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

7:00 P.M. **ZBA Meeting – Monday, July 11, 2016**
CITY COUNCIL CHAMBERS

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

Salute The Flag

Role Call

New Business

Old Business

1. **#2896 ICE HOUSE TENT**
   70 and 72 Putnam Street, area variance to erect a permanent tent; seeking relief from the minimum two-story, build-to line and maximum frontage build-out requirements in the Transect-6 District.

   Documents:

   2896 ICEHOUSETENT_BUILDINSPECTDENIAL.PDF
   2896 ICEHOUSETENT_APPLICATION_REDACTED.PDF

2. **#2898 HABITAT FOR HUMANITY TWO-FAMILY**
   26 Cherry Street, area variance for construction of a two-family residence; seeking relief from the minimum side yard setback (each side) and minimum total side yard setback requirements in the Urban Residential – 4 District.

   Documents:

   2898 HABITATFORHUMANITY_BUILDINSPECTDENIAL.PDF
   2898 HABITATFORHUMANITY_APP_REDACTED.PDF
   2898 HABITATFORHUMANITY_UPDATEDPLANS5-24-16.PDF

3. **#2990 MAPLE SHADE CORNERS, LLC OFFICE**
   34 Marion Avenue, use variance for a medical office; seeking relief from the permitted uses in an Urban Residential – 2 District.

   Documents:

   2900 MAPLESHADECORNERSDENTISTOFFICE_CORRSTEWARTS5-23-16.PDF
   2900 MAPLESHADECORNERSDENTISTOFFICE_APP_REDACTED.PDF
   2900 MAPLESHADECORNERSDENTISTOFFICE_BUILDINSPECTDENIAL.PDF
   2900 MAPLESHADECORNERSDENTISTOFFICE_PETITION6-20-16_REDACTED.PDF
   2900 MAPLESHADESCORNERSDENTIST_SUPPINFORECVD7-1-16_REDACTED.PDF
   2900 MAPLESHADESCORNERSDENTIST_COUNTYRESPONSE.PDF

Adjourned Items

1. ~~**#2807.2 SOUTH ALLEY, LLC SINGLE-FAMILY**~~
   ~~Murphy Lane, interpretation appeal of the Zoning and Building Inspector determination that an area variance modification was required to continue construction of the single-family residence.~~

   ~~Documents:~~

   ~~2807.2 MURPHYLNBARNRENO_SUPPLETTER6-14-16.PDF~~
   ~~2807.2 MURPHYLNBARNRENO_APP_REDACTED.PDF~~

2. ~~**#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_APP_REDACTED.PDF~~
   ~~2899 SOUTHBROADWAYINNSPASIGN_BUILDINSPECTDENIAL.PDF~~

3. ~~**#2786.1 RITE AID EXTENSION**~~
   ~~98 West Ave./242 Washington St., area variance extension for demolition and reconstruction of pharmacy/retail establishment in the Transect-5 District.~~

   ~~Documents:~~

   ~~2786.1 RITEAID_APPLICATION_REDACTED.PDF~~

4. ~~**#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~~

5. ~~**#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 ARMERDESORBORESIDENCE_BUILDINGSPECTDENIAL.PDF~~
~~2880 ARMERDESORBORESIDENCE_ADDTLINFO5-20-16.PDF~~
~~2880 ARMERDESORBORESIDENCEADD_ELEVATIONS5-5-16.PDF~~
~~2880 ARMERDESORBORESIDENCEADD_CORRBLACK_REDACTED.PDF~~
~~2880 ARMERDESORBORESIDENCEADD_REVISEDMAP4-11-16.PDF~~

~~6. **#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_BUILDINGSPECTDENIAL.PDF~~
~~2890 BARLOWRESIDENCEADDITION_APP_REDACTED.PDF~~

Other Business

1. **APPROVAL OF DRAFT MEETING MINUTES – June 20**
2. **NEXT ZONING BOARD MEETING: JULY 18, 2016**

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.

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

APPLICANT: LYNCHY'S TAVERN, INC. TAX PARCEL NO.: 166.60-1-51&52

PROPERTY ADDRESS: 70&72 PUTNAM ST.
ZONING DISTRICT: TRANSECT – 6

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 build-out:	80%	33.2%
Minimum two-story:	two-story	one-story

Note: _____

☑ Advisory Opinion required from Saratoga County Planning Board

ZONING AND BUILDING INSPECTOR

6/20/16
DATE

ENGINEERING AMERICA CO.

76 WASHINGTON ST. SARATOGA SPRINGS, NY 12866

[redacted] | [redacted] [redacted] | [redacted] [redacted]

TRANSMITTAL SHEET

TO: Zoning Board of Appeals	FROM: Tonya Yasenchak
COMPANY: City of Saratoga Springs	DATE: May 9, 2016
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: 1 ZBA Application + $500 App. Fee
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Lynchy's Tavern: The Ice House #70 & 72 Putnam St., Saratoga Springs	YOUR REFERENCE NUMBER:

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

Dear Zoning Board of Appeals members,

Engineering America Co. respectfully submits the attached application for an area variance for the Ice House's permanent tent structure at 70 & 72 Putnam St. in Saratoga Springs, NY. The proposed permanent tent structure will replace the prior temporary canopy / tent that had been used for several years. Due to the prior temporary tent being located towards the rear of the site, the replacement tent will not be located in compliance with the 80% "built out" and 0-12' "build to" standards for a T-6 district. Also, the tent is only one story so does not meet the 2 story min. requirement for the district. Therefore, the project requires variances to allow for the new permanent tent structure to replace the prior temporary tent in the same exact location.

This submittal includes:

- (1) original copy of the Application: Including existing survey & photos
- (1) application fee of $ 500

We would appreciate if this application could be placed on the next available agenda for discussion, preferably June 6th, 2016.

Please contact my office with any questions or if additional information is required.

Thank you for your time and cooperation.

Tonya Yasenchak, PE

Enc.

CITY OF SARATOGA SPRINGS

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	LYNCHY'S TAVERN, INC.		ENGINEERING AMERICA CO.
Address	70 & 72 PUTNAM ST.		76 WASHINGTON ST.
	SARATOGA SPRINGS, NY 12866		SARATOGA SPRINGS, NY 12866
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: 70 & 72 PUTNAM ST. Tax Parcel No.: 160 . 60 - 1 - 51 & 52 (*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: MAY 2005 3. Zoning District when purchased: UNKNOWN

4. Present use of property: EATING & DRINKING ESTABLISHMENT 5. Current Zoning District: T-6

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) NYS RTE. 50/9

8. Brief description of proposed action:

   REPLACEMENT OF EXISTING CANOPY/TENT WITH PERMANENT TENT.

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? _____

_____

_____

_____

N/A

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 SCHEDULE

Dimensional Requirements	From	To
MAXIMUM BUILDING HT.	2 STORY MIN.	1 STORY
MINIMUM BUILD OUT ALONG FRONTAGE %	80%	33.2%
BUILD-TO DISTANCE FROM FRONT LINE	0-12'	29'

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 APPLICANT COULD POSSIBLY LOCATE THE PERMANENT TENT FORWARD TOWARDS PUTNAM ST & NOT REQUIRE VARIANCES FOR FRONT BUILD OUT & DISTANCE TO PROPERTY LINE. HOWEVER, THE APPLICANT FINDS THE CURRENT PROPOSED LOCATION TO HIS BENEFIT AS: a) THE PRIOR TEMPORARY TENT WAS LOCATED TOWARDS THE BACK OF THE LOT b) LOCATING THE TENT FURTHER BACK ALLOWS FOR SOUTH & WEST SUN EXPOSURE INTO THE PATIO & EXISTING BUILDING. THE APPLICANT CAN ONLY AFFORD A TENT STRUCTURE CURRENTLY TO MEET HIS NEEDS AND THEREFORE 2 STORIES IS NOT AN OPTION. c) MOVING TENT FORWARD WOULD LIMIT FUTURE BUILDING ADDITIONS

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:

A TEMPORARY TENT HAS BEEN IN THE PROPOSED LOCATION FOR SEVERAL YEARS. THE NEW PERMANENT TENT STRUCTURE IS THE SAME SIZE AND WILL PRODUCE NO CHANGE IN EXISTING CONDITIONS. THEREFORE, NO UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR DETRIMENT TO NEARBY PROPERTIES IS EXPECTED. -PROJECT HAS ALREADY RECEIVED APPROVAL BY DRC.

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

THE VARIANCE FOR THE BUILD OUT IS 58.5% (33.2% VS 80% REQ).
THE VARIANCE FOR MIN. BUILDING HEIGHT IS 50% (1 STORY VS. 2 STORY)
THE VARIANCE FOR BUILD TO LINE IS 142% (24' VS. 0-12' REQ)
-THE VARIANCES APPEAR SUBSTANTIAL. HOWEVER, THE PERMANENT TENT WILL BE LOCATED IN THE EXACT LOCATION AS THE PRIOR TEMPORARY TENT; A TENT, BEING MORE OF AN "ACCESSORY USE" TYPICALLY IS LOCATED AWAY FROM A MAIN ROAD; THE PATIO AREA ALONG THE FRONT PRODUCES A "BUFFER" TO THE TENT.

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 PERMANENT TENT IS REPLACING THE PRIOR TEMPORARY TENT IN THE SAME SIZE & EXACT LOCATION. THE PROPOSED TENT DOES NOT INCREASE THE IMPERMEABLE AREA OF THE SITE IN ANY MANNER.

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 IS SELF-CREATED ONLY DUE TO THE DESIRE OF THE OWNER FOR THE NEW PERMANENT TENT TO BE LOCATED AT THE BACK OF THE LOT. HOWEVER, THIS LOCATION IS NO DIFFERENT THAN WHAT HAS EXISTED WITH THE PRIOR TEMPORARY TENT FOR SEVERAL YEARS. RELOCATING THE PERMANENT TENT FORWARD, TOWARDS PUTNAM, WOULD REQUIRE EXTENSION & RELOCATION OF EXISTING UTILITIES, WIRES AND FOUNDATIONAL SUPPORTS.

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.

Sean J. Lynch _____ Date: 5/9/2016
(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: _____

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

LYNCHY'S TAVERN, INC.

Name of Action or Project:
INSTALLATION OF PERMANENT TENT STRUCTURE

Project Location (describe, and attach a location map):
70 & 72 PUTNAM ST., SARATOGA SPRINGS, NY

Brief Description of Proposed Action:
REPLACEMENT OF EXISTING, TEMPORARY CANOPY/TENT WITH A PERMANENT TENT.

Name of Applicant or Sponsor:	Telephone: [redacted]
LYNCHY'S TAVERN, INC.	E-Mail: [redacted]

Address:
70 & 72 PUTNAM ST.

City/PO:	State:	Zip Code:
SARATOGA SPRINGS	NY	12866

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

3.a. Total acreage of the site of the proposed action? 0.098 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? 0.098 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): INSTITUTIONAL: ADJACENT PUBLIC LIBRARY
☐ 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? PUBLIC BUS	☐	☑
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: PROJECT WILL MEET THE ENERGY CONSERVATION CONSTRUCTION CODE OF NYS.	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: CONTINUATION OF EXISTING PUBLIC WATER USE IN FACILITY	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: CONTINUATION OF EXISTING PUBLIC SEWER CONNECTION IN EXISTING FACILITY	☐	☑
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: SEAN LYNCH Date: 05/09/2016

Signature: Sean J Lynch

PRINT FORM

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

APPLICANT: Lynchy's Tavern, Inc. TAX PARCEL NO.: 160 . 60 - 1 - 51 & 52

PROPERTY ADDRESS: 70 & 72 Putnam St. ZONING DISTRICT: T-6

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

Replacement of existing, temporary canopy/tent with installation of a permanent tent structure.

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

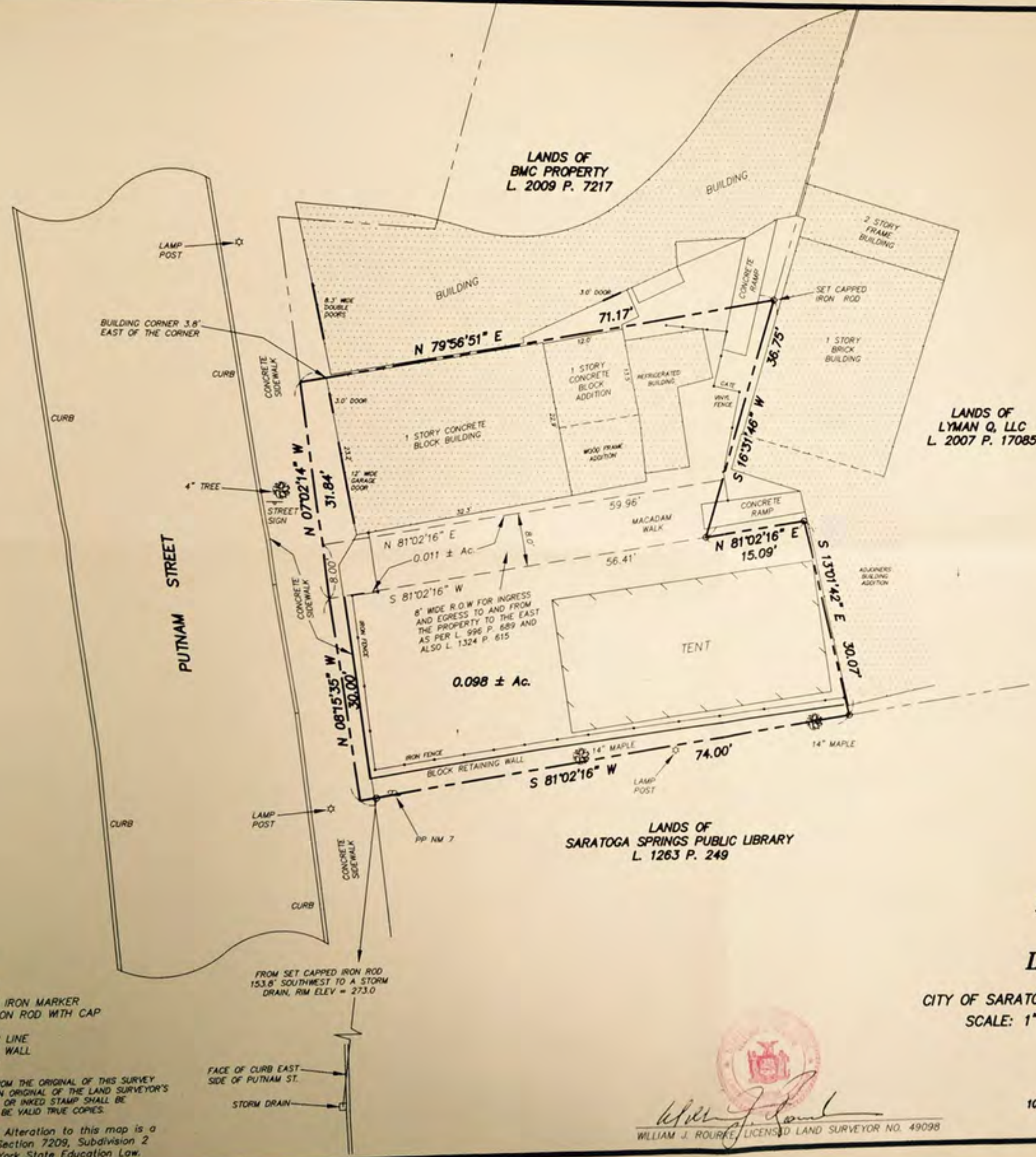
Other: _____

Note: _____

☐ Advisory Opinion required from Saratoga County Planning Board

ZONING AND BUILDING INSPECTOR _____ DATE _____

Revised 12/2015



AS PER MAP REF. NO. 1

MAP REFERENCES:

1. MAP OF PROPERTY OF THOMAS WILLSON TO BE CONVEYED TO MARK AND KIMBERLY A. SUTTON, CITY OF SARATOGA SPRINGS, DATED JANUARY 12, 1998, BY THOMPSON & FLEMING L.S., P.C.
2. MAP OF PARKING/RELOCATION PLAN FOR PUTNAM STREET PARKING LOT (PARCEL 3) HATHORN SPRING NO. 1, BEING LANDS OF THE CITY OF SARATOGA SPRINGS, DATED MARCH 15, 1999, BY PAUL K. MALE P.E., P.L.S. CITY ENGINEER.
3. MAP OF SURVEY OF LANDS OF THOMAS WILLSON, CITY OF SARATOGA SPRINGS, DATED APRIL 20, 1999, BY W.J. ROURKE ASSOCIATES L.L.S., FILED AS JOB NO. 99-558.
4. SARATOGA COUNTY, CITY OF SARATOGA SPRINGS, TAX MAP NO. 165.60, BLOCK 1, PARCEL NO. 51 AND 52, L. 996 P. 689, AND L. 1101 P. 523.

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

LEGEND:

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

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

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

MAP OF SURVEY

OF LANDS OF

LYNCHY'S TAVERN

CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NEW YORK

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

WILLIAM J. ROURKE, LICENSED LAND SURVEYOR NO. 49098

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

16-12
JOB NO.

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

Imagery ©2015 Google, Map data ©2015 Google 50 ft

*PRE-EXISTING SITE WITH PREVIOUS TEMPORARY TENT & PRIOR TO KITCHEN ADDITION.

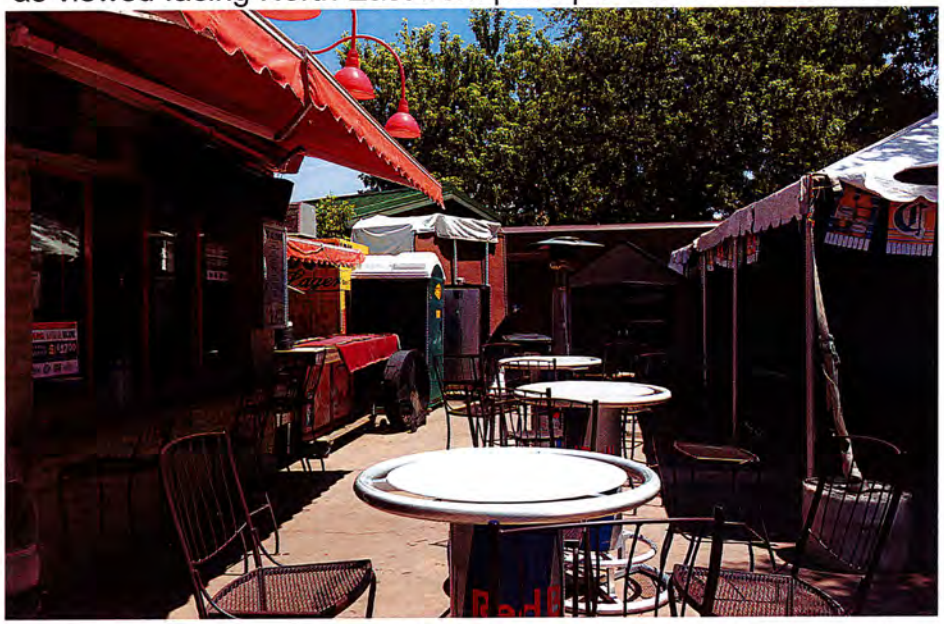
Image capture: Jul 2014 © 2015 Google

The Ice House: 70-72 Putnam St

Saratoga Springs, NY

Existing exterior service bar along right / south side of building as viewed facing North East from patio prior to kitchen addition

Pre-existing, temporary tent to be replaced with permanent tent structure



Pre-Existing Patio area as viewed facing East from Putnam St. with pre-existing, temp. tent & prior to kitchen addition

The Ice House: 70-72 Putnam St

Saratoga Springs, NY

Existing south elevation of project site as viewed facing North from Putnam St. with pre-existing temp. tent

Existing south East elevation of project site as viewed facing North West from Putnam St.

Existing front elevation of Ice House (remains unchanged) as viewed facing South East from Putnam St.

Public Library directly adjacent to the South of project site as viewed facing South East from Putnam St.

The Ice House: 70-72 Putnam St

Saratoga Springs, NY

Building across Putnam St. to the West of project site as viewed facing West from project site

Building across Putnam St. to the West of project site as viewed facing West from project site

Building across Putnam St. to the South West of project site as viewed facing South West

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

APPLICANT: HABITAT FOR HUMANITY NORTHERN TAX PARCEL NO.: 165.58-3-12

PROPERTY ADDRESS: 26 CHERRY STREET
ZONING DISTRICT: URBAN RESIDENTIAL – 4

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

Proposed construction of a two-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 front yard:	25 ft.	10 ft.
Minimum side yard: west	20 ft.	11 ft.
Minimum side yard: east	20 ft.	5 ft.
Minimum total side yard: east	45 ft.	16 ft.
Maximum principal building coverage:	25%	+/-30%

Note: _____

☐ Advisory Opinion required from Saratoga County Planning Board

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	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
	Glens Falls, NY 12801		
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: 26 Cherry Street Saratoga Springs, NY 12866 Tax Parcel No.: 165.58 - 3 - 12
(*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: 5/13/2014 3. Zoning District when purchased: UR-4

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

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 City donated the property to Habitat with the expectation that the blighted building built in 1880 would be demolished and replaced with duplex style owner-occupied affordable housing. Habitat is proposing to build a two-family town house.

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) Table 3: Area and Bulk Schedule

Dimensional Requirements	From	To
Lot Width	100'	50'
Side Setback (individual)	20'	6'
Side Setback (Total)	45'	18'

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 neighboring properties are occupied to the extent zoning allows with a 4-unit apartment on one side and an Allerdice Building Supply warehouse on the opposite side. No additional property is available for purchase to eliminate the need for the above area variances.

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 eliminates a blighted, dangerous building and replaces it with an attractive structure that will be sold to two qualified families and, again contribute to the city tax base.

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

The area variances being sought are substantial, but are in an effort to provide very affordable housing in the City of Saratoga Springs. By permitting two residential units on this parcel, Habitat for Humanity is able to provide healthy, safe, affordable housing for two families in the City.

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 eliminates a long standing problem from the neighborhood and creates a suitable style house to be sold to qualified families using the Habitat for Humanity model. It adds two units to the tax rolls and establishes greater owner-occupied density. The neighborhood is in current transition, with town-houses proposed for construction on neighboring properties, keeping this proposed project in-line with the character of 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 difficulty was not self-created. The variances requested arise from the collaborative efforts between Habitat for Humanity and the City of Saratoga Springs to provide affordable housing to two families on the donated parcel.

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.

