND

N/F	NOW OR FORMERLY
— · — · — · —	OVERHEAD UTILITY LINES
C.I.R.S	CAPPED IRON ROD SET
I.P.F.	IRON PIPE FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
I.R.F.	IRON ROD FOUND
116.00-2-39	TAX MAP SECTION-BLOCK-LOT
B.769 P.986	DEED BOOK & PAGE
◉	POINT

THIS PLOT PLAN WAS PREPARED BY ENGINEERING AMERICA CO. FOR PURPOSES OF ZONING VARIANCE APPLICATION & SUBMITTAL USING AN ORIGINAL SURVEY MAP PREPARED BY & USED WITH AUTHORIZATION BY ALBRECHT & WILLSON LAND SURVEYORS. THIS PLOT PLAN IS NOT INTENDED TO BE USED AS A SURVEY. BUILDING CORNERS MUST BE VERIFIED BY LICENSED SURVEYOR PRIOR TO AND FOLLOWING CONSTRUCTION AS REQUIRED BY THE CITY BUILDING DEPT.

ZBA PLOT PLAN FOR CHRIS OBSTARCZYK # 147 SPRING ST.

DATE: 8-15-16

SCALE: 1" = 20'

Albrecht & Willson Land Surveyors, PLLC

63 GRAY AVENUE
GREENWICH N.Y. 12834

ENGINEERING AMERICA CO.

76 WASHINGTON ST. SARATOGA SPRINGS, NY 12866

518 / 587-1340 518 / 580-9783 (FAX)

TRANSMITTAL SHEET

TO: Zoning Board of Appeals	FROM: Tonya Yasenchak
COMPANY: City of Saratoga Springs	DATE: September 26, 2016
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: 1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Obstarczyk Garage #147 Spring St., Saratoga Springs, NY	YOUR REFERENCE NUMBER:

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

City of Saratoga Zoning Board Members,

Engineering America Co. herein would like to provide coverage & permeability information regarding the requested Obstarczyk area variances proposed at #147 Spring St. in Saratoga Springs, NY. This correspondence includes the information as follows:

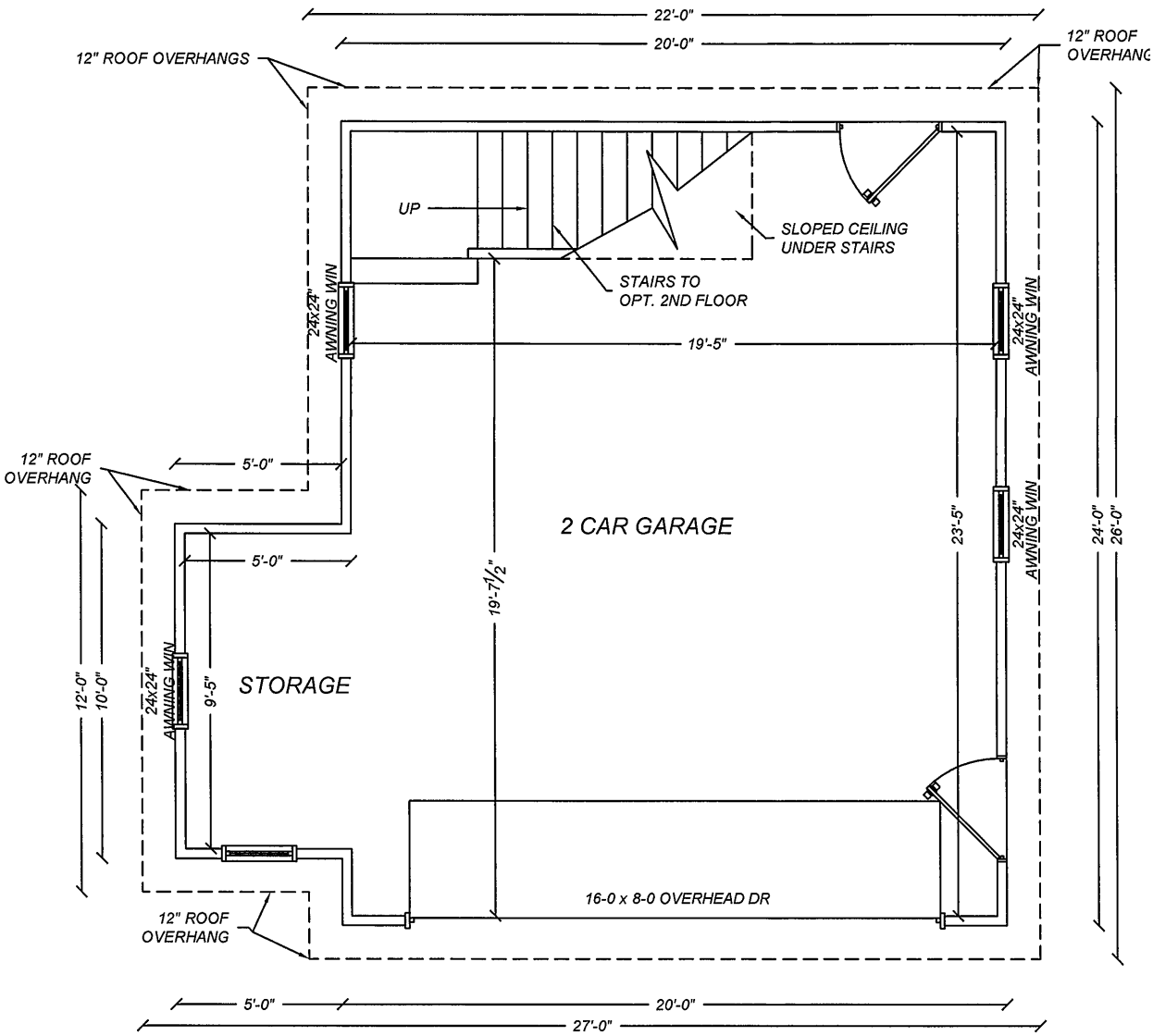
Area Calculations:

Total Lot Size:	6,994 sq.ft. (+/-)
Existing House Coverage	2,450 sq.ft.
Proposed Detached Garage:	650 sq.ft. (+/-)
Driveway & Sidewalks:	1,400 sq.ft. (+/-)
Total Coverage:	4,500 sq.ft. (+/-)
	(64.3% coverage = 35.7 % permeable > 30% min)

Thank you for your time and cooperation.

Sincerely,

Tonya Yasenchak, PE

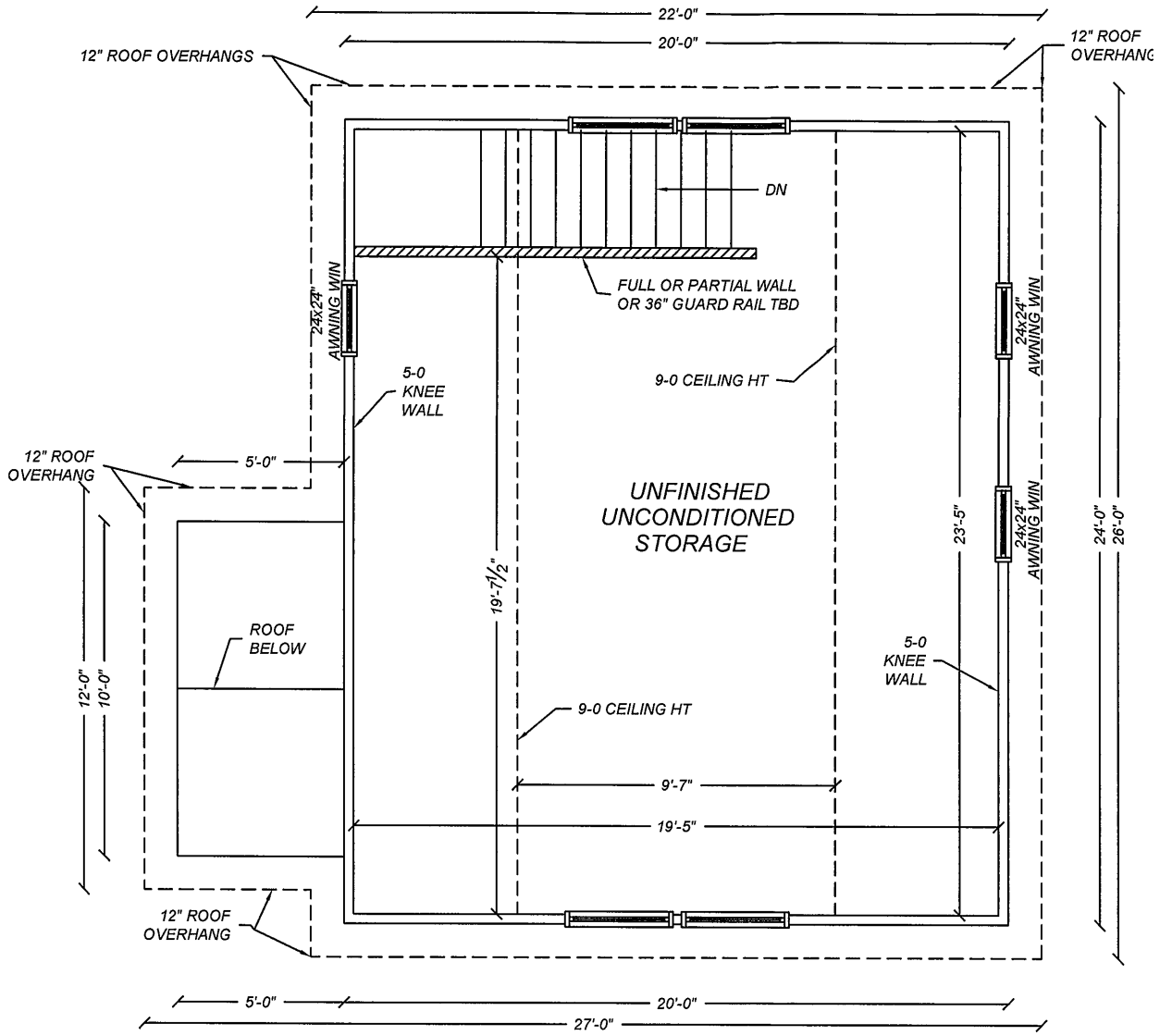


OBSTARCZYK GARAGE
#147 SPRING ST.
SARATOGA SPRINGS, NY

PROPOSED MAIN FLOOR PLAN

9/21/2016 SCALE: 3/16" = 1' 0"

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

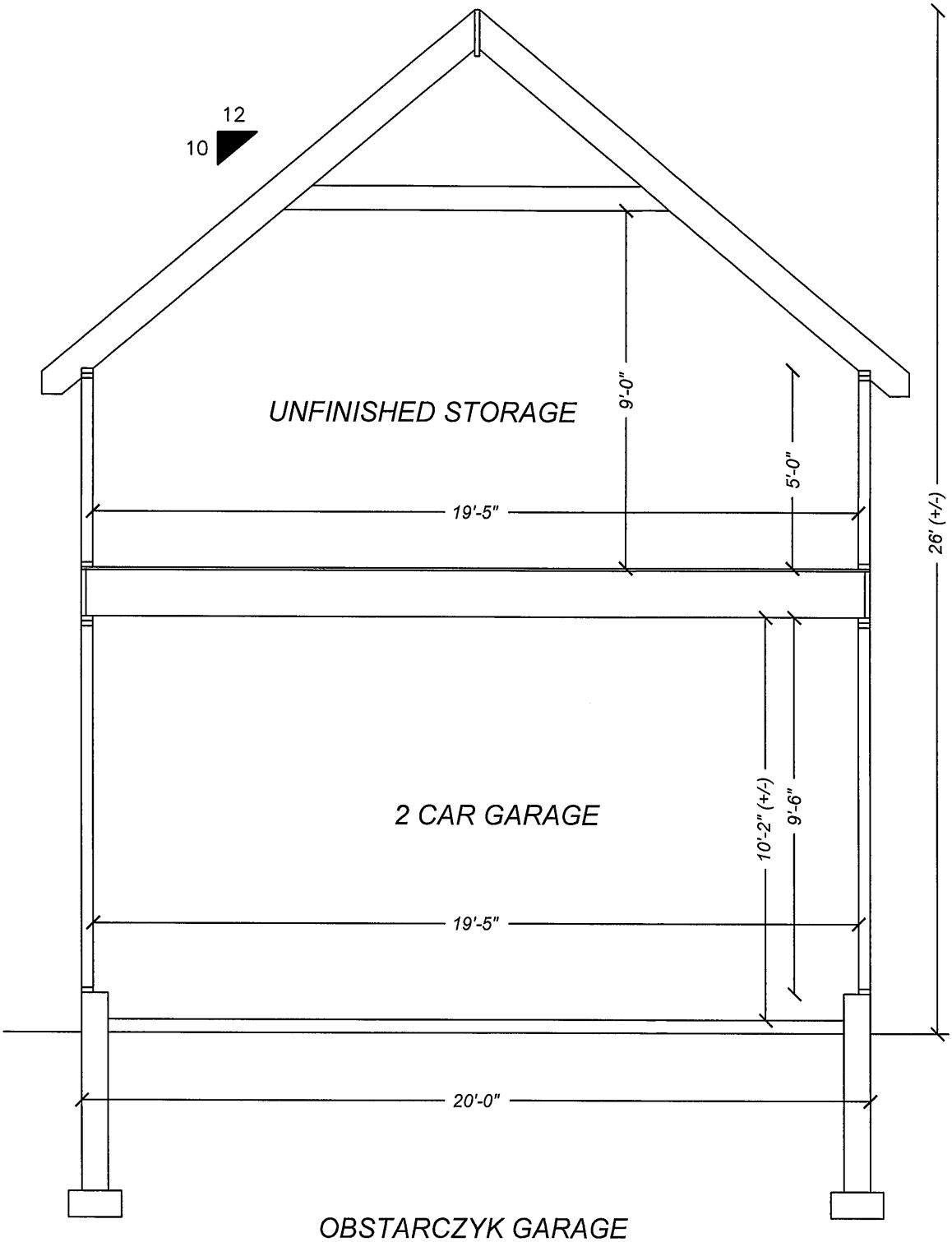


OBSTARCZYK GARAGE
#147 SPRING ST.
SARATOGA SPRINGS, NY

PROPOSED UPPER FLOOR PLAN

9/21/2016 SCALE: 3/16" = 1' 0"

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



OBSTARCZYK GARAGE
#147 SPRING ST.
SARATOGA SPRINGS, NY

PROPOSED SECTION

9/21/2016 SCALE: 1/4" = 1' 0"

DESIGN BY:
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76 WASHINGTON ST., SARATOGA SPRINGS, NY
518 / 587 - 1340

OBSTARCZYK GARAGE
#147 SPRING ST.
SARATOGA SPRINGS, NY

PROPOSED FRONT ELEVATION

9/21/2016 SCALE: 1/4" = 1' 0"

DESIGN BY:
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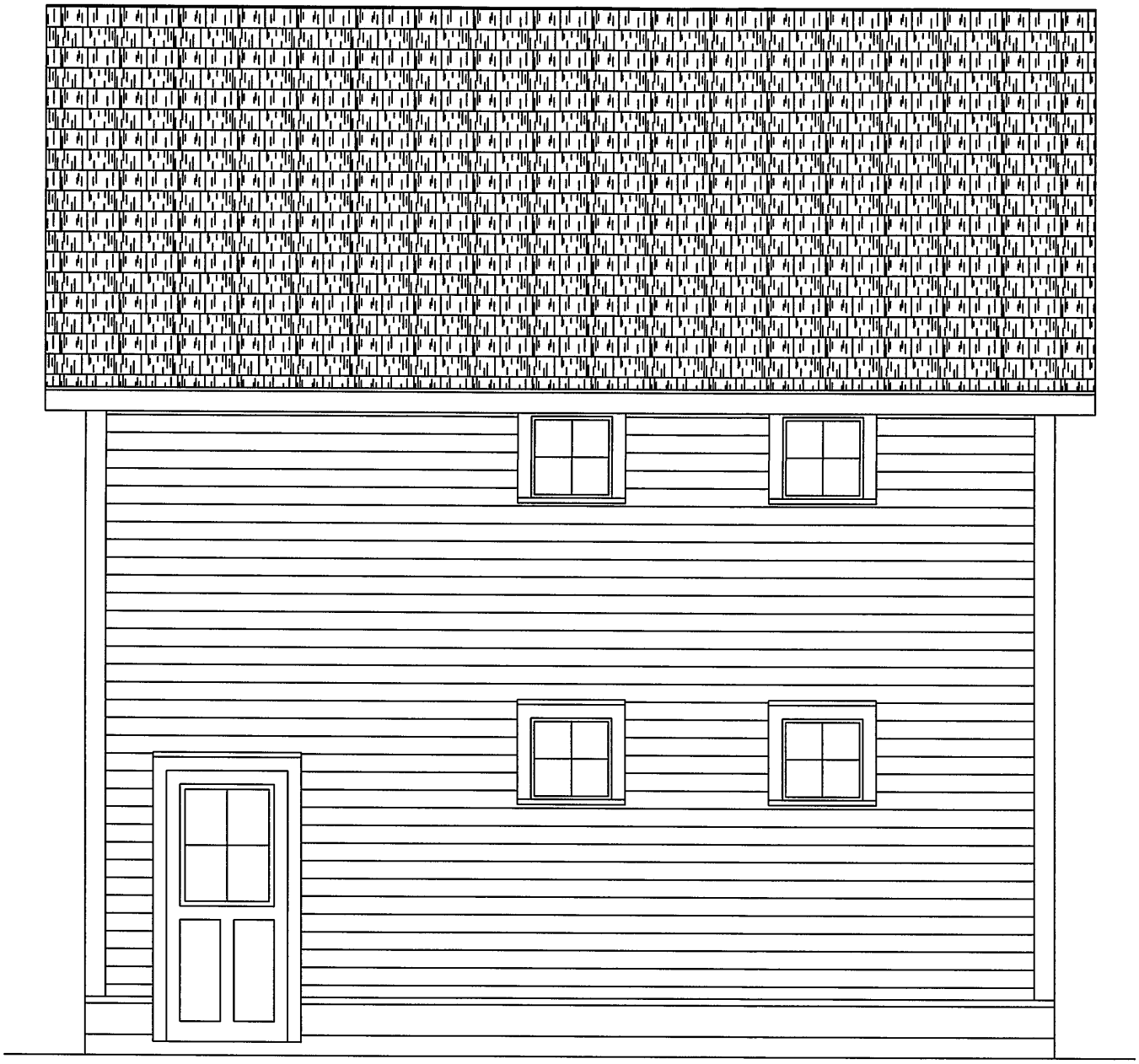
518 / 587 - 1340



OBSTARCZYK GARAGE
#147 SPRING ST.
SARATOGA SPRINGS, NY

PROPOSED RIGHT ELEVATION

9/21/2016 *SCALE: 1/4" = 1' 0"*

DESIGN BY:
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OBSTARCZYK GARAGE
#147 SPRING ST.
SARATOGA SPRINGS, NY

PROPOSED REAR ELEVATION

9/21/2016 SCALE: 1/4" = 1' 0"

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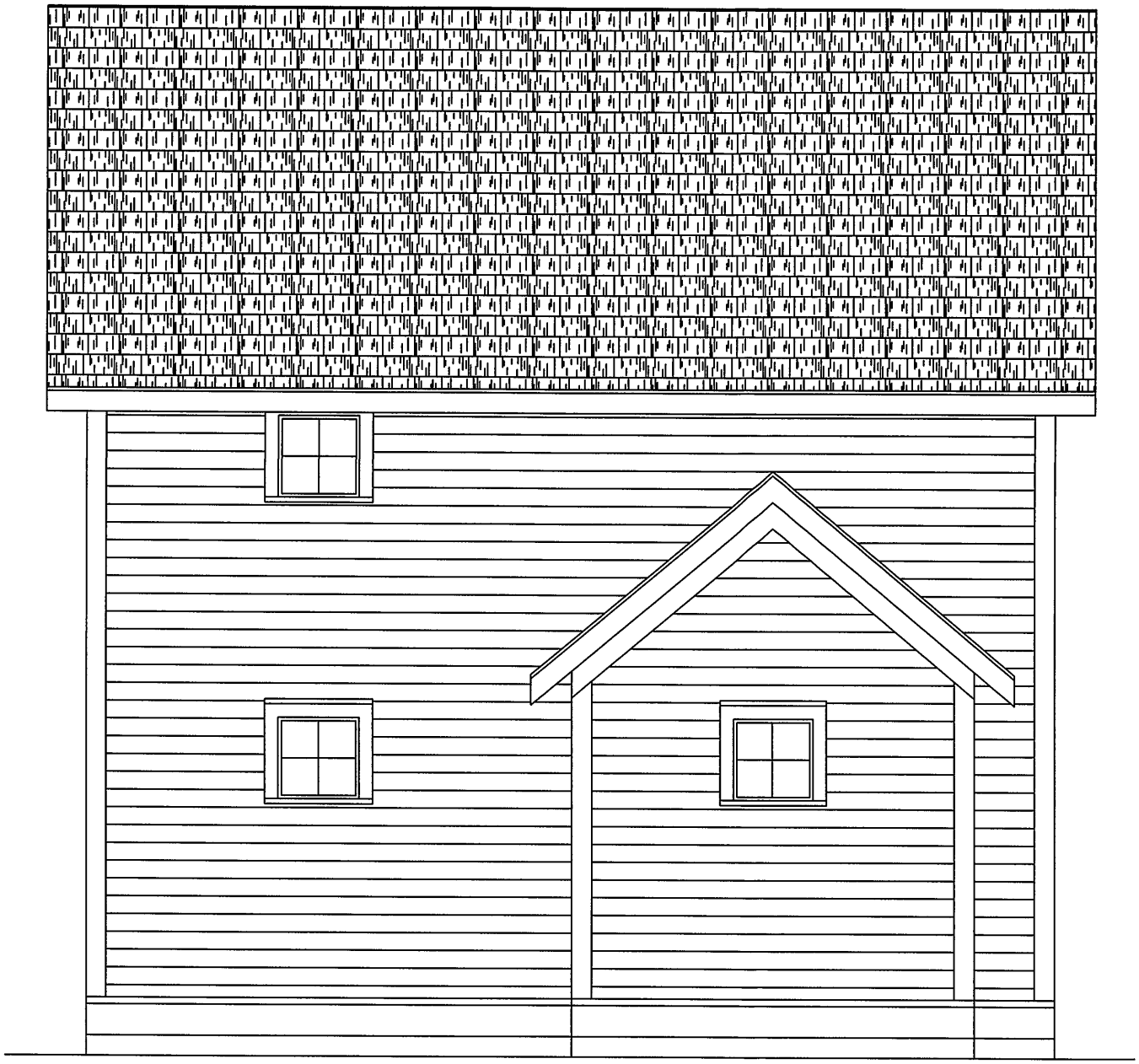

OBSTARCZYK GARAGE
#147 SPRING ST.
SARATOGA SPRINGS, NY

PROPOSED LEFT ELEVATION

9/21/2016 SCALE: 1/4" = 1' 0"

DESIGN BY:
ENGINEERING AMERICA CO.
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518 / 587 - 1340

Saratoga Springs
Preservation Foundation

September 26, 2016

A Voice FOR PRESERVATION

Mr. Bill Moore, Chair
Zoning Board of Appeals
City Hall
474 Broadway
Saratoga Springs, NY 12866

RE: 147 Spring Street – Side Yard Setback and Distance to Principal Building Variances

Dear Mr. Moore,

The Saratoga Springs Preservation Foundation has reviewed the application for variances to construct a new two-car garage at 147 Spring Street.

The Queen Anne style house located at 147 Spring Street was constructed circa 1867. Research indicates that the house originally shared the lot with 143 Spring Street and had several accessory buildings, including a large stable. The building that the applicant is proposing to demolish was constructed between 1876 and 1888 when it firsts appear on the 1888 Burleigh Bird's Eye View Map. Please see enclosed documentation. The other two accessory structures no longer exist, but one still remains on the property. The house and accessory building are "contributing buildings" to the East Side Historic District listed on the National Register of Historic Places.

The Foundation objects to the demolition of the historic accessory structure. Carriage houses throughout Saratoga Springs are threatened with demolition-by-neglect and removal. They are important cultural resources of the history and development of our community and should be preserved to the fullest extent possible.

The Foundation respectfully requests that the Zoning Board of Appeals seek an advisory opinion from the Design Review Commission as to whether the historic building may be demolished prior to considering the various variances requested.

Thank you in advance for your thoughtful consideration.

Sincerely,

Linda Harvey-Opiteck
Vice-President

Samantha Bosshart
Executive Director

Cc: Chris Obstarczyk, Owner
Tonya Yasenchak, Agent
Susan Barden, Senior Planner
Bradley Birge, Administrator of the Office of Planning and Economic Development

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112 Spring Street, Suite 203
Saratoga Springs, NY 12866
P 518-587-5030 F518-581-1448
www.saratogapreservation.org

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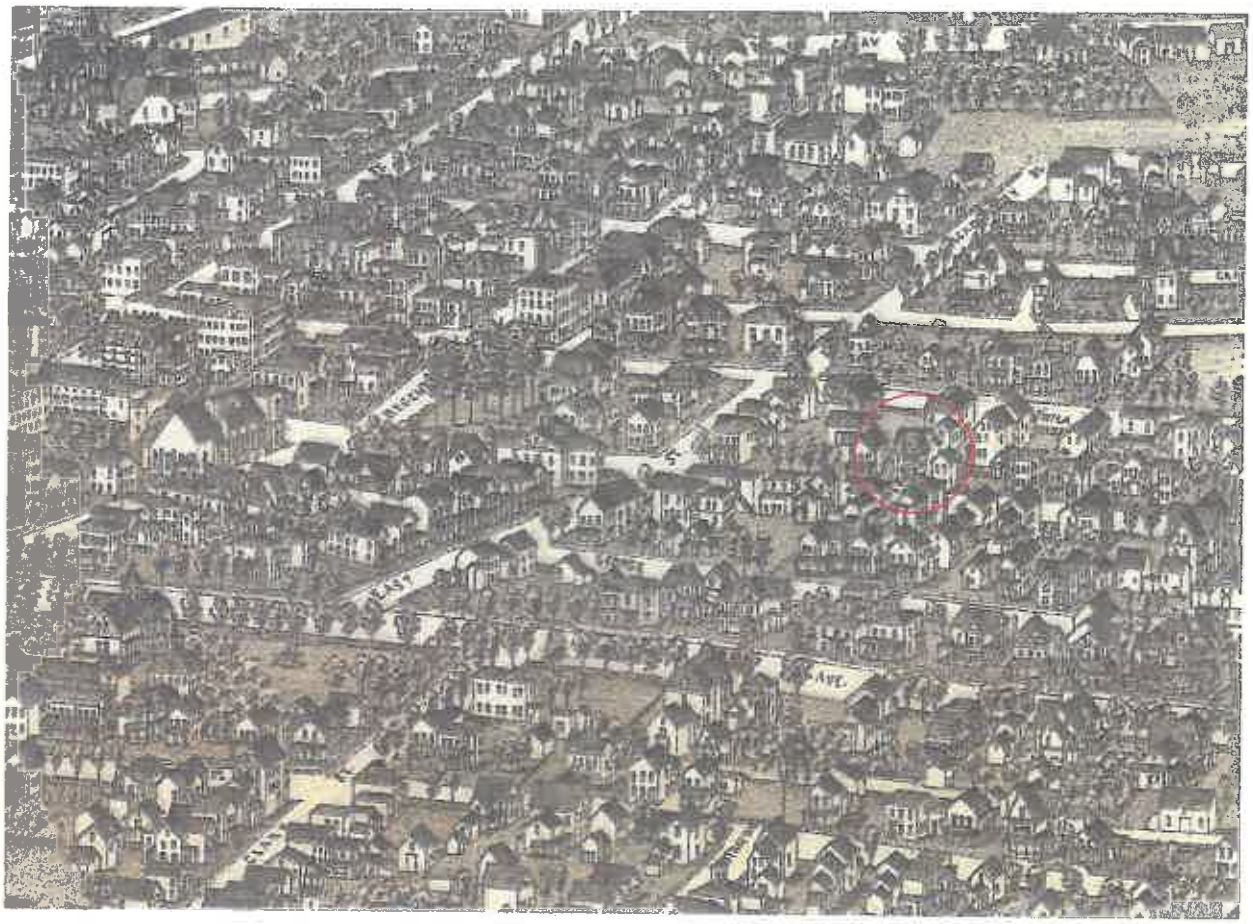
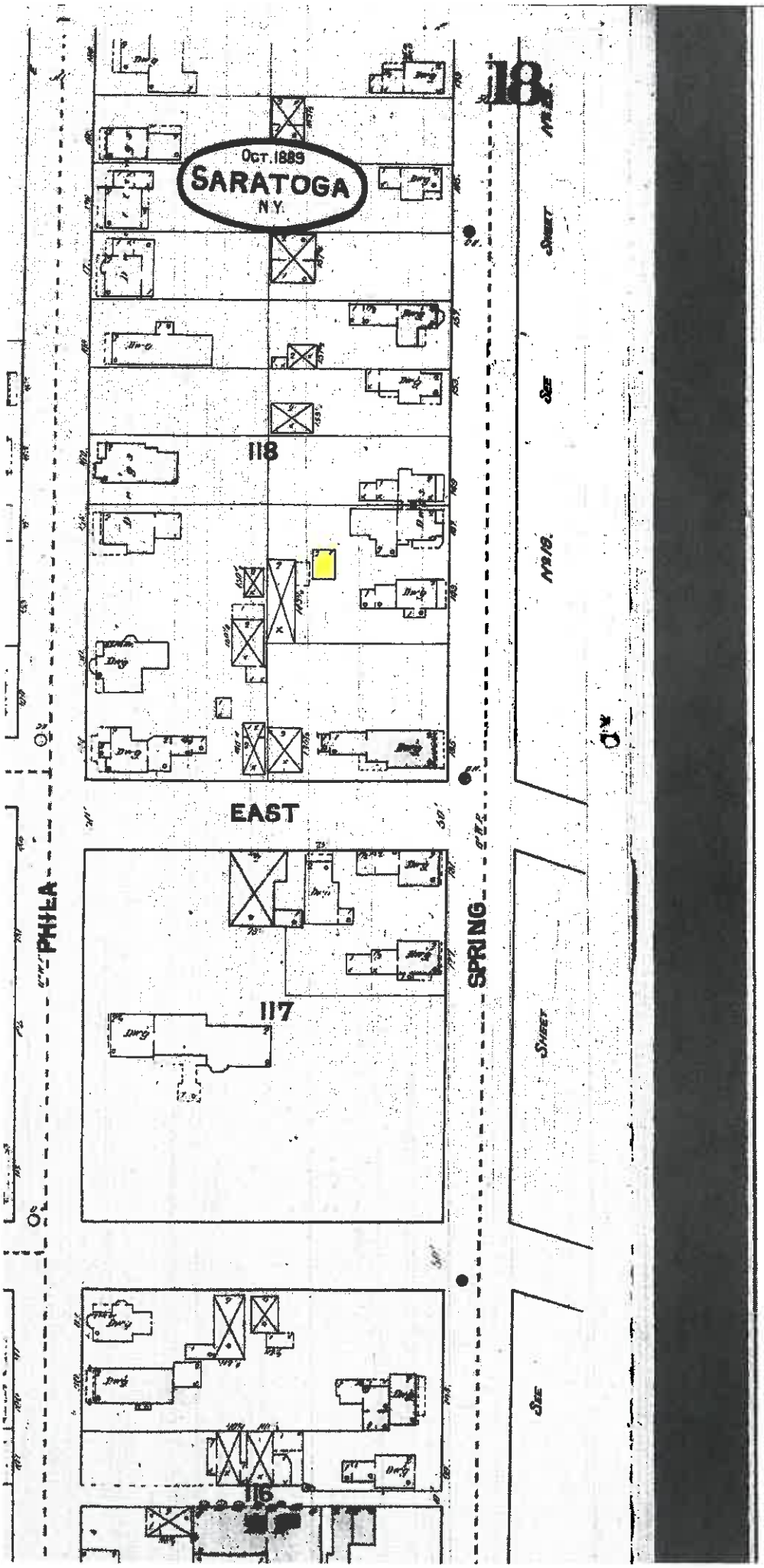
C.E. Fish
H.P. Milligan
M.A. Boswell
H.W. Merrill
A. Clifford
G.F. Watson
E.H. Rockwood
J.M. King