Jeff Clark Digitally signed by Jeff Clark Date: 2016.05.03 13:14:32 -04'00' Date:_____

(applicant signature)

Tammy DiCara Digitally signed by Tammy DiCara Date: 2016.05.03 13:16:56 -04'00' 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:_____

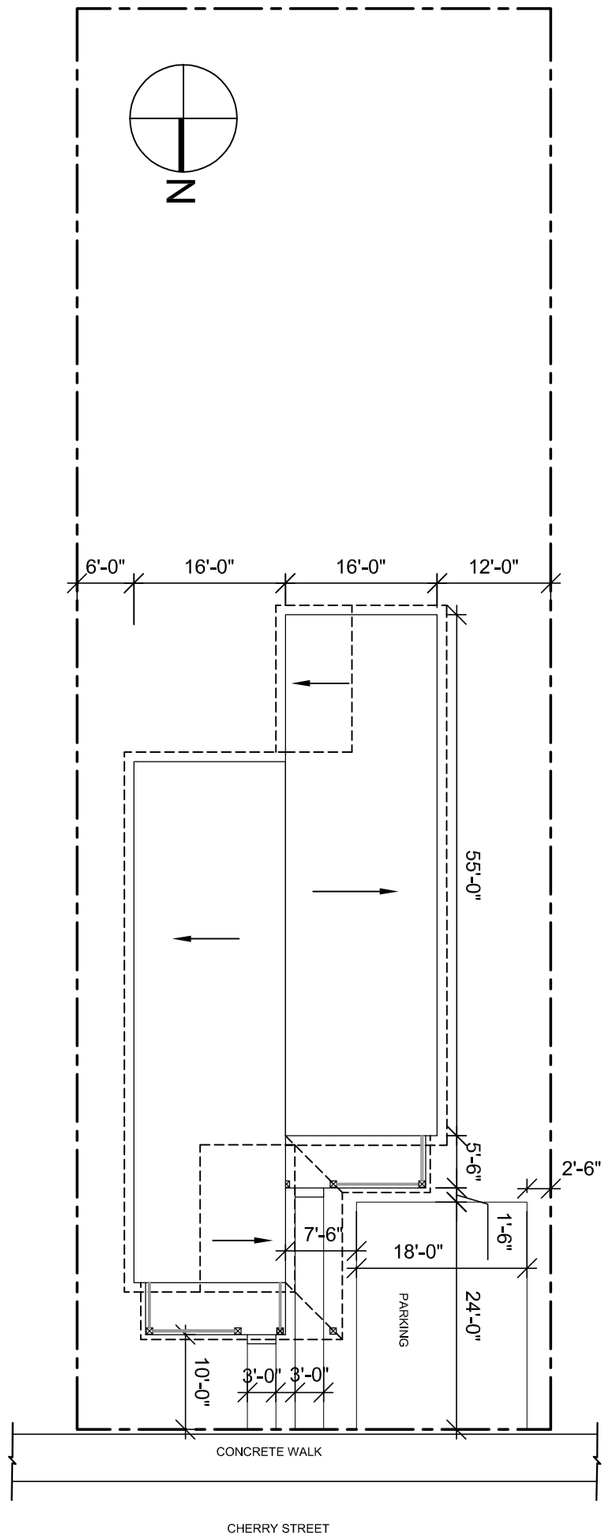
☐ Advisory Opinion required from Saratoga County Planning Board

_____ _____

ZONING AND BUILDING INSPECTOR DATE

Revised 12/2015

SITE PLAN



HABITAT FOR HUMANITY OF NORTHERN SARATOGA, WARREN & WASHINGTON COUNTIES

26 CHERRY STREET

SARATOGA SPRINGS

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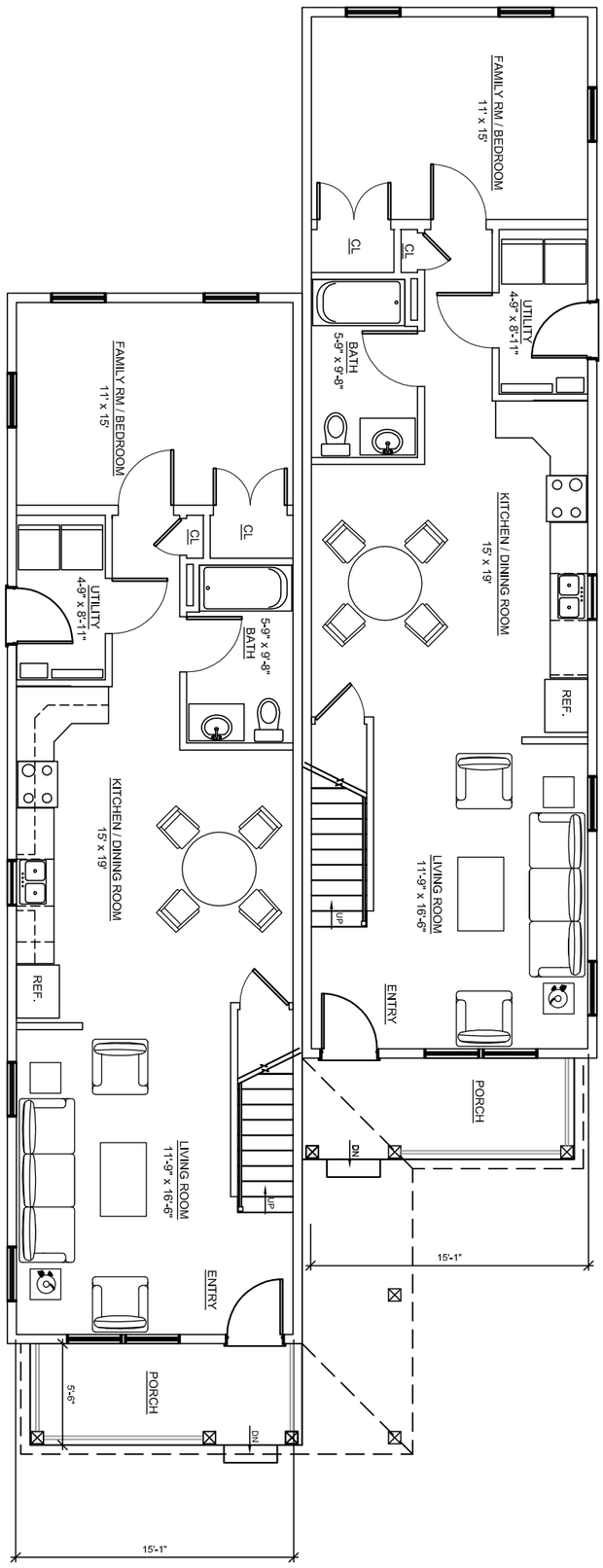
JOB CODE:

PROPOSED SITE PLAN

foresight architects
426 STATE ST., 3RD FLOOR, SCHENECTADY, NY 12305
PHONE: (518) 372-3655 FAX: (518) 372-3656

C1

SCALE:	1/16"=1'-0"
DESIGNER:	JH
DRAFTER:	MGE
DATE:	5/18/16
SHEET:	



HABITAT FOR HUMANITY OF NORTHERN SARATOGA, WARREN & WASHINGTON COUNTIES

26 CHERRY STREET

SARATOGA SPRINGS

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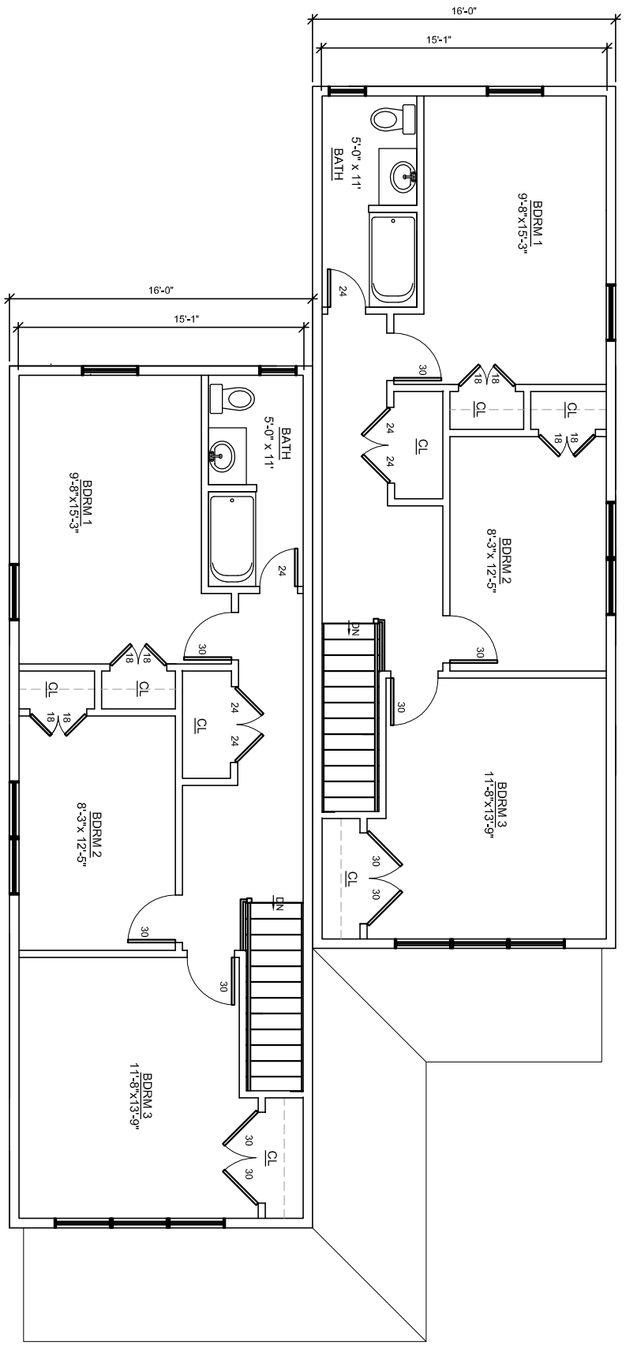
JOB CODE:

PROPOSED FIRST FLOOR PLAN

foresight architects
426 STATE ST., 3RD FLOOR, SCHENECTADY, NY 12305
PHONE: (518) 372-3655 FAX: (518) 372-3656

A1

SCALE:	1/8"=1'-0"
DESIGNER:	JH
DRAFTER:	MGE
DATE:	5/18/16
SHEET:	



HABITAT FOR HUMANITY OF NORTHERN SARATOGA, WARREN & WASHINGTON COUNTIES

26 CHERRY STREET

SARATOGA SPRINGS

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JOB CODE:

PROPOSED SECOND FLOOR PLAN

A2

foresight architects
426 STATE ST., 3RD FLOOR, SCHENECTADY, NY 12305
PHONE: (518) 372-3655 FAX: (518) 372-3656

SCALE:	1/8"=1'-0"
DESIGNER:	JH
DRAFTER:	MGE
DATE:	5/18/16
SHEET:	

FRONT ELEVATION

A3

SCALE: 1/4"=1'-0"

DESIGNER: JH

DRAFTER: MGE

DATE: 5/18/16

SHEET:

PROPOSED FRONT ELEVATION

foresight architects
426 STATE ST., 3RD FLOOR, SCHENECTADY, NY 12305
PHONE: (518) 372-3655 FAX: (518) 372-3656

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JOB CODE:

HABITAT FOR HUMANITY OF NORTHERN SARATOGA, WARREN & WASHINGTON COUNTIES

26 CHERRY STREET

SARATOGA SPRINGS

May 23, 2016

Mr. William Moore, Chairman
Zoning Board of Appeals
City of Saratoga Springs
474 Broadway
Saratoga Springs, New York 12866

REC'D JUN 06 2016

Chairman Moore,

I write in support of the application submitted by Maple Shade Corners, LLC which is seeking a Use Variance for a parcel of land at 34 Marion Avenue in the City of Saratoga Springs.

Marion Avenue is NYSDOT classified Urban Minor Arterial seeing approximately 12,000 cars on an average day. This is a benefit to commercial entities such as Stewart's on Maple Dell and the Mobil we own and operate along Marion Avenue, but; it is detrimental when looking to construct a residence as the current zoning requires. Under the current zoning the "highest and best use" cannot be achieved and a Use Variance is the only parcel specific mechanism to provide the owner the necessary relief. This parcel of land has been unused for many decades. Because of the location on the corner of a busy intersection and arterial, it is unlikely to be purchased for a residential use.

Having reviewed the Sketch Plan for this application, the applicant has taken their neighbors into consideration and should not have negative impact on adjoining land owners. The Sketch Plan shows a buffer area between the parking and the adjacent neighbors. The proposed building is located as close to the street as is permitted. Similarly, the small trip generation associated with the specialty office use will not affect the overall neighborhood which continues to develop as a commercial corridor.

I support the application forwarded and can be reached at (518) 581-1201 for any questions or concerns.

Respectfully submitted,

Gary Dake
President
Stewart's Shops Corp.

P.O. Box 435 Saratoga Springs, NY 12866

TUCZINSKI, CAVALIER & GILCHRIST, P.C.

ATTORNEYS AT LAW

Albany Office
54 State Street, Suite 803
Albany, New York 12207
[redacted]

Saratoga Office
63 Putnam Street, Suite 202
Saratoga Springs, New York 12866
[redacted]

Stephanie W. Ferradino
[redacted]

May 20, 2016

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

Re: 34 Marion Avenue, Saratoga Springs, NY 12866

Dear Chairman Moore:

Enclosed please find the following submission for the upcoming Zoning Board of Appeals meeting:

1. Original Application;
2. Narrative to accompany application;
3. Estimate for construction of ranch house;
4. Photographs of site with house;
5. Letter from McNeary Realty;
6. SEQR short environmental assessment form;
7. Current photographs of the site;
8. Check in the sum of $1000 dollars for the filing fee; and
9. Detailed to scale drawings of the site and proposed improvements.

An electronic version of the application and supporting materials above has been emailed to the planning office. Would you kindly place us on the agenda for the **June 20, 2016 meeting,** prepare any required referral to the Saratoga County Planning board, and advise if anything further is required? Thank you very much.

Very truly yours,

TUCZINSKI, CAVALIER & GILCHRIST, P.C.

By: _____
Stephanie W. Ferradino

SWF:tlp
Enclosures
cc: Keith Aibel, D.D.S.

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	Maple Shade Corners, LLC	54 Marion Avenue, LLC	Stephanie W. Ferradino, Esq.
Address	4 Executive Park Drive	2 Victoria Lane	Tuczinski, Cavalier & Gilchrist, P.C.
	Albany, New York 12203	Saratoga Springs, NY 12866	63 Putnam Street, Suite 202 Saratoga Springs, New York 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: 34 Marion Avenue Tax Parcel No.: 166.5 . 3 - 25 - _____
(*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: 1982 (see attached narrative) 3. Zoning District when purchased: R-2

4. Present use of property: VACANT 5. Current Zoning District: UR2

6. Has a previous ZBA application/appeal been filed for this property?
☑ Yes (when? ~~1987~~ For what? ~~Use Variance (denied)~~)
☑ 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:
Use variance to permit a low volume office

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:
Use of property for a low volume office

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:
   See attached narrative.

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

1) Date of purchase: 1982 Purchase amount: $ +/- $40,000

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

Date	Improvement	Cost
2012	Demolition	$19,000
1987 to 2012	Miscellaneous repairs and improvements made.	Unknown.

3) Annual maintenance expenses: $ $700 4) Annual taxes: $ 1,800.00

5) Annual income generated from property: $ 0

6) City assessed value: $ 70,200 Equalization rate: 78% Estimated Market Value: $ 93,600.00

7) Appraised Value: $ $225,000 Appraiser: W. J. Moore Realty Date: December 2004

Appraisal Assumptions: Noted that in 2004 the property required $75,000 to make the property habitable.

B. Has property been listed for sale with the Multiple Listing Service (MLS)? ☑ Yes ☐ No If "yes", for how long? since 2005

1) Original listing date(s): 2005 Original listing price: $ 499,500.00

If listing price was reduced, describe when and to what extent:
See attached narrative

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

If yes, describe frequency and name of publications:
The property has been posted on residential MLS for the past 8 years, listed on Realtor.com & McNearyrealty.com

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

If yes, list dates when sign was posted:
Current realtor confirmed sign has been posted for the last 3 years and his colleagues advise (and old pictures show) the property posted.

4) How many times has the property been shown and with what results?
Current realtor has fielded approximately 100 calls, shown the property 5 times and received two offers that have been terminated. His colleagues report an additional 80 calls about the property over the life of the listing.

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:
See attached narrative

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:

   See attached narrative.

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:

   See attached 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.

W. J. Healy (owner) Date: 5/20/16
(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:_____

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.

(owner) Date: 5/20/16
(applicant signature)

Date: 5-20-2016
(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: Maple Shade Corners, LLC

TAX PARCEL NO.: 166.5 . 3 - 25 -

PROPERTY ADDRESS: 34 Marion Avenue

ZONING DISTRICT: UR-2

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

Use Variance

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

NARRATIVE TO ACCOMPANY APPLICATION
USE VARIANCE BY MAPLE SHADE CORNERS, LLC
AT 34 MARION AVENUE

The applicant seeks a use variance for property located on 34 Marion Avenue in the city of Saratoga Springs, New York. This property was originally purchased by The Loughberry Partnership in 1982 when the then owner of the residence became widowed. The current owners were principals in that entity with a relative. The ownership has changed since that time, when the current owners purchased the relative's share in the property. The property had a residence on it which was in poor condition as depicted in some of the earlier listings, was uninsulated and had a detached garage. Significant work would have been required in order to make the residence rentable, especially as the cost to heat the structure for tenants was prohibitive. Per the owner, in 2004 an appraisal was done which determined that it would minimally require $75,000 of investment in order to make the structure habitable.

The owner recalls an early application for a use variance for a commercial entity, a sporting goods store. However, the city's files do not contain that application. In 1987, the owners sought another use variance for a professional building housing three different offices. This was denied. In the 1990s, the property was briefly rented to a tenant who failed to pay rent and incurred very high heating bills. The owners had difficulty finding tenants interested in the rental due to its location on an increasingly busy roadway and the lack of insulation causing prohibitively high heating bills during the winter months. According to the owner, the property was initially placed on the market for sale in 2005, and has been listed during that period until present for residential use. The history of the price decreases is shown below and demonstrates the inability of the property to be sold either with the residence or as vacant residential land.

Because of the difficulty in getting a tenant for the property, deterioration of the structure, and the upgrades which would be necessary to attract residential tenants or owners, the owners decided to demolish the structure in 2012. Pictures which demonstrate the condition of the home near the time of demolition are included. The price dropped and the property has been listed as residential vacant land since that time.

The current applicant, Maple Shade Corners, LLC is under contract to purchase the property. The contract is contingent on the use variance. The applicant would utilize the office for a satellite of his current dental practice. Because of his specialty, he typically sees one patient per hour, so traffic volume to the site would be minimal.

Use Variance Standards

1. Reasonable return on investment

The subject premises cannot realize a reasonable financial return for any use which is in conformity with the existing zoning regulations. When zoning regulations effectively prevent

development of land, this imposes an unnecessary hardship and warrants the granting of a variance.

This property is located in a residential district and zoned UR-2 which allows single and two family residences as of right. The property has been marketed since 2005 for commercial use and the listing changed to residential in 2008. This is the third offer that has been made on the property. Two prior offers, in 2014 and 2015, were withdrawn because the property could not be used for commercial use. Permitted uses in the UR-2 district are one and two family residences. The property has been marketed for these purposes, both with a home and as vacant property, for more than a decade without any buyers. The additional uses requiring special use permits and site plan approval (private schools, religious institutions, neighborhood bed & breakfast, neighborhood rooming house, senior housing, senior assisted care facility and cemeteries) would not be viable at this location because of the size and configuration of the site and/or the parking area the uses would require. These uses all require larger sites to accommodate both the structure and parking associated with the need. For example, if the property were used for a private school, religious institution or senior housing, it would not be large enough to house the structure as well as the parking demands these uses require. Additionally, no potential purchaser has come forward in the decade plus that the property has been listed for any of the allowable uses or specially permitted uses.

The history of the marketing of the property is as follows:

1. 2005 property listed as commercial for $499,500
2. 2007 property listed as commercial for $499,500
3. 2008 property listed for residential use for $529,000
4. 2008 price was reduced to $375,000
5. 2012 property listed as residential for $359,000
6. 2012, the deteriorating residential structure was removed from the premises as it had deteriorated beyond a point where rehabilitation would have been financially feasible for the allowable use
7. 2013 property was listed as residential vacant land and the price was reduced to $250,000
8. January 17, 2014 owner received an offer of $190,000 but the contract was cancelled by the potential purchaser
9. April 21, 2015 the property received an offer of $135,000, but the contract was again cancelled by the purchaser.
10. 2016 the current offer of $140,000 is subject to approval of the within use variance.

The cost for the vacant land together with the cost to construct a small residential structure on the site would be minimally $346,000, as is demonstrated by the estimates provided by M.B. Custom Millwork & Const. LLC for a modest 1346 sf ranch residence, akin to those located on the block of Marion Avenue upon which the subject property is located. The specially permitted uses would have more significant construction costs. This is more than two times the assessed value of the other homes along that stretch of Marion Avenue, which are assessed at $152,500, $149,000, $140,400 and $121,000 respectively. The lot at 34 Marion is not as desirable as the other existing residential lots because of the traffic impact on two sides of the property. Despite

this, it would require more than two times the investment compared to existing nearby structures in order to construct a home for the permitted use or more for specially permitted uses. As the marketing of the property for more than a decade has demonstrated, the market in Saratoga Springs will not bear the land and construction cost for a residential structure or any of the specially permitted uses at this location.

During the ownership of the property, beyond the costs incurred to purchase the property, the owners have been paying taxes, making repairs (undocumented, due to the decades that have passed in the ownership), paying maintenance costs and insuring the property. Nominally, the below provides the base amount of annual expenditures for the property. These expenses do not include costs for heating, utilities and other services while the home was on the property.

Year	City/County tax	School tax	Maintenance and insurance	Total expenses	Income
2015	$640.06	$1142.50	$685	$2467.56	0
2014	$634.95	$1121.84	$685	$2441.79	0
2013	$1070.53	$1098.57	$685*	$2854.10	0
2012	$1065.72	$1358.98	$685*	$3109.70	0
2011	$1062.22	$1650.53	$650*	$3362.75	0
2010	$1035.71	$1655.29	$650*	$3341.00	0
2009	$999.29	$1600**	$600*	$3199.29	0
2008	$982.13	$1600**	$600*	$3182.13	0
Totals	**$7490.61**	**$11,227.71**	**$5240**	**$23,958.32**	**0**

*estimate based on 2015 figures.

** estimates based on 2009 figures.

2. Financial Hardship is Unique

The financial hardship relating to this property is unique and does not apply to a substantial part of the neighborhood. This property is located on the corner of a very busy intersection. When the property was purchased in 1982 with a residence on it, Marion Avenue and Maple Avenue were predominantly residential roadways that did not have high traffic volume. Since that time, the roadway is now classified as an Urban Minor Arterial with approximate daily traffic volumes of 12,586 (2014 NYSDOT data) cars on an average day. The amount of development along this corridor in the last decade has increased dramatically, changing its nature from residential to commercial. As the Fresh Market plaza and The Hamlet become fully occupied, together with other high traffic volume generators on both sides of the Route 50 arterial, Marion/Maple Avenues' traffic volume will continue to grow. Unlike the subject property, the residences located on Maple Dell are not subject to the same traffic volumes in the front and sides of their houses as the subject property is. While traffic volumes have increased on Maple Dell, the "Maple Avenue" roadway (on the Saratoga Springs side which runs from East Avenue and terminates at the Triangle Diner where it merges with Marion Avenue and continues as Maple

Avenue on the Greenfield side) leading into Maple Dell intersection sees between 200 and 2756 trips per day, a much lower traffic volume than Marion Avenue/Rt 9-Maple Avenue.

3. Altering Essential Character of the Neighborhood

The proposed change will not alter the essential character of the neighborhood. The area in question is already a mix of commercial and residential. This will not change. The use proposed will be significantly less intense than the other commercial uses across Maple Dell including doctors'/therapist offices, convenience and liquor stores and the physical therapist located near the subject parcel, as the applicant anticipates using the property as a satellite office and anticipates seeing 1 patient per hour. The office will be operational when some residents will be at work or school and quiet when they are home on nights and weekends. The building will buffer the residences from some of the sounds and visual impact of the busy roadway in front of the proposed structure.

4. Self-Created Hardship

The hardship has not been self-created. The purchaser is under contract to purchase the property, and the contract is subject to governmental approvals for the proposed use. The hardship has resulted from the increased commercial nature of the roadway upon which the property is located which has been caused by development in Saratoga, Greenfield and Wilton along Maple Avenue and Marion Avenue corridors on either side of the Route 50 arterial. Neither the owner nor the applicant has had control over the shift from residential to commercial use in this area from the date of purchase in 1982 until the present. The owner has made significant attempts to sell the property for residential purposes for more than a decade, including marketing the property, posting for sale signs, and reducing the price.

M.B. Custom Millwork & Const. LLC.
227 Jones Rd. Saratoga Springs, N.Y. 12866
[redacted]

Proposal

To: Bill Healy

Project location: #54 Marion Ave. Wilton, New York

Proposal for standard build, single family home located at address above.

Included in Proposal: Specification Sheet for single family dwelling.

M.B. Millwork Proposes to construct new single-family dwelling at #54 Marion Ave.

Proposed cost of project: (pending blue print review) $ 206,000.00

Documents included as instrument of this proposal: Build Specs

Respectfully submitted:

Michael R. Bollinger, Owner M.M Millwork and Const. LLC.

M.B. Custom Millwork and Const. LLC.
227 Jones Rd.
Saratoga Springs, NY 12866
[redacted]

Build Specifications for Healy Residence, #54 Maple Ave Wilton, NY.

Main floor areas: 1346 SFT.

Basement areas: 625 SF Living, 355 SF Garage, 372 SF Attic with stairway.

Foundation: lO"X 20"concrete footings, 8" thick by 9' high poured concrete wall foundation, with reinforcement bar. 4" thick concrete slab with reinforcement. P.T. plates/Sills at all openings. Approved footings at all locations indicated.

Egress windows (2) added to foundation design for future expansion.

Framing: All framing to be #2 and better SPF nominal dimension lumber, certified trusses where applicable, approved OSB sub-flooring and sheathing, Micro-lam support headers where indicated.

Floor system: #2 and better SPF framing, %" OSB sub-flooring.

Exterior walls: 2x6 #2 and better SPF studs, sills, plates. 7/16" OSB sheathing, vapor barrier house-wrap.

Roof system: #2 and better dimensional framing as per plan, engineered room-over attic trusses as per plan, 5/8 OSB roof decking.

Attic: Unfinished with %" sub-floor, heat ducting and electrical circuitry for future expansion.

All exposed framing at porches/ decks to be P.T. #2 and better with approved T.Z. hangers/fasteners .

Interior walls: 2x4 #2 and better SPF framing

Exterior finishes: High-end vinyl siding, soffits. Aluminum fascia.

Roof: 30 year architectural asphalt shingles over ice/water and roof barrier.

Windows: High-end vinyl framed, low-E, Single-hung, Double-hung, and Casement style windows.

Ext. Doors: High-end low-E Vinyl framed gliders, Fiberglass hinged entry doors.

Porch interior: SYP T&G yellow pine flooring over framing. T&G pine on walls/ ceilings.

Insulation: F.G. insulation, with spray foam optional.

Interior wall finishes: 1/z" gypsum wallboard. M.R. wallboard where applicable. Painted

Interior ceilings: %" T&G pine at all major ceilings. Bathrooms to be 1/z"& 5/8" M.R. gypsum wallboard, closets, utility areas 1/2" gypsum wallboard envelopes.

Floor finishes: Main floor and stair landings to be hardwood strip flooring. Ceramic tile at bathrooms.

Stairs: Pine risers and stringers with hardwood treads.

Kitchen/vanities: KCMA approved cabinetry, laminate or stone countertops.

Fireplace: Propane fuel, new construction fireplace unit, stone hearth/ surround.

Heating: 92% FHA, Propane heating system. A/C optional.

Electrical: 200A overhead service, UL approved circuitry throughout.

Water: Town-water supply.

Hot water: Electric storage-type water heater.

Septic: Existing septic tank, distribution, field.

Driveway: Crusher-run bluestone rubble.

Landscape finishes: By others.

CRMLS

CRMLS

MC NEARY
REALTY, INC.

Hello,

I have been the realtor for the property located at 34 Marion Avenue in the city of Saratoga Springs for the last three years. The property has been listed with my office since 2005, when it was originally listed as a commercial listing. This listing was corrected to residential listing in 2008. In the three years since I have had the listing, I have fielded approximately 100 calls from potential purchasers inquiring about the property. These calls have been predominantly inquiries as to whether the property could be used for commercial use, due to its location on a busy street, in what has become an increasingly commercial area over the last decade.

Despite all of the calls that I have received for interest in the property, the property has only been shown 5 times. Two offers have been generated recently, in 2014 and 2015, but they both were rescinded after they reviewed the process for obtaining commercial use. In the time the property has been listed for residential use, 2008 until the present, no offers have been made to purchase the property for the allowed use. Prior to my listing of the property, it was listed by Dinda Dahlstrom, Tammy Kalker, and Fred McNeary in my office. They advise that the history has been approximately 180 calls and two offers that were withdrawn.

The property has been listed on the MLS, McNeary Realty's website and on Realtor.com. The property has had a for sale sign posted continuously. I am happy to provide any additional information I can about the history of our attempts to market and sell this parcel.

Please feel free to contact me at [redacted]

Best regards,

Peter Riposa 5/20/16

Peter Riposa
Real Estate Agent

12 Circular Street, Saratoga Springs, NY 12866
P:518.928.9891/F:518.584.7421
PRiposa52@gmail.com

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:
MAPLE SHADE CORNERS, LLC

Project Location (describe, and attach a location map):
34 MARION AVENUE, SARATOGA SPRINGS, NEW YORK 12866 TAX MAP NO. 166.5-3-25

Brief Description of Proposed Action:
USE VARIANCE FOR LOW VOLUME OFFICE USE.

Name of Applicant or Sponsor:	Telephone: [redacted]
MAPLE SHADE CORNERS, LLC	E-Mail: [redacted]

Address:
4 EXECUTIVE PARK DRIVE

City/PO:	State:	Zip Code:
ALBANY	NEW YORK	12203

	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: PLANNING BOARD - SITE PLAN	☐	☑

3.a. Total acreage of the site of the proposed action? 0.43 acres
b. Total acreage to be physically disturbed? 0.43 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.43 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?	☐	☑	☐

	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 _____		

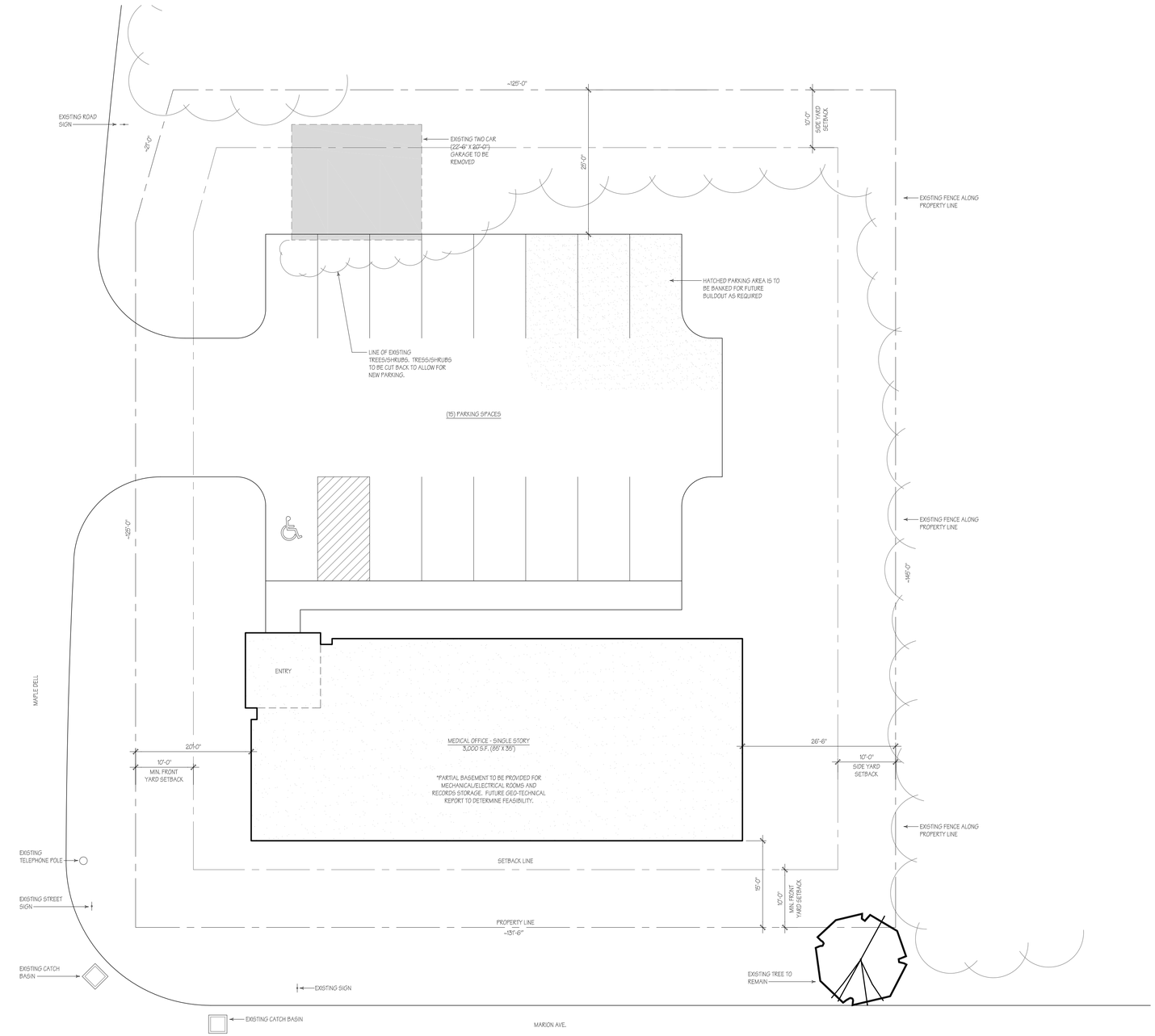
	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an 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: MAPLE SHADE CORNERS, LLC Date: 5/20/16

Signature:

PRINT FORM



1 / SK3 SITE PLAN

1" = 10'-0"

NOTES:

1. SITE INFORMATION/PROPERTY LINE DIMENSIONS TAKEN FROM CITY TAX MAP #166.05-3-25 AND FROM CITY ARCHIVE PROPOSAL FROM WILLIAM J. HEALY, DATED JANUARY 9, 1987.
2. SURVEY HAS NOT BEEN COMPLETED AT THIS TIME, SO ACCURACY OF SITE DIMENSIONS IS NOT GUARANTEED.
3. EXISTING ZONING IS UR-2.
4. SETBACKS ARE NOTED AS (2) FRONT SETBACKS AND (2) SIDE SETBACKS.
   - 4.1. FRONT SETBACK = 10'-0".
   - 4.2. SIDE SETBACK = 8'-0" MINIMUM, 20'-0" COMBINED TOTAL.
5. PARKING REQUIREMENTS:
   - 5.2. MEDICAL OFFICE = (1) SPACE : 200 S.F.
   - 5.3. (1) ACCESSIBLE SPACE PER (25) TOTAL, UP TO (100) TOTAL SPACES
   - 5.4. SPACES TO BE 9' X 18' WITH 5' AISLE (MINIMUM) AS REQUIRED BY ACCESSIBLE SPACES.
6. PARKING CALCULATION:
   - 6.1. 3,000 S.F. / 200 S.F. = (15) PARKING SPACES
   - 6.2. (15) SPACES REQUIRES (1) H.C. ACCESSIBLE SPACE
7. SITE STATISTICS - (FULL PARKING BUILD-OUT)
   - 7.1. TOTAL SITE = ~18,730 S.F.
   - 7.2. BUILDING COVERAGE (INCLUDING OVERHANGS AND CANOPIES) = ~3,500 S.F. = 19% (30% ALLOWED)
   - 7.3. HARDSURFACE COVERAGE (ASPHALT PAVING AND SIDEWALKS) = 5,905 S.F. = 32%
   - 7.4. GREENSPACE = 9,325 S.F. = 49% (25% MINIMUM PERMEABLE REQUIRED)
8. SITE STATISTICS - (PARTIAL PARKING BUILD-OUT)
   - 8.1. TOTAL SITE = ~18,730 S.F.
   - 8.2. BUILDING COVERAGE (INCLUDING OVERHANGS AND CANOPIES) = ~3,500 S.F. = 19% (30% ALLOWED)
   - 8.3. HARDSURFACE COVERAGE (ASPHALT PAVING AND SIDEWALKS) = 5,115 S.F. = 27%
   - 8.4. GREENSPACE = 9,325 S.F. = 54% (25% MINIMUM PERMEABLE REQUIRED)

CONCEPTUAL

SITE PLAN -

the ARCHITECTURAL COLLABORATIVE

15 SUFFOLK LANE, GANSEVOORT, NY 12831 - 518.796.6236

CLIENT LOGO:

CONSULTANT LOGO:

SEAL:

#:	DESCRIPTION:	DATE:

PROJECT NAME: DR. AIBEL	
DATE: 5.19.16	SHEET #: SK3
DRAWN BY: JP	
CHECKED BY: JP	
PROJECT #: 16007	SCALE: 1" = 10'-0"

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

APPLICANT: MAPLE SHADE CORNERS, LLC TAX PARCEL NO.: 166.5-3-25

PROPERTY ADDRESS: 34 MARION AVENUE
ZONING DISTRICT: URBAN RESIDENTIAL – 2

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

Construction of a medical office building and associated site work.

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: Medical Office

☐ Area Variance seeking the following relief:

Dimensional Requirements	From	To

Note:

☐ Advisory Opinion required from Saratoga County Planning Board

ZONING AND BUILDING INSPECTOR

6/20/16
DATE

Saratoga Springs Board of Appeals: 20 JUN 2016

This is the THIRD (3rd) time we have appeared in front of this Board of Appeals speaking against a proposal to SPOT ZONE, 34 Marion Avenue, as Commercial.

In the instant case the required application cites addresses that are not correct, fails to prove an "unnecessary hardship", cites an "OLD" appraised value (1994), and further attempts to confuse the "ORIGINAL" listing price to the appraised value (Then vs Now).

The "Unique Financial Hardship" stated is Not Accurate. The owner has been attempting to sell this property since at LEAST 1983! Whereas he has occasionally rented it – It has always been offered for sale by local realtors.

The "History of Marketing" is not reflective of the facts either. Whereas they only cite the offered price since 2005, we have tracked it further.

The price for this residentially zoned property, that is 0.43 acre, has been offered for sale from $499,500 to the supposedly present (2014) $135,000. For less than ½ acre? For a vacant building lot? Residentially Zoned!

This alleged Hardship is a 100% Self-Created Hardship! We state that undisputed fact EVERY time we appear here to discuss the "Infamous Healy Property!" He is simply requesting too many dollars for a small Residential lot in Saratoga Springs. Are you kidding us?

The zoning does not allow for this proposal. We fought to get that exact zoning for over 30 years in the prior/current Master Plans since 1981. We want to protect our homeownership investments, and obviously there can be NO Hardship claimed by the proponent.

I now present our Original Neighborhood Petitions signed by over twenty eight (28) Single Family Residential Home Owners directly impacted by this proposed project.

We are ALL opposed to its approval!

Tracy Millis III

Neighborhood Association President

—Original Message—
From: todd wolfe [redacted]
To: millistoys <[redacted]
Sent: Mon, Jun 20, 2016 1:36 pm
Subject: Re: Neighborhood Association Alert

Tracy,
We absolutely do not want that lot to become commercial zoned. I m at be there as well tonight to oppose the change.

Thanks,
Todd Wolfe

[redacted]

Maple Dell

—Original Message—
From: Michael Davis [redacted]
To: MillisToys@aol.com [redacted]
Sent: Sat, Apr 23, 2016 3:51 am
Subject: RE: Neighborhood Association;Maple Ave,Marion Ave,Maple Dell, East Ave Alert

Tracy, I whole-heartedly support your opposition to commercial development of the Healy property. You would think that the position of the Neighborhood Association would be clear. I wish that I had more faith in the city.

[redacted] Maple Dell

[redacted] Maple Dell

5/13/16

Dear Ms. Ferradino,

I am in receipt of your letter concerning your client's attempt to receive a variance for 34 Marion Avenue. You should know that I am diametrically opposed to your intent.

The letter alludes to the inability of the property to be marketed as a residential property. While I have no direct knowledge of how concerted these marketing attempts were, I strongly suspect that those attempts were minimal. I base my suspicions on how the owner maintained his property since I moved here over twenty (20) years ago. The city had to be called on numerous occasions just to get him to cut the grass on this vacant property. He was not a good neighbor then, and he is not being a good residential neighbor now.

I am totally opposed to the type of "spot zoning" that you are seeking. The Master Plan was developed to avoid this type of rezoning.

Sincerely,

Michael G Davis

—Original Message—
From: Denise Dupras [redacted]
To: millistoys [redacted]
Sent: Wed, Apr 27, 2016 1:00 pm
Subject: Re: Neighborhood Association;Maple Ave,Marion Ave,Maple Dell, East Ave Alert

To whom it may concern: I live at [redacted] Maple Dell, right across from east side liquors, Stewart's, Dr.Office, P.T. Office. It is a nightmare. Several breakins, deliveries all hours of the night, scumbags drinking, not to mention the constant garage I am cleaning up, and other things as well. Absolutely NOT. No to developing this area EVER!!!!

Sent from my iPhone

On Apr 27, 2016, at 12:40 PM, "[redacted]" [redacted] wrote:

[redacted]

—Original Message—
From: Laura Manhey [redacted]
To: millistoys [redacted]
Sent: Mon, May 16, 2016 10:54 am
Subject: Re: Your Neighborhood Association

My question is, why would it be unable to be sold as residential due to busy intersection? Wouldn't it be just the opposite with commercial?? Consider maybe 3 cars a day coming in and out with it being residential, as 8 to 10 cars, plus employee cars coming and going in an eight hour period ! WTF ?? are they serious ??? We are both opposed to the commercial aspect !!

John and Laura Manhey.

[redacted] Maple Dell

[redacted] Maple Dell

—Original Message—
From: Laura Manhey [redacted]
To: millistoys <[redacted]
Sent: Mon, Apr 25, 2016 7:26 pm
Subject: Re: Neighborhood Association;Maple Ave,Marion Ave,Maple Dell, East Ave Alert

Why don't they just go away and leave us and our neighborhood alone !!! I John and I so oppose it... UGH..

[redacted] Maple Dell

May 24, 2016

Barbara Talerico
[redacted] Covell Ave
Saratoga Springs, NY 12866

To: Saratoga Springs Zoning Board

It has come to my attention that a law firm has been in some discussion with my neighbors about rezoning a property on Maple Ave in the Maple Dell area.
It is always interesting to me that these parties continually tell our neighborhood how great it will be for us to have this zoning change to commercial because it will make our properties worth more. It baffles me when these statements are made because we will still be living here as our quality of life is destroyed by commercial zoning.

It seems we have to continually fight to keep the zoning as is. We are not interested in changing any more than has already been changed. Over and over people are requesting a zoning change in this area of the city. Can you imagine living where I live and having all the building across Rt 50 impact my life so greatly? Do you really think I want more of that? I would love to smell the cut grass and not Smashburger or pizza, but that isn't going to happen any longer.

We have a comprehensive plan and zoning laws for a reason but it seems that in recent history only people with money seem to have a say in what is going on in our neighborhoods. People are upset and fighting with the hospital about their expansion plans. People on Jumel Place are forced to protect themselves against having condos there that they don't want and the zoning doesn't allow...and yet...they have to fight.

I can continue with my anger about having to continually fight to keep my neighborhood as is, but I will let it go with this, Tracy Millis is the President of our Neighborhood Association. He has my backing and permission to speak for me at any time. Our neighborhood is together in our stand that we DO NOT want a zoning change here...and we will join others who are fighting to protect their way of living from being taken away by zoning changes they don't want.

Sincerely,
Barbara Talerico

[redacted]

Neighborhood Association;Maple Ave,Marion Ave,Maple Dell, East Ave Alert

From: millistoys[redacted]
To: millistoys[redacted]
Date: Fri, Apr 22, 2016 12:10 pm

Members of the Neighborhood Association:
I rec'd a personal visit last night, at 730 PM, from an Attorney that represents a developer/homeowner in our Neighborhood.
She informed me that they plan on filing a (spot) **Zoning Change EXEMPTION** to allow for Commercial Development on the corner of Maple Dell and Marion Avenue, across from the Physical Therapist building (on Maple Dell) and across from the Adirondack Trust ATM kiosk (on Marion Ave), next to the Mobil Gas Station. The proposed building will be 100% Commercial Development. THAT would represent the next domino to fall within local developers dreams of making Marion Avenue/Maple Dell acceptable/approved for Commercial Development.

I told her the proposal would be the FOURTH freaking time our Association would enter into a major battle over Commercialization Creep of the "Healy Property," AND there was NOTHING she could tell me that would alter our position that the entire BLOCK is zoned for single family residences, we presently have issues with the spot zoning already imposed on us at Stewart's, and we wished to maintain our homes in a residential neighborhood. She was (naturally) unimpressed with my/our concerns and kept on telling me that Commercialization would be "good" for the neighborhood.