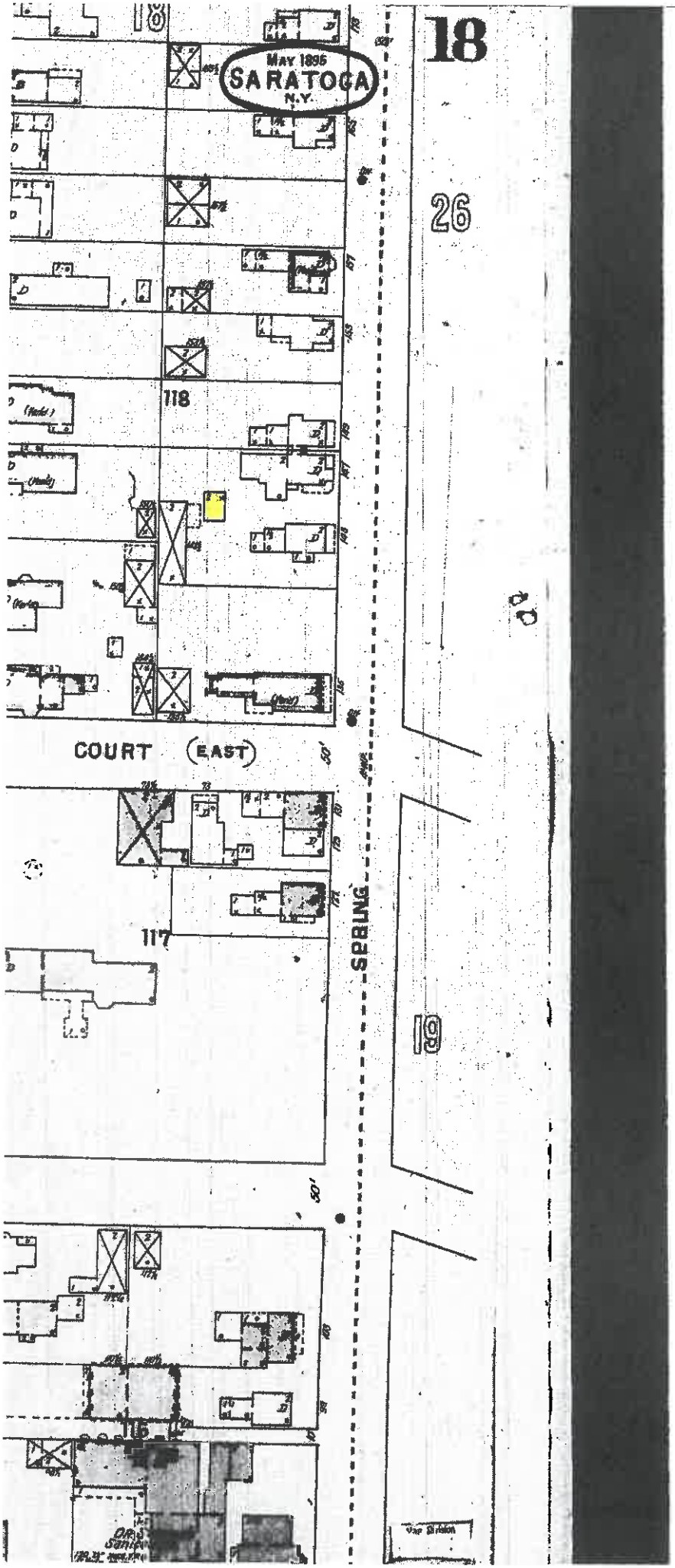


147 Spring Street

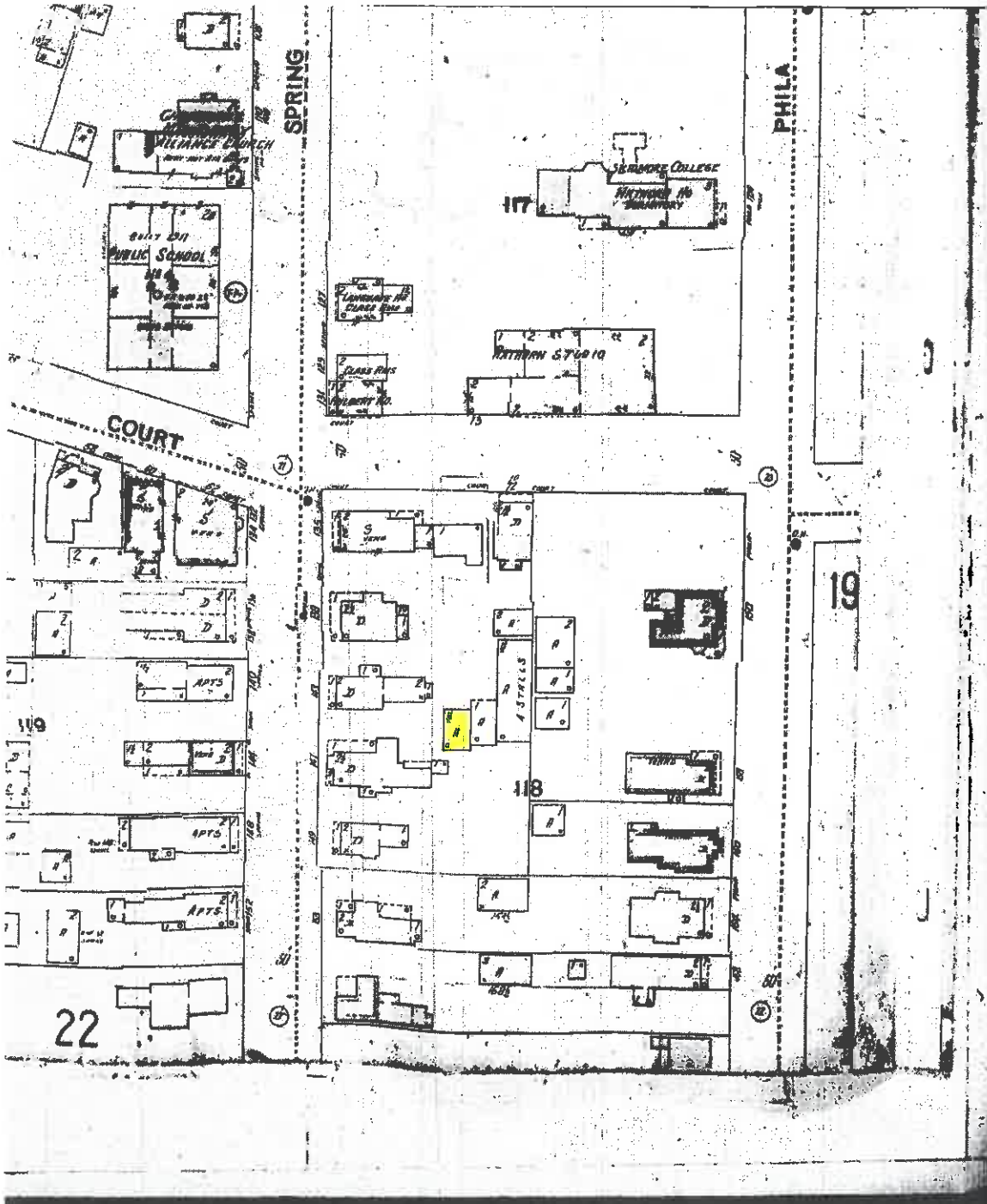
1888 Burleigh Birdseye View



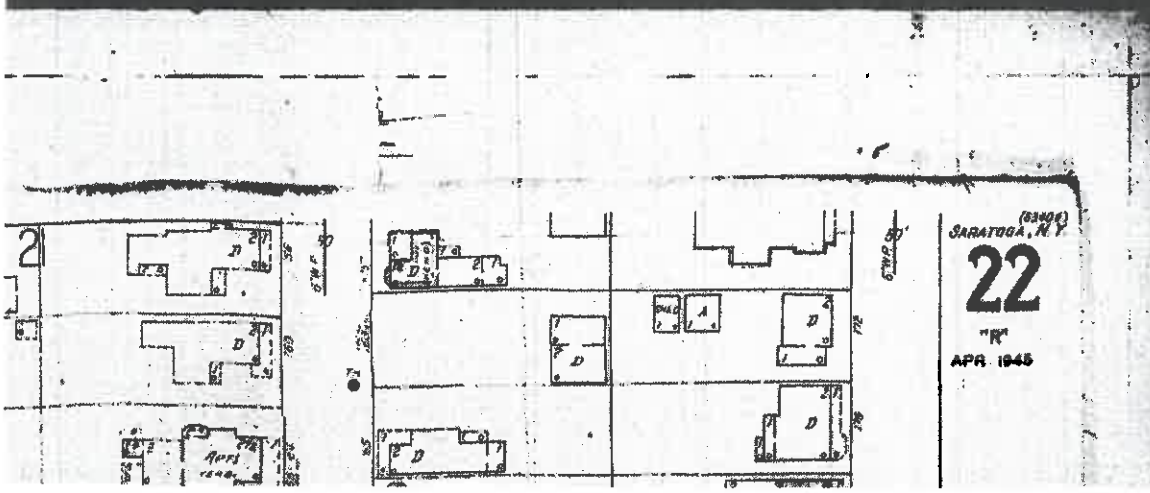
1889 P. 18
SANBORN MAP



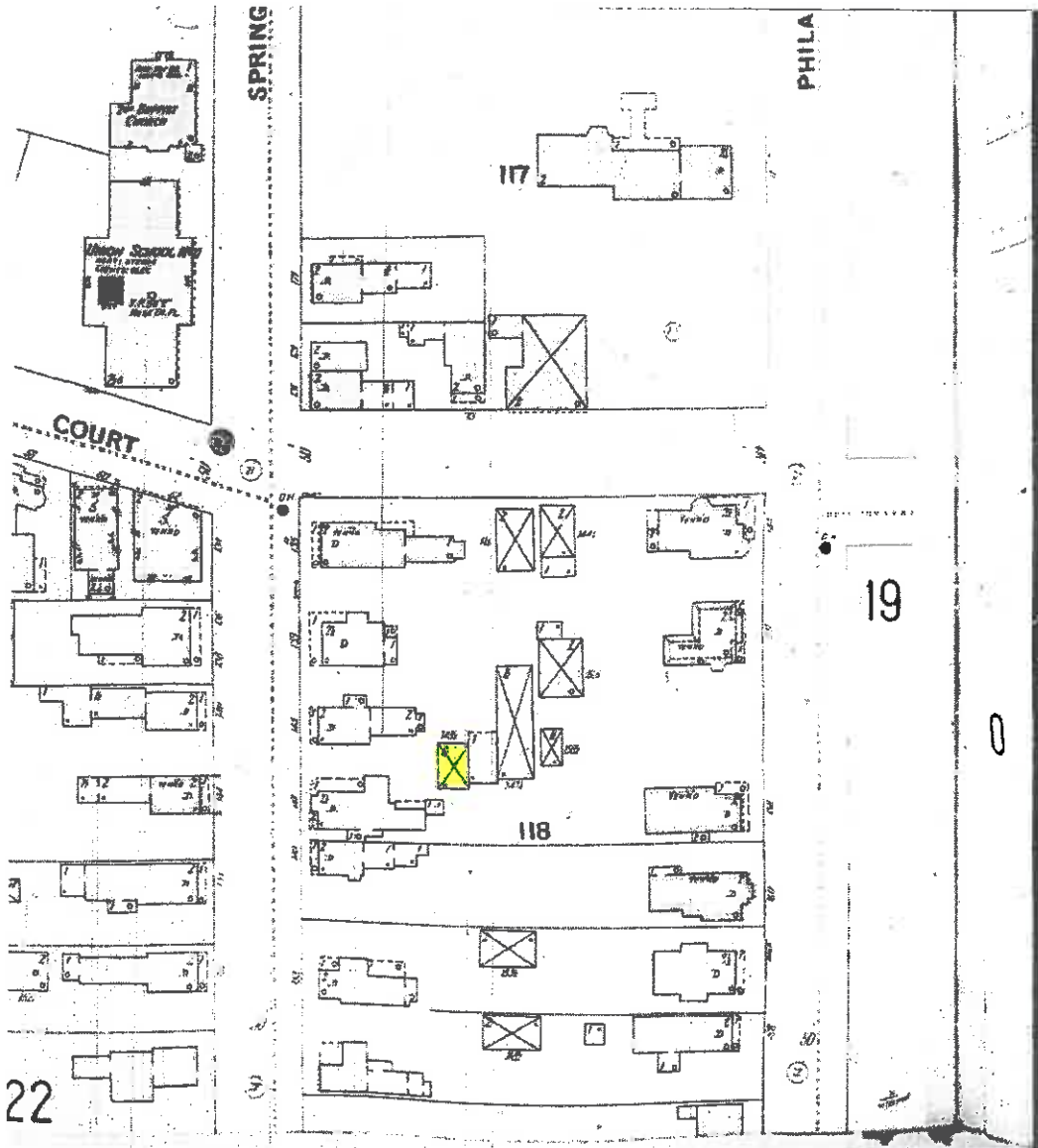
1895 18
SANBORN MAP



A - AUTO

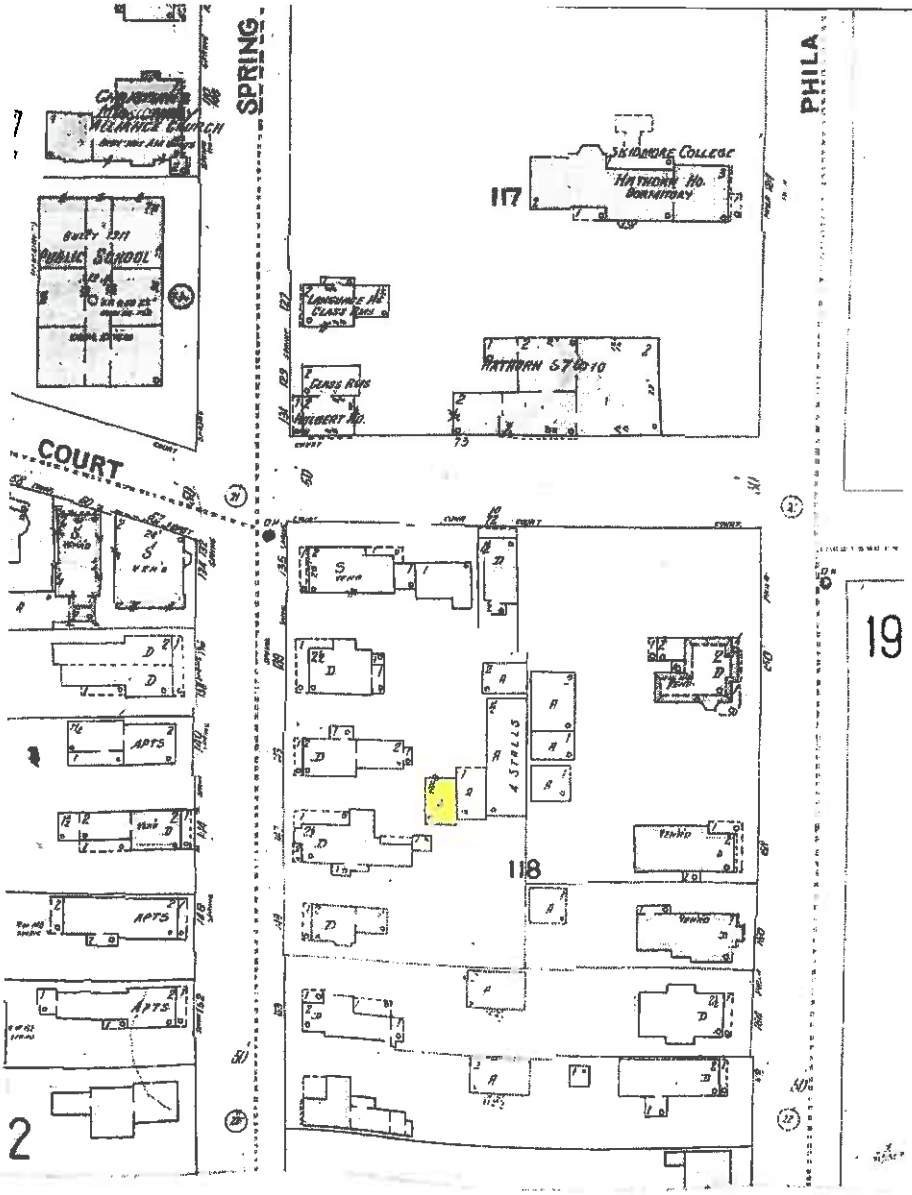


SANBORN MAP
1900
21



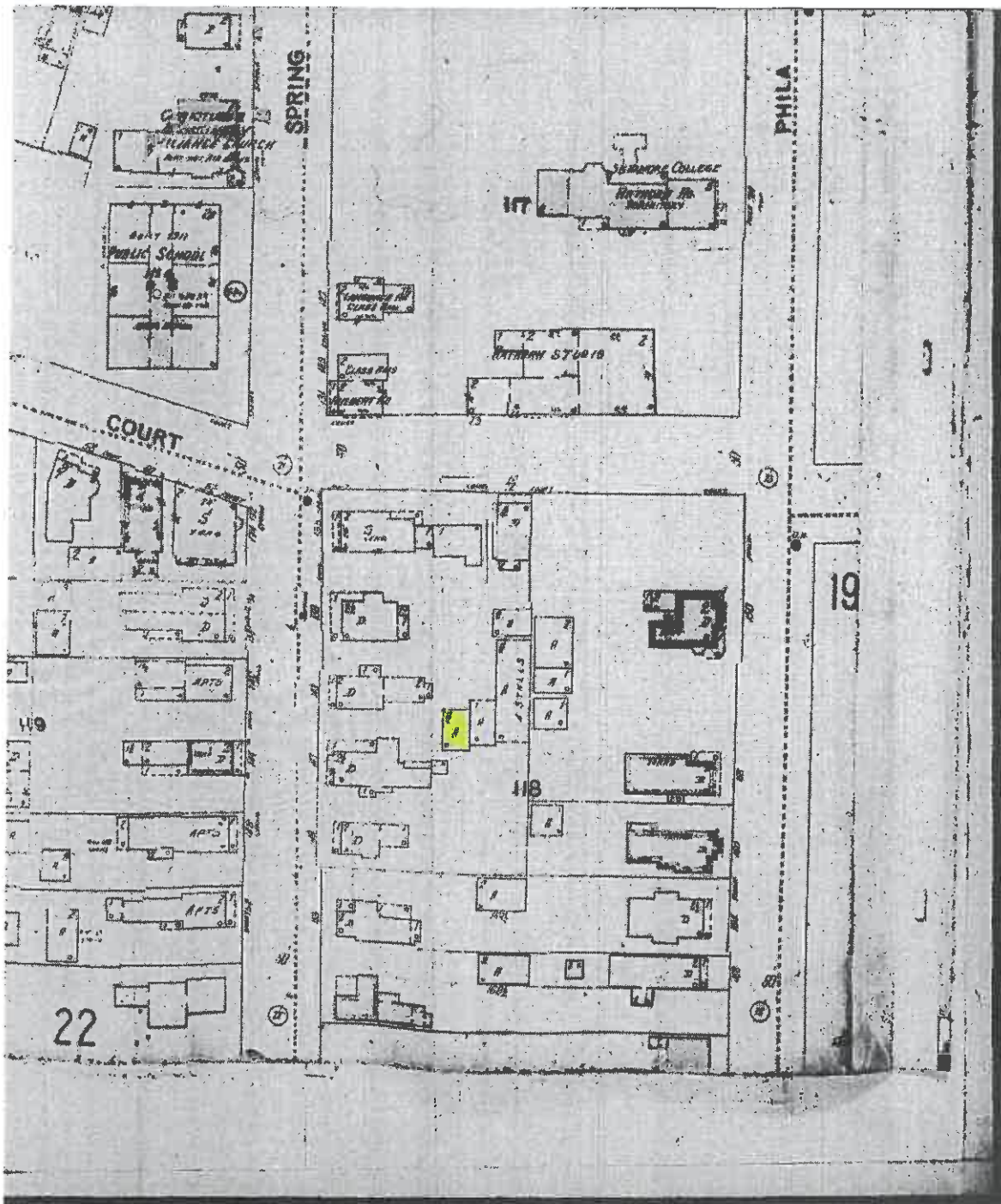
SANBORN MAP
1909

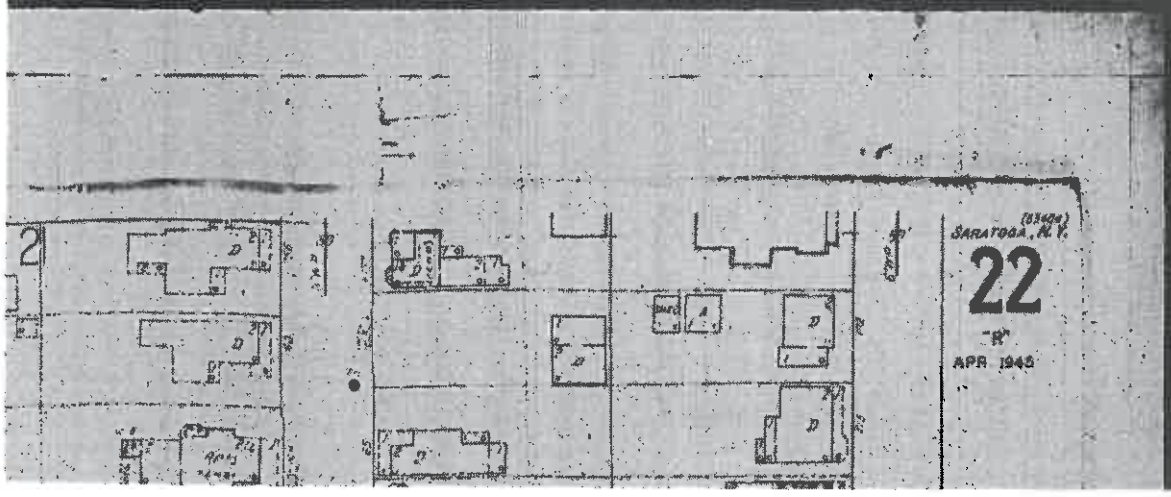
21



A = AUTO

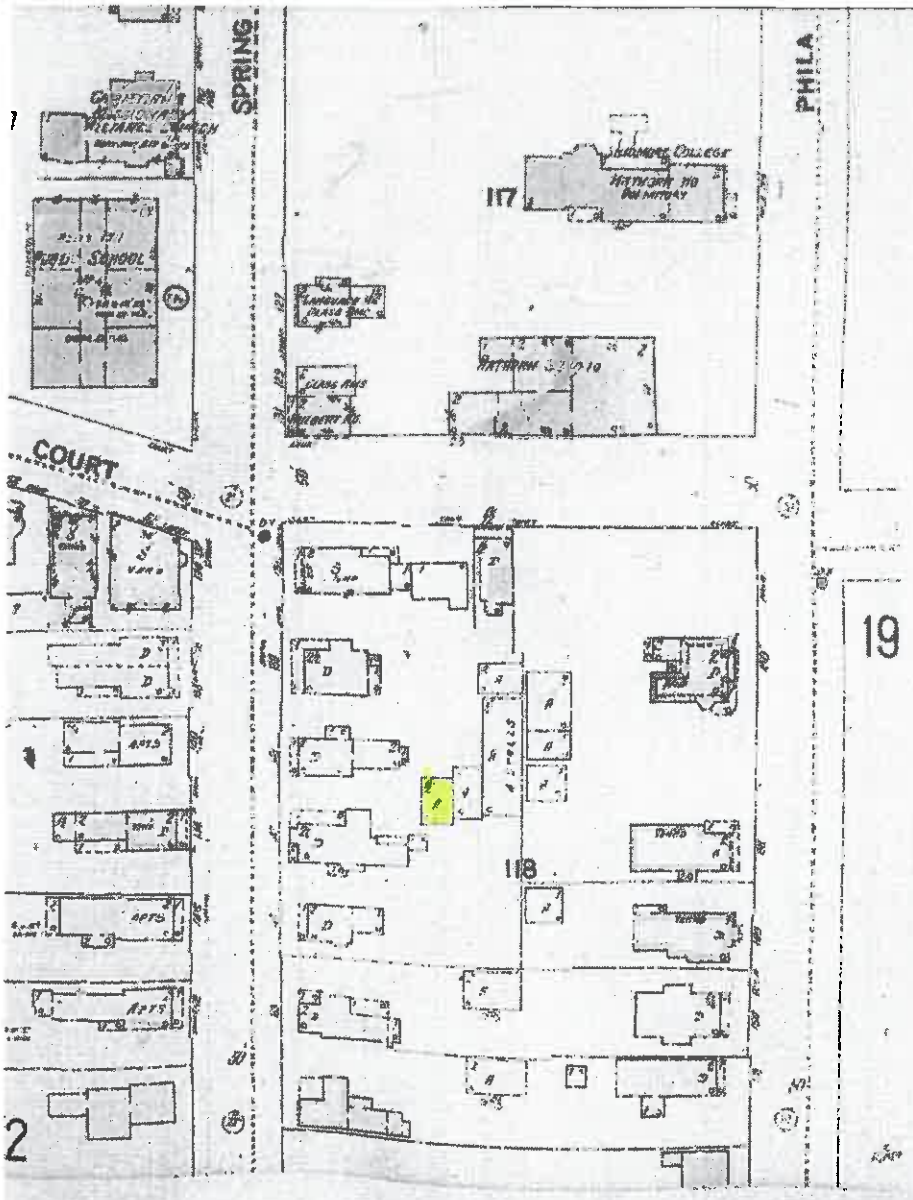
SANBORN MAP
1933 21





SANBORN MAP
1950

21



SANBORN MAP
C. 1967
1952

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	David Guarino & Linda Haner		
Address	[redacted]		
Phone		/	/
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: 21 Park Place Tax Parcel No.: 165 . 84 - 1 - 1
(*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: 11/9/98 3. Zoning District when purchased: UR-4

4. Present use of property: 3 unit residential 5. Current Zoning District: UR-4

6. Has a previous ZBA application/appeal been filed for this property?
☑ Yes (when? 12/29/14 For what? area variance)
☑ 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:
To construct two (2) additional residential structures on the property so that there are a total of seven (7) units on the parcel. The proposal includes one free-standing garage.

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: 12/29/14
2. Type of variance granted? ☐ Use ☑ Area
3. Date original variance expired: 6/29/16

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

Original application design not approved by Planning Board, application pending.

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:

There have been no changes to the neighborhood or the site since the original variance was granted. Circumstances are the same as well.

_____

_____

_____

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) _____

Dimensional Requirements	From	To

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.

_____

_____

_____

_____

_____

_____

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:

_____

_____

_____

_____

_____

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

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:

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:

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: 6-23-16
(applicant signature)

_____ Date: 6-23-2016
(applicant signature)

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

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

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
Oksana Ludd
James Helicke

Appeal #2776
IN THE MATTER OF THE APPEAL OF
David Guarino and Linda Haner
21 Park Place
Saratoga Springs, NY 12866

from the Zoning and Building Inspector's Denial (most recently revised Dec. 8, 2014) for the premises at 21 Park Place, Saratoga Springs, New York, identified as Tax Parcel No.: 165.84-1-1 in the inside district of the City.

The appellant having applied for an area variance under the Zoning Ordinance of the City to construct (2) detached two-family residences (per emailed Dec. 11, 2014 schematic) and (1) detached garage on a lot occupied by an existing three-family residence; seeking relief from the minimum front yard setback for both two-family residences and maximum principal building coverage requirements for the combined three principal structures in the Urban Residential – 4 District and public notice having been duly given of a hearing on said application held on July 14, September 22, November 17 and 24 and December 15, 2014.

In consideration of the balance between the benefit to the applicant with the detriment to the health, safety and welfare of the community, the Board makes the following resolution that the requested area variance for the following relief or such lesser amount, as described in the submitted application and plans revised Nov. 24, 2014 (updated Dec. 11, 2014), BE APPROVED

Type of Requirement	Required/ Permitted	Proposed	Total Relief Requested
Maximum Principal Building Coverage: Three principal buildings combined	25%	27.8%	2.8% (11.2%)
Minimum Front Yard Setback: Two-family fronting on Park Pl.	25 feet	16 feet	9 feet (36%)
Minimum Front Yard Setback: Two-family fronting on Park Pl.	25 feet	16 feet	9 feet (36%)

1. The Applicant has demonstrated that this benefit cannot be achieved by other means feasible. The buildings could be moved back on the lot to conform to the minimum front yard setback; however, as the applicants indicate, "It would also make the location of the front of the building inconsistent with the setback of the buildings on the north and south side of Park Pl." In addition, the two new

two-family residences were placed on the site in a way that would avoid additional tree removal. Similarly, the applicants provided an analysis of comparable principal building coverages in the neighborhood showing that, out of 32 nearby properties, 9 currently have principal building coverages equal to or greater than the subject requested variance. In addition, while smaller footprints could provide the same desired interior square footage, the buildings would need to be higher (third story) which would not be consistent with the neighborhood. In light of that, the subject request does not appear to adversely impact the surrounding neighborhood.

2. The Applicant has demonstrated that granting of these variances will not create an undesirable change in neighborhood character or a detriment to nearby properties. The applicants provided an analysis of where many of the existing, neighboring buildings are located in relation to their respective front property lines, showing that 15 residential properties reasonably near to the subject property have front yard setbacks less than the district requirement. It is this Board's determination that the proposed front yard setbacks for the new structures do not substantially conflict with the historic layout and existing streetscape of the neighborhood. The DRC provided a favorable advisory opinion on November 5, 2014 stating, "The proposed overall mass and scale of the project, the architectural styling, and the proposed materials would not be inconsistent, nor incongruous, with the surrounding neighborhood".

3. The requested relief from the front yard setback may be considered substantial at 36%; however, the requested relief is consistent with the location of other structures in the neighborhood as evidenced by the submitted street survey identifying neighboring homes' relationship to their respective front property lines. The Board notes the responses received from the County Planning Board, City Planning Board, the Design Review Commission and the Saratoga Springs Preservation Foundation, none of which find the requested dimensions unacceptable.