So here is the plan folks - write me a return email and tell me of your opposition to the proposed project. Or call me at [redacted] to express your concern. Beware of Attorneys, bearing good tidings, appearing at your door. Closely consider not signing **ANYTHING** relative to your approval of our Neighborhood becoming "Commercial," anywhere, from the Triangle Dinner to the Arterial. From the Arterial to East Avenue, From East Avenue to Maple Avenue. From Maple Avenue to the Triangle Dinner City boundary Line, encompassing Maple Dell and Avenue A. Dirty work is afoot & now you know.

Tracy Millis
[redacted]Maple Dell
[redacted]

I am 100% against the Spot Zoning Change!

[redacted]

MAPLE DELL

That's all I need. Will make a copy of this email. Sailing is going great.

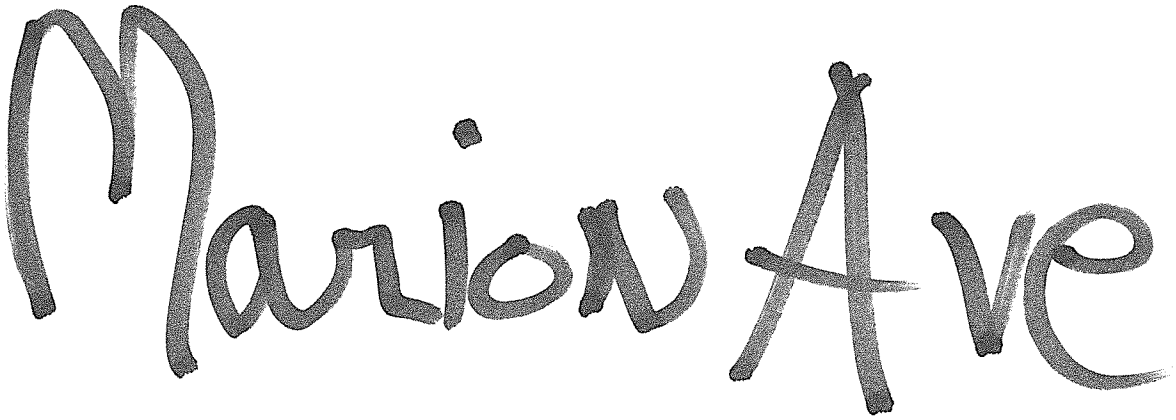
----Original Message----
From: Chris Millis [redacted]
To: millistoys [redacted]
Sent: Fri, Apr 29, 2016 3:41 pm
Subject: Re: Need

[redacted]

Naturally, I'm in support of the fight against any further commercialization of that Marion Ave. corridor. What do you need from me to show that support?

Chris

[redacted]



Hi Tracy,

Thank you for notifying us of this important development in our neighborhood!!

I totally agree with all the information you provided in your email.

I/we am absolutely opposed to this proposed project!

When will this project be addressed at Zoning Board meeting?

Thanks,
Jeff Waldron - owner [redacted]Maple Ave.

Jeff Waldron & Gerard Klauser - owners [redacted] Maple Ave.

[redacted]

Maple Ave

—Original Message—
From: rrichmond[redacted]
To: millistoys <[redacted]
Sent: Wed, Apr 27, 2016 1:06 pm
Subject: Neighborhood Association;Maple Ave,Marion Ave,Maple Dell,East East Ave Alert

We are apposed to the Zoning Change EXEMPTION to allow for Commercial Development on the corner of Maple Dell and Marion Avenue,across from the Physical Therapist on Maple Dell. Richard Richmond and Warren Richmond[redacted]Avenue A]

[redacted]

AVENUE A

—Original Message—
From: Anthony Kenney [redacted]
To: millistoys <[redacted]
Cc: sing4udeb[redacted]
Sent: Fri, Apr 22, 2016 3:07 pm
Subject: Re: Neighborhood Association;Maple Ave,Marion Ave,Maple Dell, East Ave Alert

Tracy,
Do you think you could get them to close off Maple Avenue completely from Rt. 9 and give Triangle more parking spaces so we can stop traffic that thinks Maple Avenue is a highway cut through and prevent people from parking on our lawns. I had some guy pass me on the left after I pulled out of my driveway the other day. Maybe at least put curbs in so our lawns aren't racetracks or so one of our kids doesn't get killed by racing traffic.
I'm not in favor of Commercial in any regard.
Sincerely,
Anthony Kenney
[redacted] Maple Ave

[redacted]

—Original Message—
From: suzanne sinicropi [redacted]
To: millistoys [redacted]
Sent: Wed, Apr 27, 2016 1:25 pm
Subject: Re: Neighborhood Association;Maple Ave,Marion Ave,Maple Dell, East Ave Alert

Hi Tracy. Thank you for informing us a developer/homeowner in our neighborhood plans to fill for a (spot) Zoning Change EXEMPTION to allow for commercial development on the corner of Maple Dell and Marion Avenue. We are 100% opposed to any such change. Our block is zoned for single family residences and we expect to remain as such. Please continue to keep us up to date on this matter. Sue & Jack

On Mon, Apr 25, 2016 at 7:28 PM, <[redacted]> wrote:

[redacted]

—Original Message—
From: louisafoye[redacted]
To: millistoys [redacted]
Sent: Fri, May 20, 2016 12:42 pm
Subject: RE: Fwd: Neighborhood Association;Maple Ave,Marion Ave,Maple Dell, East Ave Alert

Dear Tracy,
Please use this letter as confirmation that I support your efforts to keep further commercialization out of our Maple Dell neighborhood! It was very nice to speak with you this morning, and I thank you for your dedication to this ongoing situation! Please give me a heads up before the next Yard Sale/Meeting, so I may contribute to your main fundraiser in support of your work!
Sincerely,
Louisa "Weezie" Foye

[redacted]

Marion Ave

[redacted] Marion Ave

——Original Message——
From: Joshua Ramsdill [redacted]
To: millistoys <[redacted]
Sent: Sun, May 15, 2016 12:18 pm
Subject: Re: Your Neighborhood Association

I am absolutely against any commercialization in our area.

On May 15, 2016, at 11:36 AM, [redacted] wrote:

[redacted]

[redacted]

TUCZINSKI, CAVALIER & GILCHRIST, P.C.

ATTORNEYS AT LAW

Albany Office
54 State Street, Suite 803
Albany, New York 12207
[redacted]

Saratoga Office
63 Putnam Street, Suite 202
Saratoga Springs, New York 12866
[redacted]

Stephanie W. Ferradino
[redacted]

July 1, 2016

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

Re: 34 Marion Avenue, Saratoga Springs, NY 12866

Dear Chairman Moore:

Enclosed please find the following submission for the upcoming Zoning Board of Appeals meeting:

1. Revised Narrative and chart of tax payments;
2. Proposed Design Elements;
3. Basis for Program Square Footage;
4. Landscaping Plan.

An electronic version of these documents above has been emailed to the planning office. Would you kindly place us on the agenda for the **July 11, 2016 meeting** and advise if anything further is required? Thank you very much.

Very truly yours,

TUCZINSKI, CAVALIER & GILCHRIST, P.C.

By: _____
Stephanie W. Ferradino

SWF:tlp
Enclosures

USE VARIANCE APPLICATION BY MAPLE SHADE CORNERS, LLC

34 Marion Avenue Narrative Update – July 1, 2016

This narrative will address the issues raised at the June 20, 2016 meeting by the Zoning Board of Appeals and during the public comment period immediate following the presentation in support of the application. The documents contained in this submission are intended to provide some context for the attachments contained in this second submission of materials in support of the use variance application submitted by Maple Shade Corners, LLC. A portion of the materials pertain to the proposed building itself, which relate to the standard pertaining to the character of the neighborhood. The other information relates to the dollar and cents proof required to demonstrate that the owner has been unable to realize a reasonable return on the investment he made in the property as the property is currently zoned for residential use.

1. Proposed Building

Several questions were raised about the proposed building, including the size and architecture, together with the landscaping plan for buffering the space. Attached you will find several documents which are responsive to these inquiries. First, a draft landscaping plan has been added to the sketch plan to demonstrate the type of screening that could be provided for the adjacent properties. Because the planning board has jurisdiction over the mechanics of the site, including landscaping, the proposed landscaping depicted in this submission is our recommendation to the planning board for the screening that should occur to buffer the subject property from the adjacent neighbors.

While the board did not require a rendering to be provided, Architectural Collaborative has prepared some information pertaining to the proposed design elements of the structure. The Design Review Commission has jurisdiction over the architectural style of the building. Therefore, the proposed project will go through significant scrutiny in order to make sure the new structure blends in with the nearby commercial and residential properties.

The last document provides information concerning the proposed owner's existing practice. This includes a summary of the functional limitations in his current space due to the size of the office and differences in the existing space and the proposed standalone facility.

2. Return on Investment

One board member inquired about the total investment made by the applicant, together with information on the value of any appreciation which would normally occur on investments over the 34 years of ownership. Attached to this submission is a chart which demonstrates the actual tax payments and other minor expenses the owner of the property made since taking ownership in 1982. This does not include any capital improvements which were made to the structure previously on the site, as the owner of the property no longer has these records.

Expense Type	Payment Amount
1982 purchase	$40,000
2012 demolition	$19,000
City/County Tax	$28,897.40
School Tax	$34,567.11
Maintenance	$15,940.00
Total	**$138,404.51**

The primary investment, not including the capital improvements made when there was a structure on the premises, was $138,401.51. The below chart represents the possible return on (1) the initial investment and (2) the first 5 years of tax payments and maintenance. These are shown at various percentage rates to provide the board with some context for the appreciation for a portion of the expenses over a period of time. The later years of taxes and maintenance are not included, because the annual nature of their accrual makes it difficult to group them together. By way of reference, an average return on investment for an investment portfolio that was split between 60% stocks and 40% bonds for the period of 1982-2015 was 11%. Therefore, the below is a much more conservative view of possible returns for the owner's investment in the 1982-1987 period of time.

FUTURE VALUE OF RETURN ON INVESTMENT 1982-2016

Investment	2%	4%	5%	6%	7%
$40,000	$78,427	$151,773	$210,134	$290,041	$399,125
$6,436 (first five years of expenses over 30 year investment)	$11,658	$20,875	$27,816	$36,965	$48,992
2012 demolition *(no interest)*	*$19,000*	*$19,000*	*$19,000*	*$19,000*	*$19,000*
Remainder of tax and maintenance *(no interest)*	*$72,968*	*$72,968*	*$72,968*	*$72,968*	*$72,968*
Total	**$182,054**	**$264,617**	**$329,919**	**$418,975**	**$540,086**

In the above, if we assume an ultra-conservative 2% return on the investment occurred from 1982 to present on the initial investment of $40,000 in the property, and simply weighted the value of that initial investment, we would have earned $78,427 at the present date. If we add that to the taxes, maintenance and insurance costs for the property with the first 5 years shown with interest added and remaining years stagnant, together with actual demolition costs, we would have a total of **$182,054** today. As you can see from the above, as the interest increases, the return from that investment increases dramatically.

3. Listing Price for Property

During the meeting, neighbors and others suggested the listing price of the property in 2005 was too high. Recall that at the time of that listing, the property included a single family home, albeit in deteriorating condition. The city of Saratoga Springs online search tool contains some information which helps provide comparable prices in 2005 during the height of the market during the peak real estate cycle that occurred in 2005-2007. Jay Verro provide the below data from comparable sales. The last column adjusts the price to match the acreage of 34 Marion Avenue in order to provide a comparable price based on the size of the subject site. Note that these figures are from actual sales, only are vacant land, and occurred in 2005 through 2007.

SALE PRICES 2005-2007 FOR RESIDENTIAL VACANT LAND

Address	Acres	Zoning / Use	Sale Date	Sale Price	Adjusted to a 0.43 Acre site to match the subject property
45 Jefferson St. 178.28-1-27	0.17	UR-2 Res. Vacant Land	April 4, 2005	$260,000	**$657,647**
Broadway 165.28-2-8.2	0.4	UR-1 Res. Vacant Land	June 16, 2005	$485,000	**$521,375**
77 Excelsior Avenue 166.5-5-4.1	1 Acre of "Primary Land" with 1.2 Acres of "Residual Land" type	C5 Res. Vacant Land	April 10, 2006	$900,000	**$387,000 based on 1 Acre of "Primary Land" which is generally the buildable portion of the parcel**
115 Grand Ave. 165.66-2-78	3,049 sf = .07 Acres	UR-3 Vacant Commercial	July 24, 2007	$170,000	**$1,044,286**

The real estate market has changed significantly since 2005, as is reflected in the decrease in the listing price for the subject parcel at 34 Marion Avenue. In order to demonstrate the current asking price for the subject property is reasonable, the below demonstrates properties that have sold in the last several years in similar areas to Marion Avenue. As with the above, the prices have been equalized to reflect the price for a .43 acres.

RECENT SALES IN VISCINITY OF PROPERTY

Address	Acres	Zoning / Use	Sale Date	Sale Price	Adjusted to a 0.43 Acre site to match the subject property
70 Excelsior Ave. 166.29-3-3	.87 Acres	T-5 Res./Comm. Vacant Land	December 9, 2015	$385,000	**$190,287**
Joshua Road 178-2-14	0.32 Acres	UR-2 Res. Vacant Land	March 2, 2012	$155,000	**$208,281**
130 Excelsior Avenue 166-4-33	2.87 Acres	T5 Res./Comm Vacant Land	July 1, 2015	$961,700	**$144,087**
34 Longwood Dr. 166.11-1-14	.42 Acres	UR-1 Res. Vacant Land	October 11, 2013	$145,000	**$148,452**

USE VARIANCE APPLICATION BY MAPLE SHADE CORNER, LLC AT 34 MARION AVENUE				
YEAR	CITY/COUNTY TAX	SCHOOL TAX	MAINTENANCE AND INSURANCE (estimated)	TOTAL EXPENSES
2015	$640.06	$1,142.50	$685.00	$2,467.56
2014	$634.95	$1,121.84	$685.00	$2,441.79
2013	$1,070.53	$1,098.57	$685.00	$2,854.10
2012	$1,065.72	$1,763.71	$685.00	$3,514.43
2011	$1,062.22	$1,769.66	$650.00	$3,481.88
2010	$1,035.71	$1,729.95	$650.00	$3,415.66
2009	$999.29	$1,778.21	$600.00	$3,377.50
2008	$982.13	$1,716.17	$600.00	$3,298.30
2007	$924.72	$1,684.11	$500.00	$3,108.83
2006	$874.15	$1,647.02	$500.00	$3,021.17
2005	$873.24	$1,580.72	$500.00	$2,953.96
2004	$670.05	$1,283.79	$500.00	$2,453.84
2003	$586.77	$1,231.71	$500.00	$2,318.48
2002	$539.25	$1,182.96	$500.00	$2,222.21
2001	$519.15	$1,155.27	$500.00	$2,174.42
2000	$527.35	$1,148.84	$500.00	$2,176.19
1999	$501.21	$1,065.14	$500.00	$2,066.35
1998	$1,465.35	$1,022.04	$400.00	$2,887.39
1997	$1,454.82	$1,029.10	$400.00	$2,883.92
1996	$1,325.61	$923.94	$400.00	$2,649.55
1995	$1,261.35	$863.62	$400.00	$2,524.97
1994	$1,110.99	$729.48	$400.00	$2,240.47
1993	$1,050.48	$699.94	$400.00	$2,150.42
1992	$981.12	$678.18	$400.00	$2,059.30
1991	$881.01	$630.84	$400.00	$1,911.85
1990	$779.01	$566.16	$400.00	$1,745.17
1989	$717.51	$518.61	$400.00	$1,636.12
1988	$672.57	$475.17	$400.00	$1,547.74
1987	$639.93	$444.51	$300.00	$1,384.44

1986	$621.75	$424.26	$300.00	$1,346.01
1985	$613.74	$398.61	$300.00	$1,312.35
1984	$607.26	$375.96	$300.00	$1,283.22
1983	$592.86	$353.16	$300.00	$1,246.02
1982	$615.54	$333.36	$300.00	$1,248.90
TOTALS:	**$28,897.40**	**$34,567.11**	**$15,940.00**	**$79,404.51**

the Architectural Collaborative
15 Suffolk Lane
Gansevoort, NY 12831

PROPOSED DESIGN ELEMENTS

The purpose of this narrative is to respond to inquiries from the last meeting pertaining to the proposed architectural design of Maple Shade Corners, LLC proposed new office at 34 Marion Ave. The exterior design of the new office must be responsive to a number of factors. The exterior shell package needs to be understood as the public marketing of the practice within. The context of the neighborhood must be taken into consideration as this building will be the transition between the commercial and residential properties.

It should be noted that this property falls under the jurisdiction of the Design Review Commission (DRC). The DRC approval process will provide significant commentary pertaining to architectural style for a property in a gateway to the city.

The doctor's intentions are to provide an up-scale design, helping to draw patients to the practice within a competitive market, while at the same time enhancing the character of the neighborhood and the city gateway.

The new building is intended to be a single story, with a roof height very much in line with, and understanding of, the adjacent properties. While the current zoning of UR-2 allows for a maximum building height of 60 ft., the context of the area needs to drive the overall scale of the building for the design to work within the neighborhood. The design proposal will include a selection of materials and exterior building elements such as windows, doors, overhangs, and lighting that are intended to be "residential" in both feel and scale. Natural light is intended to play a large role on the interior of the building, so glazing is intended be prominent in the exterior design. In the evenings, building and landscape lighting is intended to be simple and elegant, enhancing the character of the neighborhood and the experience of the patient. While not selected at this time and subject to the DRC's approval, the exterior materials are proposed to be natural stone/brick with a combination of horizontal lap and/or vertical siding, materials found very typically in residential structures, but scaled, proportioned, and detailed to provide the up-scale look that the doctor intends to provide.

the Architectural **Collaborative**
15 Suffolk Lane
Gansevoort, NY 12831

BASIS FOR PROGRAM SQUARE FOOTAGE

The applicant currently leases an office space of approximately 2,000 s.f. in a multi-tenant medical office building in Albany. At present, the office is too small for his solo practice. With this is mind, the intention for the Saratoga office is to plan the appropriate square footage needed to remove the constraints of the current office space, while attempting to plan for future technological changes.

As standalone facility, the new office will have some programmatic requirements that his current lease space does not require. Building common areas are not included in the existing 2000 s.f. office space. These common areas include spaces such as an exterior entrance vestibule, janitor's closest, and waiting area bathroom facilities.

In addition to the lack of these required common areas, there are a few areas that the doctor would like to plan differently in the new office. One of the areas of concern is the configuration of office space. The current configuration does not have the office space necessary for the support staff and office manager. Currently, the doctor shares his own office with three other staff members, which causes some difficulties in managing his practice efficiently and privately.

In a brief summary, the following is a list of a few of the areas that the doctor will need to provide or would like to modify in his new office:

1. The current practice is internal to a larger multi-tenant building, therefore there is no exterior entry vestibule within his current lease space. A typical exterior entrance vestibule for a practice of this size would be approximately 80 s.f.
2. Being internal to a larger building, the current Albany practice shares waiting area bathroom facilities and a janitor's closet with the rest of the building. The doctor's new practice will require these spaces be added, which would total approximately 80 s.f.
3. The doctor would like to provide additional privacy for both the check-in and check-out processes for his patients. Currently the waiting area is too small to provide this level of privacy at the check-in area and one of the two check-out booths is in the main practice corridor. Accommodating these changes would require, approximately, an additional 120 s.f.
4. The existing practice has (3) operatories, each 110 s.f. These current operatories are of insufficient size to appropriately accommodate the combination of existing equipment, staff flow, and future technological changes. In planning for these modifications, the optimal size for each operatory would be 140 s.f.
5. The doctor would like to include a small conference room for meeting with patients, families, and dental representatives in his new office. A small conference room seating 6-7 persons with video capability, would be sized at 175 s.f.
6. The doctor's current personal office configuration is such that he shares his own office with three other staff members. Standard office arrangements would be such that these staff

members would require (2) new offices (one private, one shared). A standard private office would be 90 s.f. while a shared office would be 125 s.f.

7. Additional space to accommodate new equipment and technology should be allotted for in new building. At present, the Albany office does not have a dedicated area for computer server and the ability to accommodate other technological advances.