4. The applicants have demonstrated that the variances will not have a significant adverse physical or environmental effect on the neighborhood. The plans identify 42% of the site would remain permeable, which exceeds the minimum 15% required in the district. The Board is sympathetic to the concerns expressed by neighbors as to a possible increase in traffic on these local streets, concerns with the two additional curb cuts and the backing out of cars from the site on to both Regent and Park Pl. These site layout concerns, together with any remaining concerns about trees on site, can be appropriately considered by the Planning Board during site plan review.

5. The alleged difficulty may be considered self-created, however, this is not necessarily fatal to the application.

<u>Note:</u>
County referral response, "No Significant Countywide or Intercommunity Impact" with comment, dated July 28, 2014.

While DRC Historic Review is not required in this case, the applicant's Nov. 13, 2014 response to the consideration identified in the DRC's advisory opinion shall be incorporated into the final design of the project.

Other approvals:

Planning Board site plan review is required

Adopted by the following vote:

AYES: 7 (B. Moore, A. McNeill, K. Kaplan, G. Hasbrouck S. Carlson, O. Ludd and J. Helicke)

NAYES: 0

Dated: December 15, 2014

This variance shall expire 18 months following the filing date of such decision unless the necessary building permit has been issued and actual construction begun as per 240-8.5.1.

12/23/14
Date

Chair

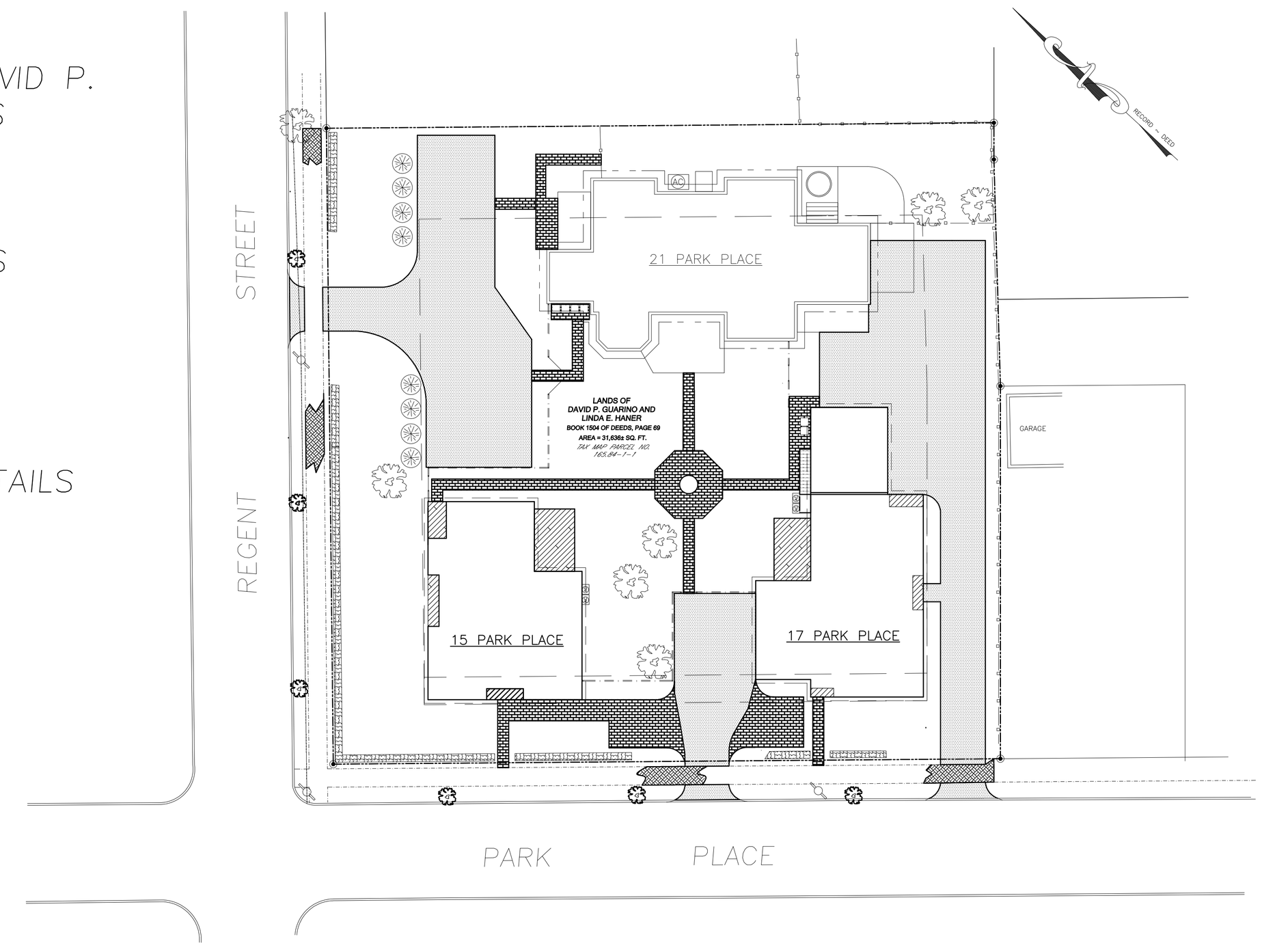
I hereby certify the above to be a full, true and correct copy of a resolution duly adopted by the Zoning Board of Appeals of the City of Saratoga Springs on the date above mentioned, seven members of the Board being present.

RECEIVED
DEC 29 2014
ACCOUNTS DEPARTMENT

PARK & REGENT CONDOMINIUMS

SHEET LISTING – SITE PLAN APPLICATION CONTENTS

1. MAP NO. 2005–19–02 – SURVEY OF LANDS OF DAVID P. GUARINO AND LINDA E. HANER, SURVEY ASSOCIATES
2. S1 SITE PLAN
3. S2 SEDIMENT & EROSION CONTROL PLAN & DETAILS
4. S3 STORMWATER MITIGATION & GRADING PLAN
5. S4 LANDSCAPING & LIGHTING PLAN & DETAILS
6. S5 PARKING, TURNING, SNOW STORAGE PLAN & DETAILS
7. D1 SITE INFRASTRUCTURE DETAILS
8. D2 SITE UTILITY DETAILS
9. D3 SITE STORMWATER MITIGATION DETAILS & NOTES



MAP REFERENCE:
1. "SURVEY OF LANDS OF DAVID P. GUARINO AND LINDA E. HANER", MAP NO. 2005–19–02, REVISION 1, 11/26/2014, BY SURVEY ASSOCIATES, LLC

REV.	DATE	BY	CHK.	DESCRIPTION
1	7/8/2015	FTO	JK	REORDERED/RENUMBERED SHEETS
–	6/1/2015	FTO	JK	ORIGINAL SUBMITTAL

BOUNDARY INFORMATION
BOUNDARY INFORMATION USED IN THE PREPARATION OF THIS PLAT WAS TAKEN FROM THE MAPS REFERENCED ON THIS PLAT.

PER NYS EDUCATION LAW, REXFORD ENGINEERING PLLC AND ITS MEMBERS DO NOT PARTICIPATE IN THE PRACTICE OF LAND SURVEYING NOR ASSUME THE DUTIES GRANTED LICENSED LAND SURVEYORS IN ESTABLISHING REAL PROPERTY BOUNDARIES.

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PHONE: (518) 399-0153 • FAX: (253) 484-9242
JOHN KLEKOVIC, P.E. LICENSE NO. NY 057060

DRAWN BY: FTO	CITY OF: SARATOGA SPRINGS	SCALE: NO SCALE	
CHECKED BY: JK	COUNTY OF: SARATOGA	DATE: 7/8/2015	
TAX MAP NO. 165.84-1-1	STATE OF: NEW YORK	REVISION: 1	

PARK & REGENT CONDOMINIUMS
OWNER: DAVID P. GUARINO & LINDA E. HANER

SHEET LISTING

S0
SHEET 1

PB# 14.053

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

APPLICANT: DAVID GUARINO AND LINDA HANER TAX PARCEL NO.: 165.84-1-1

PROPERTY ADDRESS: 21 PARK PLACE
ZONING DISTRICT: URBAN RESIDENTIAL – 4

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

Extension of a previously approved area variance for construction of two, two-family residences.

This application is hereby denied upon the grounds that such use of the property would violate the City Zoning Ordinance article(s):

240-2.3 Table 3 and 8.5.2. 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
Minimum front yard setback:	25 ft.	16 ft.
Maximum principal building coverage:	25%	27.8%

Note: Previously approved December 15, 2014 and filed December 29, 2014

☐ Advisory Opinion required from Saratoga County Planning Board

ZONING AND BUILDING INSPECTOR 9/12/16 DATE

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 #)

REC'D JUN 06 2016

(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	Theresa Capozzola	Peter and Theresa Capozzola	
Addres	[redacted]		
Phone	[redacted]	/	/
Email	[redacted]		

* 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: 57 Gilbert Road Tax Parcel No.: 166 . 3 - 14
(*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: 57 - 8/30/1993 3. Zoning District when purchased: RR-1

4. Present use of property: Residential 5. Current Zoning District: RR-1

6. Has a previous ZBA application/appeal been filed for this property?
☒ Yes (when? 6/6/16 - Current For what? side yard set back with 55 gilbert
☐ 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:
Area variance to allow home office in detached garage.

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) 6.4.3 B 1 and B 2.

Dimensional Requirements	From	To
B. 1.	within structure	detached garage
	15%	25%
B. 2	1 employee	1 1/2 employees

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 garage could not be attached to the home on the north side as neighboring property (55 Gilbert)already violates side yard set backs.

   The garage could not be attached to the home on the south side because the septic system and well and well pipes servicing the property were located on the south side of home. (Well is now abandoned)
   The garage couldn't be located in the rear of the home due to location of leach field and would be too close to a stream.

   At the time the garage was built, the zoning law allowed 30% of total floor area of the residence and did not specify "totally within structure" – See attached ordinance

   The need for one and one-half employees is due to job sharing between employees.

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:

   Garages and Home occupations are both allowable in the zone. The neighborhood now has garages and structures much larger than subject garage. Office use does not generate much additional traffic, office is located in garage which fits in with neighborhood. Addition of one 1/2 time employee does not create undesirable change n character of neighborhood as only impact is one extra trip to office, and we are well below our trips allowed per day per the existing zoning.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

The variance is not substantial. All other requirements for home occupation are met with the exception of office being in detached garage, and it impossible to have attached garage to home. Area which occupies office is based on a percentage of the size of the home. Since my home is relatively small, if makes any home office, even within the structure, potentially to small to be practical. In addition, when garage was built upon information and belief, the zoning law allowed 30% of total floor area of the residence. If that was still the case, a variance on that issue would not be necessary. In addition, the prior zoning did not specify "totally within structure", therefore an interpretation could have allowed office in detached garage and again, would not have needed a variance.
The addition of one 1/2 time employee is not substantial and even with the addition of that one extra employee on some days, not all, we are below the amount of trips alllowed to be generated per existing zoning.

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:

No change is being made to the neighborhood. The office is supplemental to and secondary to the use as a garage for our home. The garage is a two car garage. Newer structures in the neighborhood have been allowed that have much greater physical and environmental impact on the neighborhood including office buildings and convenience stores.
The use of the second floor of garage as a home office has a positive effect on environment as it reduces another car on the road ~~traveling to an office.~~
The second 1/2 employee does not create an adverse effect as our activity already generates less trips then allowed by the zoning.

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:

Although the office use was self created, the necessity that the garage be detached was not self created given the only location available for the well and septic system.

The use of the garage space as an office may have been allowed without a variance under zoning code in effect at the time garage was built as the zoning law allowed 30% of total floor area of the residence and did not specify "totally within structure". Please see attached pages from prior zoning.

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: 6/6/16.
(applicant signature)

_____ Date: _____
(applicant signature)

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

Owner Signature: _____ Date: _____

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: _____

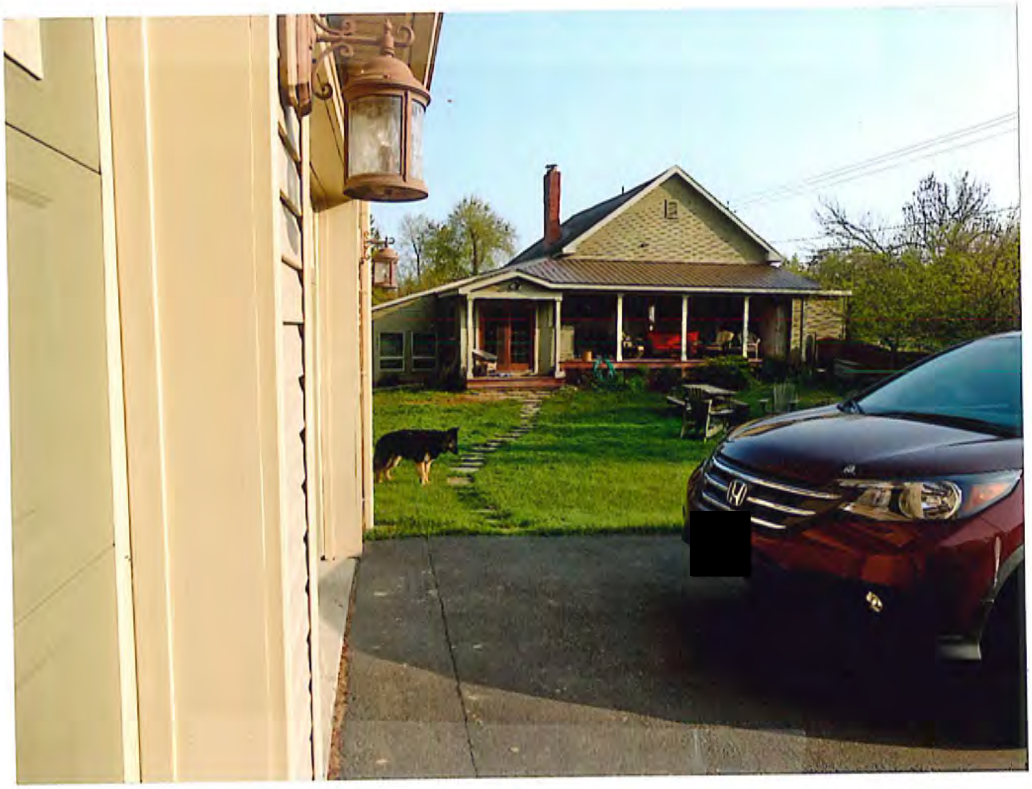
☐ Advisory Opinion required from Saratoga County Planning Board

_____ _____

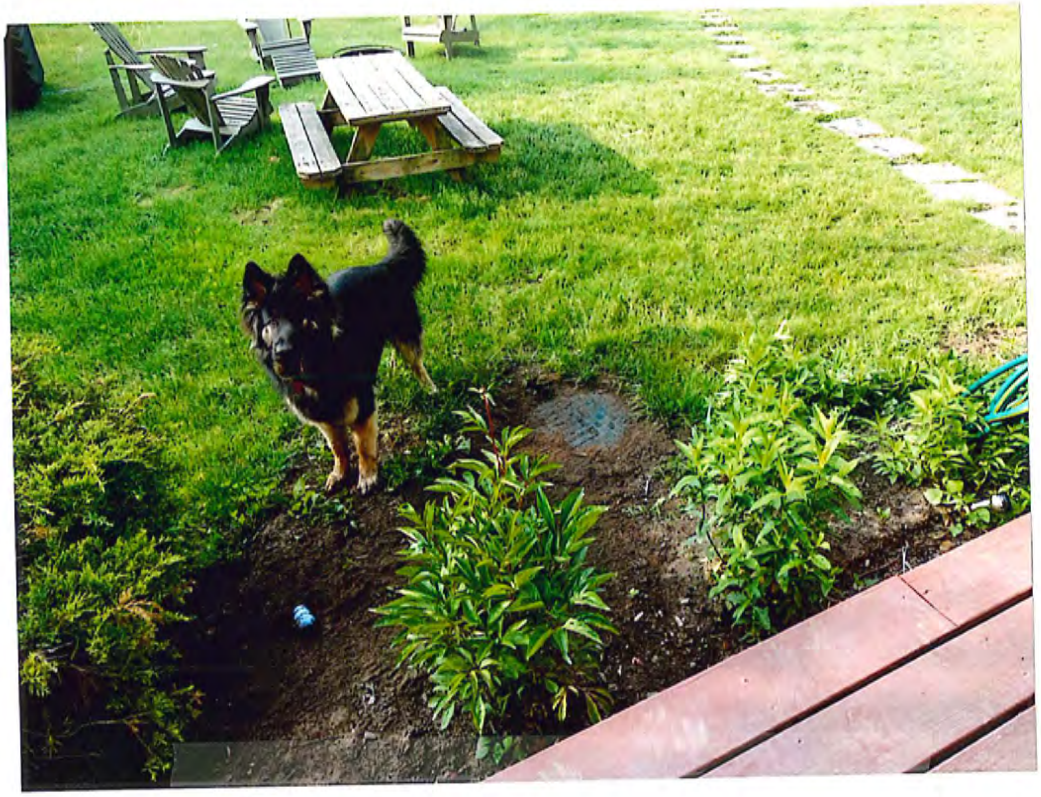
ZONING AND BUILDING INSPECTOR DATE

Revised 12/2015

Structure part of residential garage
No change to character of neighborhood



VIEW OF HOUSE FROM GARAGE



Location of Septic on garage side of house.

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: Theresa Capozzola Area Variance		
Project Location (describe, and attach a location map): 57 Gilbert Road		
Brief Description of Proposed Action: Seeking Area Variance for Home Office in Detached Garage		
Name of Applicant or Sponsor: Theresa A. Capozzola	Telephone: [redacted] E-Mail: [redacted]	
Address: [redacted]		
City/PO: [redacted]	State: [redacted]	Zip Code: [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? 0 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? 10.484 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?	☐	☑
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: N/A Area variance	☐	☐
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		

	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: Theresa A Capozzola Date: 6/6/16

Signature:

PRINT FORM

OUD.

ARTICLE XII - SUPPLEMENTAL REGULATIONS AND EXCEPTIONS

240-12.1 INTENT

The provisions of this chapter shall be subject to the exceptions, prohibitions, requirements and/or limitations as hereinafter provided.

240-12.2 NUMBER OF PRINCIPAL BUILDINGS (amended 6/7/93, 4/15/97, 5/15/01, 6/15/04)

A. Only one principal building may be established on any one lot. This shall not apply to a lot in an approved clustered or conservation subdivision. The following exceptions are permitted provided that each principal building is sited so as to meet the minimum area, width and yard requirements of that district:

(1) The Building Inspector shall grant an exception to permit more than one principal building for additional single family homes on any lot in the Rural Residential-1 district.

(2) The Building Inspector shall grant an exception to permit more than one principal building for one and two-family uses on any lot in the Urban Residential-4 and Urban Residential-5 districts.

(3) The Planning Board may grant an exception to permit more than one principal building on any lot in any other multifamily residential district, any commercial or business district and any institutional or industrial district.

B. When siting multiple warehouse or storage structures (including self-storage) on any one lot, the minimum area, width and yard requirements that relate to each structure shall be 50 percent of that normally required by the district. However, the front, rear and one side yard requirements that relate to the parcel's perimeter shall not be reduced from the normal requirements.

240-12.3 SPECIAL FRONT YARD REQUIREMENTS

(amended 5/15/95, 4/15/97, 8/3/99)

The minimum front yard setback requirement in an UR-I, UR-2 or UR-3 district shall be altered as follows from the requirements set forth in Articles III thru XXI: If there are existing principal structures on both parcels of land immediately adjacent to the said property and if both the adjacent structures fail to meet the existing minimum front yard requirements, then the minimum front yard requirement for said property shall be no closer to the street right-of-way line than the average distance of the existing setback for the adjacent structures.

240-12.4 HOME OCCUPATION

(amended 11/18/91, 9/8/92, 6/7/93, 6/19/95, 4/15/97, 5/15/01, 3/1/05)

A. IN GENERAL

(1) The activity shall not alter the primary use of the premises as a residence and the non-residential use shall be limited to no more than 30% of the

total floor area of the residence.

(2) In no way shall the appearance of the structure be altered nor shall the activity within the residence be conducted in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of noises, odors, or vibration.

(3) This chapter shall not prevent individuals, owners, lessees or purchasers under contract from conducting a business, trade, or profession specified below in their homes or residences, provided that they meet the standards set forth by these regulations.

B. HOME OCCUPATIONS shall be permitted as an accessory use where permitted as set forth in district use schedules in Article II. The following standards shall apply to such activities:

(1) Only the occupants of the residence and one non-occupant of the residence may conduct the activity. The addition of a second or third non-occupant of the residence employee requires the issuance of a special use permit.

(2) The average weekday vehicle trip ends generated by the home occupation use shall not exceed 20 trip ends, and any need for parking generated by the home occupation shall be met onsite and not in the required front yard.

(3) Patrons or clients of the home occupation may not visit the premise after 9:00 p.m. or before 8:00 a.m. daily.

(4) Only one non-illuminated, 1½ sq. ft. wall sign is permitted.

(5) Exterior storage or display of stock, equipment or products is prohibited.

C. PERMITTED HOME OCCUPATIONS. Home occupations include, but are not limited to, the following:

(1) Office facilities for accountants, architects, brokers, engineers, land surveyors, landscape architects, lawyers, insurance agents, realtors, and members of similar professions.

(2) Emergency treatment by a doctor or a dentist, but not the general practice of such profession.

(3) Office facility of a salesperson, sales representative or manufacturer's representative provided that no retail or wholesale transactions are made on the premises.

(4) Office facilities for ministers, priests and rabbis.

(5) Home crafts such as model making, rug weaving, and lapidary work.

(6) Workshop or studio for an artist, photographer, craftsperson, writer, composer, dress maker, tailor or computer programmer.

(7) Facilities for instruction to not more than 3 pupils at any given time such as in music or dance.

(8) Homebound employment of a physically or mentally handicapped person who is unable to work away from home by reason of disability.

(9) Appointments and consultations by a psychiatrist, psychologist, psychotherapist or social worker.

F. PROHIBITED HOME OCCUPATIONS.

(1) Nursing homes, medical offices, clinics, or hospitals

(2) Antique or furniture shops

(3) Barbershops, hair stylists or beauty salons

(4) Funeral homes, mortuaries or embalming establishments

(5) Restaurants

(6) Private clubs or lodges

(7) Stables, kennels or animal clinics

(8) Adult entertainment

(9) Corridor Bed and Breakfast

(10) Corridor Rooming House

(10) Neighborhood Bed and Breakfast

(11) Neighborhood Rooming House

(12) Inn

240-12.5 JUNKYARDS

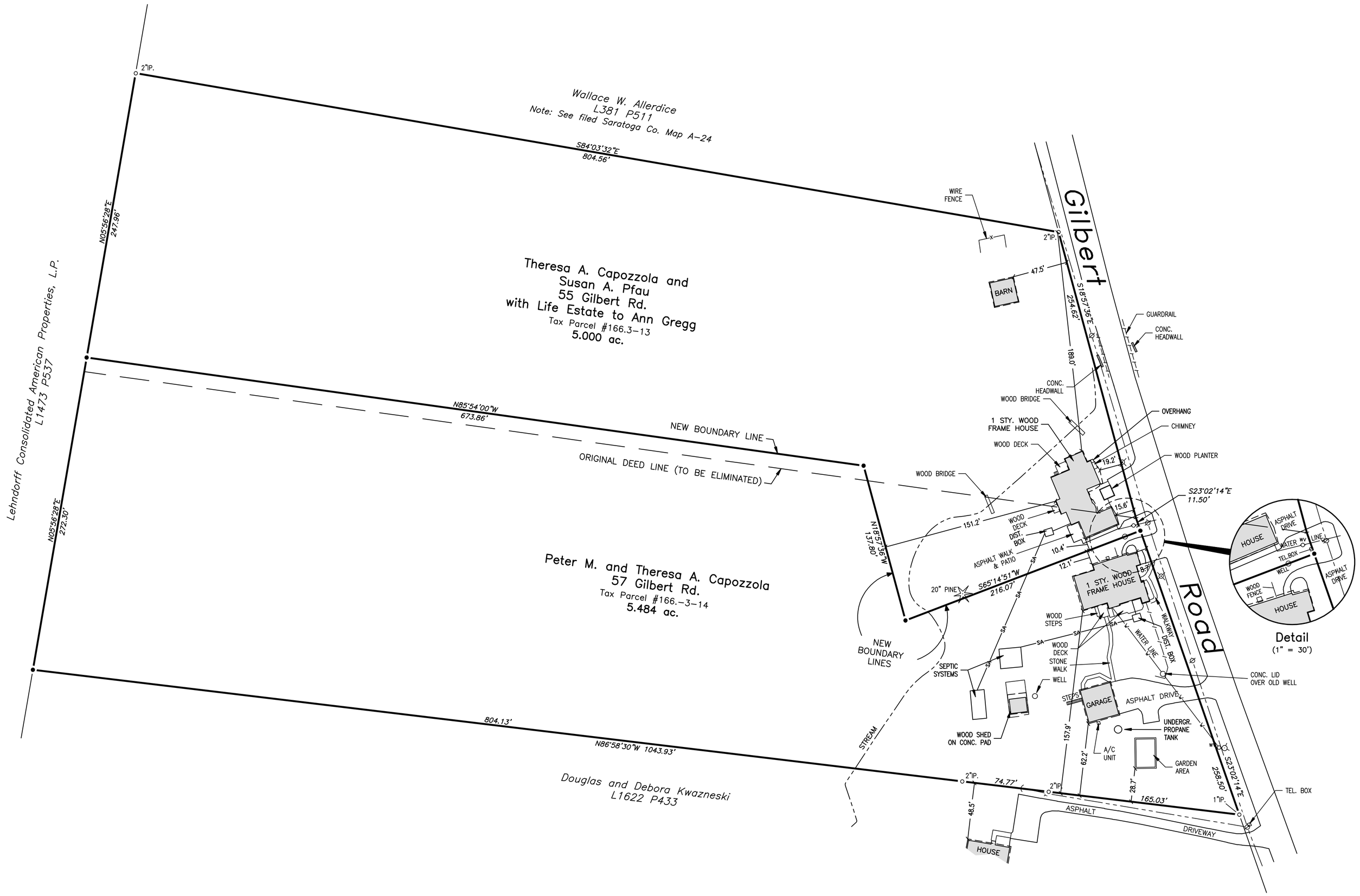
No junkyards shall be established in any district on or after the effective date of this chapter.

240-12.6 DRIVE IN MOVIES

No drive in movies shall be established in any district on or after the effective date of this chapter.

240-12.7 WALLS AND FENCES (amended 6/15/04, 5/3/05, 6/15/04)

A. All fences and walls shall be measured from the ground level at the base of the side directed toward the abutting property. All such fences and walls constructed after June 15, 2004 shall have the finished face of the fence or wall directed toward the abutting property. The property owner on whose land the fence or



Deed References:

1. Theresa A. Capozzola and Susan A. Pfau dated Sept. 10, 2004 in Liber 1696 of Deeds, page 549.
2. Peter M. and Theresa A. Capozzola dated August 30, 1993 in Liber 1376 of Deeds, page 284.

Map Reference:

See filed Saratoga County "Plat of Survey for Eleanor Rheinish" prepared by Andrew Stine L.S. dated August 1961 and shown in Liber 709 of Deeds, page 471.

Note:

55 Gilbert Road shall have access to the existing septic system it is currently using on 57 Gilbert Road.

Map Legend

- ● 5/8" steel rod set with a tag
- ○ marker found, labeled
- ⌀ utility pole
- lamp post
- WV water valve
- overhead wires
- wood fence

Site Statistics

55 Gilbert	Required	Proposed
Min. Lot Size	2 AC.	5.000 AC.
Mean Width	200'	248.7'
Min. Front Yard	60'	15.6'
Min. Rear Yard	100'	151.2'
Min. Side Yard: One Side	30'	10.4'
Min. Side Yard: Total Side	100'	199.4'

57 Gilbert	Required	Proposed
Min. Lot Size	2 AC.	5.484 AC.
Mean Width	200'	263.6'
Min. Front Yard	60'	8.7'
Min. Rear Yard	100'	100'
Min. Side Yard: One Side	30'	12.1
Min. Side Yard: Total Side	100'	170'

Zoning Schedule: RR Rural Residential

Zoning District	Minimum Lot Size	Minimum Mean Width (Ft.)	Maximum Lot Coverage		Min. Setback Demensions (Feet)				Principal Buildings		Minimum Distance to Accessory Building (Feet)				Minimum % to Remain Permeable
			Principal Bldg.	Access. Bldg.	Front	Rear	Each Side	Total Side	Minimum 1st Floor Area (SF)	Max. Height (Feet)	Principal Building	Front Lot Line	Side Lot Line	Rear Lot Line	
RR	2 acres	200	15	5	60	100	30	100	n/a	35	5	60	30	50	80

Approved under authority of the Chairman of the Planning Board of the City of Saratoga Springs per the Subdivision Regulations, Article V.

Chairperson _____ Date Signed _____

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209 subdivision 2 of the New York State Education Law.

Only apparent easements (if any) are shown on this survey. No abstract of title was available.

P:\Capozzola, Theresa S10-110\dwg\S10-110 Capozzolas.dwg

Boundary Line Adjustment for Capozzola and Pfau

Situate at 55 and 57 Gilbert Road
City of Saratoga Springs, Saratoga County, NY

THOMPSON & FLEMING
LAND SURVEYORS, P.C.
12 Lake Avenue
Saratoga Springs NY 12866
Voice: (518) 587-5665
Fax : (518) 587-5772

DATE	DESCRIPTION
REVISIONS	

DATE: Feb. 18, 2016
JOB NO.: S10-110.24
DRAWN BY: DES
CHKD.BY: BRF
TAX MAP: 166-3-13 & 14
SCALE: 1" = 50'
25 0 25 50

S10-110.24

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	CDJT Development, LLC		
Address	Pine West Plaza 2, Wash Ave. Ext Albany, NY 12205		
Phone	518-438-3521 /	/	/
Email	[redacted]		

* 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: 124 jefferson st Tax Parcel No.: 178 . 36 - 3 - 21
(*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: 2110 3. Zoning District when purchased: _____

4. Present use of property: 6 townhomes 5. Current Zoning District: _____

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:
repurpose public benefit from senior to workforce

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:
2 market rate units and 4 workforce units

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:
   7 years of marketing to seniors and not a single offer

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

   1) Date of purchase: 2010 Purchase amount: $377,000

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

Date	Improvement	Cost
2010	6 townhomes	$1,800,000

   3) Annual maintenance expenses: $20,000 4) Annual taxes: $12,000

   5) Annual income generated from property: $10,000

   6) City assessed value: $492,000 Equalization rate: 80% Estimated Market Value: $615,000

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

   Appraisal Assumptions: _____

B. Has property been listed for sale with the Multiple Listing Service (MLS)? ☑ Yes ☐ No If "yes", for how long? 7 years

1) Original listing date(s): 2010 Original listing price: $ 325,000

If listing price was reduced, describe when and to what extent:
$299,000 in 2011

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

If yes, describe frequency and name of publications:
all senior outlets 55+ Living Guide

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

If yes, list dates when sign was posted:
since 2010

4) How many times has the property been shown and with what results?
multiple times with no offers

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:
seniors do no want this type of housing which is twpo story 2 and 3 bedroom with full basement and attached garage.