The proposed program for the new Saratoga office total approximately 3,000 s.f. The breakdown of the program can be seen in the attached Functional space program. Please note that the areas listed in the functional space program are totaled and then modified by a standard net/gross factor. This factor adds to the functional square footage the amount of space typically required for corridors, dead space, interior partitions, and exterior walls.

the ARCHITECTURAL **COLLABORATIVE**

15 Suffolk Lane
Gansevoort, NY 12831

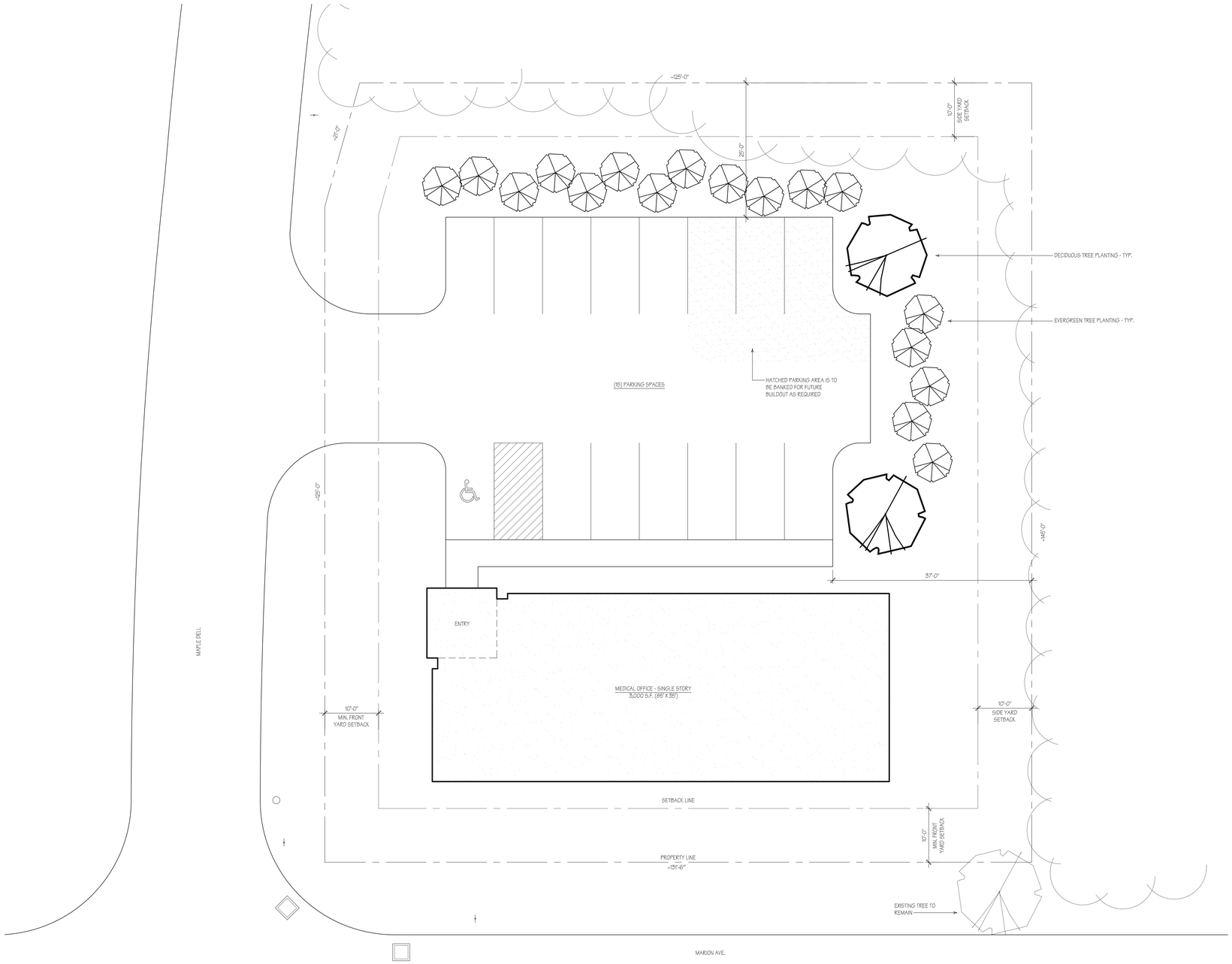
Functional Space Program

Mapler Shade Corners, LLC
34 Marion Ave
Saratoga Springs, NY 12866

June 30, 2016

Space	Quantity	Area	Total Net Area	Comments
Patient Area				
Entrance Vestibule	1	80	80	
Waiting Area/Check-in	1	250	250	
Reception	1	150	150	
Private Check-out - 2 bays	1	100	100	
Waiting Area Toilet Room	1	50	50	
Conference Room	1	175	175	
Operatory	3	140	420	
Exam Area Toilet	1	50	50	
		Total	1,275	
Staff Area				
Lab Alcove	1	80	80	
Doctor Office	1	125	125	
Admin Office	1	90	90	
Shared Office	1	125	125	
Break Room	1	170	170	
Staff Toilet	1	50	50	
		Total	640	
Support Area				
IT Closet	1	30	30	
Soiled Holding	1	50	50	
Clean Holding	1	50	50	
Mechanical Closet	1	150	150	
Janitor's Closet	1	30	30	
		Total	310	

Total Net S.F.	2,225
Net/Gross Factor	0.7
Total Gross S.F.	3,179



1 SK4.1 BUFFERING PLAN

1" = 10'-0"

BUFFERING PLAN - CONCEPTUAL

the ARCHITECTURAL COLLABORATIVE

15 SUFFOLK LANE, GANSEVOORT, NY 12831 - 518.796.6236

CLIENT LOGO:

CONSULTANT LOGO:

SEAL:

#:	DESCRIPTION:	DATE:

PROJECT NAME: DR. AIBEL

DATE:	6.28.16	SHEET #:	SK4.1
DRAWN BY:	JP		
CHECKED BY:	JP		
PROJECT #:	16007	SCALE:	1" = 10'-0"

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#16-117-Use Variance-Maple Shade Corners LLC
Proposed use as a small dentist office (3,000 s.f.) in a residential district (UR-2 District).
Marion Avenue (NYS Route 9) and Maple Dell (NW quad of intersection)

Received from the City of Saratoga Springs Zoning Board of Appeals on June 2, 2016.

Reviewed by the Saratoga County Planning Board on June 16, 2016.

Decision: No Significant Countywide or Intercommunity Impact

Comment:
The subject property is a vacant parcel on which in 2012 there was the demolition of an existing residence. The surrounding area/neighborhood is a mix of uses located near municipal boundaries of the city and the towns of Wilton and Greenfield. Such uses are: a gas station and auto repair shop, car wash, a small office, a retail store with no gas sales, an internal (to Marion Ave and Maple Dell) residential neighborhood, residential uses facing Marion Avenue, a longtime restaurant/diner, and residential structures converted to office/retail sales. The principal recommendation from this body would be that the applicant be advised by the city to consider a rezoning of the property, which may be more applicable – to a zoning which is more compatible with the Office/Residential used in the Marion Avenue/Rt. 9 corridor by Wilton and Greenfield. That being absent from the city zoning ordinance we recommend approval of the use variance based upon the financial and historical evidence presented with recommendations for appropriate design guidelines or architectural standards appropriate for other conversions that will follow. We suggest that every effort in new construction be given to providing a residential appearance as now exists in corridor and that parking be only in the rear of the property with access off Maple Dell, not Marion Ave.

_____
Michael Valentine, Senior Planner
Authorized Agent for Saratoga County

50 WEST HIGH STREET
BALLSTON SPA, NY 12020

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

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.

JAMES A. FAUCI

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Ballston Spa, NY 12020
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jim@ballstonlaw.com

Graydine Sanders, Paralegal
graydine@ballstonlaw.com

June 14, 2016

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

RE: Murphy Lane - Parcel 165.84-1-22 – Interpretation Application - South Alley, LLC

Variances Granted 04/02/2015 -

Dear Chairman Moore and Zoning Board of Appeals Members:

Please allow this letter to supplement the above the application for an interpretation. We have requested from City officials, numerous times, a clear explanation of what rule, ordinance, law, etc, has been violated and how such relates to what has been constructed thus far, i.e., why was the Stop Work Order issued? The only explanation we can decipher thus far is that the Building Inspector appears to have issued the Stop Work Order upon an alleged violation of the City of Saratoga Springs Zoning Ordinance §5.4.4 and or §5.5. Those sections state the following:

5.4.4 EXTENSION OR EXPANSION OF STRUCTURE

A. A non-conforming structure may be extended or expanded provided the proposed extension or expansion does not violate any dimensional requirements other than the current nonconformity.

B. A non-conforming structure may not be extended or expanded to increase nonconformity unless dimensional relief is granted by an area variance from the ZBA.

5.5 NONCONFORMING LOTS

A. A lot which lawfully existed and was in compliance with the provisions of the Zoning Ordinance applicable on the date that such lot was recorded in the Saratoga County Clerk's office but which does not conform to the current dimensional requirements of this Chapter shall be considered a legal non-conforming lot of record as follows in "B" and "C".

> B. Minimum lot size and minimum average lot width requirements shall not apply to any lawfully recorded lot which was under different ownership from any adjoining land on or before July 6, 1961.
>
> C. The owner of any lot in a residential district which does not conform to the district's minimum lot size and minimum average lot width requirements may erect a single family residence or accessory building if the lot legally existed on or before January 19, 1970 and is not under the same ownership as any adjoining land.

With regard to §5.4.4, the structure upon the lot was initially conforming and the applicant obtained "dimensional relief" "granted by an area variance(s) from the ZBA," so therefore there is no violation of this section.

With regard to §5.5, the lot in in question has existed with its current dimensions (and filed in the County Clerk's office) since at least 1927 (see certified title report submitted with application). Pursuant to both dates provided in subsections B and C of 5.5, this lot is therefore considered a "legal non-conforming lot." Pursuant to subsection C, the owner of this lot may erect a single family residence upon the lot. Since the applicant is in fact erecting a single family residence upon the lot, there is no violation of this section as well.

Note that since the maximum height allowed in this UR-3 zone is 60 feet, and the current/proposed structure will be well under that, there is no violation with regard to height. This is so despite any misconceptions surrounding what the Building Inspector, or the surrounding neighbors of this lot, believe what was actually granted, or not granted, by the ZBA to this applicant in March of 2015.

As I sated in my April 11, 2016, letter to Chairman Moore, other than limiting the applicant to the percentages indicated in the relief granted, the resolution granting the variances in 2015, contained no limitations or conditions whatsoever with respect to what the applicant may construct on that site, i.e., *it is unconditional*. Therefore there is no legal impediment for a structure to be elevated to the maximum height of sixty feet per what that district allows.

Please understand that the language in the resolution granting the variances "to permit the renovation and conversion" and "as per the submitted application materials," with no further detail, does not limit an applicant to construct a structure exactly per the plans submitted. Such language is far too vague and imprecise for anyone, including an applicant, building code inspectors, or neighbors to rely on. Case law makes this clear: "[t]he zoning board, however, must clearly enumerate the conditions in the board's decision so that the applicant, neighbors and municipal officials are fully aware of the nature and extent of any conditions imposed. *Hoffmann v.Gunther*, 245 AD2d 511 (2nd Dept, 1997) Conditions must be certain and unambiguous. *Suburban Club of Larkfield v Town of Huntington*, 57 Misc 2d 1051, *affd* 31 AD2d 718.

The *Hoffman*, case above is directly on point to the facts of this application. There, the ZBA of the Town of Mamaroneck granted an area variance "to allow the construction" of an addition "in strict conformance with plans filed with this application provided that the applicant complies in all other respects with the Zoning Ordinance and Building Code of the Town of

Mamaroneck." In annulling the ZBA's decision with regard to the "strict compliance" language, the Appellate Division stated:

> The ZBA had the authority to attach conditions to the granting of the area variance (*see, Matter of Kumpel v Wilson,* 241 AD2d 882). However, it also had the obligation to clearly state any conditions imposed, so that the petitioners, their neighbors, and Town officials, would be fully aware of the nature and extent of any conditions imposed (*see, Matter of Sabatino v Denison,* 203 AD2d 781, 783; *Matter of Proskin v Donovan,* 150 AD2d 937, 939; *South Woodbury Taxpayers Assn. v American Inst. of Physics,* 104 Misc 2d 254, 259), without reference to the minutes of the proceeding leading up to the granting of the variance (*see, South Woodbury Taxpayers Assn. v American Inst. of Physics, supra,* at 259). Here, it is not apparent from the language of the 1979 resolution granting the side-yard variance, that the variance was granted on condition that the petitioners leave the addition constructed in accordance with the plans on file unchanged in perpetuity. Nor did the 1979 variance impose any height conditions other than those imposed by the zoning ordinance.
>
> Since the project in issue here was within the height limitations of the zoning ordinance, did not deviate from or increase the building's footprint, and did not encroach upon the required side yards established by the 1979 variance, once the ZBA granted the necessary front-yard variance, it should have authorized issuance of a building permit and a certificate of occupancy.

The facts in *Hoffmann*, are exactly the facts of this application: although the ZBA here had the authority to attach specific conditions to the resolution, it did not do so. Here, as in *Hoffmann*, it is not apparent from the language of the (2015) resolution granting the area variances that those variances were granted on condition that the applicant construct the new single family residence in any way that would resemble the original barn. Nor did the 2015 resolution impose any height conditions. *Note too that the plans submitted contain no height dimensions whatsoever.* Thus legally, this applicant could construct a single family residence on this legal non-forming lot to a height of 60 feet.

Other relevant case law sheds more light on the issue:

> Zoning regulations are in derogation of the common law and must be strictly construed against the municipality. Thus, any ambiguity in the language used in zoning regulations must be resolved in favor of the property owner (see, Matter of Allen v Adami, 39 NY2d 275, 277, 383 N.Y.S.2d 565, 347 N.E.2d 890; Matter of Hess Realty Corp. v Planning Commn. of Town of Rotterdam, 198 AD2d 588, 603 N.Y.S.2d 95 [3rd Dept., Nov. 4, 1993]; Matter of Chrysler Realty Corp. v Orneck, 196 AD2d 631, 632-633, 601 N.Y.S.2d 194, supra; Matter of Barkus v Kern, 160 AD2d 694, 695-696, 553 N.Y.S.2d 466). Contrary to the contention of the intervenor-respondent Fifth Avenue of Long Island Realty Associates, we find that no inference can logically be drawn from the language of the

> variances granted that they were conditioned upon strict adherence to all aspects of the site plan submitted at that time and could not be modified unless approval was first obtained from the Board. If the Board intended to condition either variance on the maintenance of a certain number of spaces in a certain location, it could have done so in its determinations. Zoning regulations may not be extended by implication (see, Matter of Chrysler Realty Corp. v Orneck, supra, at 633; Matter of Exxon Corp. v Board of Stds. & Appeals of City of N.Y., 128 AD2d 289, 296-297, 515 N.Y.S.2d 768, supra; cf., Matter of Town of Sullivan v Strauss, 171 AD2d 980, 981, 567 N.Y.S.2d 921).
>
> *KMO-361 Realty Ass. v. Davies*, 204 AD2d 547 (2d Dept, 1994),

See also, Fuentes v Village of Woodbury 82 AD3d 883 (2nd Dept, 2011): "The zoning board of appeals has the authority to attach conditions to the granting of the area variance. However, it also has the obligation to clearly state any conditions imposed, so that petitioners, their neighbors, and town officials are fully aware of the nature and extent of any conditions imposed without reference to the minutes of the proceeding leading up to the granting of the variance." (citing *Hoffman, supra*).

Sabatino v. Denison, 203 AD2d 781 (3rd Dept, 1994): "We disapprove of respondents' (ZBA) assumption that every item discussed at the public hearings on the application became an express condition of the approval. To the contrary, it was the Zoning Board's obligation to clearly state the conditions it required petitioners to adhere to in connection with the approval (*see, Holmes v Planning Bd. of Town of New Castle,* 78 AD2d 1, *South Woodbury Taxpayers Assn. v American Inst. of Physics,* 104 Misc 2d 254)."

Based upon all of the facts and the law, it is clear that no violation has occurred. We respectfully request that the ZBA rescind the Stop Work Order and reinstate the building permit. Thank you.

Sincerely,

James A. Fauci

cc: South Alley, LLC

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	South Alley, LLC		James A. Fauci, Esq
Address	38 Warren Street Saratoga Springs, NY 12866		30 Remsen Street Ballston Spa, NY 12020
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: Murphy Lane Tax Parcel No.: 165 . 84 - 1 - 22
(*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: April 13, 2015 3. Zoning District when purchased: UR-3

4. Present use of property: constructing single family res. 5. Current Zoning District: UR-3

6. Has a previous ZBA application/appeal been filed for this property?
☑ Yes (when? 12/22/2014 For what? 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:
Construction of a single family residence on a preexisting non-conforming lot. Construction has commenced and has been stopped due to the issuance of a "Notice of Violation / Stop Work Order." Discussions with the

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) 5.4.4 Extension or Expansion of Structure; 5.5 Nonconforming Lots

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

5.4.4: Applicant has been granted all the "dimensional relief" it needs via Variances in 2015. Applicant does NOT need "dimensional relief" regarding height since 1) the prior structure was in conformity with the height restriction of UR-3 (60 feet) and 2) the current / proposed structure is also in conformity with the height restriction (i.e., the applicant is not seeking to expand or increase any nonconformity with regard to height). 5.5: The lot in question has existed with its present dimensions since 1927. Thus 1) per 5.5(A) and (B) it is a legal non-conforming lot to which minimum lot size and width does NOT apply and 2) per 5.5(A)and (C) a single family home is expressly allowed to be constructed on such a lot. Applicant does not need any variance to construct a single fam. residence.

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) _____

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.

May 18, 2016

_____ 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

SARATOGA COUNTY – STATE OF NEW YORK

SARATOGA COUNTY CLERK
CRAIG A. HAYNER
40 MCMASTER STREET, BALLSTON SPA, NY 12020

COUNTY CLERK'S RECORDING PAGE
*****THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH*****

INSTRUMENT #: 2015011306

Receipt#: 2015211968852
Clerk: GB
Rec Date: 04/23/2015 01:04:22 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 3

Party1: MITTLER STEPHEN J
Party2: SOUTH ALLEY LLC
Town: SARATOGA SPRINGS

Recording:

Pages	10.00
Cover Sheet Fee	5.00
Recording Fee	20.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
RP5217 - County	9.00
RP5217 All others - State	241.00
Names	0.50
TP 584	5.00
Sub Total:	310.50
Transfer Tax	
Transfer Tax	460.00
Sub Total:	460.00
Total:	770.50

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 4942
Transfer Tax
Consideration: 115000.00

Transfer Tax	460.00
Total:	460.00

Record and Return To:

JEAN D'AGOSTINO
38 WARREN ST
SARATOGA SPRINGS NY 12866

WARRANTY DEED
with Lien Covenant

2015011306
04/23/2015 01:04:22 PM
3 Pages RECORDED
DEED
Saratoga County Clerk

THIS INDENTURE, Made this 13th day of April, Two Thousand Fifteen

BETWEEN **Stephen J. Mittler and Mandy R. Mittler,**
15 Stratton Street, Saratoga Springs, New York 12866,

party of the first part, and

South Alley LLC, a New York Limited Liability Corporation with an address of 38 Warren Street, Saratoga Springs, New York 12866,

parties of the second part.

WITNESSETH that the party of the first part, in consideration of ----------ONE and 00/100----------DOLLAR ($1.00) lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, does hereby grant and release unto the party of the second part, their heirs and assigns forever,

ALL that tract or parcel of land situate in the City of Saratoga Springs, Saratoga County and State of New York, and known and distinguished as the west fifty feet of Lot No. 137 on a map of lands made for A.S. Maxwell and surveyed by H. Schofield, Civil Engineer, in the year 1854 and bound and described as follows:

BEGINNING at the northwest corner of Lot No. 137 as above referenced to and the south bounds of South Alley running thence southerly along the west line of Lot No. 137 fifty feet; thence easterly along the south bounds of Lot No. 137, fifty feet; thence northerly and parallel with the first mentioned course fifty feet to the south bounds of South Alley; thence westerly along the south bounds of South Alley fifty feet to the point or place of beginning.

This conveyance is subject to any and all restrictions, covenants, conditions and easements of record.

BEING AND INTENDING TO CONVEY, the same premises conveyed to the parties of the first part by Paul H. Tucker and Maggie Moss-Tucker, by Warranty Deed dated May 12, 2014 and recorded in the Office of the Saratoga County Clerk on May 12, 2014 as instrument number 2014013221.

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

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, their heirs and assigns forever.

And the party of the first part covenants as follows:

First, that the parties of the second part shall quietly enjoy the said premises;

Second, that said party of the first part will forever Warrant the title to said premises;

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor (s) will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF

_____ LS
Stephen J. Mittler

_____ LS
Mandy R. Mittler

STATE OF NEW YORK }
COUNTY OF SARATOGA }ss.:

On this 13th day of April, in the year Two Thousand Fifteen, before me, the undersigned, a Notary Public in and for said State, personally appeared, Stephen J. Mittler, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

James P. Trainor
Notary Public, State of New York
02TR4980978
Qualified in Saratoga County
Commission Expires April 29, 2015

STATE OF NEW YORK }
COUNTY OF Saratoga }ss.:

On this 10th day of April, in the year Two Thousand Fifteen, before me, the undersigned, a Notary Public in and for said State, personally appeared, Mandy R. Mittler, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

MARCI K. CHADWICK
Notary Public, State of New York
Qualified in Saratoga County
No. 01CH6063858
Commission Expires September 24, 2017

RECORD AND RETURN TO:
~~Stanley J. Skubis, Esq.~~ Jean D'Agostino
~~1147 Troy Schenectady Road~~ 38 Warren St.
~~Latham, New York 12110~~ Saratoga Spgs NY
12866

City of Saratoga Springs

BUILDING DEPARTMENT
CITY HALL
474 Broadway
Saratoga Springs, NY 12866

Telephone (518)587-3550 Ext. 2511
Fax (518)580-9480
www.saratoga-springs.org

- BUILDING & PLUMBING
- CODES
- ZONING

STEPHEN SHAW
Zoning & Building Inspector
Extension 2491

DUANE MILLER
Assistant Building Inspector
Extension 2512

MICHAEL CARLSON
Assistant Building Inspector
Extension 2541

JOHN BARNEY
Assistant Zoning Technician
Extension 2521

NOTICE OF VIOLATION / STOP WORK ORDER

January 21, 2016

Jeanne D'Agostino
South Alley LLC
38 Warren Street
Saratoga Springs, NY 12866

RE: 39 Murphy Lane, Parcel# 165.84-1-22

Dear Ms. D'Agostino,

The scope of work you are performing at 39 Murphy is outside the scope of your permit. You are hereby ordered to CEASE AND DESIST all activities at the property. A full set of revised plans from your engineer as well as sign off from the Zoning Board of Appeals will be required to proceed.

Sincerely,

Stephen R. Shaw
Zoning and Building Inspector

SRS/kgf

SNEERINGER MONAHAN PROVOST REDGRAVE TITLE AGENCY, INC.

ALBANY/TROY	SARATOGA	HUDSON	POUGHKEEPSIE
50 Chapel Street	36 Remsen Street	420 Warren Street	420 Warren Street
Albany, NY 12207	Ballston Spa, NY 12020	Hudson, NY 12534	Hudson, NY 12534
518-434-0127	518-885-8700	518-828-4351	845-471-5911
Fax-434-9997	Fax-884-2564	Fax-828-7494	Fax 471-7680

May 19, 2016

James Fauci, Esq.
30 Remsen St
Ballston Spa NY 12020

RE: Our File No.: S-63937
Premises: 39 Murphy Lane a/k/a South Alley, Saratoga Springs, NY 12866

Dear Mr. Fauci:

Pursuant to your request of May 12, 2016 we have researched the records of the Saratoga County Clerk's Office regarding your client's property at 39 Murphy Lane a/k/a South Alley. Said property is a 50' X 50' portion of Lot 137 on a filed subdivision map entitled: "Map of Lots owned by A.S. Maxwell, Saratoga Sp'gs, N.Y.", dated 1854 and filed in the Saratoga County Clerk's Office. Said lot is Sec. 165.84 Block 1 Lot 22 on the current city tax map. Tax lot 22 is the westerly 50' of said lot 137.

Deed between Anna M. Darrow, grantor and Charles M. Shearer, grantee, dated May 2, 1913 and recorded May 2, 1913 in Liber 283 cp 442 conveyed Lot 137 in its entirety, being 50' X 150' in dimension.

The present 50' X 50' lot configuration, being the westerly 50' of said Lot 137, was first created by deed from Charles M. Shearer and Mary R. Shearer to George H. Hall and Howard H. Hall, dated March 26, 1927, recorded April 14, 1927 in Liber 342 cp 296.

From 1927 the said premises have been conveyed by multiple deeds, without change in description, down to the present owner, South Alley, LLC who acquired title by deed from Stephen J. Mittler and Mandy R. Mittler, dated April 13, 2015 recorded April 23, 2015 as Instrument #2015011306.

I have included herewith copies of the three deeds cited herein together with a copy of the filed Maxwell map and a copy of the current tax map.

If you need any additional information or copies please let us know.

Sincerely,
Sneeringer Monahan Provost Redgrave Title Agency, Inc.

Timothy J. Provost
Executive Vice President

Encl.

165.84-1-22

283/442

parties of the first part, do covenant with said parties of the second part as follows: FIRST.- That the parties of the second part shall quietly enjoy the said premises. SECOND.- That the said Otto Trieb and Martha Trieb, his wife, parties of the first part will forever warrant the title to said premises.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of: OTTO TRIEB L. S.

C. M. Marro. : MARTA TRIEB L. S.

STATE OF NEW YORK, :
COUNTY OF NEW YORK, :ss.
CITY OF NEW YORK. :

On this 28 day of April in the year Nineteen hundred and thirteen before me, the subscriber, personally appeared OTTO TRIEB & MARTA TRIEB, his wife, to me known and known to me to be the same persons described in, and who executed the within instrument, and they severally acknowledged to me that they executed the same.

L. S. Carney M. Marro, Commissioner of Deeds,
New York City #18.

STATE OF NEW YORK, :
:ss.
COUNTY OF NEW YORK. :

I, William F. Schneider, Clerk of the County of New York, and also Clerk of the Supreme Court for the said County, the same being a Court of Record, do hereby certify, that Carney M. Marro whose name is subscribed to the Certificate of Proof or Acknowledgment of the annexed instrument, and thereon written, was, at the time of taking such proof or acknowledgment, a Commissioner of Deeds in and for The City of New York, dwelling in the said City, commissioned and sworn and duly authorized to take the same. And further, that I am well acquainted with the handwriting of such Commissioner, and verily believe that the signature to the said Certificate of Proof or Acknowledgment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the seal of
L. S. of the said Court and County, the 28 day of Apl., 1913.
Wm. F. Schneider, Clerk.

Recorded May 2, 1913, 10.50 A. M.

283-442
1913

John T. Kennessey
Clerk.

THIS INDENTURE, Made the 2nd. day of May in the year One thousand nine hundred and thirteen. Between ANNA M. DARROW of Saratoga Springs, Saratoga County, N. Y., party of the first part, and CHARLES M. SHEARER of the same place, party of the second part, WITNESSETH, That the said party of the first part, for and in consideration of the sum of ONE DOLLAR ($1.00), lawful money of the United States, paid by the said party of the second part, does hereby grant and release unto the said party of the second part, --- heirs and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of Saratoga Springs, County of Saratoga and State of New York, being ALL that certain piece or parcel of land lying and being in the Village of Saratoga Springs, N. Y., known and distinguished as lot No. 137 on a map of lands made for A. S. Maxwell and surveyed by E. Schofield, Civil Engineer, in the year 1854, and now on file in the office of the Clerk of Saratoga County, and bounded and described as follows, to-wit: Beginning at a stake at the intersection of the west line of Stratton Street with the south line of South alley; thence westerly along said south line of South alley 150 feet to a stake standing in the northeast corner of lot 136; thence southerly along the east

line of said lot 136 fifty feet to the southeast corner of said lot 136; thence easterly along the north line of Lot 138 one hundred and fifty feet to the west line of Stratton Street; thence northerly on the west line of Stratton Street fifty feet to the place of beginning; Being the same premises described in a deed from Margaret Stratton and husband to John Darrow dated October 6, 1874, and recorded October 8, 1874, in Book of Deeds 131, page 599; and being the same described in deed dated March 21, 1906, from John Foley and Sara E. Foley, his wife, to Anna M. Darrow, and recorded in the Saratoga County Clerk's office August 20, 1906, in Book 259 at page 54.

TOGETHER with the appurtenances; and all the estate and rights of the said party of the first part in and to said premises. To Have and to Hold the above granted premises unto the said party of the second part, his heirs and assigns forever. And the said Anna M. Darrow does covenant with the said party of the second part as follows: That the party of the second part shall quietly enjoy the said premises. That the said Anna M. Darrow will forever warrant the title to said premises.

IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of :
J. A. T. Schwarte. : ANNA M. DARROW L. S.

STATE OF NEW YORK, :
:ss.
COUNTY OF SARATOGA. :

On the 2nd. day of May in the year One thousand nine hundred and thirteen before me, the subscriber, personally appeared ANNA M. DARROW to me personally known to be the same person described in and who executed the foregoing instrument, and she duly acknowledged to me that she executed the same.

J. A. T. Schwarte, Notary Public.

Recorded May 2, 1913, 2.30 P. M.

John F. Kennessy
Clerk

THIS INDENTURE, Made the first day of May in the year of our Lord one thousand nine hundred and thirteen, Between ALBERT M. PATRICK of the Village of Mechanicville, in the County of Saratoga and State of New York, and CORA PATRICK, his wife, parties of the first part, and THOMAS J. PATRICK, of the same place, party of the second part, WITNESSETH, That the said parties of the first part, in consideration of ONE DOLLAR, lawful money of the United States, paid by the party of the second part, do hereby grant and release unto the said party of the second part, his heirs and assigns forever,

ALL THAT CERTAIN LOT OF LAND situate in the Town of Halfmoon, in said County and State, and near the westerly boundary line of said Village of Mechanicville, and bounded and described as follows: Beginning at a point in the westerly line of a private road called Tenth Avenue, at the southerly end of said line, said point being in the northerly line of lands of Albert C. Eniskern, and running thence at right angles westerly, along said Eniskern lands, one hundred and ten (110) feet; thence at right angles northerly, fifty (50) feet; thence at right angles easterly, one hundred and ten (110) feet to the westerly line of said private road, and thence southerly, along the westerly line of said private road, fifty (50) feet to the place of beginning, said lot of land being and intended to be lot No. one (1) as shown on a "Map of Property of A. M. Patrick, Mechanicville, N. Y.," dated April 24, 1913, made by C. E. Hicks, Eng., and filed in the Clerk's office of said County of Saratoga April 29, 1913; and also being a part of the premises conveyed to said Albert M. Patrick by Albert C. Eniskern and

THIS INDENTURE, Made the 28th day of March, in the year Nineteen Hundred and Twenty-seven. Between CHARLES M. SHEARER and MARY R. SHEARER, his wife, of the City of Saratoga Springs, N. Y., parties of the first part, and GEORGE H. HALL and HOWARD H. HALL, of the same place, parties of the second part. WITNESSETH, that the said parties of the first part, in consideration of ONE DOLLAR ($1.00) lawful money of the United States, paid by the parties of the second part, do hereby grant and release unto the said parties of the second part, their heirs and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Saratoga Springs, Saratoga County and State of New York, and known and distinguished as the west fifty feet of lot No. 137 on a map of lands made for A. S. Maxwell and surveyed by H. Schofield, Civil Engineer, in the year 1854, and bounded and described as follows: Beginning at the northwest corner of lot No. 137 as above referred to and the south bounds of South Alley, running thence southerly along the west line of lot No. 137 fifty feet; thence easterly along the south bounds of lot No. 137, fifty feet; thence northerly and parallel with the first mentioned course, fifty feet to the south bounds of South Alley; thence westerly along the south bounds of South Alley, fifty feet to the point or place of beginning.

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part in and to the said premises. To have and to hold the above granted premises, unto the said parties of the second part, their heirs and assigns forever. And the said parties of the first part, do covenant with the said parties of the second part as follows: First,- That the parties of the second part shall quietly enjoy the said premises. Second,- That the said parties of the first part will forever warrant the title to said premises.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of CHARLES M. SHEARER L. S.

Frank Gick. MARY R. SHEARER L. S.

STATE OF NEW YORK :
COUNTY OF SARATOGA : ss.
CITY OF SARATOGA SPRINGS :

On this 28th day of March, in the year Nineteen Hundred and Twenty-seven, before me, the subscriber, personally appeared CHARLES M. SHEARER and MARY R. SHEARER, to me known and known to me to be the same person- described in, and who executed the within Instrument, and they acknowledged to me that they executed the same.

Frank Gick, Notary Public.

Recorded April 14, 1927, 4:02 P. M.

Charles J. Kennedy
Clerk

(ASSIGNMENT OF LEASE.)

KNOW ALL MEN BY THESE PRESENTS, That I, SUSAN R. MOREY, of the hamlet of Round Lake, in the County of Saratoga and State of New York, in consideration of ONE DOLLAR (and OTHER GOOD AND VALUABLE CONSIDERATIONS), lawful money of the United States, to me duly paid by RICHARD H. GORSLINE, of Round Lake, in the Town of Malta, in the County of Saratoga and State of New York, the receipt whereof is hereby acknowledged, have sold, assigned, transferred and set over, and by these presents do sell, assign, transfer, and set over unto said Richard H. Gorsline, his executors, administrators and assigns,

THREE CERTAIN INDENTURES OF LEASE and part of a fourth, one bearing date the fourteenth

SARATOGA COUNTY – STATE OF NEW YORK

SARATOGA COUNTY CLERK
CRAIG A. HAYNER
40 MCMASTER STREET, BALLSTON SPA, NY 12020

COUNTY CLERK'S RECORDING PAGE
*****THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH*****

INSTRUMENT #: 2015011306

Receipt#: 2015211968852
Clerk: GB
Rec Date: 04/23/2015 01:04:22 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 3

Party1: MITTLER STEPHEN J
Party2: SOUTH ALLEY LLC
Town: SARATOGA SPRINGS

Recording:

Pages	10.00
Cover Sheet Fee	5.00
Recording Fee	20.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
RP5217 - County	9.00
RP5217 All others - State	241.00
Names	0.50
TP 584	5.00
Sub Total:	310.50
Transfer Tax	
Transfer Tax	460.00
Sub Total:	460.00
Total:	770.50

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 4942
Transfer Tax
Consideration: 115000.00

Transfer Tax	460.00
Total:	460.00

Record and Return To:

JEAN D'AGOSTINO
38 WARREN ST
SARATOGA SPRINGS NY 12866

WARRANTY DEED
with Lien Covenant

2015011306
04/23/2015 01:04:22 PM
3 Pages RECORDED
DEED
Saratoga County Clerk

THIS INDENTURE, Made this 13th day of April, Two Thousand Fifteen

BETWEEN **Stephen J. Mittler and Mandy R. Mittler,**
15 Stratton Street, Saratoga Springs, New York 12866,

party of the first part, and

South Alley LLC, a New York Limited Liability Corporation with an address of 38 Warren Street, Saratoga Springs, New York 12866,

parties of the second part.

WITNESSETH that the party of the first part, in consideration of ----------ONE and 00/100----------DOLLAR ($1.00) lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, does hereby grant and release unto the party of the second part, their heirs and assigns forever,

ALL that tract or parcel of land situate in the City of Saratoga Springs, Saratoga County and State of New York, and known and distinguished as the west fifty feet of Lot No. 137 on a map of lands made for A.S. Maxwell and surveyed by H. Schofield, Civil Engineer, in the year 1854 and bound and described as follows:

BEGINNING at the northwest corner of Lot No. 137 as above referenced to and the south bounds of South Alley running thence southerly along the west line of Lot No. 137 fifty feet; thence easterly along the south bounds of Lot No. 137, fifty feet; thence northerly and parallel with the first mentioned course fifty feet to the south bounds of South Alley; thence westerly along the south bounds of South Alley fifty feet to the point or place of beginning.

This conveyance is subject to any and all restrictions, covenants, conditions and easements of record.

BEING AND INTENDING TO CONVEY, the same premises conveyed to the parties of the first part by Paul H. Tucker and Maggie Moss-Tucker, by Warranty Deed dated May 12, 2014 and recorded in the Office of the Saratoga County Clerk on May 12, 2014 as instrument number 2014013221.

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

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, their heirs and assigns forever.

First, that the parties of the second part shall quietly enjoy the said premises;

Second, that said party of the first part will forever Warrant the title to said premises;

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor (s) will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF

_____ LS
Stephen J. Mittler

_____ LS
Mandy R. Mittler

STATE OF NEW YORK }
COUNTY OF SARATOGA }ss.:

On this 13th day of April, in the year Two Thousand Fifteen, before me, the undersigned, a Notary Public in and for said State, personally appeared, Stephen J. Mittler, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

James P. Trainor
Notary Public, State of New York
02TR4980978
Qualified in Saratoga County
Commission Expires April 29, 2015

STATE OF NEW YORK }
COUNTY OF Saratoga }ss.:

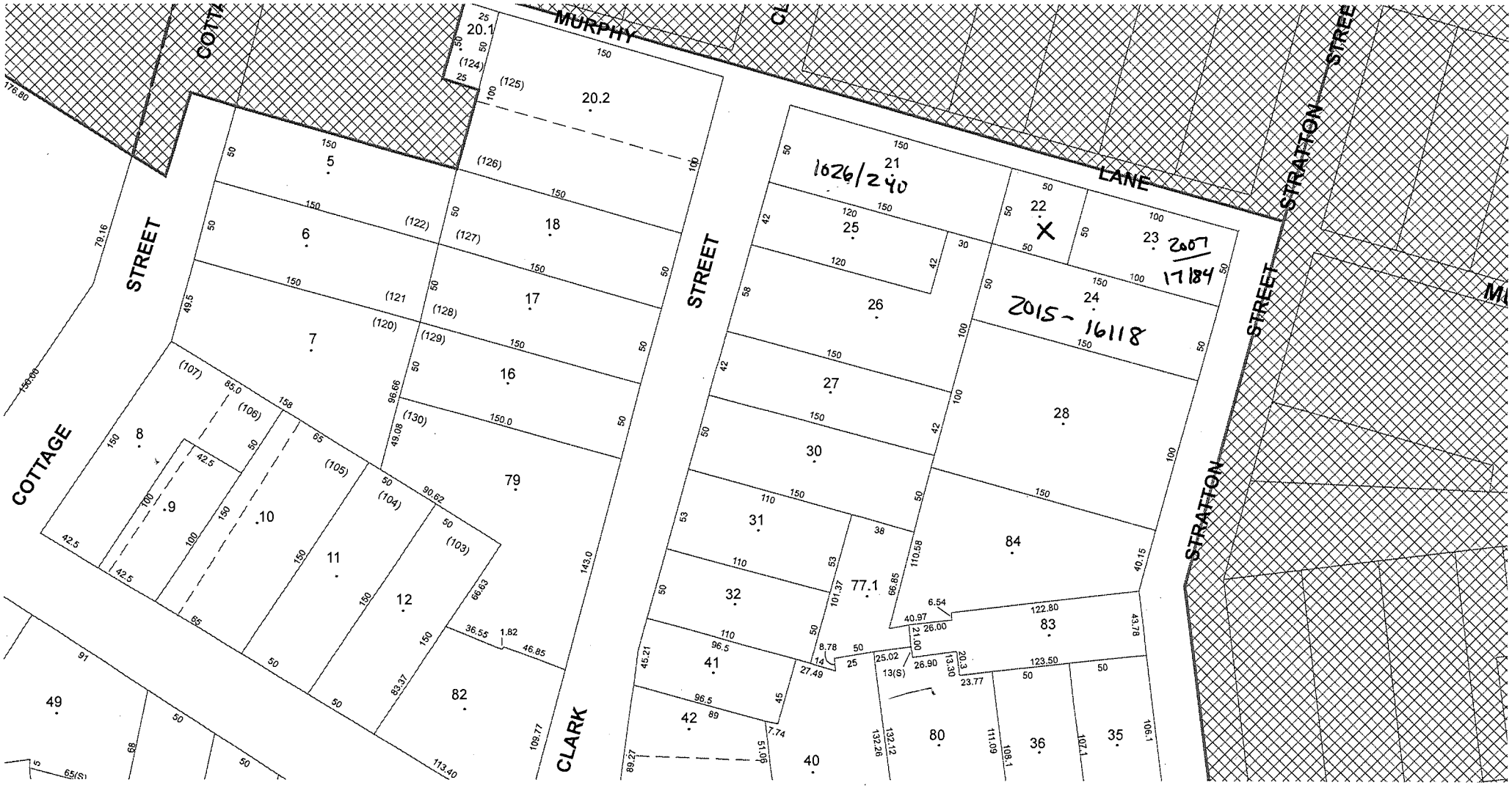
On this 10th day of April, in the year Two Thousand Fifteen, before me, the undersigned, a Notary Public in and for said State, personally appeared, Mandy R. Mittler, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

MARCI K. CHADWICK
Notary Public, State of New York
Qualified in Saratoga County
No 01CH6063858
Commission Expires September 24, 2017

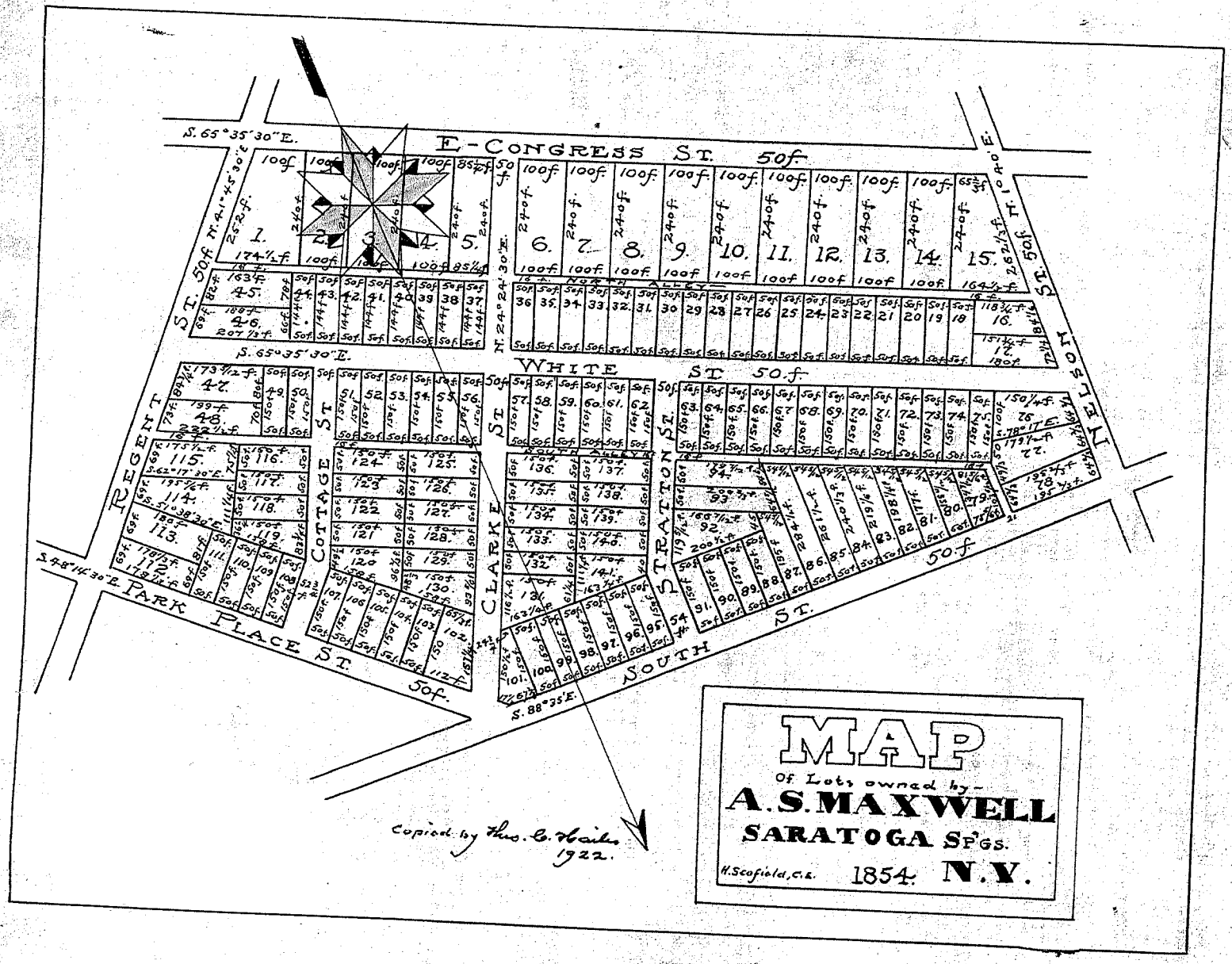
RECORD AND RETURN TO:
~~Stanley J. Stubis, Esq.~~ Joan D'Agostino
~~1147 Troy Schenectady Road~~ 139 Washington St

1026/240



N

City of Saratoga Springs (ID)
Tax No. 165.84-1-22



ORIGINAL IN MAP CASE No. 3

JAMES A. FAUCI

ATTORNEY AT LAW, PLLC
30 Remsen Street
Ballston Spa, NY 12020
[redacted]
ballstonlaw.com

[redacted]

Gravdine Sanders, Paralegal
[redacted]

May 10, 2016

Stephen Shaw
Building Inspector
Saratoga Springs City Hall
474 Broadway - Ste 10
Saratoga Springs, NY 12866

HAND DELIVERED

RE: 39 Murphy Lane: Tax Map Parcel 165.84-1-22 (Inside District) Variances Granted 04/02/2015 – Jean D'Agastino

Dear Mr. Shaw:

In following up on our last meeting, enclosed please find the PE stamped plans reflecting the existing foundation with regard to the above. Based upon our discussions, I believe this is the last item you were looking for before you would consider lifting the stop work order. Note that I have retained the originals of the enclosed – if you need to see or have filed the originals, please let me know.

In any event, demand is hereby made to lift the stop work order and to re-instate the building permit.

Sincerely,

James A. Fauci

Encl.
cc: Jean D'Agostino
Anthony Izzo, Esq. w/ encl.

ENGINEERING AMERICA CO.

76 WASHINGTON ST. SARATOGA SPRINGS, NY 12866
[redacted]

TRANSMITTAL SHEET

TO: Steve Shaw, Building Inspector	FROM: Tonya Yasenchak
COMPANY: City of Saratoga Springs	DATE: May 3, 2016
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: 3
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: # 29 Murphy Ln. Foundation Saratoga Springs, NY	YOUR REFERENCE NUMBER:

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

Mr. Shaw –

A modified foundation detail sketch for the structure under construction at #29 Murphy Ln. is attached. This full foundation detail is a revision to the crawl space foundation detail proposed & discussed with the building dept. September 16, 2015.

The attached typical foundation detail which is stamped depicts a foundation compliant with the Residential Code of NYS for the structure designed at #29 Murphy Ln.