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:

   already completed for 7 years

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:

   seniors do not want this type of housing

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

The applicant requests relief from the following Zoning Ordinance article(s) _____

Dimensional Requirements	From	To

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.

_____

_____

_____

_____

_____

_____

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:

_____

_____

_____

_____

_____

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

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:

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:

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:_____
(applicant signature)

_____ Date:_____
(applicant signature)

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

Owner Signature: _____ Date:_____

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

AS FEATURED IN: **55+ Living Guide** 55PlusLivingGuide.com

Saratoga Six

Condominium Rentals / $1,495* per Month
124 Jefferson Street, Saratoga Springs
*Option to Purchase

2 Floor Plans
1,400 Square Feet
2 Bedrooms
2.5 Baths
HOA Included

For more information contact:
Danielle Warrington at 518-698-9955 (cell)

DOWNSIZE TO UPSCALE SOPHISTICATION AND STYLE.

New construction, luxury 55+ condominiums within walking distance to Broadway and historic Saratoga Race Course. A six unit building with two floor plans to choose from. Attached garage, small front porch and back patios overlooking common backyard areas for total outdoor enjoyment.

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

124 jefferson st. cdjt development/charles touhey

Name of Action or Project:
saratoga springs ny use variance

Project Location (describe, and attach a location map):
124 jefferson st saragoga springs ny

Brief Description of Proposed Action:
change public benefit from senior designation to workforce designation

Name of Applicant or Sponsor:	Telephone: 518 438 3521
cdjt development/charles touhey	E-Mail: [redacted]

Address:
pine west plaza bldg 2 washington ave ext

City/PO:	State:	Zip Code:
albany	ny	12205

	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? .43 acres
b. Total acreage to be physically disturbed? .43 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .43 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?	☑	☐	
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? 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			
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: CDST Development Date: 3/28/16

Signature: [illegible]

PRINT FORM

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	CDJT Development, LLC/Charles Touhey		
Address	Pine West Plaza 2, Wash Ave. Ext Albany, NY 12205		
Phone	518-438-3521 /	/	/
Email	[redacted]		

* 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: 124 jefferson st Tax Parcel No.: 178 . 36 - 3 - 21
(*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: 2110 3. Zoning District when purchased: UR 7

4. Present use of property: 6 townhomes 5. Current Zoning District: UR 7

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:
Repurpose the original public benefit, (which was required by the 4 unit density bonus received) from Senior housing to Workforce housing, wherein buyers must have a maximum income not to exceed 80 to 120% of Saratoga AMI (Area Median Income)

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) na

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

na

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:
Allow the sale of 2 market rate units, and 4 workforce units to persons whose income does not exceed 80-120% of the Saratoga County AMI (Area Median Income)

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:

   In 2110, six senior units were completed and marketing began. Each townhome consisted of 2 or 3 bedrooms, 2 story, full basements and attached garage. Price was $325,000. From the outset, buyers were available in the 30 to 40 year old range, with none over the 55 age as required by the project approvals. The price was then lowered to $299,000 (actual builder cost) and subsequently to $250,000 to determine if price was indeed the factor. It clearly was not. For 7 years and 3 realtors, we still have no buyers over 55.

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

1) Date of purchase: 2010 Purchase amount: $377,000

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

Date	Improvement	Cost
2010	6 townhomes	$1,800,000

3) Annual maintenance expenses: $20,000 4) Annual taxes: $12,000

5) Annual income generated from property: $10,000

6) City assessed value: $492,000 Equalization rate: 80% Estimated Market Value: $615,000

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

Appraisal Assumptions: _____

B. Has property been listed for sale with the Multiple Listing Service (MLS)? ☑ Yes ☐ No If "yes", for how long? 7 years

1) Original listing date(s): 2010 Original listing price: $ 325,000

If listing price was reduced, describe when and to what extent:
From $325,000 to299,000 to $250,000 in 2011 as well as "Rent With Option To Buy"

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

If yes, describe frequency and name of publications:
all senior outlets including 55+ Living Guide for 7 years.

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

If yes, list dates when sign was posted:
since 2010

4) How many times has the property been shown and with what results?
multiple times weekends, open houses, with no offers over 7 years.

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:

After 7 years of marketing, price reductions and 3 realtors, it is clear that while persons in the age bracket of 30 t0 40 will purchase these homes, seniors will not.

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:

Project was approved and constructed in accordance with all plans and specifications 7 years ago and has impacted the neighborhood favorably in it's appearance and style. (see attached brochure)

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:

Applicant entered into project fully expecting seniors to purchase the homes in full accordance and compliance with density bonus granted by the city for such housing. Applicant accepts that an equivalent public benefit must be required to change use. Therefore, applicant is proposing to repurpose public benefit to workforce housing wherein buyers income must not exceed 80 to120% of AMI for Saratoga

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: 3-25-16
(applicant signature)

_____ Date: _____
(applicant signature)

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

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

Attachments

and supporting materials.

124 Jefferson St. – Project History

Background- In 2010, the project was approved for 6 units of senior housing (2 units allowed, plus 4 units (density bonus). Marketing began immediately with age restriction originally at 60, subsequently changed to 55 by the city. However, customers who were willing to purchase were always 30 to 40 years of age.

Unit Design – Two and Three Bedroom, Two story, and full basement with attached garage.

Pricing – $325,000 in 2010 subsequently reduced to $299,000 in 2011 and briefly to $250,000 that year.

Marketing - (Utilized three realtors) (Roohan ,Hunt ,Pro Realty of New York) with specialized outreach to seniors through flyers and visits to all Saratoga Senior centers. In addition, targeted advertising in "55 + Living Guide". (Attached)

2016 Situation- After 7 years of marketing, it is clear that there is a market for these homes in the 30 to 40 year age range. We are proposing to repurpose the Public Benefit derived from the 4 unit density bonus to "Workforce Housing"

Workforce Housing - would restrict buyers to a maximum of 80 to 120% of the Area Median Income (AMI) for Saratoga County, thus providing affordable housing opportunities for the city, which it sorely needs.

124 Jefferson St

Marketing Efforts 2010-2016

2010

#1 Hunt Realty

-20 open houses

-Flyers

-Advertising

-Senior Outreach Centers

-MLS

-Numerous appointments

2011

Hunt Realty

-20 open houses

-Flyers

-Advertising

-Senior Outreach Centers

-MLS

-Numerous appointments

2012

#2 Roohan Realty

-20 open houses

-Flyers

-Advertising

-Senior Outreach Centers

-MLS

-Numerous appointments

2013

Pro Realty of New York

Hired on-site sales person Cost: $20,000

Offered "Rent with option to buy"

-20 open houses

-Flyers

-Advertising

-Senior Outreach Centers

-MLS

-Numerous appointments

2014

#3 Pro Realty of New York

Hired on-site sales person Cost: $20,000

-20 open houses

-Flyers

-Advertising

-Senior Outreach Centers

-MLS

-Numerous appointments

2015

Pro Realty of New York

Hired on-site sales person Cost: $20,000

-20 open houses

-Flyers

-Advertising

-Senior Outreach Centers

-MLS

-Numerous appointments

2016

Same Marketing as previous 6 years.

AS FEATURED IN: **55+ Living Guide** 55PlusLivingGuide.com

2 Floor Plans

1,400 Square Feet

2 Bedrooms

2.5 Baths

HOA Included

Saratoga Six

Condominium Rentals / $1,495* per Month
124 Jefferson Street, Saratoga Springs
*Option to Purchase

For more information contact:
Danielle Warrington at 518-698-9955 (cell)

DOWNSIZE TO UPSCALE SOPHISTICATION AND STYLE.

New construction, luxury 55+ condominiums within walking distance to Broadway and historic Saratoga Race Course. A six unit building with two floor plans to choose from. Attached garage, small front porch and back patios overlooking common backyard areas for total outdoor enjoyment.

To whom it may concern:

I (Danielle Warrington) started working with Charles Touhey and property managing 124 Jefferson St. about 4 years ago. Seeming I work for a successful local builder and broker Cecil Provost, and being a realtor myself, we figured this would really help us sell these units. During this time I have set forth several different marketing avenues for 55+ senior living. We have advertised in Saratoga Living, a local magazine, 55 plus living guide, local papers, printed marketing brochures at the Y ,the race track, local business, as well as social media and that's just to name a few. I have spent years showing these units to 55+ seniors week after week just to continue to get the same result. I've done several open house events in hopes to attract seniors. 55+ seniors have no interests in buying these units due to the floor design and layout. They do not want to purchase their final home with 2 sets of stairs and no Bedroom on first floor, and no handicap access. We have rented a few units to 55+ seniors, and as a show of good faith brought every lease and photo id to Brad Birge so he knew we were doing the right thing. All Tenants at this time are moved out due to the reasons I listed above or they have purchased a place with the amenities they need, 1st. floor living.

Also during this time I couldn't even begin to count the number of sales,and rent with option, we have turned away due to the age restriction. What I have seen is that it's the 30+ middle age class that want to buy these condos. We have exhausted every idea, marketing strategy, to get these sold and it's just not happening. We have been honest and worked diligently in this process with just no success!

124 Jefferson Street units 1-6
List of potential sales, rentals lost due to age restriction:

1.Showing, from glens falls area, owned a home looking to downsize age 46 years old, pre approved, owns a business. Age restriction only reason for not purchasing, Jan 2013.

2.Showing, from Saratoga young professional, age 35 works for a marketing firm in town. Age restriction only reason for not renting or purchasing. March 2013

3.Showing, from Albany area, works at Albany Med, age 27, looking to buy 1st time. Pre Approval letter, age restriction can not rent or sell. Bought a condo in malta. April 2013

4.Showing, age 32, from Latham area wanted to move to Saratoga, I sold him a house in Stillwater as the age restriction only reason I could not rent or sell to him. June 2013.

5.Showing, from burnt hills, age 45 looking to downsize wanted a townhome or condo. Age restriction only reason sale lost. Bought in ballston spa. June 2013

6. Showing, from Morgan Stanley, lives in NYC age 37. Looking for summer townhome in saratoga. Age restriction only reason for loss of sale. A track goer for reason loved location. July 2013.

7.Showing, from Albany area wanting to move to Saratoga, 1st time home buyer. Pre-approved age 35. Bought house in Albany due to age restriction. Aug 2013

8. Showing, from Albany area, age 45 looking to downsize, second home. Wants to move to Saratoga Area. pre- approval. Age restriction the issue. Nov. 2013

9. Showing, from Saratoga, age 33, first time home buyer. Age restriction reason for not purchasing. Dec 2013

10. Showing, from Queensbury, 36 first time homebuyer, pre-approved, loved property, lack of age requirement. Bought a home in Queensbury. Feb 2014

11. Showing, from Saratoga, 2nd home, downsizing. Age 43 unsure of statis if purchased. Age was the issue. April 2014

12. Showing, from Watervliet, age 39. 1st time home buyer. Wanted to move to Saratoga. Wanted to buy, age was the issue. Bought a home in malta area.June 2014.

13. Showing, age 29, 1st time home buyer, works at GE. Loved the townhomes. Age restriction the issue. Bought a home in ballston spa with her husband.June 2014.

14. Showing,, age 34 moving here from NYC. Wanted to put in an offer, age again and bought a townhouse in Clifton Park. July 2014

15. Showing, from NJ. wanted to purchase for summer home. Lost deal due to age restriction. Aug 2014.

16. Showing, 30. Works at Navy base in Saratoga. 1st time home buyer. Age restriction only reason for no offer submitted. Oct. 2014.

17. Showing, 45 looking for second home in Saratoga. Lives in NH. Wanted a summer townhome in town. Decided to build due to age restriction. Dec. 2014

18. Showing, Married early 40's. Were looking for a second home. Built in still water a Townhome. Age was reason for loss of sale. March 2015.

19. Showing, 42 2nd home, looking to downsize. from Saratoga Area, loss sale to age. Moved to Ballston Spa. April 2015.

20. Showing, 1st time home buyer. from Saratoga. Age reason for loss of sale. bought in ballston spa. June 2015.

21. Showing, 43, second home. downsizing. moved from latham to saratoga, not sure where tho. Age was loss of sale. July 2015.

22. Showing, age 31,from saratoga. works at globalfoundries. loss of sale due to age. relocated to Vermont for job.Aug. 2015

23. Showing, age 33, from saratoga area works at local business, loss of sale due to age.

Every month 1 open house since 2013-2016, no sales due to age restriction!

This is just some of the contacts that I kept record of. There were also several agents in Saratoga that brought clients to show, age the number one reason for loss of sale. Second reason 55+ does not want to buy due to design layout being 2 story, the concern is in a fews years from now the stairs being a huge issue. Just wanted to give you an idea of the hardship we have dealt with on this project. Thank you Brad for your time and consideration.

Sincerely,
Danielle
I'm reachable at [redacted], if there is any further questions.

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

APPLICANT: CDJT DEVELOPMENT, LLC TAX PARCEL NO.: 178.36-3-21

PROPERTY ADDRESS: 124 JEFFERSON STREET
ZONING DISTRICT: URBAN RESIDENTIAL – 2

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

Proposed conversion of an existing six-unit senior housing development to multi-family residential.

This application is hereby denied upon the grounds that such use of the property would violate the City Zoning Ordinance article(s):

240-2.3 Table 2. As such, the following relief would be required to proceed:

☐ Extension of existing variance ☐ Interpretation

☒ Use Variance to permit the following: Multi-family (4 of 6 units to be workforce housing)

☐ Area Variance seeking the following relief:

Dimensional Requirements	From	To

Note:

☐ Advisory Opinion required from Saratoga County Planning Board

ZONING AND BUILDING INSPECTOR 4/25/16 DATE

ZBA App. No. 2889 - CDJT Development Townhouses - Amiee Miller Corr

From : Lindsey Gonzalez <lindsey.gonzalez@saratoga-springs.org> Mon, Apr 25, 2016 10:48 AM

Subject : ZBA App. No. 2889 - CDJT Development Townhouses - Amiee Miller Corr 1 attachment

To : Adam McNeill [redacted]>, Gary Hasbrouck [redacted], kaplankeith [redacted] Skip Carlson [redacted]>, Bil[redacted] helickezba [redacted]>, shsteer[redacted]

Cc : Susan Barden <susan.barden@saratoga-springs.org>

Board Members,

This morning I received a call from a concerned citizen who received a neighbor notification for the above referenced project. She reflected that she was unable to access internet at this time to provide her own statement, so I am summarizing her concerns below:

Aimee Miller
121 Madison St
Re: 124 Jefferson St Use Variance Request

Was comfortable with said property being utilized for senior housing, but NOT for workforce housing. Does not want another Jefferson Terrace in the neighborhood, and feels there is not enough senior housing in Saratoga. Disagrees with any further expansion as there is already a lack of greenspace in the neighborhood.

Lindsey A. Gonzalez, M.P.A.

Land Use Board Coordinator
Office of Planning and Economic Development
City of Saratoga Springs
474 Broadway
Saratoga Springs, NY 12866
(E) lindsey.gonzalez@saratoga-springs.org
(O) 518.587.3550 x 2533

LAG elec sig.jpg
7 KB

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	Chris Armer Teri L DeSorbo		
Address	[redacted]		
	[redacted]		
Phone	[redacted] / [redacted]	[redacted] / [redacted]	[redacted] / [redacted]
Email	[redacted]n		

* 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: 117 Middle Ave Tax Parcel No.: 166 . 45 - 3 - 25
(*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: 8/22/2014 3. Zoning District when purchased: UR3

4. Present use of property: Single Family Home 5. Current Zoning District: UR3

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:
Add second story and a small addition to a single family home that is currently on the property. The existing home is outside of the setback requirements in that the east side of the home has a side setback of 2.8' and 3.1'. We are requesting no change in this setback. The rear of the home (north) currently is between 1.5' and 2.1'. We are proposing a small addition to the west side of the building. This corner of this addition would be 1.4' from the property line as opposed to the current 1.5'.

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)

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

The applicant requests relief from the following Zoning Ordinance article(s) _____

Dimensional Requirements	From	To
Side Setback	4 ft	2.8 to 3.1'
(Existing home currently has side setback proposed)		
Rear Setback	25'	1.4' to 2.1'
(existing home currently has rear setback of 1.5' to 2.1' - we are proposing an addition that is approx 5' wide and the corner would be 1" closer to property line.		

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.

   I have attempted to contact the property owner to the rear of this property who has an oversized lot. I have sent letters and knocked on the door many times and have had no response from either.
   We have explored other designs to try to make the home a bit larger to fit todays standards. The home is very narrow and we feel the small side addition adds much to using the still small square footage to its best use.

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:

   The nearby neighborhood has many properties that do not fit the current setback requirements and therefore this property would not stand out as being out of character
   As mentioned , the bordering property to the rear has an oversized lot and the home on that property is very close to the far border leaving a large back yard. The bordering property to the East has a home that is also located at the far border(east) of its lot leaving yard in between the 2 properties therefore the homes would not be abnormally close to each other. The bordering property to the West is a double lot that runs between both Middle Ave and York. The portion of the property that borders our lot on Middle ave is used as a driveway. The proposed addition to our property would still be 18.2' from that property line. There is also an existing garage along the same property line that is 8.1' from the property line.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

The requested variance is not substantial because the only difference between the current setback of the existing structure and the proposed changes is only reduced by 1" on one corner of the home.

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:

There are many similar homes in the area that do not fit the current setback requirements and there will be little impact to neighboring properties.

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:

This property was purchased knowing that variances would be required but none of the required variances needed are out of character for the surrounding area nor are they substantial.

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.

C Christopher Armer Digitally signed by C Christopher Armer Date: 2016.02.09 15:26:49 -05'00' Date: 2/9/2016

(applicant signature)

Teri L DeSorbo Digitally signed by Teri L DeSorbo Date: 2016.02.09 15:30:11 -05'00' Date: 2/9/2016

(applicant signature)

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

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

MAP REFERENCES:

1. SARATOGA COUNTY, CITY OF SARATOGA SPRINGS, TAX MAP NO. 166.45-3-25

MAP OF SURVEY

OF LANDS OF

C. CHRISTOPHER ARMER & TERI DeSORBO

CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NEW YORK

SCALE: 1" = 10' DATE: OCTOBER 21, 2014

UPDATED NOVEMBER 18, 2015 TO SHOW PROPOSED ADDITION

LEGEND:

- ● FOUND IRON MARKER
- O SET IRON ROD WITH CAP
- UTILITY POLE
- —E— POWER LINE
- STONE WALL
- 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.

WILLIAM J. ROURKE, LICENSED LAND SURVEYOR NO. 49098

W. J. ROURKE, ASSOCIATES
Licensed Land Surveyors
299 Reservoir Road
Fort Edward, N.Y. 12828

14-91
JOB NO.

W.J. ROURKE, ASSOCIATES - LICENSED LAND SURVEYORS

299 RESERVOIR ROAD, FORT EDWARD, NEW YORK 12828

117
EXISTING HOME -
117 Middle AVE - Subject
Property

REAR/SIDE OF SUBJECT FROM WEST
(EXISTING HOME.)

Neighbor Driveway to West
From Back Property Line

Looking WEST FROM
117 Middle AVE

Looking East From
117 Middle Ave

Across STREET From 117 Middle

Across STREET From 117 Middle

Google earth

feet 300
meters 90

- SHOWS DENSITY OF AREA.

FRONT LEFT ELEVATION

FRONT RIGHT ELEVATION

REAR LEFT ELEVATION

REAR RIGHT ELEVATION

OPTION 5

PLAN NO:

PAGE OF

DRAWN BY:

REVISIONS/DATE:

DESIGNED FOR:
CHRIS ARMER

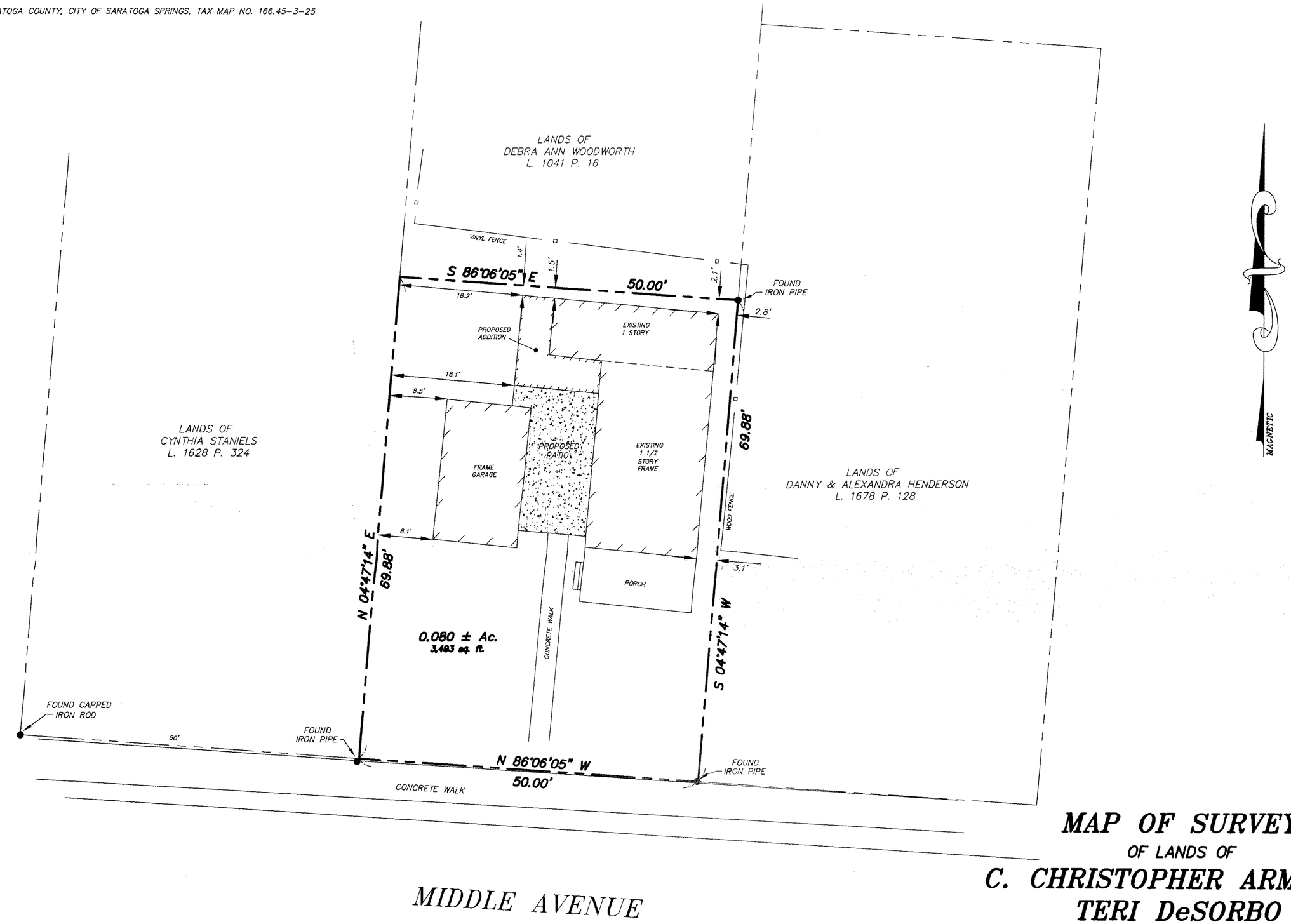
ADDRESS:
117 MIDDLE AVE
SARATOGA
NEW YORK

DESIGNERS OF FINE HOMES SINCE 1968
WILLIAMS & WILLIAMS DESIGNERS
INCORPORATED
SOY GLEN STREET-GLENS FALLS-NEW YORK 12301
518-793-HOUSE(4687)
WILLIAMSANDWILLIAMSDESIGNERS.COM

SEAL:
02/12/15

MAP REFERENCES:

1. SARATOGA COUNTY, CITY OF SARATOGA SPRINGS, TAX MAP NO. 166.45-3-25



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OF LANDS OF

C. CHRISTOPHER ARMER & TERI DeSORBO

CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NEW YORK

SCALE: 1" = 10' DATE: OCTOBER 21, 2014

UPDATED NOVEMBER 18, 2015 TO SHOW PROPOSED ADDITION

LEGEND:

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- O SET IRON ROD WITH CAP
- UTILITY POLE
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- STONE WALL
- —x—x— FENCE

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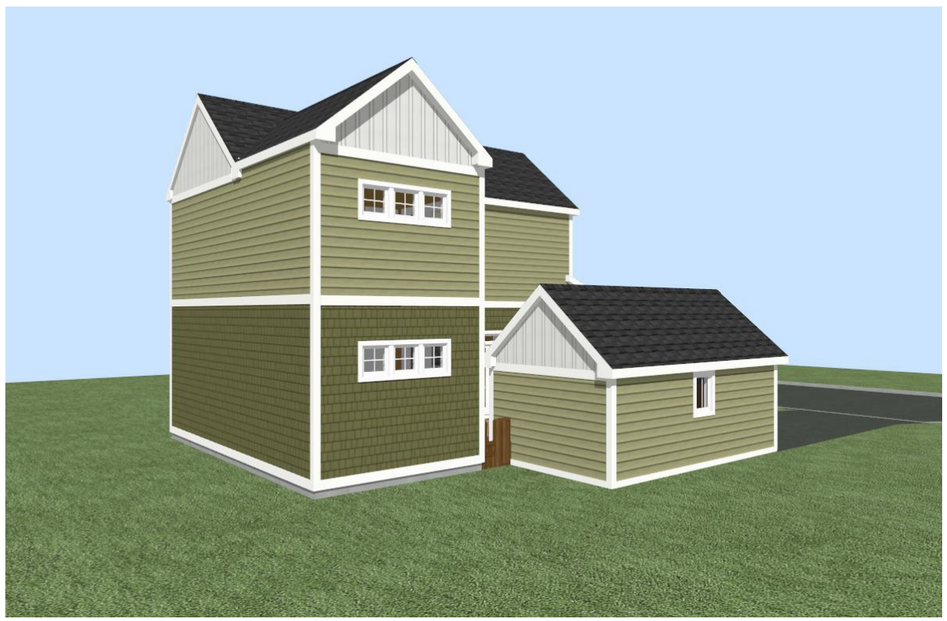
FRONT LEFT ELEVATION

FRONT RIGHT ELEVATION



REAR LEFT ELEVATION

REAR RIGHT ELEVATION

PRELIMINARY

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DESIGNED FOR:

CHRIS ARMER

ADDRESS:

117 MIDDLE AVE
SARATOGA
NEW YORK

DESIGNERS OF FINE HOMES SINCE 1968

WILLIAMS & WILLIAMS DESIGNERS INCORPORATED

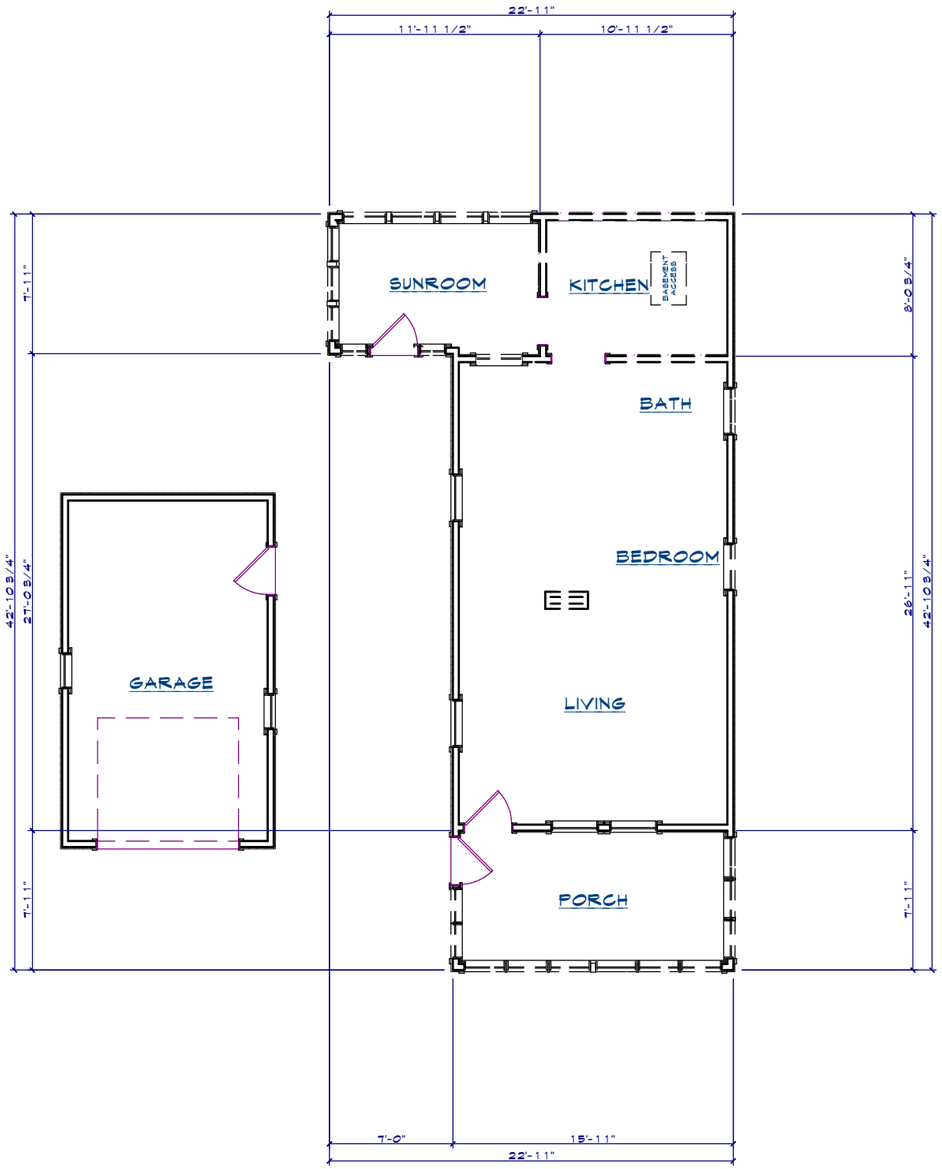
808 GLEN STREET-GLENS FALLS NEW YORK 12801
518-793-HOUSE(4687)
WILLIAMSANDWILLIAMSDESIGNERS.COM

SEAL:

05/05/16

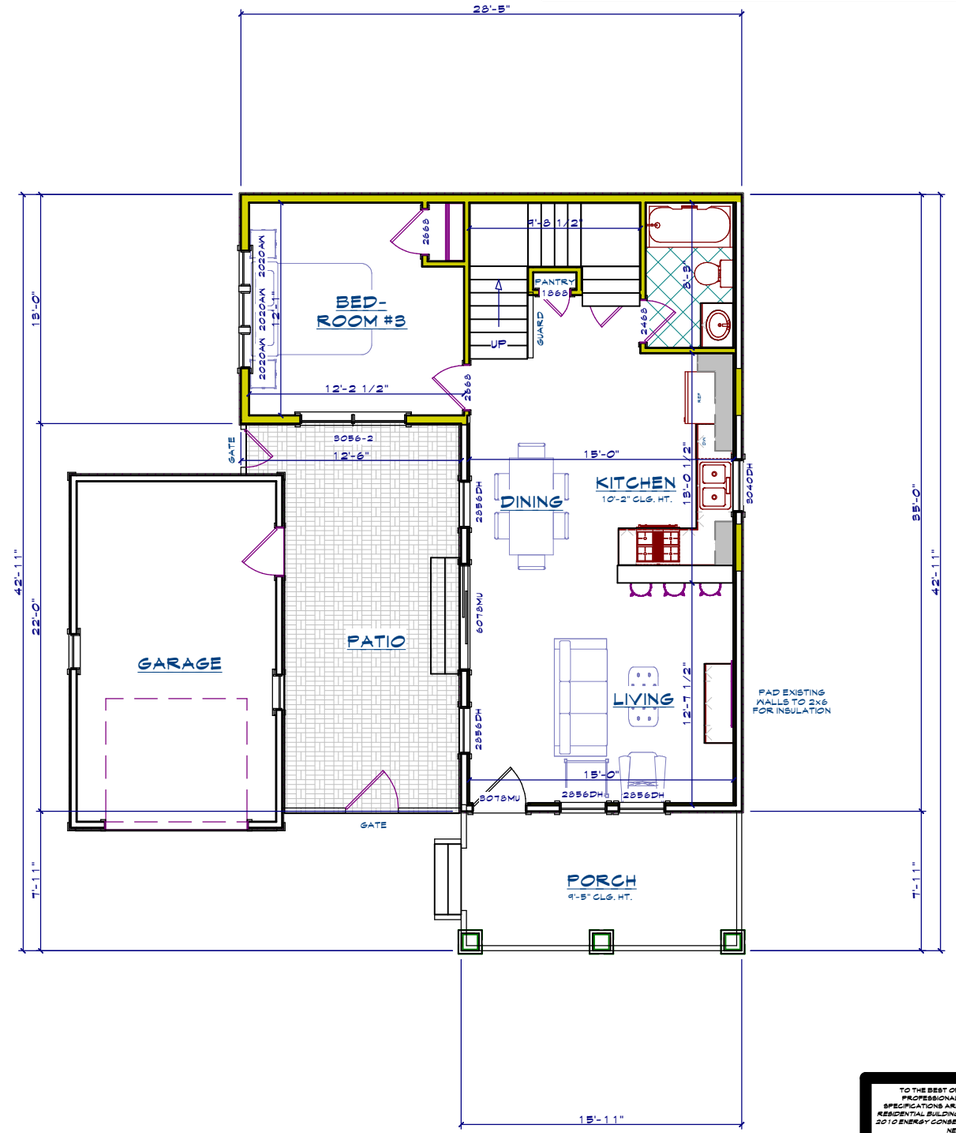
- EXISTING CONSTRUCTION
- TO BE DEMOLISHED
- NEW CONSTRUCTION

FIRST FLOOR:	719	SQ. FT. LIVING AREA
SECOND FLOOR:	657	SQ. FT. LIVING AREA
TOTAL:	1376	SQ. FT. LIVING AREA



EXISTING FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

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APPROVAL SIGNATURE:
DATE:

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DESIGNED FOR:
CHRIS ARMER

ADDRESS:
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NEW YORK

DESIGNERS OF FINE HOMES SINCE 1968
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518-793-HOUSE(4683)
WILLIAMSANDWILLIAMSDESIGNERS.COM

SEAL:
05/05/16

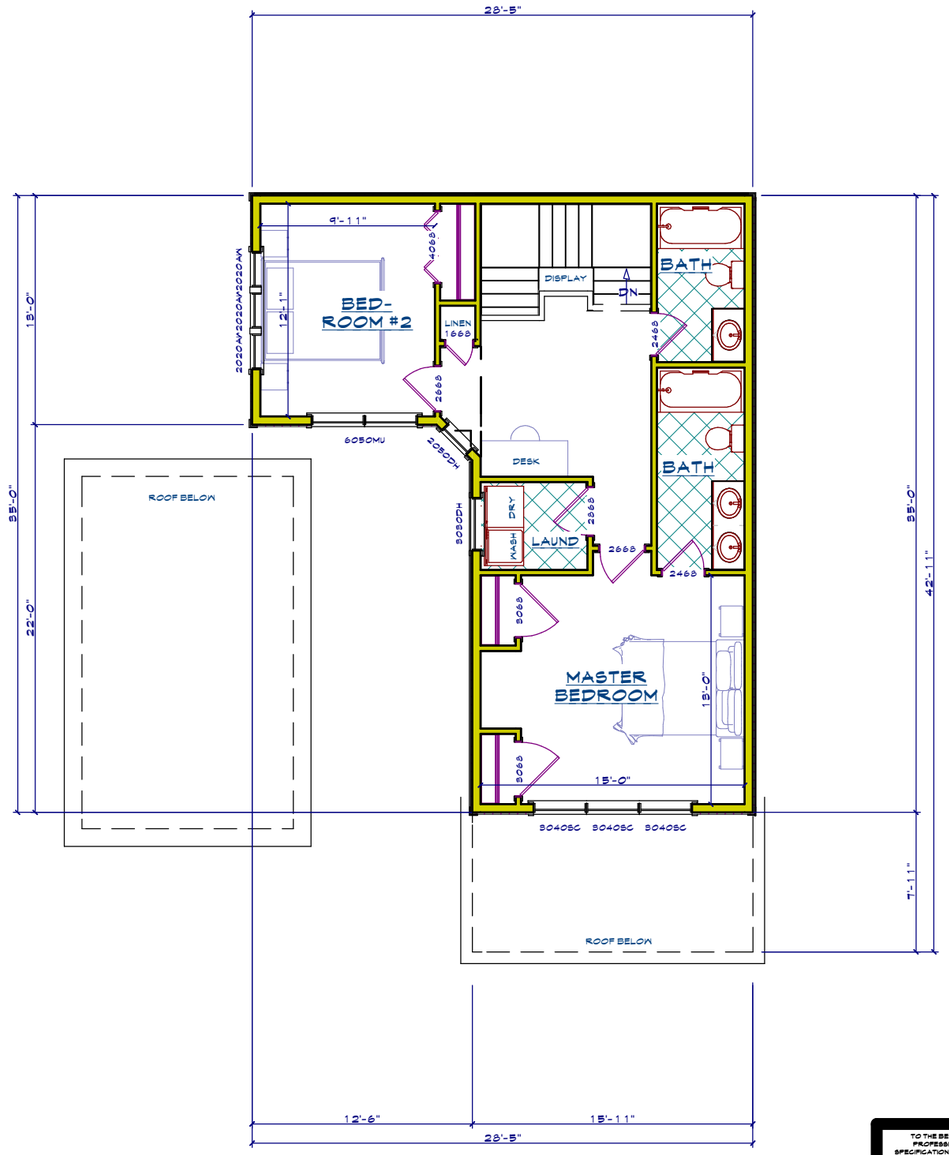
LIVING/DINING/KITCHEN

DINING/KITCHEN/LIVING

SECOND FLOOR AERIAL

FIRST FLOOR AERIAL

- EXISTING CONSTRUCTION
- TO BE DEMOLISHED
- NEW CONSTRUCTION



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

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SIGNATURE:
DATE:

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CHRIS
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ADDRESS:
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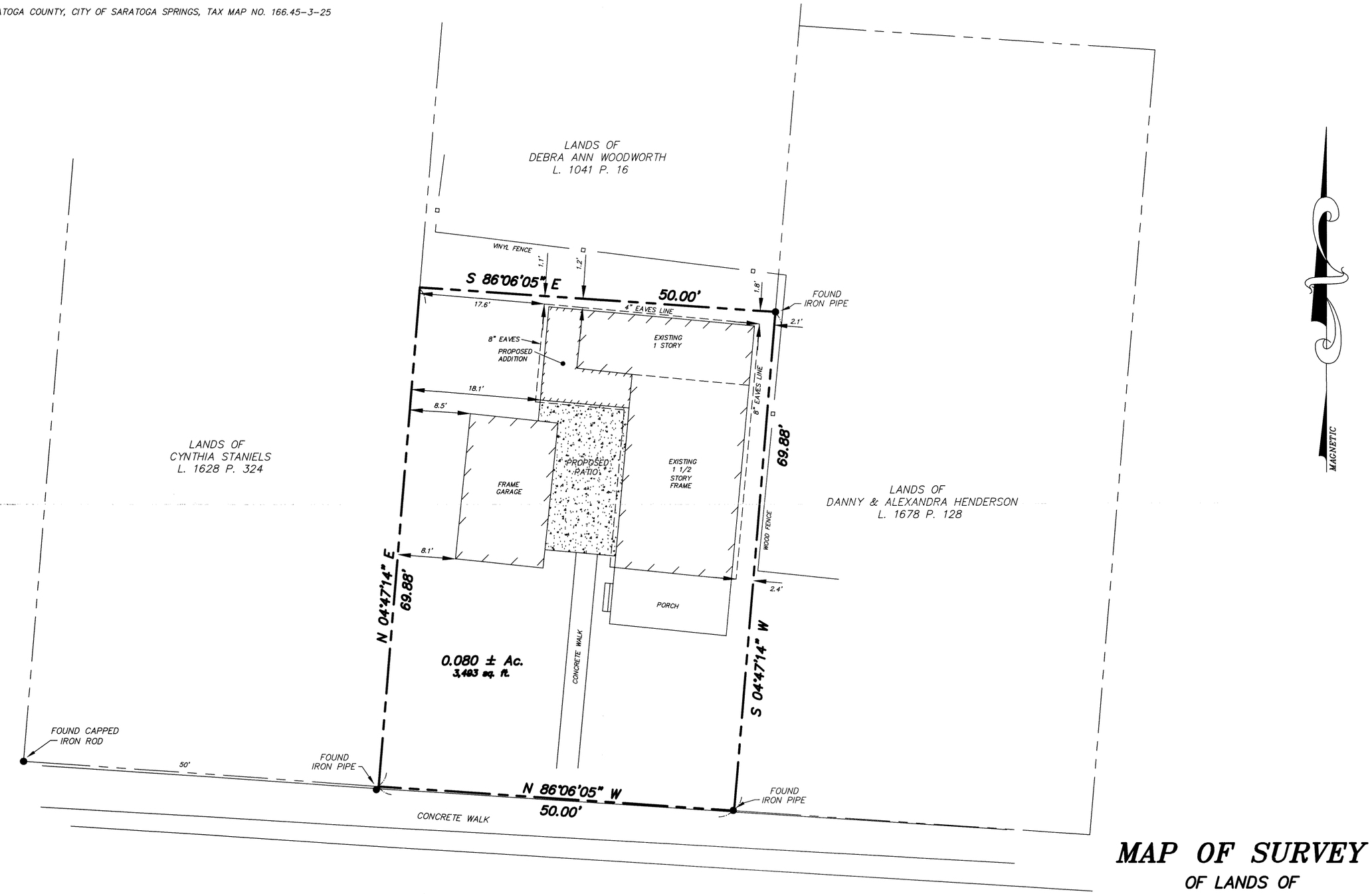

MAP OF SURVEY

OF LANDS OF

C. CHRISTOPHER ARMER & TERI DeSORBO

CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NEW YORK

SCALE: 1" = 10' DATE: OCTOBER 21, 2014

UPDATED NOVEMBER 18, 2015 TO SHOW PROPOSED ADDITION
UPDATED APRIL 11, 2016 TO SHOW EAVES

LEGEND:

- ● FOUND IRON MARKER
- ○ SET IRON ROD WITH CAP
- UTILITY POLE
- —E— POWER LINE
- ∞∞∞∞ STONE WALL
- —x—x— FENCE

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14-91
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299 RESERVOIR ROAD, FORT EDWARD, NEW YORK 12828

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

The applicant requests relief from the following Zoning Ordinance article(s) _____

Dimensional Requirements	From	To
Side Setback	4 ft	2.8 to 3.1'
(Existing home currently has side setback proposed)		
Rear Setback	25'	1.4' to 2.1'
(existing home currently has rear setback of 1.5' to 2.1' - we are proposing an addition that is approx 5' wide and the corner would be 1" closer to property line.		
LOT COVERAGE	30%	33.5%

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.

   I have attempted to contact the property owner to the rear of this property who has an oversized lot. I have sent letters and knocked on the door many times and have had no response from either.
   We have explored other designs to try to make the home a bit larger to fit todays standards. The home is very narrow and we feel the small side addition adds much to using the still small square footage to its best use.

   THE LOT COVERAGE COULD POSSIBLY BE ADDRESSED BY REDUCING THE SIZE OF THE FRONT PORCH. HOWEVER, IT WOULD REDUCE THE USABILETY OF THE PORCH AND IMPACT THE ARCHETECTURAL DESIGN

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:

   The nearby neighborhood has many properties that do not fit the current setback requirements and therefore this property would not stand out as being out of character
   As mentioned , the bordering property to the rear has an oversized lot and the home on that property is very close to the far border leaving a large back yard. The bordering property to the East has a home that is also located at the far border(east) of its lot leaving yard in between the 2 properties therefore the homes would not be abnormally close to each other. The bordering property to the West is a double lot that runs between both Middle Ave and York. The portion of the property that borders our lot on Middle ave is used as a driveway. The proposed addition to our property would still be 18.2' from that property line. There is also an existing garage along the same property line that is 8.1' from the property line.

   THE LOT COVERAGE VARIENCE IS RATHER SMALL AND I BELIEVE IT WOULD NOT HAVE ANY NEGATIVE IMPACT ON THE NEIGHBORHOOD AS MANY PROPERTIES APPEAR TO COVER A LARGE PERCENTAGE OF THE LOTS.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

The requested variance is not substantial because the only difference between the current setback of the existing structure and the proposed changes is only reduced by 1" on one corner of the home.

THE LOT COVERAGE VARIANCE IS NOT SUBSTANTIAL IN THAT IT IS ONLY 3% AND IS KEEPING IN CHARACTER WITH THE NEIGHBORHOOD. THE HOME IS ALSO TOWARDS THE BACK OF THE LOT AND ANY IMPACT WOULD NOT BE NOTICABLE FROM THE STREET.

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:

There are many similar homes in the area that do not fit the current setback requirements and there will be little impact to neighboring properties.

THE REQUESTED LOT COVERAGE VARIENCE WOULD HAVE NO ADVERSE EFFECT ON THE NEIGHBORHOOD OR DISTRICT BECAUSE IT IS MINIMAL (3%) AND IS KEEPING IN CHARACTER WITH THE NEIGHBORHOOD. IT WOULD MOST LIKELY NOT BE NOTICABLE FROM THE STREET.

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:

This property was purchased knowing that variances would be required but none of the required variances needed are out of character for the surrounding area nor are they substantial.

THE LOT COVERAGE VARIANCE COULD BE CONSIDERED SELF CREATED IN THAT THE PLANS HAVE A SMALL ADDITION TO THE HOME. HOWEVER, THE HOME IS STILL OF A MINIMAL SIZE AND IS KEEPING IN CHARACTER WITH THE REST OF THE NEIGHBORHOOD

Zimbra **lindsey.gonzalez@saratoga-springs.org**

Letter of support for 117 Middle Ave. Variance

From : Gillian Black [redacted] Mon, Apr 04, 2016 11:35 AM

Subject : Letter of support for 117 Middle Ave. Variance

To : lindsey gonzalez <lindsey.gonzalez@saratoga-springs.org>

To Whom it May Concern,

We received notice that Chris Armer & Teri DeSorbo have applied for a variance. My wife Kathryn Strassner and I own the double lot property at [redacted] York Ave. Our driveway (and main entrance) is directly adjacent to the western border of 117 Middle Ave. While at first we were concerned that development may encroach on our privacy, after reviewing the proposed plans we fully support this project. The current structure at 117 Middle Ave. is an eyesore. We believe the proposed construction is in the best interest of our neighborhood and the City of Saratoga Springs, as it replaces a derelict structure and will bolster our local property values. Please grant them their variance.

Best Regards,
Gillian Black

[redacted]

[redacted]

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

APPLICANT: CHRIS ARMER AND TERI DESORBO

TAX PARCEL NO.: 166.45-3-25

PROPERTY ADDRESS: 117 MIDDLE AVENUE
ZONING DISTRICT: URBAN RESIDENTIAL – 3

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

Proposed construction of additions to an existing single-family residence.

This application is hereby denied upon the grounds that such use of the property would violate the City Zoning Ordinance article(s):

240-2.3 Table 3. 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
Minimum side yard setback:	4 feet	2.1 feet
Minimum rear yard setback:	25 feet	1.1 feet
Maximum principal building coverage:	30%	33.5%

Note: _____

☐ Advisory Opinion required from Saratoga County Planning Board

ZONING AND BUILDING INSPECTOR

6/3/16
DATE

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	Christina / Kristopher Barlow		Randy Heritage [redacted]
Address	[redacted]		HERITAGE FAMILY CONSTR. 2022 BARRETT Rd. BS. NY
Phone	[redacted]	/	518 588 / 0534
Email	[redacted]		[redacted]

* 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: 2 Cherry Tree Lane Saratoga Springs Tax Parcel No.: 167 - 1 - 61 (*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: 2008 3. Zoning District when purchased: _____

4. Present use of property: Residence 5. Current Zoning District: _____

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? NA

8. Brief description of proposed action: adding 2 car garage + breezeway

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:

_____

_____

_____

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

The applicant requests relief from the following Zoning Ordinance article(s) 2.3

Dimensional Requirements	From	To
30' SIDE SET BACK	30'	10'

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.

There are no other alternatives then to place to 2 car garage where proposed. Needs to be next to current driveway & existing garage.

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:

It would not create an undesireable change. Most of our neighbors have 3-4 car garages, while we only have a 2 car garage. Adding the additional garage will make our house more consistent with the other houses on our street.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

We are a family of 5. We need the additional garage space for our children's vehicles & for pool furniture storage. If we don't add garage, we'll have to park additional cars on grass which would be more problematic for our neighbors.

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:

Will not have adverse physical or environmental effects:
(1): ~~go~~ additional vehicles stored in garage rather than on road or yard.
(2) Pool furniture stored in garage & not on property.

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:

Our house was placed on property by our builder. We didn't realize house close one side of our house / driveway is to property line.

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.

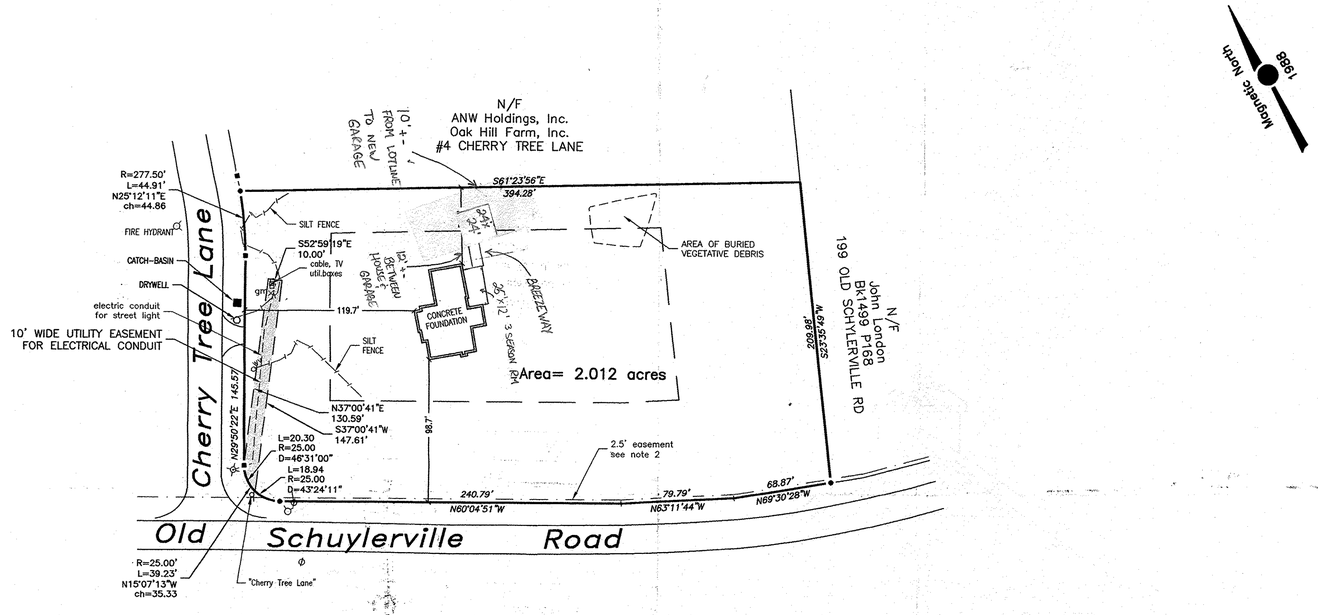
Christine Le Barron Date: 3-25-16
(applicant signature)

[signature] Date: 3-25-16
(applicant signature)

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

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____



Certification :

IT IS HEREBY CERTIFIED TO:
KRISTOPHER J. BARLOW AND CHRISTINA U. BARLOW;
MONROE TITLE INSURANCE CORPORATION;
SARATOGA NATIONAL BANK & TRUST COMPANY, ITS SUCCESSORS AND/OR ASSIGNS

that the map was prepared in accordance with the current existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, the governmental agency, and to the lending institution listed on this boundary survey map.

Map Legend

- • 5/8" steel rod set with a tag
- ○ marker found, labeled
- ⌀ utility pole
- lamp post

Deed Reference:

Kristopher J. Barlow
and Christina U. Barlow
Deed # 2008030221

Map Reference:

Filed Saratoga County Map 0-107 and C-453A-D.

Notes :

1. Subject to certain Declarations of Covenants, Restrictions and Easements as recorded in Liber 1443, page 549.
2. A blanket access/utility easement 2.5' wide along Old Schuylerville Road is granted to the City of Saratoga Springs.
3. A no-cut buffer being 20' wide along N.Y.S. Route 29 exists. Trimming and thinning of small trees and brush (less than 5" diameter) will be allowed.

DATE	REVISION
10/3/08	SILT FENCE, VEG. DEBRIS
10/2/08	FOUNDATION
8/19/08	PROPOSED SEPTIC TANK
8/13/08	PROPOSED SEPTIC SYSTEM

STATE OF NEW YORK · WILLIAM M. THOMPSON · 49623 · LICENSED LAND SURVEYOR

25 0 25 50
Scale: 1" = 50'

Foundation Survey
for

Kristopher J. and Christina U. Barlow

Situate at

2 Cherry Tree Lane

City of Saratoga Springs, Saratoga County, N.Y.S.

12 Lake Avenue
Saratoga Springs,
NY, 12866
Tel: 518-587-5665
Fax: 518-587-5772

THOMPSON/FLEMING
LAND SURVEYORS, P.C.

DATE: June 24, 2008
TAX MAP: 167-1-61
SURVEYED BY: WMT
JOB NUMBER: S99-18402.17

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209 subdivision 2 of the New York State Education Law.

Only apparent easements (if any) are shown on this survey. No abstract of title was available.

PURPOSED GARAGE & BREEZEWAY
(24' x 24')

EXSISTING GARAGE/HOUSE

SCALE 3/8" = 1'

LOT LINE

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

APPLICANT: CHRISTINA & KRISTOPHER BARLOW TAX PARCEL NO.: 167.-1-61

PROPERTY ADDRESS: 2 CHERRY TREE LANE
ZONING DISTRICT: RURAL RESIDENTIAL

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

Proposed construction of an attached garage and breezeway.

This application is hereby denied upon the grounds that such use of the property would violate the City Zoning Ordinance article(s):

240-2.3 Table 3. 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
Minimum side yard setback:	30 ft.	10 ft.

Note: _____

☐ Advisory Opinion required from Saratoga County Planning Board

ZONING AND BUILDING INSPECTOR

5/5/16
DATE

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	Steven Gottman, Ginley & Gottmann, P.C.		
Address	96 Ballston Ave Saratoga Springs, NY 12866	Same as Applicant	Same as Applicant
Phone	[redacted] / [redacted]	/	/
Email	[redacted]		

* 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: 96 Ballston Ave, Saratoga Springs, NY 12866 Tax Parcel No.: 176 . 26 - 1 - 39,40, 46
(*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: 9/30/2009 3. Zoning District when purchased: UR-2 Urban Residential

4. Present use of property: Converted Res./ Vacant Res./ Commercial 5. Current Zoning District: UR-2 Urban Residential

6. Has a previous ZBA application/appeal been filed for this property?
☒ Yes (when? June 2006, 2007 For what? 2006: 96 Ballston Ave to be used as an office.
2007: Area variance for handicap ramp access.)
☐ 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:

The project proposes to consolidate three (3) lots and construct a residential subdivision with townhouses. The residential subdivision includes 22 single family residential lots. The residential units are included in five (5) 4-unit townhouse buildings and one (1) 2-unit townhouse building as shown on the conceptual plan.

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) UR-2 Area & Bulk Schedule Requirements

Dimensional Requirements	From	To
Minimum Lot Sizes	6,600 SF	1,702 SF
Minimum AVG Lot Widths	60 FT	20 FT
Maximum Building Coverage	30%	33%
Each Side Minimum Yard Setback	8 FT	0 FT
Total Side Minimum Yard Setback	20 FT	0 FT

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.

   Alternative designs have been considered by the applicants to create a development for the parcel that is both appropriate to the neighborhood and marketable to the community. The existing 6,600 SF lot area requirements and associated residential density is not compatible with the NYS 50 corridor and the existing commercial uses immediately across the street and along the corridor. It is our opinion that the proposed variances allow flexibility to provide a more appropriate density that is compatible with the existing adjacent uses and provides an appropriate transition to the existing residential uses set back from the Route 50 corridor. The proposed plan also complies the 2015 Comprehensive Plan adopted by the City Council on 6/16/2015 under the Complementary Core (i.e. T4) designation, but it is being submitted under the UR-2 zoning designation. See Project Narrative Introduction for further details.

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:

   The proposed variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. It is our opinion that the proposed variances allow flexibility to provide a more appropriate density that is compatible with the existing adjacent uses and provides an appropriate transition to the existing residential uses set back from the Route 50 corridor. The proposed plan also complies the 2015 Comprehensive Plan adopted by the City Council on 6/16/2015 under the Complementary Core (i.e. T4) designation, but it is being submitted under the UR-2 zoning designation. See Project Narrative Introduction for further details.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

The proposed variances are not substantial. It is our opinion that the proposed variances allow flexibility to provide a more appropriate density that is compatible with the existing adjacent uses and provides an appropriate transition to the existing residential uses set back from the Route 50 corridor. The proposed plan also complies the 2015 Comprehensive Plan adopted by the City Council on 6/16/2015 under the Complementary Core (i.e. T4) designation, but it is being submitted under the UR-2 zoning designation. See Project Narrative Introduction for further details.

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 proposed variances will not have adverse physical or environmental effects on the neighborhood district. The project will be provided with public water and public sewer services to protect the environmental water quality and fire protection. Storm water runoff will be managed in accordance with all applicable regulations. Clearing will be limited and green space will maintained to the greatest extent possible. It is our opinion that the proposed variances allow flexibility to provide a more appropriate density that is compatible with the existing adjacent uses and provides an appropriate transition to the existing residential uses set back from the Route 50 corridor. The proposed plan also complies the 2015 Comprehensive Plan adopted by the City Council on 6/16/2015 under the Complementary Core (i.e. T4) designation, but it is being submitted under the UR-2 zoning designation. See Project Narrative Introduction for further details.

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 proposed variance requests have been created to provide a more appropriate density that is compatible with the existing adjacent uses and provides an appropriate transition to the existing residential uses set back from the Route 50 corridor. The proposed plan also parallels the various master plan updates and zone changes that are already approved and/or under consideration by the City of Saratoga Springs. The proposed plan also complies the 2015 Comprehensive Plan adopted by the City Council on 6/16/2015 under the Complementary Core (i.e. T4) designation, but it is being submitted under the UR-2 zoning designation. See Project Narrative Introduction for further details.

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:_____
(applicant signature)

_____ Date:_____
(applicant signature)

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

Owner Signature: _____ Date:_____

Owner Signature: _____ Date:_____

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

APPLICANT: Steven Gottman, Ginley & Gottmann, P.C. TAX PARCEL NO.: 176.26 - 1 - 39, 40 & 46

PROPERTY ADDRESS: _____ ZONING DISTRICT: UR-2

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
Minimum Lot Sizes	6,600 SF	1,702 SF
Minimum AVG Lot Widths	60 FT	20 FT
Maximum Building Coverage	30%	33%
Each Side Minimum Yard Setback	8 FT	0 FT
Total Side Minimum Yard Setback	20 FT	0 FT

Other: _____

_____

Note: _____

☐ Advisory Opinion required from Saratoga County Planning Board

_____ _____

ZONING AND BUILDING INSPECTOR DATE

Revised 12/2015

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Ballston Ave Subdivision		
Project Location (describe, and attach a general location map): 96 Ballston Ave, Saratoga Springs, NY, 12866		
Brief Description of Proposed Action (include purpose or need): The proposed project site is located on a 1.36 +/- Acre site on the corner of Finley Street and Ballston Ave in the City of Saratoga Springs, NY. The project proposes to consolidate three (3) lots and construct a residential subdivision with townhouses. The residential subdivision includes 22 single family residential lots. The residential units are included in five (5) 4-unit townhouse buildings and one (1) 2-unit townhouse building as shown on the conceptual plan. Access to the proposed lots will be a private driveway that will be created on Finley Street. Sewer service will be provided by Saratoga County Sewer District #1 and water shall be provided by the City of Saratoga Springs.		
Name of Applicant/Sponsor: Steven Gottmann, Ginley & Gottmann, P.C.	Telephone: [redacted] E-Mail: [redacted]	
Address: 96 Ballston Avenue		
City/PO: Saratoga Springs	State: NY	Zip Code: 12866
Project Contact (if not same as sponsor; give name and title/role): Same	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Council, Town Board, or Village Board of Trustees ☐Yes☑No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Planning Board - Subdivision and site plan approval	TBD
c. City Council, Town or Village Zoning Board of Appeals ☑Yes☐No	ZBA - Area variances	
d. Other local agencies ☐Yes☑No		
e. County agencies ☑Yes☐No	SCSD #1 - Sewer, Saratoga County Planning Board	TBD
f. Regional agencies ☐Yes☑No		
g. State agencies ☑Yes☐No	NYSDEC - Sewer, SPDES NYSDOH - Water	TBD
h. Federal agencies ☐Yes☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes☐No

If Yes, identify the plan(s):

NYS Heritage Areas: Mohawk Valley Heritage Corridor, NYS Heritage Areas: Saratoga

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
UR-2 Urban Residential

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? Miscellaneous area variances are requested

C.4. Existing community services.

a. In what school district is the project site located? Saratoga Springs CSD

b. What police or other public protection forces serve the project site?
Saratoga Springs Police Department

c. Which fire protection and emergency medical services serve the project site?
Saratoga Springs Fire Department

d. What parks serve the project site?
Congress Park, Saratoga Spa State Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
Residential Subdivision

b. a. Total acreage of the site of the proposed action? 1.36 acres
b. Total acreage to be physically disturbed? 1.36 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.36 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential (Townhouses)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 22
iv. Minimum and maximum proposed lot sizes? Minimum 1700 +/- Maximum 2800 +/-

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18-24 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No
If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	22			
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No
If Yes,
i. Total number of structures _____
ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length
iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No
If Yes,
i. Purpose of the impoundment: Potential for impoundments for stormwater mitigation
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: Stormwater
iii. If other than water, identify the type of impounded/contained liquids and their source.
iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: TBD acres
v. Dimensions of the proposed dam or impounding structure: TBD height; TBD length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Potential stormwater mitigation areas to be constructed in existing earth embankment.