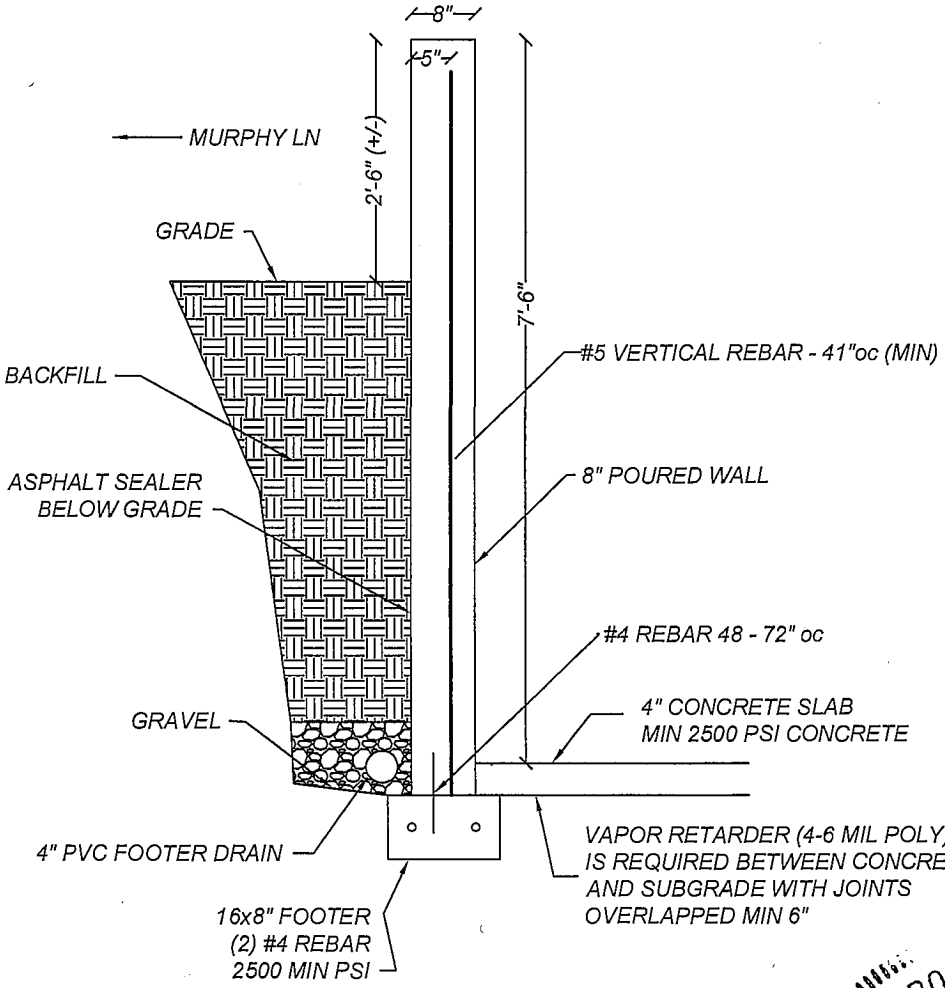
The attached typical foundation detail which is not stamped depicts the foundation rebar as noted to EACo. by the contractor who installed the foundation. The additional rebar, at closer spacing, exceeds the minimum requirement of the Residential Code of NYS for the foundation wall. EACo. is not able to stamp the "as-built" as we were not retained or contacted to observe the foundation as it was being installed. It is the understanding of EACo. that the foundation was inspected by the City during construction.

Please feel free to contact me with any questions you have.
Thank you for your time and cooperation.

Sincerely,
Tonya Yasenchak, PE
Enc.
Cc: D'Agostino

LICENSED PROFESSIONAL ENGINEER
TONYA L. YASENCHAK
085460
STATE OF NEW YORK

MAY - 3 2015



FW-1 Foundation Detail
N.T.S.

CARRIAGE HOUSE RESIDENCE
#29 MURPHY LANE
SARATOGA SPRINGS, NY

DESIGN BY:
ENGINEERING AMERICA CO
SARATOGA SPRINGS, NY

LICENSED PROFESSIONAL ENGINEER
YANYA L. YASENCHAK
NO. 085460
STATE OF NEW YORK
MAY - 3 2015

NOTE: THIS DETAIL DEPICTS A TYPICAL FOUNDATION, COMPLIANT WITH THE RESIDENTIAL CODE OF NYS, FOR INSTALLATION & SUPPORT OF THE DESIGNED RESIDENCE AT #29 MURPHY LANE. SARATOGA SPRINGS. NY

CITY OF SARATOGA SPRINGS
BUILDING DEPARTMENT
PH. 587-3550 FAX 580-9480

INSPECTOR REPORT

PAGE 1 OF 1

JOB SITE 39 Murphy Lane PERMIT # 20151102 FILE # 20151102

[X] FOOTINGS BEFORE CONCRETE	FOUND. REBAR BEFORE CONCRETE	FOUND. BEFORE BACKFILL	[X] FLOOR SLAB BEFORE CONCRETE	ROUGH FRAME BEFORE INSUL.	ROUGH PLUMB BEFORE INSUL.	HVAC BEFORE INSUL.	INSUL. BEFORE COVER	SEPTIC BEFORE BACKFILL	OTHER	FINAL

4" concrete S.O.G. = OK

Poly Vapor Retarder = OK

(3) column Footings per plans = OK

Garage corner 24" x 24" x 48" deep pier w/ rebar = OK

(PASSED) CONDITIONS AS NOTED REINSPECTION REQUIRED FAILED STOP WORK

INSPECTION DATE 1-8-2015 INSPECTOR Mike Carlson

CITY OF SARATOGA SPRINGS
BUILDING DEPARTMENT
PH. 587-3550 FAX 580-9480

INSPECTOR REPORT

JOB SITE 39 Murphy Lane PERMIT # 20151102 FILE # 20151102

FOOTINGS BEFORE CONCRETE	FOUND. REBAR BEFORE CONCRETE	FOUND. BEFORE BACKFILL	FLOOR SLAB BEFORE CONCRETE	ROUGH FRAME BEFORE INSUL.	ROUGH PLUMB BEFORE INSUL.	HVAC BEFORE INSUL.	INSUL. BEFORE COVER	SEPTIC BEFORE BACKFILL	OTHER	FINAL

Footing drain installed on inside face of foundation perimeter. 4" pipe in filter fabric sock to sump pump

PASSED CONDITIONS AS NOTED REINSPECTION REQUIRED FAILED STOP WORK

INSPECTION DATE 1-5-2016 INSPECTOR Mike Carlson

CITY OF SARATOGA SPRINGS
BUILDING DEPARTMENT
PH. 587-3550 FAX 580-9480

INSPECTOR REPORT

PAGE 1 OF 1

JOB SITE 39 MURPHY LANE PERMIT # 20151102 FILE # 20151102

FOOTINGS BEFORE CONCRETE	FOUND. REBAR BEFORE CONCRETE	FOUND. BEFORE BACKFILL	FLOOR SLAB BEFORE CONCRETE	ROUGH FRAME BEFORE INSUL.	ROUGH PLUMB BEFORE INSUL.	HVAC BEFORE INSUL.	INSUL. BEFORE COVER	SEPTIC BEFORE BACKFILL	OTHER	FINAL
		☐								

ALL FORMS & TIE ENDS ON EXTERIOR SURFACE REMOVED.

WATERPROOFING MEMBRANE APPLIED

ALL DEBRIS IN BACKFILL AREA TO BE REMOVED.

OK TO BACKFILL.

PASSED CONDITIONS AS NOTED REINSPECTION REQUIRED FAILED STOP WORK

INSPECTION DATE 12/24/15 INSPECTOR D. MILLER

CITY OF SARATOGA SPRINGS
BUILDING DEPARTMENT
PH. 587-3550 FAX 580-9480

INSPECTOR REPORT

PAGE 1 OF 1

JOB SITE 39 MURPHY LANE PERMIT # 20151102 FILE # 20151102

FOOTINGS BEFORE CONCRETE	FOUND. REBAR BEFORE CONCRETE	FOUND. BEFORE BACKFILL	FLOOR SLAB BEFORE CONCRETE	ROUGH FRAME BEFORE INSUL.	ROUGH PLUMB BEFORE INSUL.	HVAC BEFORE INSUL.	INSUL. BEFORE COVER	SEPTIC BEFORE BACKFILL	OTHER	FINAL
	☒									

#4 REBAR @ 18" O.C. VERTICAL & HORIZONTAL

FULL 8' HIGH FDN WALL.

① ENG. TO PROVIDE REVISED DWG SHOWING CHANGE TO DESIGN.

OK TO POUR

② ENG. TO ADDRESS SUMP PUMP DISCHARGE LOCATION/METHOD

PASSED CONDITIONS AS NOTED REINSPECTION REQUIRED FAILED STOP WORK

INSPECTION DATE 12/22/15 INSPECTOR D. MILLER

CITY OF SARATOGA SPRINGS
BUILDING DEPARTMENT
PH. 587-3550 FAX 580-9480

INSPECTOR REPORT

JOB SITE 39 Murphy Lane PERMIT # 20151102 FILE # 20151102

FOOTINGS BEFORE CONCRETE	FOUND. REBAR BEFORE CONCRETE	FOUND. BEFORE BACKFILL	FLOOR SLAB BEFORE CONCRETE	ROUGH FRAME BEFORE INSUL.	ROUGH PLUMB BEFORE INSUL.	HVAC BEFORE INSUL.	INSUL. BEFORE COVER	SEPTIC BEFORE BACKFILL	OTHER	FINAL

16" x 8" poured concrete footings = OK

(2) #4 horizontal Rebar continuous = OK

#4 Vertical Rebar @ 48" O.C. = To be wetset

(3) interior column footings per plans = OK

OK to pour footings

PASSED CONDITIONS AS NOTED REINSPECTION REQUIRED FAILED STOP WORK

INSPECTION DATE 12-9-2015 INSPECTOR Mike Carlson

JAMES A. FAUCI

ATTORNEY AT LAW, PLLC
30 Remsen Street
Ballston Spa, NY 12020
[redacted]
ballstonlaw.com

[redacted]

Graydine Sanders, Paralegal
[redacted]

April 11, 2016

Mayor Joanne Yepsen - joanne.yepsen@saratoga-springs.org

William Moore
Chair, Zoning Board of Appeals
City of Saratoga Springs
474 Broadway
Saratoga Springs, NY 12866

RE: 39 Murphy Lane: Tax Map Parcel 165.84-1-22 (Inside District) Variances Granted 04/02/2015

Dear Mayor Yepsen and Mr. Moore:

Please be advised that this firm has been retained by Jean D'Agastino with regard to the above. My investigation of this matter includes a review of the papers that have been filed with the Zoning Board of Appeals and the Building Department, a review of the written minutes and video replays of ZBA meetings, the variances that were granted in March, 2015, a site visit of the premises, and a review of the City's Zoning Ordinance. From a review thereof, it appears that Mrs. D'Agastino is no longer asking the ZBA for any kind of relief whatsoever. To make this point absolutely clear, be advised that Mrs. D'Agastino is not asking for any additional relief from the ZBA. She is satisfied with the variances already granted to her in 2015. That being the case, there is no further action required or allowed by the ZBA, i.e, there is no application before the ZBA for any variance, interpretation or rehearing.

Notwithstanding this, Mrs. D'Agostino continues to be willing to work with the City in the final design of the structure. Exactly how and in what capacity this cooperation will take place is to be determined since it cannot occur before the ZBA.

With regard to any perceived violations that have lead to the Stop Work Order that continues to impede the construction on the site, I respectfully call your attention to the written resolution that granted the variances on April 2, 2015. Other than limiting the applicant to the percentages indicated in the relief granted, the resolution contains no limitations or conditions whatsoever with respect to what the applicant may construct on that site, i.e., it is unconditional.

Therefore, for example, there is no legal impediment for a structure to be elevated to the maximum height of sixty feet per what the UR-3 district allows.

Note that the language in the resolution granting the variances "to permit the renovation and conversion" and "as per the submitted application materials," with nothing more, in a resolution granting a variance does not limit an applicant to constructing a structure exactly per the plans submitted. Such language is far too vague and imprecise for anyone, including an applicant, building code inspectors, or neighbors to rely on. Case law makes this clear: "[t]he zoning board, however, must clearly enumerate the conditions in the board's decision so that the applicant, neighbors and municipal officials are fully aware of the nature and extent of any conditions imposed. *Hoffmann v.Gunther*, 245 AD2d 511 (2nd Dept, 1997) Conditions must be certain and unambiguous. *Suburban Club of Larkfield v Town of Huntington*, 57 Misc 2d 1051, *affd* 31 AD2d 718.

The reason that the Courts have ruled this way is to avoid the very situation that we find ourselves at in these present proceedings. The construction taking place at the subject premises is not in violation of the variances granted in 2015. Mrs. D'Agastino, the contractor, AND THE BUILDING INSPECTOR have relied on and have been guided by the general language of the resolution granting the variances. Mrs. D'Agastino's repeated willingness to submit to the ZBA's review at the ZBA's February 22, 2016, and March 21, 2016, meetings, and the Design Review Commission meeting on April 6, 2016 (which, by the way, has no authority over this project as the subject premises does not fall within DRC jurisdiction), further points to her good faith and willingness to work with the City.

In *Hoffman*, *supra*, the ZBA of the Town of Mamaroneck granted an area variance "to allow the construction" of an addition "in strict conformance with plans filed with this application provided that the applicant complies in all other respects with the Zoning Ordinance and Building Code of the Town of Mamaroneck." In annulling the ZBA's decision with regard to the "strict compliance" language, the Appellate Division stated:

> The ZBA had the authority to attach conditions to the granting of the area variance (*see, Matter of Kumpel v Wilson*, 241 AD2d 882). However, it also had the obligation to clearly state any conditions imposed, so that the petitioners, their neighbors, and Town officials, would be fully aware of the nature and extent of any conditions imposed (*see, Matter of Sabatino v Denison*, 203 AD2d 781, 783; *Matter of Proskin v Donovan*, 150 AD2d 937, 939; *South Woodbury Taxpayers Assn. v American Inst. of Physics*, 104 Misc 2d 254, 259), without reference to the minutes of the proceeding leading up to the granting of the variance (*see, South Woodbury Taxpayers Assn. v American Inst. of Physics, supra*, at 259). Here, it is not apparent from the language of the 1979 resolution granting the side-yard variance, that the variance was granted on condition that the petitioners leave the addition constructed in accordance with the plans on file unchanged in perpetuity. Nor did the 1979 variance impose any height conditions other than those imposed by the zoning ordinance.

> Since the project in issue here was within the height limitations of the zoning ordinance, did not deviate from or increase the building's footprint, and did not encroach upon the required side yards established by the 1979 variance, once the ZBA granted the necessary front-yard variance, it should have authorized issuance of a building permit and a certificate of occupancy.

Other relevant case law sheds more light on the issue:

> Zoning regulations are in derogation of the common law and must be strictly construed against the municipality. Thus, any ambiguity in the language used in zoning regulations must be resolved in favor of the property owner (see, Matter of Allen v Adami, 39 NY2d 275, 277, 383 N.Y.S.2d 565, 347 N.E.2d 890; Matter of Hess Realty Corp. v Planning Commn. of Town of Rotterdam, 198 AD2d 588, 603 N.Y.S.2d 95 [3rd Dept., Nov. 4, 1993]; Matter of Chrysler Realty Corp. v Orneck, 196 AD2d 631, 632-633, 601 N.Y.S.2d 194, supra; Matter of Barkus v Kern, 160 AD2d 694, 695-696, 553 N.Y.S.2d 466). Contrary to the contention of the intervenor-respondent Fifth Avenue of Long Island Realty Associates, we find that no inference can logically be drawn from the language of the variances granted that they were conditioned upon strict adherence to all aspects of the site plan submitted at that time and could not be modified unless approval was first obtained from the Board. If the Board intended to condition either variance on the maintenance of a certain number of spaces in a certain location, it could have done so in its determinations. Zoning regulations may not be extended by implication (see, Matter of Chrysler Realty Corp. v Orneck, supra, at 633; Matter of Exxon Corp. v Board of Stds. & Appeals of City of N.Y., 128 AD2d 289, 296-297, 515 N.Y.S.2d 768, supra; cf., Matter of Town of Sullivan v Strauss, 171 AD2d 980, 981, 567 N.Y.S.2d 921).
>
> *KMO-361 Realty Ass. v. Davies*, 204 AD2d 547 (2d Dept, 1994),

See also, Fuentes v Village of Woodbury 82 AD3d 883 (2nd Dept, 2011): "The zoning board of appeals has the authority to attach conditions to the granting of the area variance. However, it also has the obligation to clearly state any conditions imposed, so that petitioners, their neighbors, and town officials are fully aware of the nature and extent of any conditions imposed without reference to the minutes of the proceeding leading up to the granting of the variance." (citing *Hoffman, supra*).

Sabatino v. Denison, 203 AD2d 781 (3rd Dept, 1994): "We disapprove of respondents' (ZBA) assumption that every item discussed at the public hearings on the application became an express condition of the approval. To the contrary, it was the Zoning Board's obligation to clearly state the conditions it required petitioners to adhere to in connection with the approval (*see*, *Holmes v Planning Bd. of Town of New Castle*, 78 AD2d 1, 32, 433 N.Y.S.2d 587; *South Woodbury Taxpayers Assn. v American Inst. of Physics*, 104 Misc 2d 254, 259, 428 N.Y.S.2d 158)."

I also point out that the resolution granting the 2015 variances took into consideration the effect on the neighborhood: "These variances will not have significant adverse physical and environmental effect on the neighborhood/district." Also, the Building Inspector was at the site several times prior to eventually issuing the stop work order. Those prior site visits included the inspection and approval of the now existing foundation, second floor, and roof.

Given the above, the current Stop Work Order has been wrongfully issued. Mrs. D'Agastino has adhered to such wrongful Order to her detriment and her damages continue to accumulate on a daily basis. Demand is hereby made to immediately lift the stop work order and to re-instate the building permit. Failure to do so will result in Mrs. D'Agasinto pursuing all legal remedies.

Thank you.

Sincerely,

James A. Fauci

cc: Jean D'Agastino
Anthony Izzo, Esq. - tony.izzo@saratoga-springs.org

JAMES A. FAUCI

ATTORNEY AT LAW, PLLC
30 Remsen Street
Ballston Spa, NY 12020
[redacted]
ballstonlaw.com

[redacted]

Graydine Sanders, Paralegal
[redacted]

April 20, 2016

Hon. Joanne Yepsen City of Saratoga Springs
474 Broadway
Saratoga Springs, NY 12866 FAX: 587-1688

joanne.yepsen@saratoga-springs.org

RE: 39 Murphy Lane: Tax Map Parcel 165.84-1-22 (Inside District) Variances Granted 04/02/2015 – Jean D'Agastino

Dear Mayor Yepsen:

With regard to the above, it is my understanding that you may be meeting with neighbors and Assistant City Attorney Tony Izzo in the near future to discuss concerns everyone has with the construction and the variances that have been granted. In the spirit of fairness and open government, I respectfully request that if any meeting(s) do take place, that Mrs. D'Agostino be invited to attend.

Thank you.

Sincerely,

James A. Fauci

cc: Jean D'Agostino
Anthony Izzo, Esq. tony.izzo@saratoga-springs.org

JAMES A. FAUCI

ATTORNEY AT LAW, PLLC
30 Remsen Street
Ballston Spa, NY 12020
[redacted]
ballstonlaw.com

[redacted]

Graydine Sanders, Paralegal
[redacted]

April 29, 2016

Hon. Joanne Yepsen
Mayor, City of Saratoga Springs
474 Broadway
Saratoga Springs, NY 12866 HAND DELIVERED

RE: 39 Murphy Lane: Tax Map Parcel 165.84-1-22 (Inside District) Variances Granted 04/02/2015 – Jean D'Agostino

Dear Mayor Yepson

With regard to the above, although the stop work order itself is silent upon "the conditions under which the [unauthorized] activity may resume" (despite as such is required per City of Saratoga Springs Ordinance 9.2.1.2(A)), it appears that through meetings and discussions we have had with Mr. Izzo and Mr. Shaw, that the stop work order was issued pursuant to a perceived violation of City Ordinance Article 5 – Nonconforming Uses, Structures and Lots. From a review of that Article, and of the history of the lot in question, there is no question that that there is no violation whatsoever occurring with the present construction on the lot.

A title search has revealed that the lot was created with its present dimensions in 1927. Enclosed please find copies of the deeds in the chain of title together with relevant maps.

The only issue with Article 5 of the City Ordinance that could apply to the present facts is 5.5 Nonconforming Lots, which provides:

A. A lot which lawfully existed and was in compliance with the provisions of the Zoning Ordinance applicable on the date that such lot was recorded in the Saratoga County Clerk's office but which does not conform to the current dimensional requirements of this Chapter shall be considered a legal non-conforming lot of records as follows in "B" and "C".

B. Minimum lot size and minimum average lot width requirements shall not apply to any lawfully recorded lot which was under different ownership from any adjoining land on or before July 6, 1961.

C. The owner of any lot in a residential district which does not conform to the district's minimum lot size and minimum average lot width requirements may erect a single family residence or accessory building if the lot legally existed on or before January 19, 1970 and is not under the same ownership as any adjoining land.

Since the lot as issue was created in 1927, it is a legal pre-existing non-conforming lot and the minimum lot size and minimum average lot width requirements do NOT apply and any current owner of the lot is expressly allowed to construct a single family residence upon the lot.

Note also that section 5.4 Nonconforming Structures of the ordinance is also inapplicable since the structure that is on the lot was never nonconforming.

Mrs. D'Agostino has been extremely patient in dealing with the City on this issue. Her damages as a result of the wrongfully issued stop work order continue to accrue. Demand is hereby made once again to immediately lift the stop work order and to re-instate the building permit. Failure to do so will result in Mrs. D'Agosinto filing a lawsuit against the City asking for all legal remedies including monetary damages.

Sincerely,

James A. Fauci

ENCL.
cc: Jean D'Agostino
Anthony Izzo, Esq. - with encl.
Steve Shaw, - with enclo.

Gmail

Murphy Lane

Jim Fauci [redacted] > Wed, May 11, 2016 at 4:11 PM
To: Stephen.Shaw@saratoga-springs.org, tony.izzo@saratoga-springs.org
Bcc: Jean D'Agostino [redacted]

Tony and Steve:

In following up the discussion I just had with Tony, I have reviewed the 2009 case Tony gave to me (Scarsdale Shopping Center v. ZBA of New Rochelle) and that Court had to look outside of the actual resolution granting the variance because the resolution there was destroyed by fire - it had no choice. (Hard to believe no hard copy survived - even in 2009).