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☑ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
If Yes:
i. What is the purpose of the excavation or dredging? _____
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No
If yes, describe. _____
v. What is the total area to be dredged or excavated? _____ acres
vi. What is the maximum area to be worked at any one time? _____ acres
vii. What would be the maximum depth of excavation or dredging? _____ feet
viii. Will the excavation require blasting? ☐ Yes ☐ No
ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐Yes☐No
If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes☐No
If Yes:

i. Total anticipated water usage/demand per day: 6600 +/- gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes☐No
If Yes:

- Name of district or service area: City of Saratoga Springs Water System
- Does the existing public water supply have capacity to serve the proposal? ☑Yes☐No
- Is the project site in the existing district? ☑Yes☐No
- Is expansion of the district needed? ☐Yes☑No
- Do existing lines serve the project site? ☑Yes☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes☐No
If Yes:

i. Total anticipated liquid waste generation per day: 6600 +/- gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Residential sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes☐No
If Yes:

- Name of wastewater treatment plant to be used: Saratoga County Sewer District #1
- Name of district: Saratoga County Sewer District #1
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes☐No
- Is the project site in the existing district? ☑Yes☐No
- Is expansion of the district needed? ☐Yes☑No

- Do existing sewer lines serve the project site? ☑Yes ☐No
- Will line extension within an existing district be necessary to serve the project? ☐Yes ☑No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

3405 Square feet or 0.78 acres (impervious surface)

59242 Square feet or 1.36 acres (parcel size)

ii. Describe types of new point sources. Pavements, roofs and sidewalks

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Existing drainage course and existing storm water structures

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☑Yes ☐No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

General construction noise will be generated during the development of the site. This will be limited to normal daytime working hours. No noises are expected to exceed ambient levels after construction is complete.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑ Yes ☐ No

Describe: General site clearing will be required for the installation of private driveways, utilities, and construction of residential units.

n.. Will the proposed action have outdoor lighting? ☐ Yes ☑ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☑ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

_____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.21	0.83	+0.62
• Forested	1.15	0.0	-1.15
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.0	0.0	0.0
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	0.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.0	0.0	0.0
• Wetlands (freshwater or tidal)	0.0	0.0	0.0
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: Lawn/Landscape	0.0	0.53	+0.53

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes ☑No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☐No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☐No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☑No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? Greater Than 6.5 feet According to the most recent NRCS Soil Survey for Saratoga County.

b. Are there bedrock outcroppings on the project site? ☐Yes ☑No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: Windsor Loamy Sand (WnA) 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: > 6.5 feet According to the most recent NRCS Soil Survey for Saratoga Coutny.

e. Drainage status of project site soils: ☑ Well Drained: 100 % of site
☐ Moderately Well Drained: ____ % of site
☐ Poorly Drained ____ % of site

f. Approximate proportion of proposed action site with slopes: ☑ 0-10%: 100 % of site
☐ 10-15%: ____ % of site
☐ 15% or greater: ____ % of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐Yes ☑No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐Yes ☑No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐Yes ☑No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☑No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100 year Floodplain? ☐Yes ☑No

k. Is the project site in the 500 year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑Yes ☐No
If Yes:

i. Name of aquifer: Principle Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? ☐Yes ☑No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑Yes ☐No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): Study to be provided

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Congress Park and Saratoga Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Local Park

iii. Distance between project and resource: < 2 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

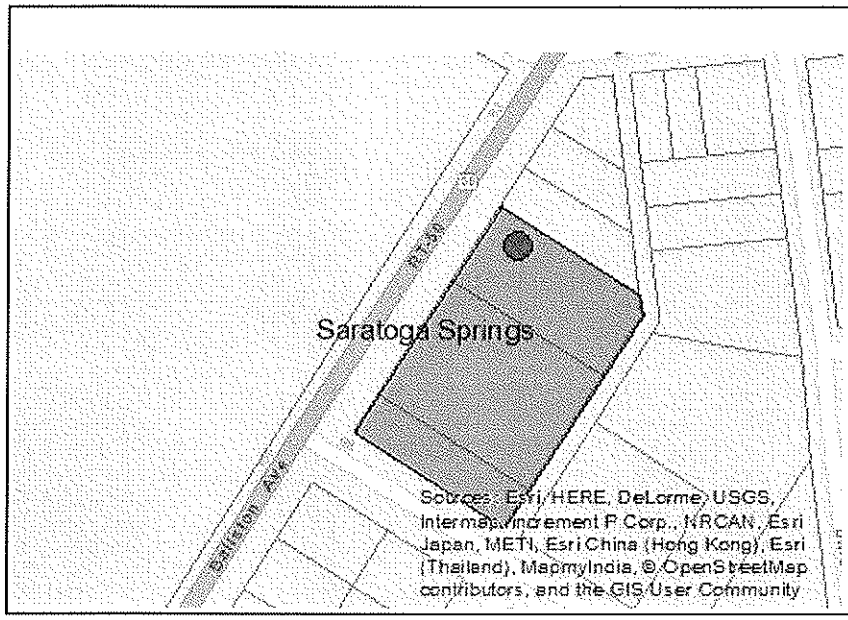
Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

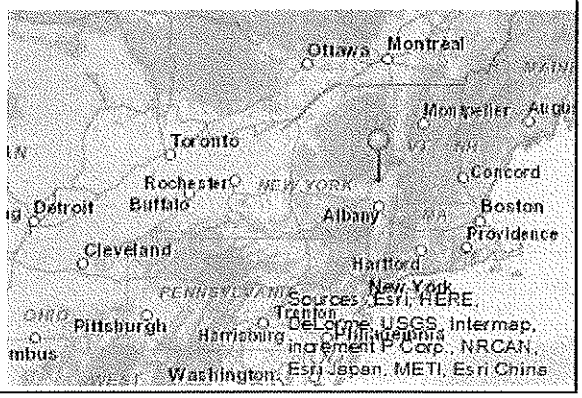
PRINT FORM

EAF Mapper Summary Report

Friday, February 12, 2016 12:08 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.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:Mohawk Valley Heritage Corridor, NYS Heritage Areas:Saratoga
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	546052
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

E.2.i. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

LANSING ENGINEERING, PC
2452 STATE ROUTE 9
SUITE 301
MALTA, NY 12020
T (518) 899-5243
F (518) 899-5245

Ballston Ave Subdivision

PROJECT NARRATIVE
April 5, 2016

INTRODUCTION

Under the new Comprehensive Plan, adopted by the City Council on 6/16/2015, the parcels (and overall neighborhood area) in question have been changed from the UR-2 Zoning Designation to a new designation entitled Complementary Core, which most closely mirrors T-4 under the current Zoning Ordinance. From the 6/16/2015 Comprehensive Plan, this new designation is defined in part, as follows: "The Complementary Core designation consists of areas of commercial uses of moderate to high intensity interspersed with higher density residential uses…. The Complementary Core designation offers opportunities to infill and new development that continues to support the Downtown Core…" Under NYS law, the City's Zoning Ordinance must comply with the Comprehensive Plan approved, resulting in the current revision process being undertaken by the City of the Zoning Ordinance. Since the new Zoning Ordinance could be delayed due to unrelated projects around the City, the application herein has been submitted under the UR-2 zoning, thus requiring variances it may not otherwise need once the new Zoning Ordinance is adopted under the applicable Complementary Core designation. The applicants have been waiting on the revised designation since 2012, when an application was submitted to the City to change the zoning designation of the parcels, but this application was voluntarily withdrawn by the applicants to allow the new Comprehensive Plan to be developed and approved. Almost four years later, the applicants are respectfully requesting that their project be approved and not further delayed by the other controversial projects being considered in the City.

The Ballston Ave Subdivision project proposes five (5) 4-unit townhouses and one (1) 2-unit townhouse on approximately 1.36± acres located at the corner of Ballston Avenue and Finley Street in City of Saratoga Springs, New York. The tax map identification numbers for the parcels are 178.26-1-39, 178.28-1-40, and 178.26-1-46 within the City of Saratoga Springs. The conceptual plan illustrates the general intent of the site development and the configuration of the major elements of the proposed site design. The proposed site plan will require four (4) Area Variances to use the proposed townhouses.

EXISTING CONDITIONS

Existing Land Use and Zoning

The project site is located at the corner of Ballston Avenue and Finley Street in City of Saratoga Springs. The project site will encompass three lots that are currently owned by the applicant. The property address is 96 Ballston Ave Saratoga Springs and has the tax map identification numbers of 178.26-1-39 (small parking lot with office building / 0.18 acres), 178.26-1-40 (vacant residential / 0.74 acres), and 178.26-1-46 (converted residential office/ 0.44 acres). The three lots will be consolidated and will include a total of approximately 1.36 acres. The lots are zoned as UR-2 Urban Residential and the lots are currently being used for commercial uses. The permitted use for this zoning includes single family residences. A general overview of the surrounding land uses in the area includes commercial and residential.

Soil and Topography
The existing parcels include a two story residence on Finley Street, two story office building with associated parking on Ballston Ave, a one story office building with associated parking on Ballston Ave and vacant wooded areas. According to the Soil Survey of Saratoga County, New York prepared by National resources Conservation Service (NRCS), the project site consists of one (1) soil type: Windsor loamy sand (WnA). The project site is well drained and consists of slopes 0 – 3 Percent.

Wetlands
Wetlands have not been located on the project site.

PROPOSED CONDITIONS

The proposed project will require the consolidation of the three lots and removal of the existing buildings. The applicant proposes a residential subdivision consisting of 22 single family residential lots. The residential units are included in five (5) 4-unit townhouse buildings and one (1) 2-unit townhouse building. The average minimum lot width is 20 ft. with a front building set back of 10 ft., a rear building setback of 25 ft., and a side building setback of 0-10ft. The proposed minimum lot size is 1702 sf and proposed maximum lot size of 2800 sf. A private drive is proposed to access the site and will be located on Finley Street as shown on the conceptual plan. All existing vehicular access points on NYS Route 50 will be removed. Concrete sidewalks are proposed for pedestrian access to Ballston Ave, Finley Street and NYS Route 50.

The proposed layout includes 33% building coverage and will have approximately 39% greenspace. The remaining 28% will consist of impermeable surfaces such as pavement and sidewalks.

UTILITIES , STORMWATER AND SOLID WASTE

It is anticipated that water will be supplied by the City of Saratoga Water Department and sewage (wastewater) service will be provided by the Saratoga County Sewer District (SCSD#1). Stormwater is anticipated to be managed through on-site structures. Stormwater practices will be discussed in the project specific Stormwater Pollution Prevention Plan (SWPPP). Stormwater control practices will be designed and implemented in accordance with all NYSDEC technical standards and the City of Saratoga Springs' guidelines.

PROPOSED AREA VARIANCES

Applications and supporting documents are being made to the City of Saratoga Springs Zoning Board of Appeals requesting five (5) area variances that seek relief from the zoning guidelines and requirements.

The project will require the following Area Variances to accommodate the proposed development. The following chart summarizes the variances being requested:

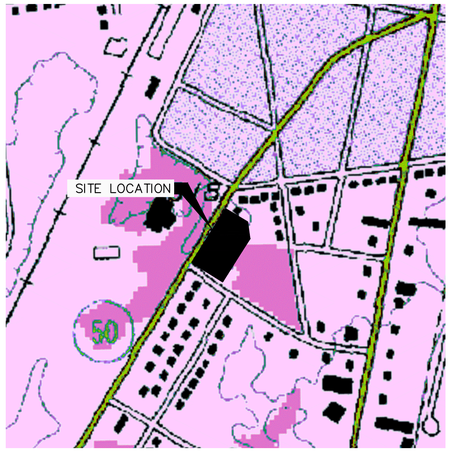
Zoning Regulation	Required	Proposed	Requested Variance
Minimum Lot Sizes	6,600 sf	1,702 sf	4898 sf
Minimum Average Lot Width	60 ft.	20 ft.	40 ft.
Maximum Building Coverage	30%	33%	3%
Each Side Min Yard Setback	8 ft.	0 ft.	8 ft.
Total Side Min Yard Setback	20 ft.	0 ft.	20 ft.

CONCLUSION

It is our respectful opinion that the Ballston Ave Subdivision project and the proposed Area Variances will not create an undesirable change in the character of the neighborhood or have any adverse physical or environmental effects on the neighborhood district. The applicant and the applicants engineer look forward to working with the City of Saratoga Springs to advance this residential subdivision project.

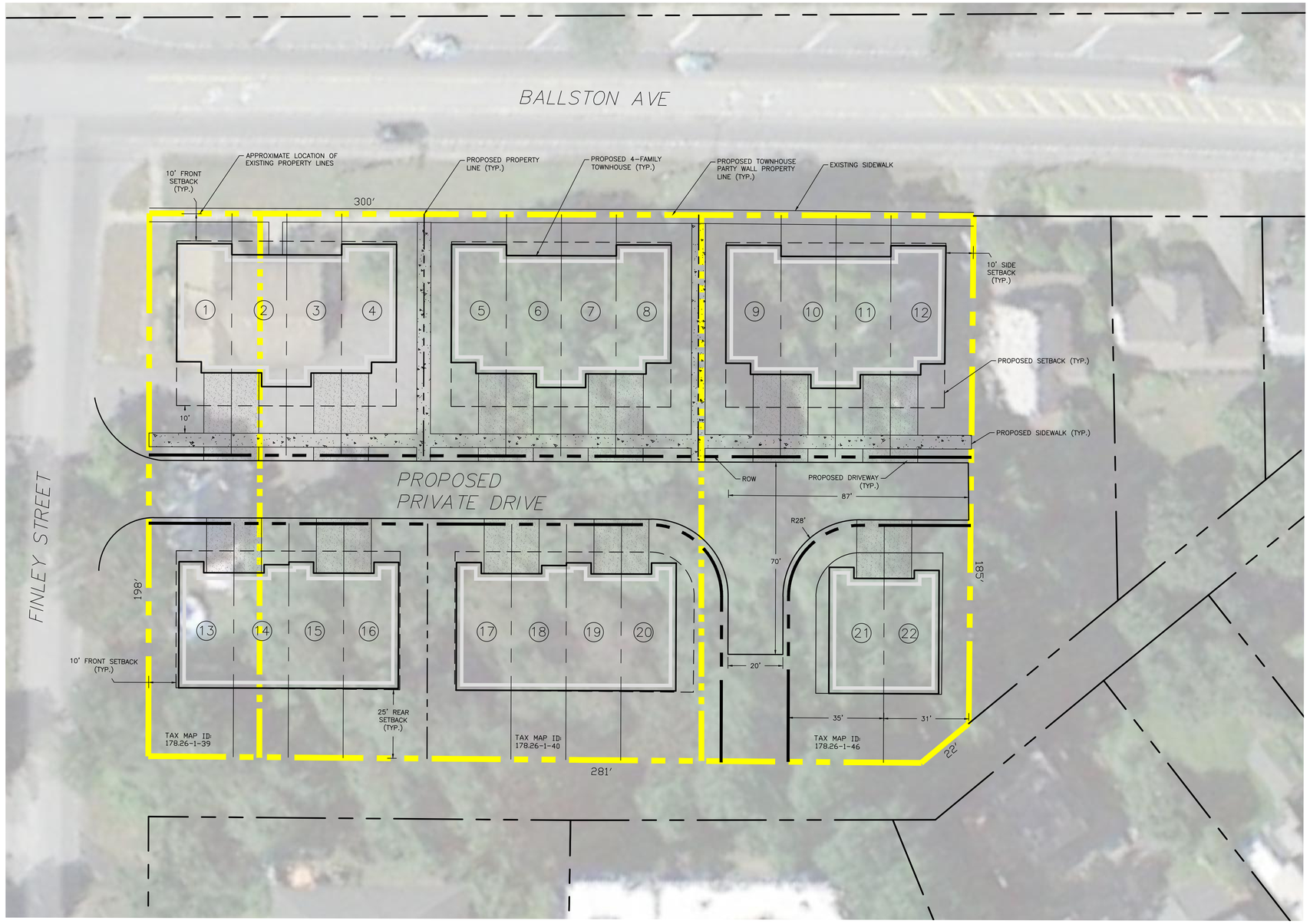
BALLSTON AVE SUBDIVISION

CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NEW YORK



SITE LOCATION MAP

SCALE: 1"=500'



SITE STATISTICS:

ZONING – URBAN RESIDENTIAL–2 (UR–2)
TOTAL PARCEL SIZE– 1.36 +/– AC.
NUMBER OF PROPOSED LOTS – 22 LOTS
(5) 4–UNIT TOWNHOUSES – 20 LOTS
(1) 2–UNIT TOWNHOUSES – 2 LOTS

0 10 20 40 80

AREA AND BULK REQUIREMENTS

ZONING DISTRICT	MIN LOT SIZE (SF)	MIN AVG WIDTH (FT)	MAX BLDG COVERAGE (%)		MINIMUM YARD SETBACK (FT)				PRINCIPLE BLDGS		MINIMUM % IMPERMEABLE
			PRINCIPLE BLDG	ACCESSORY BLDG	FRONT	REAR	EACH SIDE	TOTAL SIDE	MAX 1ST FLOOR AREA (SF)	MAX HEIGHT (FT)	
PROPOSED	1,702	20	33	N/A	10	25	0,10	0,10	900±	35	59
UR–2 URBAN RESIDENTIAL	6,600	60	30	10	10	25	8	20	1 STORY = 900 2 STORY = 700	60	25
RELIEF REQUESTED	4,898	40	3	N/A	0.0	0.0	8	20	0.0±	0.0	0.0

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BALLSTON AVE SUBDIVISION
CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NEW YORK

DATE	REVISIONS RECORD/DESCRIPTION

LANSING ENGINEERING
2452 STATE ROUTE 9, SUITE 301
MALTA, NY 12020
(518) 899-2643

CONCEPTUAL LAYOUT PLAN

PROJ. NO: 753.00
SCALE: AS SHOWN
DATE: 04/05/16

CLP–1
SHEET 1 OF 1

LANSING ENGINEERING, PC
2452 STATE ROUTE 9
SUITE 301
MALTA, NY 12020
T (518) 899-5243
F (518) 899-5245

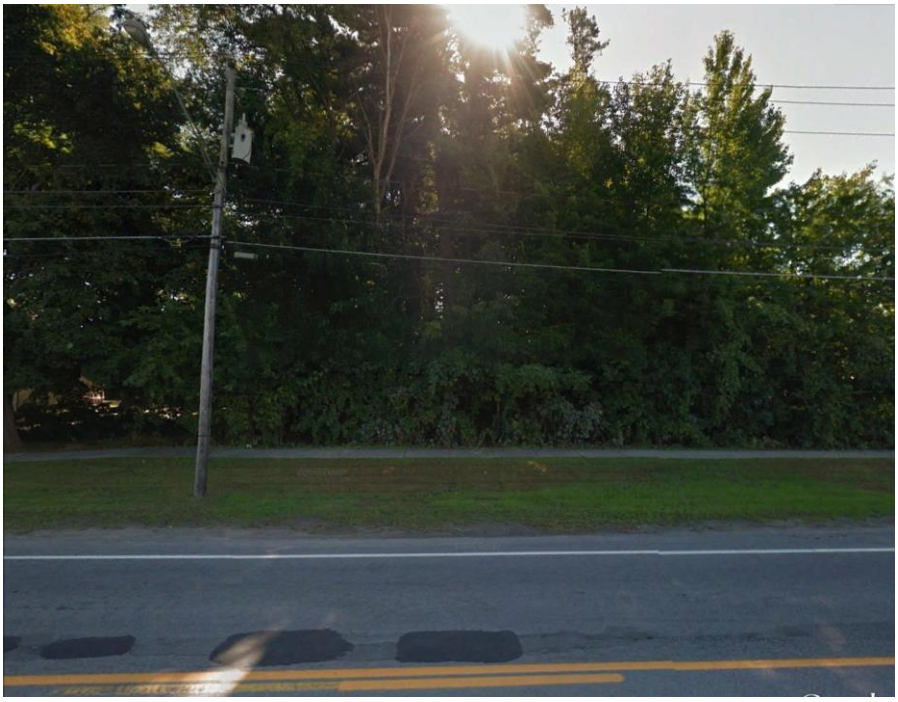
Ballston Ave Subdivision
Site Photos

ATTACHMENT TO AREA VARIANCE APPLICATION

04/05/16

116 Ballston Ave (Facing North - Front)

96 Ballston Ave (Facing South - Front)



Vacant Lot (Front)

96 Ballston Ave (Front)

116 Ballston Ave (Front)

116 Ballston Ave (Facing East on Finley Street)

116 Ballston Ave (facing West on Finley Street)

LANSING ENGINEERING, PC
2452 State Route 9, Suite 301
Malta, NY 12020
Telephone: [redacted]
Facsimile: [redacted]

Letter of Transmittal

Date: April 5th, 2016 **Proj. #- 753.00**
RE: Ballston Ave Subdivision

To: Lindsey Gonzalez, Land Use Board Coordinator
City Of Saratoga Springs – City Hall – Zoning Board Of Appeals
474 Broadway – Ste 9
Saratoga Springs, New York 12866

We are sending you ☒ Attached ☐ Under separate cover via the following items:

☐ Shop Drawings ☐ Prints ☒ Plans/Originals ☒ Applications
☐ Copy of Letter ☐ Change Order ☐ Samples ☐ Report

COPIES	DATE	NO.	DESCRIPTION
1	4/5/16		Application Fee of $150
1	4/5/16		Application of Appeal to the Zoning Board for Variance
1	4/5/16		Site Plan Drawing (24"x36")
1	4/5/16		Long Environmental Assessment Form
1	4/5/16		Site Photos
1	4/5/16		Project Narrative
1	4/5/16		Disk with Digital Files of Submission

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit 1 copies for approval ☐ Other:_____
☒ For your use ☐ Approved as noted ☐ Submit __ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return __corrected prints
☐ For review and comment ☐ For bids due ☐ Borrowed prints returned

REMARKS:
Mrs. Gonzalez,
Attached please find the above listed items for the Ballston Ave Residential Subdivision located in the City of Saratoga Springs. We are looking to get on the May 9th Zoning Board of Appeals meeting. If you have any questions or require additional information please feel free to call the office at 899-5243 ext 104.

☐ Copy filed to prior submissions

SIGNED: _____
Yates Scott Lansing, PE, CPESC, CPSWQ

cc: Steven Gottmann, Ginley & Gottmann, P.C.
file

If enclosures are not as noted, kindly notify us immediately

LANSING ENGINEERING, PC
2452 State Route 9, Suite 301
Malta, NY 12020
Telephone [redacted]
Facsimile: [redacted]

Letter of Transmittal

Date: May 25th, 2016 **Proj. #- 753.00**
RE: Ballston Ave Subdivision

To: Lindsey Gonzalez, Land Use Board Coordinator
City Of Saratoga Springs – City Hall – Zoning Board Of Appeals
474 Broadway
Saratoga Springs, New York 12866

We are sending you ☒ Attached ☐ Under separate cover via the following items:

☐ Shop Drawings ☐ Prints ☒ Plans/Originals ☒ Applications
☐ Copy of Letter ☐ Change Order ☐ Samples ☐ Report

COPIES	DATE	NO.	DESCRIPTION
1	5/25/16		Application of Appeal to the Zoning Board for Variance
1	5/25/16		Site Plan Drawing (24"x36")
1	5/25/16		Long Environmental Assessment Form
1	5/25/16		Site Photos
1	5/25/16		Project Narrative
1	5/25/16		Disk with Digital Files of Submission
1	5/25/16		Examples of Proposed Buildings
1	5/25/16		Previous Approved Variances
1	5/25/16		Previous Use Variance Granted by the Supreme Court
1	5/25/16		City of Saratoga Spring Complementary Core

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit 1 copies for approval ☐ Other:_____
☒ For your use ☐ Approved as noted ☐ Submit __ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return __corrected prints
☐ For review and comment ☐ For bids due ☐ Borrowed prints returned

REMARKS:
Attached please find the above listed items that have been revised for the Ballston Ave Subdivision Zoning Board of Appeals Application. If you have any questions or require additional information please feel free to call the office at 899-5243 ext 104.

☐ Copy filed to prior submissions

SIGNED: _____
Yates Scott Lansing, PE, CPESC, CPSWQ

If enclosures are not as noted, kindly notify us immediately

cc: Steven Gottmann, Ginley & Gottmann, P.C.

file

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Ballston Ave Subdivision		
Project Location (describe, and attach a general location map): 96 Ballston Ave, Saratoga Springs, NY, 12866		
Brief Description of Proposed Action (include purpose or need): The proposed project site is located on a 1.36 +/- Acre site on the corner of Finley Street and Ballston Ave in the City of Saratoga Springs, NY. The project proposes to consolidate three (3) lots and construct a residential subdivision with townhouses. The residential subdivision includes 22 single family residential lots. The residential units are included in five (5) 4-unit townhouse buildings and one (1) 2-unit townhouse building as shown on the conceptual plan. Access to the proposed lots will be a private driveway that will be created on Finley Street. Sewer service will be provided by Saratoga County Sewer District #1 and water shall be provided by the City of Saratoga Springs.		
Name of Applicant/Sponsor: Steven Gottmann, Ginley & Gottmann, P.C.	Telephone: [redacted] E-Mail: [redacted]	
Address: 96 Ballston Avenue		
City/PO: Saratoga Springs	State: NY	Zip Code: 12866
Project Contact (if not same as sponsor; give name and title/role): Same	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Subdivision and site plan approval	TBD
c. City Council, Town or Village Zoning Board of Appeals ☑Yes ☐No	ZBA - Area variances	
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	SCSD #1 - Sewer, Saratoga County Planning Board	TBD
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC - Sewer, SPDES NYSDOH - Water	TBD
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

NYS Heritage Areas: Mohawk Valley Heritage Corridor, NYS Heritage Areas: Saratoga

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
UR-2 Urban Residential

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? Miscellaneous area variances are requested

C.4. Existing community services.

a. In what school district is the project site located? Saratoga Springs CSD

b. What police or other public protection forces serve the project site?
Saratoga Springs Police Department

c. Which fire protection and emergency medical services serve the project site?
Saratoga Springs Fire Department

d. What parks serve the project site?
Congress Park, Saratoga Spa State Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
Residential Subdivision

b. a. Total acreage of the site of the proposed action? 1.36 acres
b. Total acreage to be physically disturbed? 1.36 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.36 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential (Townhouses)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 22
iv. Minimum and maximum proposed lot sizes? Minimum 1700 +/- Maximum 2800 +/-

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18-24 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	22			
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Potential for impoundments for stormwater mitigation

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: Stormwater

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: TBD acres

v. Dimensions of the proposed dam or impounding structure: TBD height; TBD length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Potential stormwater mitigation areas to be constructed in existing earth embankment.

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: 6600 +/- gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No

If Yes:

- Name of district or service area: City of Saratoga Springs Water System
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: 6600 +/- gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Residential sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Saratoga County Sewer District #1
- Name of district: Saratoga County Sewer District #1
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

3405 Square feet or 0.78 acres (impervious surface)

59242 Square feet or 1.36 acres (parcel size)

ii. Describe types of new point sources. Pavements, roofs and sidewalks

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Existing drainage course and existing storm water structures

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☑ Yes ☐ No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

_____

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

General construction noise will be generated during the development of the site. This will be limited to normal daytime working hours. No noises are expected to exceed ambient levels after construction is complete.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑ Yes ☐ No

Describe: General site clearing will be required for the installation of private driveways, utilities, and construction of residential units.

n.. Will the proposed action have outdoor lighting? ☐ Yes ☑ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☑ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.21	0.83	+0.62
• Forested	1.15	0.0	-1.15
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.0	0.0	0.0
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	0.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.0	0.0	0.0
• Wetlands (freshwater or tidal)	0.0	0.0	0.0
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: Lawn/Landscape	0.0	0.53	+0.53

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? Greater Than 6.5 feet According to the most recent NRCS Soil Survey for Saratoga County.

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: Windsor Loamy Sand (WnA) 100 %
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: > 6.5 feet According to the most recent NRCS Soil Survey for Saratoga Coutny.

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100 year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500 year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

i. Name of aquifer: Principle Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

_____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

_____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

_____

_____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): Study to be provided

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Congress Park and Saratoga Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Local Park

iii. Distance between project and resource: < 2 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date_____

Signature_____ Title_____

PRINT FORM

EAF Mapper Summary Report

Friday, February 12, 2016 12:08 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.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:Mohawk Valley Heritage Corridor, NYS Heritage Areas:Saratoga
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	546052
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

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F

Ballston Ave Subdivision

PROJECT NARRATIVE
May 25, 2016

INTRODUCTION

Under the new Comprehensive Plan, adopted by the City Council on 6/16/2015, the parcels (and overall neighborhood area) in question have been changed from the UR-2 Zoning Designation to a new designation entitled Complementary Core, which most closely mirrors T-4 under the current Zoning Ordinance. From the 6/16/2015 Comprehensive Plan, this new designation is defined in part, as follows: "The Complementary Core designation consists of areas of commercial uses of moderate to high intensity interspersed with higher density residential uses…. The Complementary Core designation offers opportunities to infill and new development that continues to support the Downtown Core…" Under NYS law, the City's Zoning Ordinance must comply with the Comprehensive Plan approved, resulting in the current revision process being undertaken by the City of the Zoning Ordinance. Since the new Zoning Ordinance could be delayed due to unrelated projects around the City, the application herein has been submitted under the UR-2 zoning, thus requiring variances it may not otherwise need once the new Zoning Ordinance is adopted under the applicable Complementary Core designation. The applicants have been waiting on the revised designation since 2012, when an application was submitted to the City to change the zoning designation of the parcels, but this application was voluntarily withdrawn by the applicants to allow the new Comprehensive Plan to be developed and approved. Almost four years later, the applicants are respectfully requesting that their project be approved and not further delayed by the other controversial projects being considered in the City.

The Ballston Ave Subdivision project proposes five (5) 4-unit townhouses and one (1) 2-unit townhouse on approximately 1.36± acres located at the corner of Ballston Avenue and Finley Street in City of Saratoga Springs, New York. The tax map identification numbers for the parcels are 178.26-1-39, 178.28-1-40, and 178.26-1-46 within the City of Saratoga Springs. The conceptual plan illustrates the general intent of the site development and the configuration of the major elements of the proposed site design. The proposed site plan will require five (5) general area variances for the proposed townhouses.

EXISTING CONDITIONS

Existing Land Use and Zoning

The project site is located at the corner of Ballston Avenue and Finley Street in City of Saratoga Springs. The project site will encompass three lots that are currently owned by the applicant. The property address is 96 Ballston Ave Saratoga Springs and has the tax map identification numbers of 178.26-1-39 (small vacant parking lot with office building / 0.18 acres), 178.26-1-40 (vacant residential / 0.74 acres), and 178.26-1-46 (converted residential office/ 0.44 acres). The three lots will be consolidated and will include a total of approximately 1.36 acres. The lots are zoned as UR-2 Urban Residential and the lots are currently being used for commercial uses. The permitted use for this zoning includes single family residences. A general overview of the surrounding land uses in the area includes commercial and residential.

Soil, Topography and Wetlands
The existing parcels include a two story residence on Finley Street, a two story office building with associated parking on Ballston Ave, a one story office building with associated parking on Ballston Ave and vacant wooded areas. According to the Soil Survey of Saratoga County, New York prepared by National resources Conservation Service (NRCS), the project site consists of one (1) soil type: Windsor loamy sand (WnA). The project site is well drained and consists of slopes 0 – 3 Percent. Wetlands have not been located on the project site.

PROPOSED CONDITIONS

The proposed project includes the utilization of the three lots and removal of the existing buildings. All existing buildings will be removed. The applicant proposes a residential subdivision consisting of 22 single family residential lots. The residential units are included in five (5) 4-unit townhouse buildings and one (1) 2-unit townhouse building. The average minimum lot width is 20 ft. with a minimum front building set back of 10 ft., a rear building setback of 25 ft., and a side building setback of 0-10ft. The proposed minimum lot size is 1,702 sf and proposed maximum lot size of 2,994 sf. A road is proposed on Finley Street to access the site, as shown on the conceptual plan. This road is proposed for dedication to the City of Saratoga Springs. All existing vehicular access points on NYS Route 50 will be removed. Concrete sidewalks are proposed for pedestrian access to Ballston Ave, Finley Street and NYS Route 50.

The current zoning, UR-2, requires two (2) parking spaces per unit. The proposed buildings provide 2 spaces per unit with one (1) space within the enclosed garage and one (1) in the proposed driveway for each unit.

The proposed layout includes an overall building coverage of 33% and will have approximately 39% greenspace. The remaining 28% will consist of impermeable surfaces such as pavement and sidewalks.

UTILITIES, STORMWATER AND SOLID WASTE

It is anticipated that water will be supplied by the City of Saratoga Water Department and sewage (wastewater) service will be provided by the Saratoga County Sewer District (SCSD). Stormwater is anticipated to be managed through on-site structures. Stormwater practices will be discussed in the project specific Stormwater Pollution Prevention Plan (SWPPP). Stormwater control practices will be designed and implemented in accordance with all NYSDEC technical standards and the City of Saratoga Springs guidelines.

PROPOSED AREA VARIANCES

Applications and supporting documents are being made to the City of Saratoga Springs Zoning Board of Appeals to seek relief from the zoning guidelines and requirements and to request the granting of five (5) general area variances for each of the proposed lots in the proposed project.

The project will require the following Area Variances to accommodate the proposed development. The following charts summarize the variances being requested for each proposed lot:

AREA AND BULK REQUIRMENTS						
Lot Number	Zoning District	Minimum lot size (SF)	Minimum Average Width (FT)	Max Principle Building Coverage (%)	Minimum Yard Setback (FT)	
					Each Side	Total Side
1	Proposed	2,640	30	34.2	0	0
	UR-2	6,600	60	30	8	20
	Requested Relief	3,960	30	4.2	8	20
2	Proposed	1,760	20	51.4	0	0
	UR-2	6,600	60	30	8	20
	Requested Relief	4,840	40	21.4	8	20
3	Proposed	1,760	20	51.4	0	0
	UR-2	6,600	60	30	8	20
	Requested Relief	4,840	40	21.4	8	20
4	Proposed	2,640	30	34.2	0,10	10
	UR-2	6,600	60	30	8	20
	Requested Relief	3,960	30	4.2	8	10
5	Proposed	2,640	30	34.2	0,10	10
	UR-2	6,600	60	30	8	20
	Requested Relief	3,960	30	4.2	8	10
6	Proposed	1,760	20	51.4	0	0
	UR-2	6,600	60	30	8	20
	Requested Relief	4,840	40	21.4	8	10
7	Proposed	1,760	20	51.4	0	0
	UR-2	6,600	60	30	8	20
	Requested Relief	4,840	40	21.4	8	20
8	Proposed	2,640	30	34.2	0,10	10
	UR-2	6,600	60	30	8	20
	Requested Relief	3,960	30	4.2	8	10
9	Proposed	2,640	30	34.2	0	10
	UR-2	6,600	60	30	8	20
	Requested Relief	3,960	30	4.2	8	10
10	Proposed	1,760	20	51.4	0	0
	UR-2	6,600	60	30	8	20
	Requested Relief	4,840	40	21.4	8	20
11	Proposed	1,760	20	51.4	0	0
	UR-2	6,600	60	30	8	20
	Requested Relief	4,840	40	21.4	8	20

AREA AND BULK REQUIRMENTS						
Lot Number	Zoning District	Minimum lot size (SF)	Minimum Average Width (FT)	Max Principle Building Coverage (%)	Minimum Yard Setback (FT)	
					Each Side	Total Side
12	Proposed	2,611	30	34.5	0,10	10
	UR-2	6,600	60	30	8	20
	Requested Relief	3,989	30	4.5	8	10
13	Proposed	2,635	31	33.2	0	0
	UR-2	6,600	60	30	8	20
	Requested Relief	3,965	29	33.2	8	20
14	Proposed	1,702	20	50.9	0	0
	UR-2	6,600	60	30	8	20
	Requested Relief	4,898	40	20.9	8	20
15	Proposed	1,704	20	51.3	0	0
	UR-2	6,600	60	30	8	20
	Requested Relief	4,896	40	21.3	8	20
16	Proposed	2,603	31	33.6	0	0
	UR-2	6,600	60	30	8	20
	Requested Relief	3,997	29	3.6	8	20
17	Proposed	2,611	31	34	0,10	10
	UR-2	6,600	60	30	8	20
	Requested Relief	3,989	29	4	8	10
18	Proposed	1,713	20	51.3	0	0
	UR-2	6,600	60	30	8	20
	Requested Relief	4,887	40	21.3	8	20
19	Proposed	1,716	20	51.8	0	0
	UR-2	6,600	60	30	8	20
	Requested Relief	4,884	40	21.8	8	20
20	Proposed	2,994	36	29.7	0	0
	UR-2	6,600	60	30	8	20
	Requested Relief	3,606	24	0.7	8	20
21	Proposed	2,833	35	30.9	0	0
	UR-2	6,600	60	30	8	20
	Requested Relief	3,767	25	0.9	8	20
22	Proposed	2,576	31	33.7	0,11	11
	UR-2	6,600	60	30	8	20
	Requested Relief	4,024	29	3.7	8	9

CONCLUSION

It is our respectful opinion that the Ballston Ave Subdivision project and the proposed Area Variances will not create an undesirable change in the character of the neighborhood or have any adverse physical or environmental effects on the neighborhood district. The applicant and the applicants engineer look forward to working with the City of Saratoga Springs to advance this residential subdivision project.

LANSING ENGINEERING, PC

2452 STATE ROUTE 9
SUITE 301
MALTA, NY 12020
T [redacted]
F

Examples of Proposed Buildings

ATTACHMENT TO AREA VARIANCE APPLICATION

05/25/16

LANSING ENGINEERING, PC

2452 STATE ROUTE 9
SUITE 301
MALTA, NY 12020
T [redacted]
F

City of Saratoga Springs Complementary Core

ATTACHMENT TO AREA VARIANCE APPLICATION

05/25/16

Complementary Core (CC)

Complementary Core (CC)

The Complementary Core designation consists of areas of commercial uses of moderate to high intensity interspersed with higher density residential uses. This area is intended to be pedestrian-oriented with multi-modal transportation options and is a complementary, yet slightly less dense, extension of the Downtown Core. These areas represent a mix of freestanding offices, commercial uses, or clusters of businesses meeting the day-to-day needs of residents. The character of the Complementary Core areas is reflective of an urban environment with buildings near the street, parking to the rear or side, and streetscape elements such as sidewalks, and ample room for street trees.

The Complementary Core designation offers opportunities for infill and new development that continues to support the Downtown Core. Freestanding commercial structures as well as mixed-use, multi-story buildings with residential uses above the commercial uses would both be appropriate in this designation.

Community Mixed Use (CMU)

Community Mixed Use (CMU)

The Community Mixed Use designation includes areas of moderate density residential and community-supported commercial uses. These areas are characterized by mixed use neighborhoods that are walkable and connected to adjacent residential neighborhoods. Each area includes a variety of neighborhood-scale businesses and services that meets the needs of the surrounding community.

While the character of each Community Mixed Use areas may vary, all areas are intended to be pedestrian-oriented with an attractive streetscape, along with amenities such as small parks and plazas. In some areas, identity is already well established through architecture and streetscape while in others, identity will be shaped by future planning decisions.

Core Residential Neighborhood-1 (CRN-1), Core Residential Neighborhood-2 (CRN-2), and Core Residential Neighborhood-3 (CRN-3)

Core Residential Neighborhood-1 (CRN-1)

Core Residential Neighborhood-2 (CRN-2)

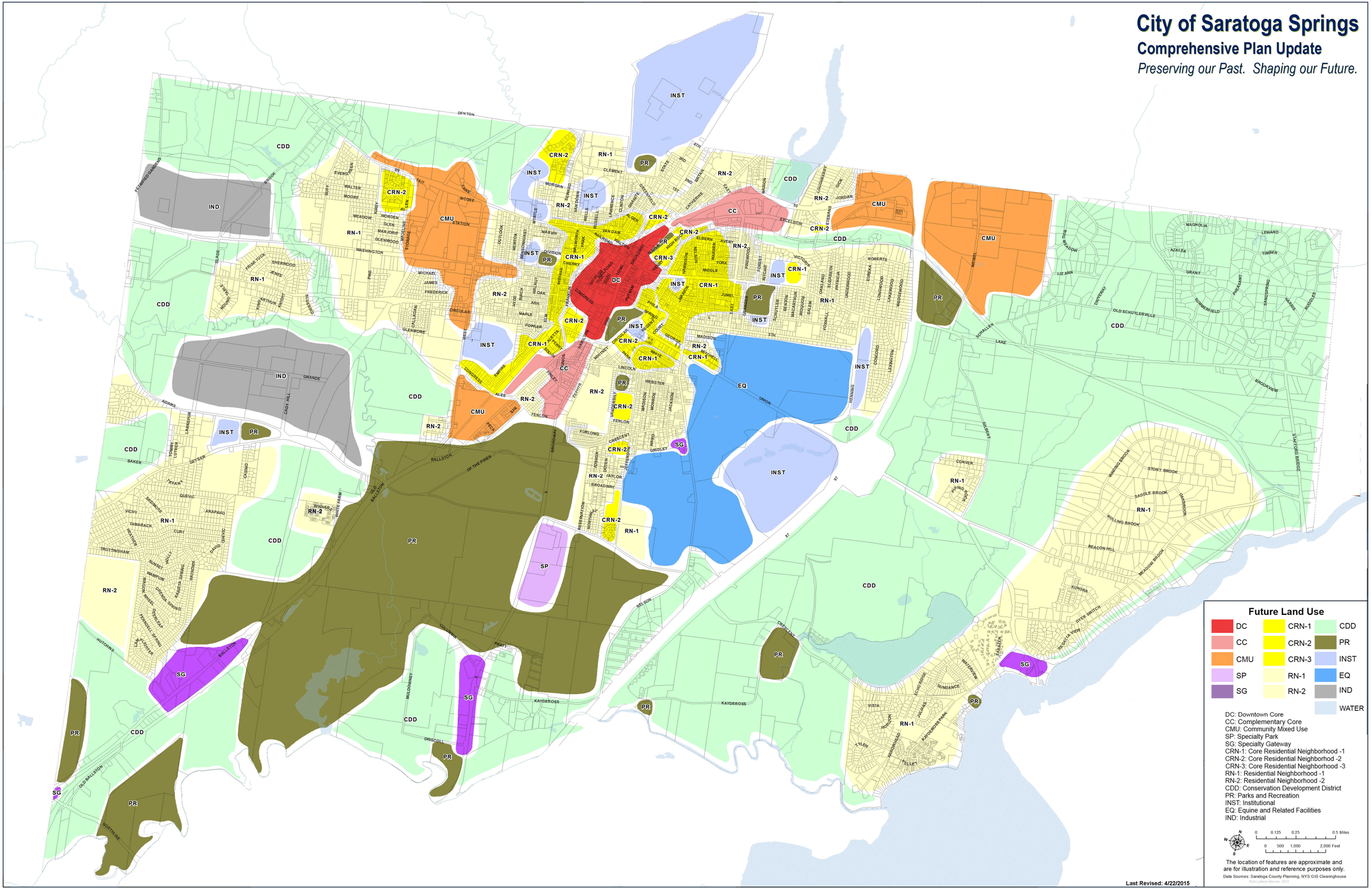
Core Residential Neighborhood-3 (CRN-3)

The Core Residential Neighborhood-1, -2, and -3 designations provide a transition from the Downtown Core and Complementary Core to the predominantly residential neighborhood areas and represent the historic residential village. These areas are primarily residential in use, with single and two-family homes allowed in all three CRN designations, while multi-family uses are allowed only in the CRN-2 and CRN-3 areas. The Core neighborhoods reflect Saratoga's quintessential residential character and charm through unique architecture, historic elements, front porches, sidewalks, and tree-lined streets.

City of Saratoga Springs

Comprehensive Plan Update

Preserving our Past. Shaping our Future.



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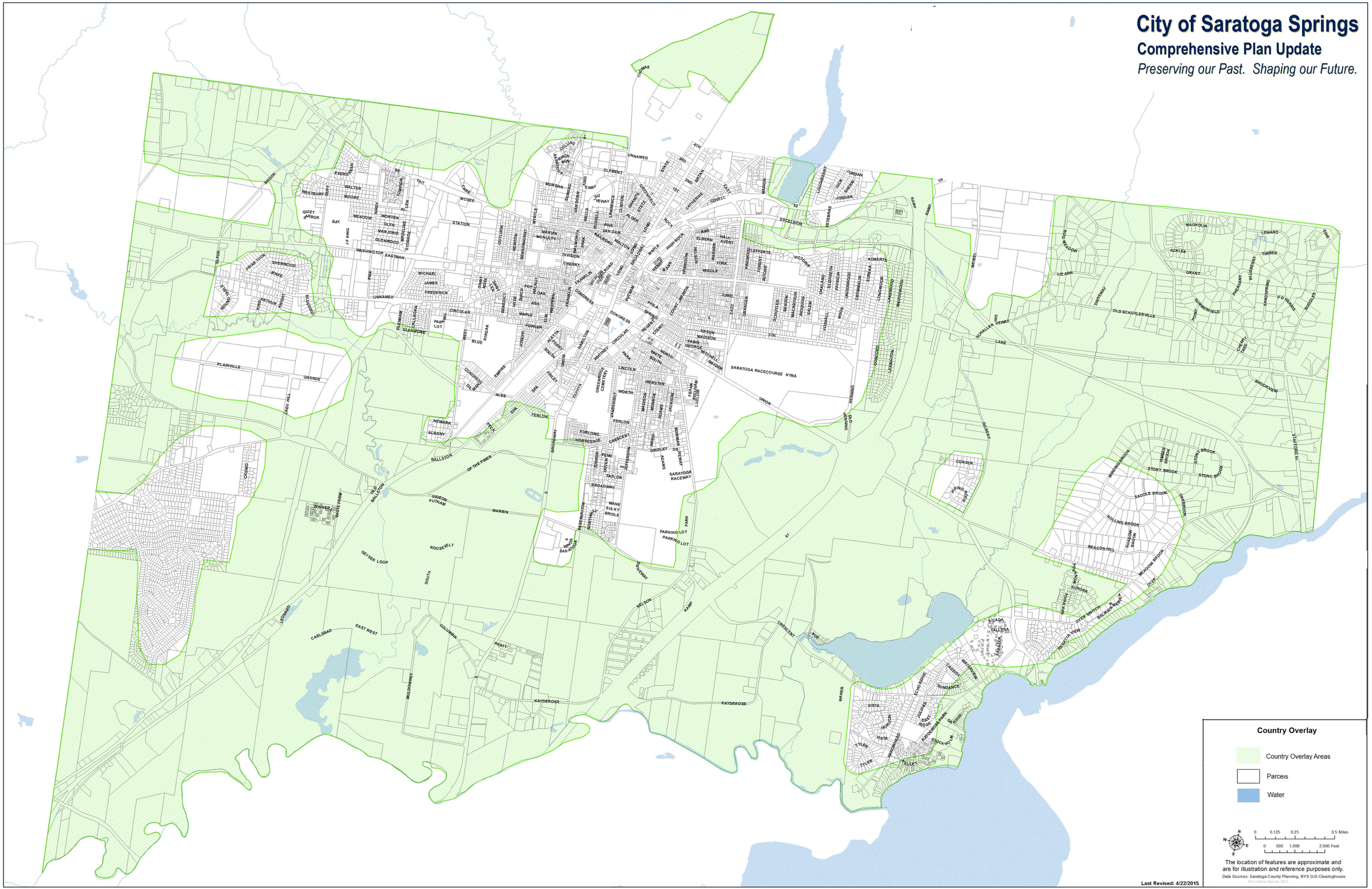
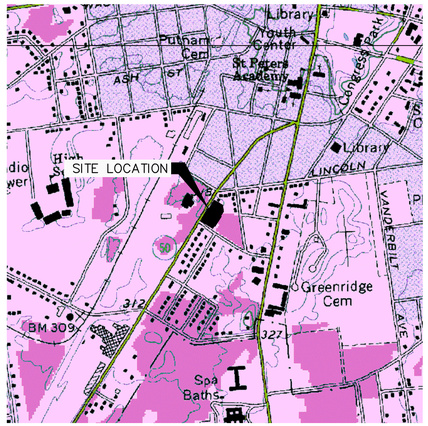


BALLSTON AVE SUBDIVISION

CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NEW YORK



SITE LOCATION MAP

0 500 1000 2000 4000

SCALE: 1"=1000'

SITE STATISTICS:

ZONING – URBAN RESIDENTIAL–2 (UR–2)

TOTAL PARCEL SIZE – 1.36 ± AC.

NUMBER OF PROPOSED LOTS – 22 LOTS
(5) 4–UNIT TOWNHOUSES – 20 LOTS
(1) 2–UNIT TOWNHOUSES – 2 LOTS

AREA AND BULK REQUIREMENTS

MIN LOT SIZE = 6,600 SF
MIN AVG WIDTH = 60 FT

MAX BUILDING COVERAGE:
PRINCIPLE = 30 %
ACCESSORY = 10 %

MINIMUM SET BACKS:
FRONT = 10 FT
REAR = 25 FT
EACH SIDE = 8 FT
TOTAL SIDE = 20 FT

MINIMUM 1ST FLOOR AREA:
1 STORY = 900 SF
2 STORY = 700 SF

MAX BUILDING HEIGHT = 60 FT

MINIMUM % TO REMAIN PERMEABLE = 25 %

PARKING SUMMARY

CITY OF SARATOGA SPRINGS REQUIREMENTS:
RESIDENCES (UR–2) = 2 SPACES PER UNIT

REQUIRED = (2 SAPCES PER UNIT) X (1 UNIT PER LOT)
= 2 SPACES PER LOT

PROVIDED = 2 SPACES PER LOT, 1 SPACE PROVIDED WITHIN ENCLOSED GARAGE AND 1 SPACE PROVIDED IN EACH DRIVEWAY.

NOTES

1) THE PROPOSED ROAD SHALL BE DEDICATED TO THE CITY OF SARATOGA SPRINGS.

AREA AND BULK REQUIREMENTS

LOT NUMBER	ZONING DISTRICT	MIN LOT SIZE (SF)	MIN AVG WIDTH (FT)	MAX PRINCIPLE BUILDING COVERAGE (%)	MINIMUM YARD SETBACK (FT) EACH SIDE	MINIMUM YARD SETBACK (FT) TOTAL SIDE
1	PROPOSED	2,640	30	34.2	0	0
	UR–2 URBAN RESIDENTIAL	6,600	60	30	8	20
	RELIEF REQUESTED	3,960	30	4.2	8	20
2	PROPOSED	1,760	20	51.4	0	0
	UR–2 URBAN RESIDENTIAL	6,600	60	30	8	20
	RELIEF REQUESTED	4,840	40	21.4	8	20
3	PROPOSED	1760	20	51.4	0	0
	UR–2 URBAN RESIDENTIAL	6,600	60	30	8	20
	RELIEF REQUESTED	4,840	40	21.4	8	20
4	PROPOSED	2,640	30	34.2	0,10	10
	UR–2 URBAN RESIDENTIAL	6,600	60	30	8	20
	RELIEF REQUESTED	3,960	30	4.2	8	10
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	RELIEF REQUESTED	3,960	30	4.2	8	10
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	RELIEF REQUESTED	3,989	30	4.5	8	10
13	PROPOSED	2,635	31	33.2	0	0
	UR–2 URBAN RESIDENTIAL	6,600	60	30	8	20
	RELIEF REQUESTED	3,965	29	3.2	8	20
14	PROPOSED	1,702	20	50.9	0	0
	UR–2 URBAN RESIDENTIAL	6,600	60	30	8	20
	RELIEF REQUESTED	4,898	40	20.9	8	20
15	PROPOSED	1,704	20	51.3	0	0
	UR–2 URBAN RESIDENTIAL	6,600	60	30	8	20
	RELIEF REQUESTED	4,896	40	21.3	8	20
16	PROPOSED	2,603	31	33.6	0	0
	UR–2 URBAN RESIDENTIAL	6,600	60	30	8	20
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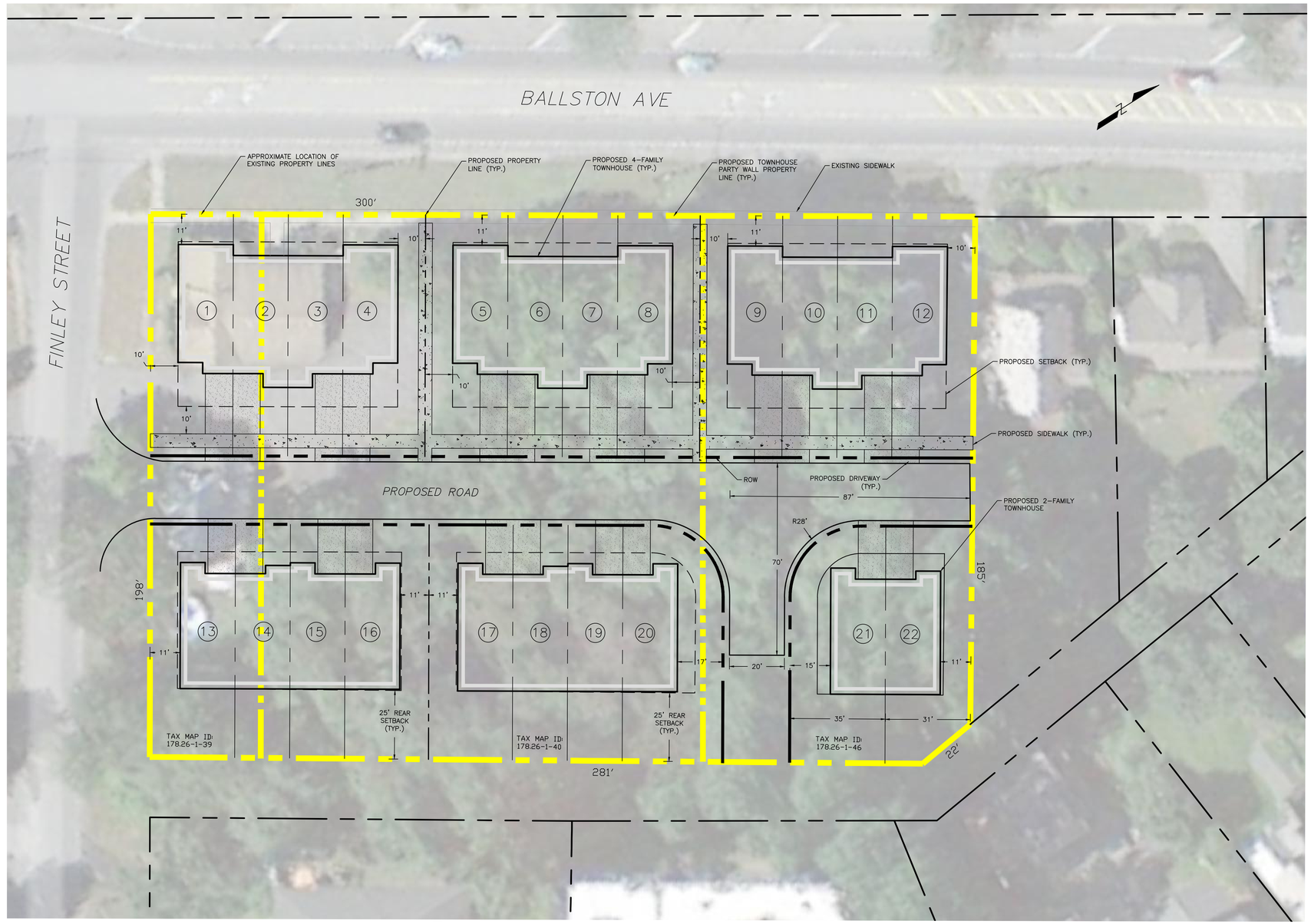

CONCEPT PLAN

0 10 20 40 80

SCALE: 1"=20'

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DATE REVISIONS RECORD/DESCRIPTION

BALLSTON AVE SUBDIVISION
CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NEW YORK

LANSING ENGINEERING
2452 STATE ROUTE 67, SUITE 301
MALTA, NY 12020
(518) 899-5243

CONCEPTUAL LAYOUT PLAN

PROJ. NO: 753.00
SCALE: AS SHOWN
DATE: 05/25/16

CLP–1
SHEET 1 OF 1

LANSING ENGINEERING, PC

2452 STATE ROUTE 9
SUITE 301
MALTA, NY 12020
T [redacted]
F [redacted]

Previous Use Variance
Granted by the Supreme Court

ATTACHMENT TO AREA VARIANCE APPLICATION

05/25/16

STATE OF NEW YORK

SUPREME COURT COUNTY OF SARATOGA

RALPH SIANO and JANE SIANO,

Petitioners.

DECISION, ORDER AND JUDGMENT
RJI No. 45-1-2005-1545
Index No. 2005-2771

-against-

THE CITY OF SARATOGA SPRINGS ZONING BOARD OF APPEALS,

Respondent.

PRESENT: HON. THOMAS D. NOLAN, JR.
Supreme Court Justice

APPEARANCES: GINLEY & GOTTMAN, P.C.
Attorneys for Petitioners
63 Putnam Street
Saratoga Springs, New York 12866

ANTHONY J. IZZO
Assistant City Attorney
Attorney for Respondent
474 Broadway
City Hall, Room 9
Saratoga Springs, New York 12866

In this proceeding under Article 78 of the CPLR, petitioners challenge the decision of respondent, Zoning Board of Appeals of the City of Saratoga Springs (hereinafter Zoning Board) denying their application for a use variance, which, if granted, would allow petitioners' contract vendees to convert 96 Ballston Avenue from a single-family residence to a law office.

In 1993, petitioners and a partner purchased for $15,000.00 at a foreclosure sale the subject property which, by all accounts, was a neglected 2,800 square feet single-family

residence. After buying out their partner's one-half interest for $20,000.00,[1] petitioners invested another $175,000.00 plus their labor over the next two years to completely renovate the structure to make it suitable for their home. During the construction phase, an existing strip mall then located across Ballston Avenue underwent an expansion consisting of a supermarket and large parking lot directly across from the residence. In 1996, petitioners began renting the property first to families and later, as traffic and safety issues made the residence less attractive to families with children, to college students and to military personnel temporarily stationed in the Saratoga area. In 2002, petitioners decided to sell the property. Between 2002 and 2005, they listed it with three realtors at prices varying from $259,000.00 to $289,000.00.[2] According to petitioner and their realtors, the property was shown to 40 to 50 prospective purchasers. Only three purchase offers, all contingent on a zoning change to allow a commercial use, were made. The latest offer, from a law firm, is for $250,000.00. It is this offer that precipitated this proceeding before the Zoning Board.

The City's building inspector's denial of petitioners' application for a use variance was appealed to the Zoning Board. On October 17, 2005, a public hearing was held. Petitioners offered their own testimony and that of their realtor, Daniel Gaba, photographs of the neighborhood and neighboring properties, a financial analysis detailing income and expenses of the property from 2000 to 2005, a sketch plan of the site, a petition signed by neighbors who did not object to the use change, and an opinion from an appraiser that the property's location rendered it unappealing to residential buyers. At the hearing, no appearance or evidence was

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[1]According to plaintiffs, the property, at market value, was then worth $40,000.00.

[2]The 2005 assessment was $262,000.00.

offered in opposition. Petitioners' evidence disclosed that the Ballston Avenue corridor is an area with residential and commercial uses. Petitioner's property is bordered to the immediate south by a professional office (for which a use variance was granted); to the immediate east by a group residence for the developmentally challenged; to the north, one lot away, by a single-family residence housing a realtor's office; and to the west, on the opposite side of Ballston Avenue, by a strip mall housing numerous businesses ranging from a bank to a tavern to a free standing Price Chopper grocery store directly opposite petitioners' property. Petitioners' proof further established that their residence and their lot are considerably larger than most existing single-family residences and lots in the neighborhood.

During the October 24, 2005 meeting of the Zoning Board, a resolution proposing to grant the variance was made and seconded but voted down with five of the Zoning Board's seven members voting "no". The resolution's failure, constituting a denial of the appeal, prompted this proceeding wherein petitioners contend that the denial was unsupported by substantial evidence, arbitrary and capricious, and an abuse of discretion. Petitioners offer that they have proved the requisite elements to establish that the existing zoning classification causes them unnecessary hardship and are thus entitled to a use variance.[3] In its answer, the Zoning Board contends that its denial was properly, lawfully, and rationally made and therefore not arbitrary and capricious and was supported by evidence in the record.

A zoning board must make appropriate factual findings upon which its decision is based

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[3]On December 19, 2005, after this proceeding was commenced, the Zoning Board adopted a resolution formally denying petitioners' application. Subsequently, petitioners and respondent Zoning Board stipulated that this subsequent resolution be "not part of the record, and that the Court shall not consider it in making its decision" and requested that the stipulation be "so ordered" and the court honored that joint request.

to facilitate proper and reasoned judicial review of its decision, Matter of Syracuse Aggregate Corp. v Weise, 5 NY2d 278, 283 - 284 (1980), and if it does not, the court may remit the matter to "make findings that correlate the evidence in the record to the standards governing the issuance of a use variance and indicate what evidence it acted upon in reaching its determination". Matter of Androme Leather Corp. v City of Gloversville, 1 AD3d 654, 655 (3rd Dept 2003), lv denied 1 NY3d 507 (2004). Yet, remand is not mandatory, and the merits of a proceeding may properly be reached provided the factual underpinnings for the decision are present elsewhere in the administrative record. Matter of Fisher v Makowitz, 166 AD2d 444 (2nd Dept 1990); Matter of Concerned Citizens Against Crossgates v Town of Guilderland Zoning Bd. of Appeals, 91 AD2d 763 (3rd Dept 1982). In this case, both petitioners and the Zoning Board advocate against remand and urge that the court search the record, namely the written minutes and the DVD recordings of the two meetings of the Zoning Board. Since parties are free to chart their own course in litigation, unless public policy is affronted, CPLR 2104, Mitchell v New York Hosp., 61 NY2d 208, 214 (1984); Rich v Rich, 282 AD2d 952 (3rd Dept 2001), including "fashion[ing] the basis upon which a particular controversy will be resolved, Cullen v Naples, 31 NY2d 818, 820 (1972), and even though the factual underpinnings for the Zoning Board's decision are not included within its formal denial resolution, but are disclosed elsewhere in the record, the merits may be reached.

Now the substance of the challenge. "Zoning boards relieve the pressures created by imperfect land use controls and help interpret variance ordinances as 'safety valve[s]' for the zoning system, which enables the board to do substantial justice between the owner who wishes to improve [or to change the use of] his property and the owners of nearby property that will be

affected by the building to be erected' or improved [or by the change of use]." Matter of Center Square Assn. v City of Albany Bd. of Zoning Appeals, 19 AD3d 968, 970 (3rd Dept 2005); quoting in part Matter of Cobb v Board of Appeals of City of Buffalo, 128 Misc 67, (Sup Ct, Erie County, 1926). "Zoning boards are afforded considerable discretion and their determinations are generally not disturbed if they have a rational basis and are supported by substantial evidence." Matter of Androme Leather Corp. v City of Gloversville, supra, at 656. General City Law § 81-b (3) (b) establishes the criteria which a city zoning board must apply to use variance applications. An applicant for a use variance has the burden to show that the zoning ordinance's restrictions are causing unnecessary hardship by establishing four elements: (1) that the property cannot yield a reasonable return when used for a permitted purpose; (2) that the hardship results from unique characteristics of the property; (3) that the proposed use will not alter the essential nature of the neighborhood; and (4) that the hardship was not self created. Matter of Diana v City of Amsterdam Zoning Bd. of Appeals, 243 AD2d 939 (3rd Dept 1997).

This extensive and well-developed record demonstrates that petitioners are entitled to a use variance for a law office. The Zoning Board's denial simply was not based upon a reasoned consideration of or supported by the evidence in the record.

The first element, that petitioners have been unable to generate a reasonable return on their property as a single-family rental unit, was convincingly proved by "dollars and cents" evidence. Petitioners adequately demonstrated that a consistent or long term rental of this property as a residence at a rent sufficient to meet all expenses and produce a reasonable profit was made impossible by the heavy traffic upon this main gateway street into the City of Saratoga Springs and by the lights and noise and activity generated by a 24 hour, supermarket directly

across the street. Thus petitioners, by necessity, were forced to rent to short term tenants by virtue of the location's drawbacks. Petitioners' economic proof conclusively established that the rentals were not yielding a reasonable return on petitioners' investment. The Zoning Board's dismissive observation that petitioners should not have made an investment of that magnitude supports a conclusion that it closed its eyes to the detailed financial analysis before it.

Moreover, there was overwhelming proof that petitioners made honest and extended efforts to sell the property as a single-family residence at a reasonable price, but those efforts, over three years, attracted not one buyer interested in the property for residential use. According to the petitioners and realtor, Gaba, who had handled the listing for two years, no one to whom the property was shown was interested in it as a single-family residence, and all the showings were to persons interested in it as an office or other business. The property was listed for sale at a price reasonably close to its assessed valuation and did not sell during a time when properties throughout the City were selling rapidly and significantly above their assessed values. The Zoning Board's other dismissive observation that petitioners could always lower their asking price supports a conclusion that it did not give reasoned consideration to the element of reasonable return and to the petitioners' evidence on that element.

The second element, a hardship unique to this property, rather than of general application to the neighborhood, was also clearly proven. Here, petitioners have a large structure on a large double lot with road frontage of 100 feet, dimensions larger than those of most of the smaller residential family units on Ballston Avenue. Once again, this property is directly bordered on two sides, the south and east, by commercial/business uses and is opposite a strip mall and a Price Chopper supermarket.

The third element, neighborhood impact, was also demonstrated. The neighborhood will not be adversely affected or its essential nature changed or altered by a law office. The lot will adequately and safely accommodate all parking needs of the proposed law office use. This property is nearly surrounded by commercial enterprises. Even the owner of the residential property located immediately adjacent to the north does not oppose the application. This section of Ballston Avenue is permeated with commercial and business uses more intense than a law office. The record evidence establishes that a use variance was granted several years ago to allow a similar professional office use on the property immediately to the south of this property. Petitioners ought not take the brunt of the Zoning Board's desire, expressed in this record, that the City Council consider rezoning the Ballston Avenue corridor to allow business and commercial uses as a matter of right.

The last element, self-created hardship, was also satisfied. On the one hand, when petitioners acquired the property, they knew that it was zoned for residential use, and indeed, have abided by that limitation for over 10 years. On the other, since their acquisition, the commercial uses in the neighborhood have intensified, particularly directly across the street. These post-acquisition changes have further eroded the attractiveness or suitability of this property for residential use. The character of the neighborhood, although mixed to some degree when petitioners purchased the property, has become more commercial as the result of development by others, not petitioners. None of these post acquisition developments was self-imposed.

In sum, the record, when viewed in total, demonstrates undue hardship warranting a use variance. The petition is granted and the denial of petitioners' application is vacated. Since the

record fails to demonstrate any reason why the application should be remanded to the Zoning Board for further proceedings, petitioners are entitled to judgment granting their application for a use variance to permit a law office at 96 Ballston Avenue.

This memorandum shall constitute the decision, order and judgment of the court. All papers, including this decision, order and judgment, are being returned to petitioners' counsel. The signing of this decision, order and judgment shall not constitute entry or filing under CPLR 2220. Counsel is not relieved from the applicable provisions of that section relating to filing, entry and notice of entry.

So Ordered and Adjudged.

DATED: June 13, 2006
Ballston Spa, New York

HON. THOMAS D. NOLAN, JR.
Supreme Court Justice

State of New York
Supreme Court, Appellate Division
Third Judicial Department

Decided and Entered: June 7, 2007 501957

In the Matter of RALPH SIANO
et al.,
Respondents,
v

CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS,
Appellant.

MEMORANDUM AND ORDER

Calendar Date: April 25, 2007

Before: Crew III, J.P., Spain, Mugglin, Lahtinen and Kane, JJ.

Michael Englert, City Attorney, Saratoga Springs (Anthony J. Izzo of counsel), for appellant.

Ginley & Gottmann, P.C., Saratoga Springs (Steven H. Gottmann of counsel), for respondents.

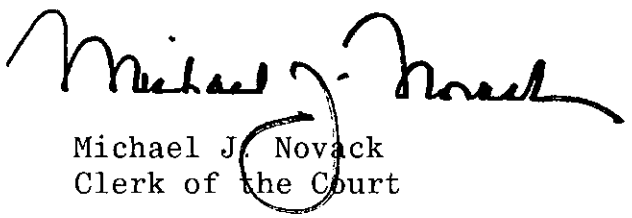
Appeal from a judgment of the Supreme Court (Nolan Jr., J.), entered June 20, 2006 in Saratoga County, which granted petitioners' application, in a proceeding pursuant to CPLR article 78, to annul a determination of respondent denying petitioners' request for a use variance.

Judgment affirmed, upon the opinion of Justice Thomas E. Nolan Jr.

Crew III, J.P., Spain, Mugglin, Lahtinen and Kane, JJ., concur.

ORDERED that the judgment is affirmed, with costs.

ENTER:



Michael J. Novack
Clerk of the Court

LANSING ENGINEERING, PC

2452 STATE ROUTE 9
SUITE 301
MALTA, NY 12020
T [redacted]
F [redacted]

Previous Approved Variances

ATTACHMENT TO AREA VARIANCE APPLICATION

05/25/16

ZONING BOARD OF APPEALS
CITY OF SARATOGA SPRINGS
City Hall, 474 Broadway
Saratoga Springs, New York 12866
518-587-3550
518-587-6512 Fax

IN THE MATTER OF THE APPEAL OF

Permit Consultants, Inc.
116 Ballston Avenue
Saratoga Springs, NY 12866

from the determination of the Building Inspector involving the premises at 116 Ballston Avenue in the City of Saratoga Springs, New York being Section 178.26, Block 1, Lot 39, inside district, on the Assessment Map of said City.

WHEREAS, the appellant having applied for a use variance under the Zoning Ordinance of said City, as amended, to use this premises for an investment and financial services office in an Urban Residential-2 district and due public notice having been duly given of a hearing on said application held on the 26th day of June 2002.

WHEREAS, after due consideration, the Board makes the following resolution and finding of fact: The use variance to permit a financial services branch office, as shown on the submitted plans be granted for any or all of the following reasons:

1. The applicant has demonstrated this property cannot yield a reasonable financial return if used for any permissible use by providing proof that the property faces a large shopping center and the building located on the property is designed for commercial use. The applicant has presented credible and persuasive evidence that any efforts to convert the property to residential use would be cost prohibitive.

2. The applicant has demonstrated this property is unique in that it has a long history of commercial use dating back to the 1920s. Also, it abuts a large busy highway.

3. The applicant has demonstrated the variance requested is the minimum variance which would alleviate the hardship because the applicant proposes to alleviate the hardship by using the premises as a business office. Considering the other nonresidential uses nearby, the proposed use is of minimal effect.

4. The use authorized by the variance will not have an adverse impact on the essential character of the neighborhood because the property has been used for several non-residential purposes over many years without generating unreasonable impacts. The proposed office use will generate even less impact that most of the prior uses.

Dated: June 26, 2002
Adopted by the following vote: 5 Ayes; 0 Nays

ZONING BOARD OF APPEALS OF THE
CITY OF SARATOGA SPRINGS, NEW YORK

July 10, 2002
Date

Chair

I hereby certify the above to be a full, true and correct copy of a resolution duly adopted by the Zoning Board of Appeals of the City of Saratoga Springs on the date above mentioned, five members of the Board being present.

July 10, 2002
Date

Secretary

CITY OF SARATOGA SPRINGS

DESIGN REVIEW COMMISSION

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
TEL: 518-587-3550 x.515 FAX: 518-580-9480
WWW.SARATOGA-SPRINGS.ORG

PATRICK KANE
CHAIR
STEVEN ROWLAND
VICE CHAIR
RICHARD MARTIN
CHRIS BENNETT
SUSAN SHAFER
GRETCHEN MARCELL
MARK HOGAN

NOTICE OF ADMINISTRATIVE ACTION

In the matter of the request for administrative action relating to application

#2007.103
Ginley & Gottman
96 Ballston Ave
Saratoga Springs, NY 12866

to: approve final details including the front porch and ramp as shown on the drawings submitted to the Zoning Board of Appeals on 12/10/07 and the Planning Board on 12/12/07.

the Chairperson of the Design Review Commission finds that, in accordance with Section 8.3 of the Rules and Regulations of the Design Review Commission, the requested action is not substantive in nature and is not contrary to the intent of the original Commission decision. Therefore, the request for administrative action, as described above, is approved.

The Chair shall report the result of this action at the Design Review Commission on January 27, 2008.

12/14/07
Date

Patrick V Kane
Chair

cc: Michael Biffer, Building Inspector
File

LANSING ENGINEERING, PC

2452 STATE ROUTE 9
SUITE 301
MALTA, NY 12020
T [redacted]
F

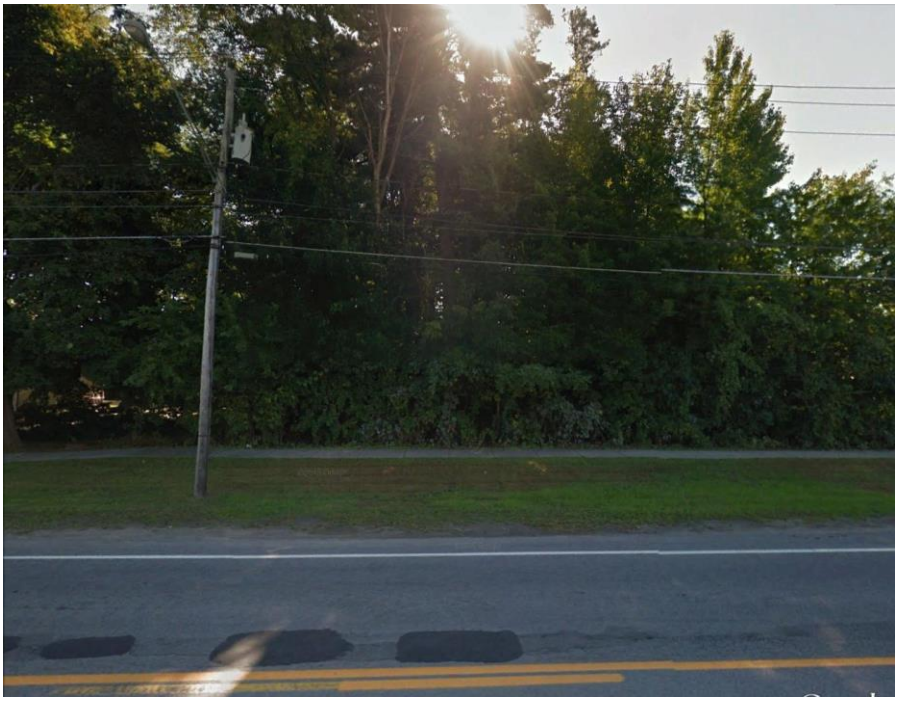
Ballston Ave Subdivision
Site Photos

ATTACHMENT TO AREA VARIANCE APPLICATION

05/25/16

116 Ballston Ave (Facing North - Front)

96 Ballston Ave (Facing South - Front)



Vacant Lot (Front)

96 Ballston Ave (Front)

116 Ballston Ave (Front)

116 Ballston Ave (Facing East on Finley Street)

116 Ballston Ave (facing West on Finley Street)

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	Steven Gottman, Ginley & Gottmann, P.C.		
Address	96 Ballston Ave Saratoga Springs, NY 12866	Same as Applicant	Same as Applicant
Phone	[redacted] / [redacted]	/	/
Email	[redacted]		

* 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: 96 Ballston Ave, Saratoga Springs, NY 12866 Tax Parcel No.: 176 . 26 - 1 - 39,40, 46
(*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: 9/30/2009 3. Zoning District when purchased: UR-2 Urban Residential

4. Present use of property: Converted Res./ Vacant Res./ Commercial 5. Current Zoning District: UR-2 Urban Residential

6. Has a previous ZBA application/appeal been filed for this property?
☒ Yes (when? June 2006, 2007 For what? 2006: 96 Ballston Ave to be used as an office.
2007: Area variance for handicap ramp access.)
☐ 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:

The project proposes to consolidate three (3) lots and construct a residential subdivision with townhouses. The residential subdivision includes 22 single family residential lots. The residential units are included in five (5) 4-unit townhouse buildings and one (1) 2-unit townhouse building as shown on the conceptual plan.

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) UR-2 Area & Bulk Schedule Requirements

Dimensional Requirements	From	To
See the attached project narrative for the requested variances for each individual lot.		

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.

   Alternative designs have been considered by the applicants to create a development for the parcel that is both appropriate to the neighborhood and marketable to the community. The existing 6,600 SF lot area requirements and associated residential density is not compatible with the NYS 50 corridor and the existing commercial uses immediately across the street and along the corridor. It is our opinion that the proposed variances allow flexibility to provide a more appropriate density that is compatible with the existing adjacent uses and provides an appropriate transition to the existing residential uses set back from the Route 50 corridor. The proposed plan also complies the 2015 Comprehensive Plan adopted by the City Council on 6/16/2015 under the Complementary Core (i.e. T4) designation, but it is being submitted under the UR-2 zoning designation. See Project Narrative Introduction for further details.

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:

   The proposed variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. It is our opinion that the proposed variances allow flexibility to provide a more appropriate density that is compatible with the existing adjacent uses and provides an appropriate transition to the existing residential uses set back from the Route 50 corridor. The proposed plan also complies the 2015 Comprehensive Plan adopted by the City Council on 6/16/2015 under the Complementary Core (i.e. T4) designation, but it is being submitted under the UR-2 zoning designation. See Project Narrative Introduction for further details.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

The proposed variances are not substantial. It is our opinion that the proposed variances allow flexibility to provide a more appropriate density that is compatible with the existing adjacent uses and provides an appropriate transition to the existing residential uses set back from the Route 50 corridor. The proposed plan also complies the 2015 Comprehensive Plan adopted by the City Council on 6/16/2015 under the Complementary Core (i.e. T4) designation, but it is being submitted under the UR-2 zoning designation. See Project Narrative Introduction for further details.

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 proposed variances will not have adverse physical or environmental effects on the neighborhood district. The project will be provided with public water and public sewer services to protect the environmental water quality and fire protection. Storm water runoff will be managed in accordance with all applicable regulations. Clearing will be limited and green space will maintained to the greatest extent possible. It is our opinion that the proposed variances allow flexibility to provide a more appropriate density that is compatible with the existing adjacent uses and provides an appropriate transition to the existing residential uses set back from the Route 50 corridor. The proposed plan also complies the 2015 Comprehensive Plan adopted by the City Council on 6/16/2015 under the Complementary Core (i.e. T4) designation, but it is being submitted under the UR-2 zoning designation. See Project Narrative Introduction for further details.

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 proposed variance requests have been created to provide a more appropriate density that is compatible with the existing adjacent uses and provides an appropriate transition to the existing residential uses set back from the Route 50 corridor. The proposed plan also parallels the various master plan updates and zone changes that are already approved and/or under consideration by the City of Saratoga Springs. The proposed plan also complies the 2015 Comprehensive Plan adopted by the City Council on 6/16/2015 under the Complementary Core (i.e. T4) designation, but it is being submitted under the UR-2 zoning designation. See Project Narrative Introduction for further details.

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:_____
(applicant signature)

_____ Date:_____
(applicant signature)

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

Owner Signature: _____ Date:_____

Owner Signature: _____ Date:_____

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

APPLICANT: Steven Gottman, Ginley & Gottmann, P.C.

TAX PARCEL NO.: 176 . 26 - 1 - 39, 40 & 46

PROPERTY ADDRESS: 96 Ballston Ave, Saratoga Springs, NY 12866

ZONING DISTRICT: UR-2

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
See the attached project narrative for the request variances for each individual lot.		

Other: _____

_____

Note: _____

☐ Advisory Opinion required from Saratoga County Planning Board

_____ _____

ZONING AND BUILDING INSPECTOR DATE

Revised 12/2015

SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

July 7, 2016

Susan Barden, Senior Planner
Saratoga Springs Zoning Board of Appeals
City Hall 474 Broadway
Saratoga Springs, NY 12866

RE: SCPB Referral Review#16-84-Area Variance-Gottman
Variances (min. lot width from 60' to 20', min. lot size, side yard setbacks to "0")to effect the consolidation of three tax parcels/lots and construction of residential subdivision to construct 22 single family lots within five 4-unit townhouses and one 2-unit townhouse.
NYS Route 50 (Ballston Avenue) & Finley Street across from Price Chopper

Received from the City of Saratoga Springs Zoning Board of Appeals on April 25, 2016.

Reviewed by the Saratoga County Planning Board on May 19, 2016.

Decision: No Significant Countywide or Intercommunity Impact

Comment:
While the Saratoga County Planning Board recognized there to be no direct impact related to county issues through the issuance of the requested variances, members did make note of a few points it believed to be of more import to the local zoning board of appeals for its consideration:

1. While not part of the considerations under the balancing test, there is a general question to be asked and answered: what is the applicant's overall rationale for the variances being requested? It is not the direct purpose of a granted variance to make the use of a property more profitable. Minimum lot size in UR-2 zoning allows for 6,600 s.f. building lots as compared to lots of 1,702 s.f. being proposed through the variances (with the possibility of 5.7 units vs. 22 d.u. under UR-2 zoning).
2. It is quite evident that the immediate area around the subject land is a mix of uses, yet primarily of residential character predominated by UR-2 s.f. homes along Union Street, Spa Circle, and Lincoln Avenue. Immediate to the area is a large shopping plaza across Ballston Avenue and small office conversions from residential use. A determination should consider if the type of housing sought by the applicant (and the requested density) matches the neighborhood/district character.
3. The benefit sought by the applicant could be achieved without going to the zba for area variances, but it appears unlikely that the path of a zone change before the city council is being considered. The latter route would require a period of

50 WEST HIGH STREET
BALLSTON SPA, NY 12020

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

waiting for the proposed changes identified in the Comp Plan (for a mix of commercial and residential uses for the subject area) and the UDO.

Before the proposed development plan goes forward to the city planning board (if the variances are granted) it may be advantageous for there to be a discussion between boards of the potential impact of the variances as noted above and on traffic (internal street movement and access to main roads) and stormwater management.

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.

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

APPLICANT: 120 S. BROADWAY HOSPITALITY

TAX PARCEL NO.: 178.35-1-6

PROPERTY ADDRESS: 120 SOUTH BROADWAY
ZONING DISTRICT: TRANSECT – 5

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

Proposed installation of a freestanding sign.

This application is hereby denied upon the grounds that such use of the property would violate the City Zoning Ordinance article(s)

240- 6.1.5.3 B.1. 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
Max. area freestanding sign:	12 sq. ft.	45 sq. ft.
Max. height freestanding sign:	12 ft.	12.5 ft.

Other: _____

☒ Advisory Opinion required from Saratoga County Planning Board

Stephen R. Shea
ZONING AND BUILDING INSPECTOR

6/20/16
DATE

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	120 S Broadway Hospitality		
Address	120 South Broadway		
	[redacted]		
Phone		/	/
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: 120 South Broadway Tax Parcel No.: 178 . 35 - 1 - 6
(*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: 1/8/16 3. Zoning District when purchased: T-5

4. Present use of property: motel / SPA 5. Current Zoning District: T-5

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:
Variance for size of Sign
DRC asked if we would consider a larger sign

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)

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

The applicant requests relief from the following Zoning Ordinance article(s) 6.1.5.3

Dimensional Requirements	From	To
Signage	12' S.F	45' S.F

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.

   DRC requested a larger sign

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:

   all neighboring businesses have same or larger signage

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

DRC requested Prefer larger Sign
all neighboring businesses have same or larger signage

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:

DRC requested Prefer larger Sign
all neighboring businesses have same or larger signage

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:

DRC requested a larger sign
Small sign was O.K for us

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.

120 SB Nassau LLC

(applicant signature) Date: 5/13/16

(applicant signature) Date:

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

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

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

APPLICANT: 120 S Broadway Hospitality LLC TAX PARCEL NO.: _____.____ - _____ - ____

PROPERTY ADDRESS: 120 South Broadway ZONING DISTRICT: T5

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

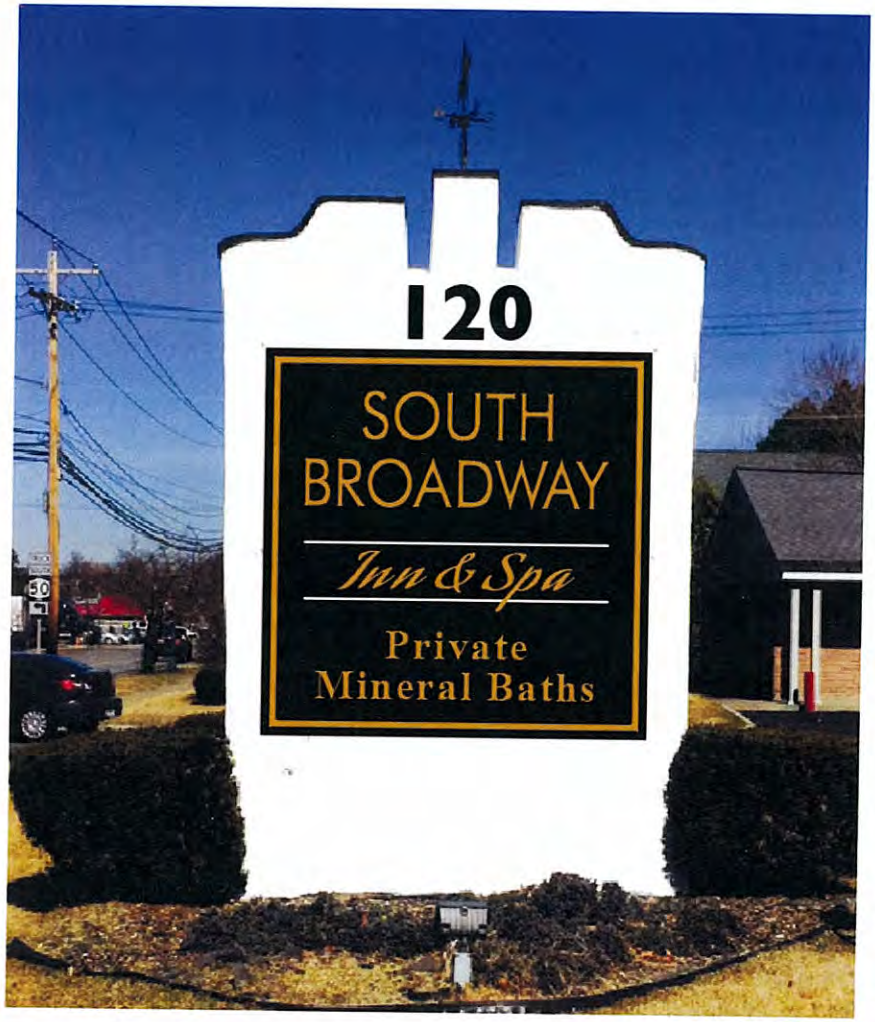
_____ _____

ZONING AND BUILDING INSPECTOR DATE

Revised 12/2015

Dimensional Letter Sign

- Black background with engraved gold border
- Gold dimensional letters mounted to black background
- "SOUTH BROADWAY" letters are 10" tall
- "*Inn & Spa*" are 8" tall, PMB are 6" tall
- Black dimensional numbers for "120" are 12" tall
- Overall size of existing wall structure is 150" H x 102"W



CLIENT: S. Broadway Inn

ESTIMATE NO. IF APPLICABLE

INVOICE NO. IF APPLICABLE

LINE ITEM NO. IF APPLICABLE **1**

SALES REPRESENTATIVE

Rick Bult
rick.bult@fastsigns.com

SPECIFICATIONS

Project Description: Monument Sign

Size: **Sign Panel is 80" x 80"**

Qty:1

Colors: CMYK builds
(CMYK builds are not meant for color matching - if color critical, please provide PMS colors.)

Not all monitors and printers display color the same way. **DO NOT** assume the colors you see on your screen will be the same as the finished product.

PAGE NUMBER

1

PAGE 1 OF 3

BE ADVISED:
Your order includes 15 minutes of complimentary design time. (split between your 1st and 2nd proofs)

Further design time will be billed in increments of 15 minutes at $25.

PROOF DATE **05/10/16**
DESIGNED BY **RB**
FASTSIGNS.
GRAPHIC DESIGN
2029@FASTSIGNS.com www.FASTSIGNS.com/2029
426 Maple Ave. • Saratoga Springs, NY 12866 [redacted]

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Overhead View Of Property:
Monro to Left, Adirondack Trust To Right
435' of road frontage on S. Broadway

Street View Of Property:
Sign Perpendicular to Broadway,
38' set back from curb to center of sign

Property North on Broadway:
Monro Muffler
Sign Size is 48" x 96" - 32 SF

Property South on Broadway:
Adirondack Trust
Sign is mounted to a 40" x 200" wall

CLIENT: S. Broadway Inn

ESTIMATE NO.
IF APPLICABLE

INVOICE NO.
IF APPLICABLE

LINE ITEM NO. 1
IF APPLICABLE

SALES REPRESENTATIVE

Rick Bult
rick.bult@fastsigns.com

SPECIFICATIONS

Project Description: Neighboring Lots

Size: TBD

Qty:1

Colors: CMYK builds
(CMYK builds are not meant for color matching - if color critical, please provide PMS colors.)

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PAGE NUMBER

2

PAGE 2 OF 3

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PROOF DATE 05/10/16
DESIGNED BY RB

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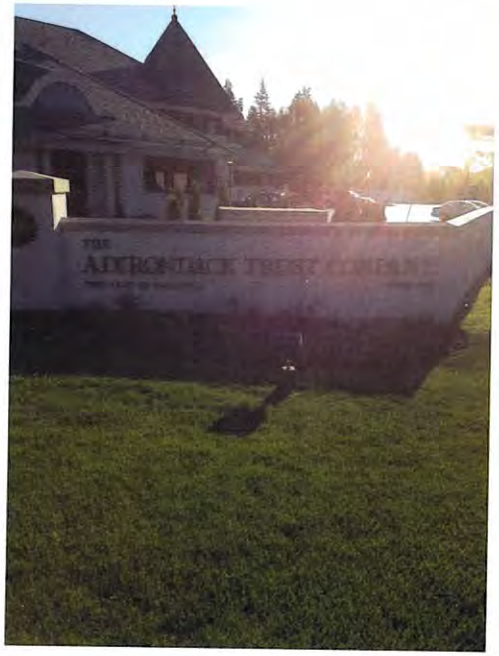
NEIGHBORING PROPERTIES

Washington Inn - 78" x 54" - 29 SF
Adirondack Trust - 30" x 180" - 37.5 SF
Hilton Garden Inn - 60" x 96" - 39.5 SF



CLIENT: S. Broadway Inn

ESTIMATE NO. IF APPLICABLE

INVOICE NO. IF APPLICABLE

LINE ITEM NO. IF APPLICABLE **1**

SALES REPRESENTATIVE

Rick Bult
rick.bult@fastsigns.com

SPECIFICATIONS

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PAGE 3 OF 3

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PROOF DATE **05/10/16**
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SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

June 24, 2016

Susan Barden, Senior Planner
City of Saratoga Springs
City Hall 474 Broadway
Saratoga Springs, NY 12866

SCPB Referral Review#16-103-Area Variance-120 S Broadway Hospitality, LLC (Inn & Spa)/Ethier

Freestanding commercial sign in T-5 District. Increase from 12 square feet to 45 square feet (80"x80").
South Broadway (NYS Route 50), east side, between Monroe Muffler and Adirondack Trust

Received from the City of Saratoga Springs Zoning Board of Appeals on May 24, 2016.

Reviewed by the Saratoga County Planning Board on June 16, 2016.

Decision: Approve

Comment:
It is our understanding that under the city's new sign ordinance the business' existing sign became a non-conforming sign (although pre-existence does not mean it to be a legal non-conforming sign); therefore, the newly constructed signage will require an area variance. We note that what is proposed is not out of sync w/other area signs along the South Broadway corridor.

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

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(518) 884-4780 FAX