Since we have the actual resolution granting the variances, our case will be controlled by Hoffman v. Gunther, 245 AD2d 511 (2nd Dept, 1997). As my letter of April 11, 2016, to the Mayor and ZBA stated:

In *Hoffman*, *supra*, the ZBA of the Town of Mamaroneck granted an area variance "to allow the construction" of an addition "in strict conformance with plans filed with this application provided that the applicant complies in all other respects with the Zoning Ordinance and Building Code of the Town of Mamaroneck." In annulling the ZBA's decision with regard to the "strict compliance" language, the

Appellate Division stated: The ZBA had the authority to attach conditions to the granting of the area variance (*see, Matter of Kumpel v Wilson*, 241 AD2d 882). However, it also had the obligation to clearly state any conditions imposed, so that the petitioners, their neighbors, and Town officials, would be fully aware of the nature and extent of any conditions imposed (*see, Matter of Sabatino v Denison*, 203 AD2d 781, 783; *Matter of Proskin v Donovan*, 150 AD2d 937, 939; *South Woodbury Taxpayers Assn. v American Inst. of Physics*, 104 Misc 2d 254, 259), without reference to the minutes of the proceeding leading up to the granting of the variance (*see, South Woodbury Taxpayers Assn. v American Inst. of Physics, supra*, at 259). Here, it is not apparent from the language of the 1979 resolution granting the side-yard variance, that the variance was granted on condition that the petitioners leave the addition constructed in accordance with the plans on file unchanged in perpetuity. Nor did the 1979 variance impose any height conditions other than those imposed by the zoning ordinance.

Since the project in issue here (in Hoffman) was within the height limitations of the zoning ordinance, it did not deviate from or increase the building's footprint, and did not encroach upon the required side yards established by the 1979 variance, once the ZBA granted the necessary front-yard variance, it should have authorized issuance of a building permit and a certificate of occupancy.

Please advise me of your thoughts after reading Hoffman. Thanks.

Jim Fauci

--
James A. Fauci
Attorney at Law, PLLC
30 Remsen Street
Ballston Spa, NY 12020
[redacted]

Gmail

Murphy Lane

Tony Izzo <tony.izzo@saratoga-springs.org> Thu, May 19, 2016 at 4:10 PM
To: Jim Fauci [redacted]
Cc: Stephen Shaw <Stephen.Shaw@saratoga-springs.org>, Joe Odgen <joseph.ogden@saratoga-springs.org>, Brad Birge <bbirge@saratoga-springs.org>

Jim:
My analysis is somewhat different.
In my opinion, the pertinent part of Scarsdale Shopping Center is that an appellate court in 2009 gave significance to the phrase "as shown on plans submitted" and opined that the phrase can be read as limiting the variance granted to the construction then proposed. 64 AD 3d at 66. That same phrase has been used in variance resolutions by our city's ZBA for more than 25 years, and it appears in a slightly wordier version ("as per the submitted application materials") in the subject resolution of March 23, 2015. This goes directly to what I believe we all agree is a central issue in our matter - how clear and how fair is it to include phrases like this in ZBA decisions and hold the applicant to the construction described and/or depicted in the submitted materials?
The two Second Department cases, Hoffman and Scarsdale Shopping Center, contain some similarities but are distinguishable. The conclusion of the court in Hoffman was that the 1996 Mamaroneck ZBA erred in finding that the 1979 ZBA variance was granted on condition that construction proceed as shown on filed plans. The court reviewed the 1979 variance and found that it was not apparent that such a condition was ever imposed in 1979. The court did specifically find that the 1979 ZBA did not impose a height condition, but the critical distinction is in its finding that no "submitted plans" condition had been imposed.
There is therefore no legal conclusion by the court in Hoffman that a condition limiting construction to that shown on submitted plans is improper or unfair per se. In Scarsdale Shopping Center, 14 years later, that same appellate court found that such a condition can be read as limiting the variance to construction then proposed.
Still another Second Department case, Incorporated Village of Centre Island v. Comack, 39 AD 3d 288 (2007), found several restrictions in a declaration, later incorporated into a ZBA decision, that required open views to be maintained in a "present unobstructed state" and open lawn area to remain "in its present state", were not so imprecise and vague as to be unenforceable. I believe the standard for a condition that references another document or an existing condition is the same as for any other condition. It must, *in light of all the circumstances,* give a sufficiently clear impression of what is expected.
AJI

Gmail

Murphy Lane

Joseph Ogden <joseph.ogden@saratoga-springs.org> Thu, May 19, 2016 at 4:20 PM
To: Jim Fauci [redacted]
Cc: Stephen Shaw <Stephen.Shaw@saratoga-springs.org>, Brad Birge <bbirge@saratoga-springs.org>, Tony Izzo <tony.izzo@saratoga-springs.org>, Vince DeLeonardis <vince.deleonardis@saratoga-springs.org>

Jim:

Thanks for offering some additional thoughts on the case law below.

Please be advised that, at this time, the city will not be lifting the Stop Work Order currently in effect at 39 Murphy Lane.

Joe

Joseph J. Ogden
Deputy Mayor, City of Saratoga Springs
City Hall - 474 Broadway
Saratoga Springs, N.Y. 12866
(518) 693-4002

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:
Murphy Lane - Saratoga Springs, NY

Project Location (describe, and attach a location map):
Murphy Lane, Saratoga Springs, NY

Brief Description of Proposed Action:

Name of Applicant or Sponsor:	Telephone [redacted]
South Alley, LLC - Jeane D"Agostino, Member.	E-Mail: [redacted]

Address:

City/PO:	State:	Zip Code:
Ballston Spa, NY 12020	New York	12020

	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? 0.0573921 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? 0.0573921 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		
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: Jeane D'Agostino, Member, South Alley, LLC Date: May 20, 2016

Signature: _____

PRINT FORM

NO
TRESPASSING

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	[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: 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.

[signature] 120 SB Nosipattin LLC Date: 5/13/16

(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: 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

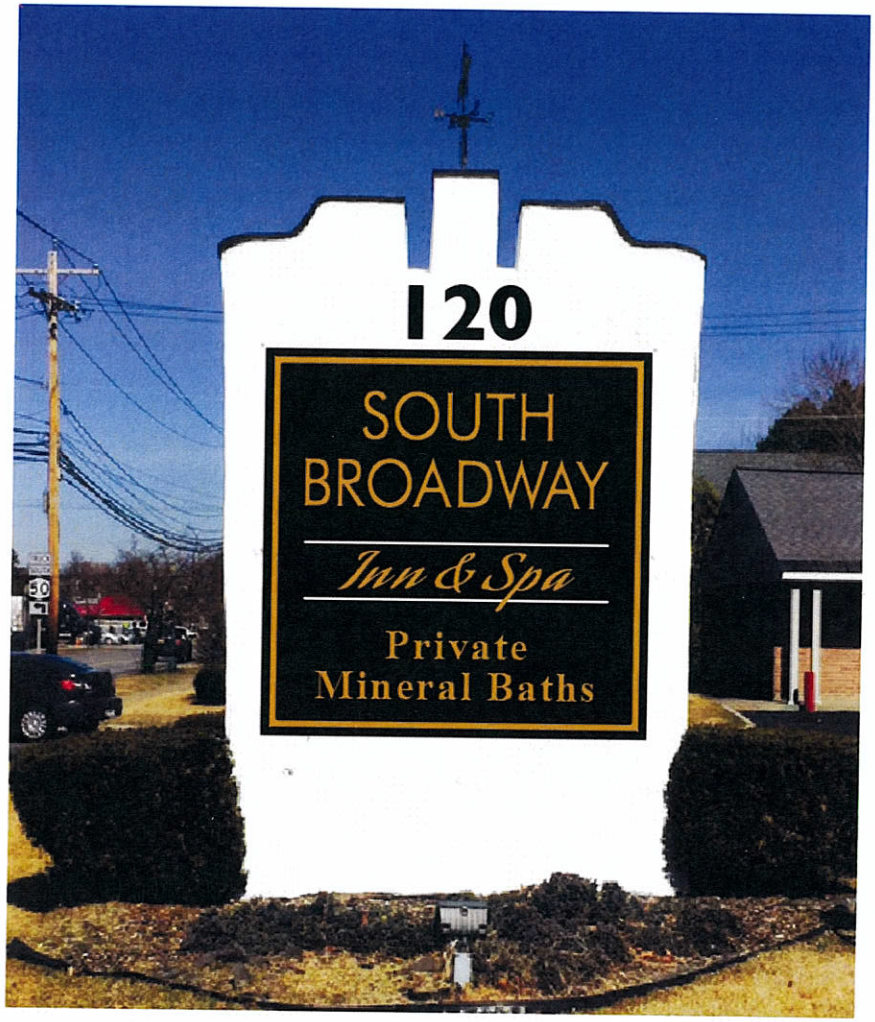
_____ _____

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]

IMPORTANT - PLEASE READ

At FASTSIGNS®, we take pride in precision - but the final examination for accuracy is your responsibility. Before giving approval, please examine all proofs carefully for the accuracy information presented, as well as spelling, punctuation, numbers, graphics, colors, and general layout. In the event that we have miscommunicated regarding your original design, we will be happy to provide a second proof free of charge if needed. Thereafter, any further proofs will be billed in increments of 15 minutes at $25 each. If further revisions are required after approval has been received, additional charges will be incurred.

THIS DRAWING IS THE PROPERTY OF FASTSIGNS SARATOGA. THE BORROWER AGREES IT SHALL NOT BE PRODUCED, COPIED OR DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE WITHOUT PERMISSION.

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. IF APPLICABLE **1**

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.)

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

2

PAGE 2 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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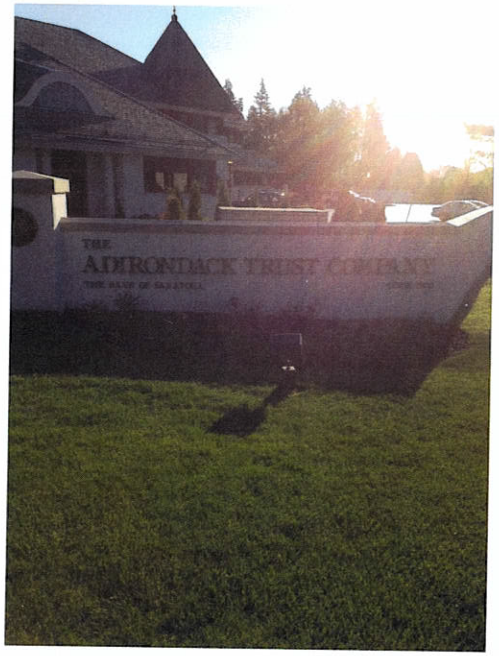
NEIGHBORING PROPERTIES

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

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.)

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

3

PAGE 3 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]

IMPORTANT - PLEASE READ

At FASTSIGNS®, we take pride in precision - but the final examination for accuracy is your responsibility. Before giving approval, please examine all proofs carefully for the accuracy information presented, as well as spelling, punctuation, numbers, graphics, colors, and general layout. In the event that we have miscommunicated regarding your original design, we will be happy to provide a second proof free of charge if needed. Thereafter, any further proofs will be billed in increments of 15 minutes at $25 each. If further revisions are required after approval has been received, additional charges will be incurred.

THIS DRAWING IS THE PROPERTY OF FASTSIGNS SARATOGA. THE BORROWER AGREES IT SHALL NOT BE PRODUCED, COPIED OR DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE WITHOUT PERMISSION.

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

THE JONES FIRM
ATTORNEYS AT LAW

Matthew J. Jones, Esq.
Alexandra Besso, Esq.

May 16, 2016

Susan Barden, Senior Planner
City of Saratoga Springs Zoning Board of Appeals
474 Broadway
Saratoga Springs, New York 12866

Re: Rite Aid Development Appeal #2786

Dear Susan:

Enclosed please find an application for the extension of the area variances granted on January 26, 2015 for the above referenced project. The fee for the application is also enclosed.

The extension is necessitated due to the length of the approval process the project is currently undergoing with the City. Most recently, site plan approval by the Planning Board was obtained on April 14, 2016. Remaining approvals for the project include an area variance application for signage and its accompanying Design Review Commission approval.

Thank you for your time and attention in this matter.

Sincerely,

Alexandra Besso

ANB/
Enclosure

68 West Avenue, P.O. Box 4400, Saratoga Springs, New York 12866
[redacted]
info@saratogalaw.com • www.saratogalaw.com

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 Ave. Suite 900		68 West Ave
	Orlando, FL 32801		Saratoga Springs, NY 12866
Phon	[redacted]	/	[redacted]
Emai			

* 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 - 1 (165 14 2 2.2)
(for example: 165.52 – 4 – 37)

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

4. Present use of property: 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: Extension of area variances approved on January 26, 2015. Applicant is still in the approval process, so construction has not yet begun.

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: 1/26/15
2. Type of variance granted? ☐ Use ☒ Area
3. Date original variance ~~expired~~ will: 7/26/16

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

The approval process has taken longer than anticipated, so construction has not yet begun. Applicant is still in the approval process.

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:

The site remains unchanged. The existing Rite Aid is still Operational, as is the KNC Touchfree Car Wash.

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: David J. Reif

(applicant signature) David J. Reif, its Senior Vice President, Leasing + Construction

Date: 5-11-16

(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: _____

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

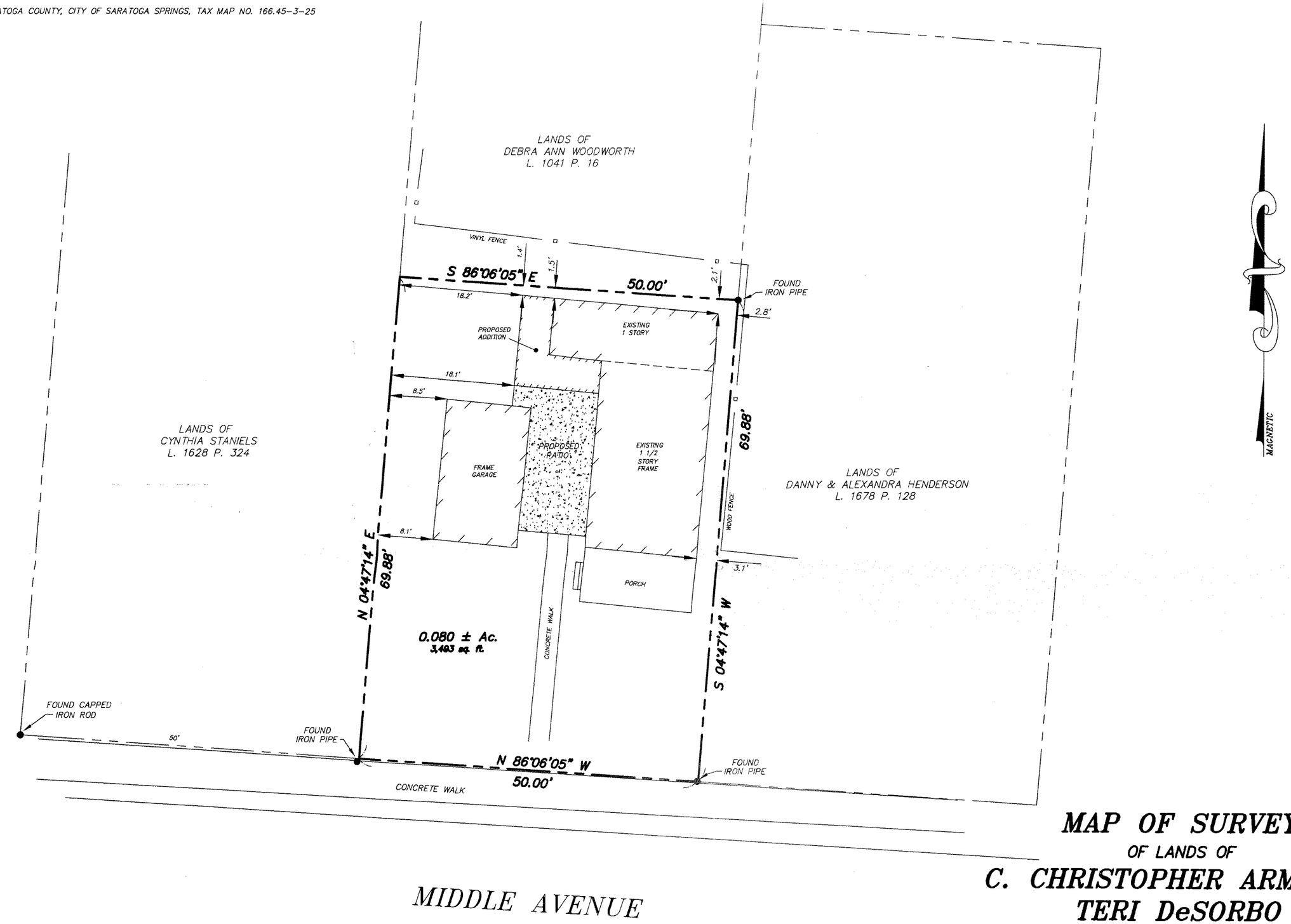
ADDRESS:
117 MIDDLE AVE
SARATOGA
NEW YORK

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



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
- —x—x— FENCE

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

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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

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

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.

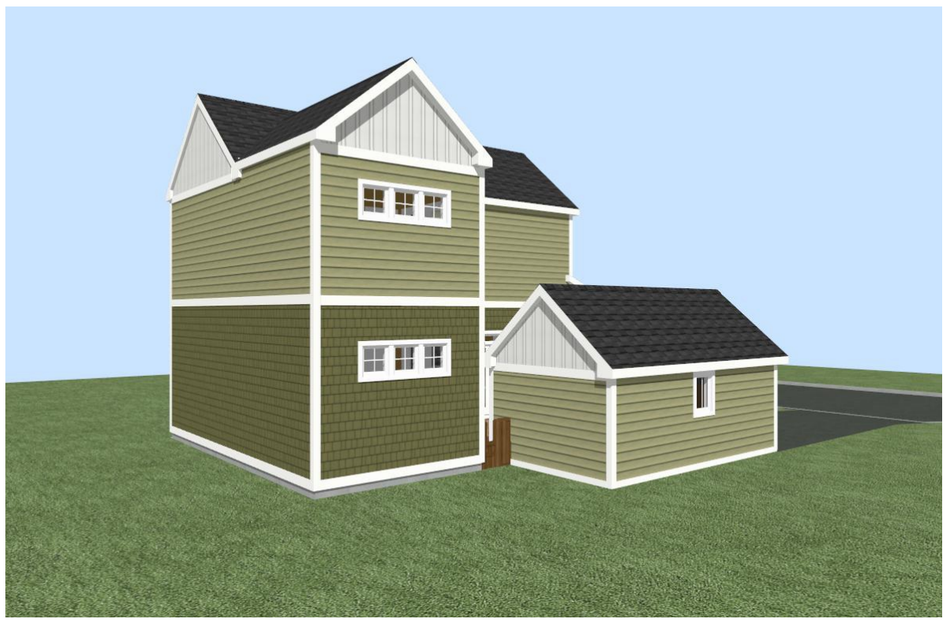
5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance). Explain whether the alleged difficulty was or was not self-created:

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

FRONT LEFT ELEVATION

FRONT RIGHT ELEVATION



REAR LEFT ELEVATION

REAR RIGHT ELEVATION

PRELIMINARY

PLEASE MAKE ANY CHANGES, SIGN, & RETURN TO WILLIAMS & WILLIAMS

APPROVAL SIGNATURE:

DATE:

TO THE BEST OF OUR KNOWLEDGE, BELIEF, & PROFESSIONAL JUDGEMENT, SUCH PLANS & SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2010 RESIDENTIAL BUILDING CODE OF NEW YORK STATE & THE 2010 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

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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

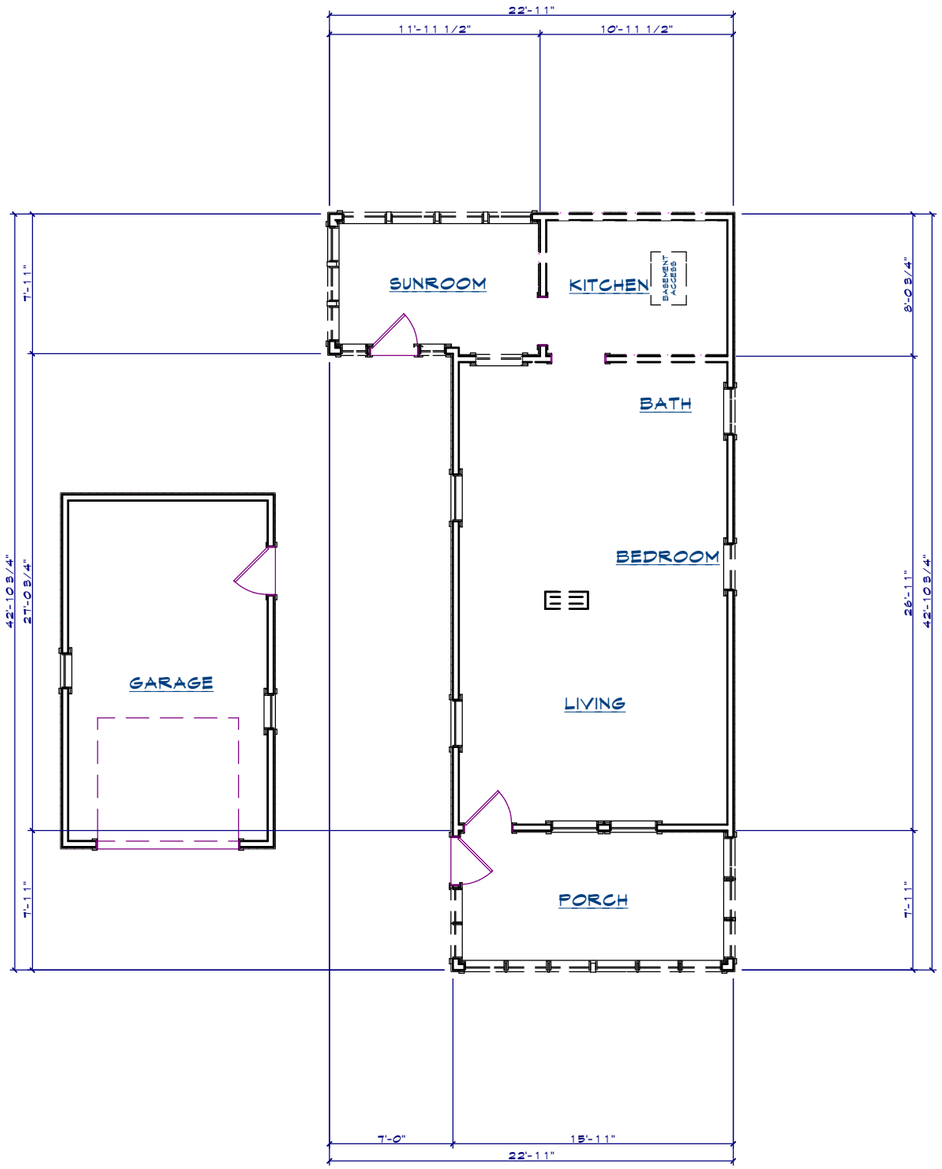
808 GLEN STREET-GLENS FALLS NEW YORK 12801
518-793-HOUSE(4687)
WILLIAMSANDWILLIAMSDESIGNERS.COM

SEAL:

05/05/16

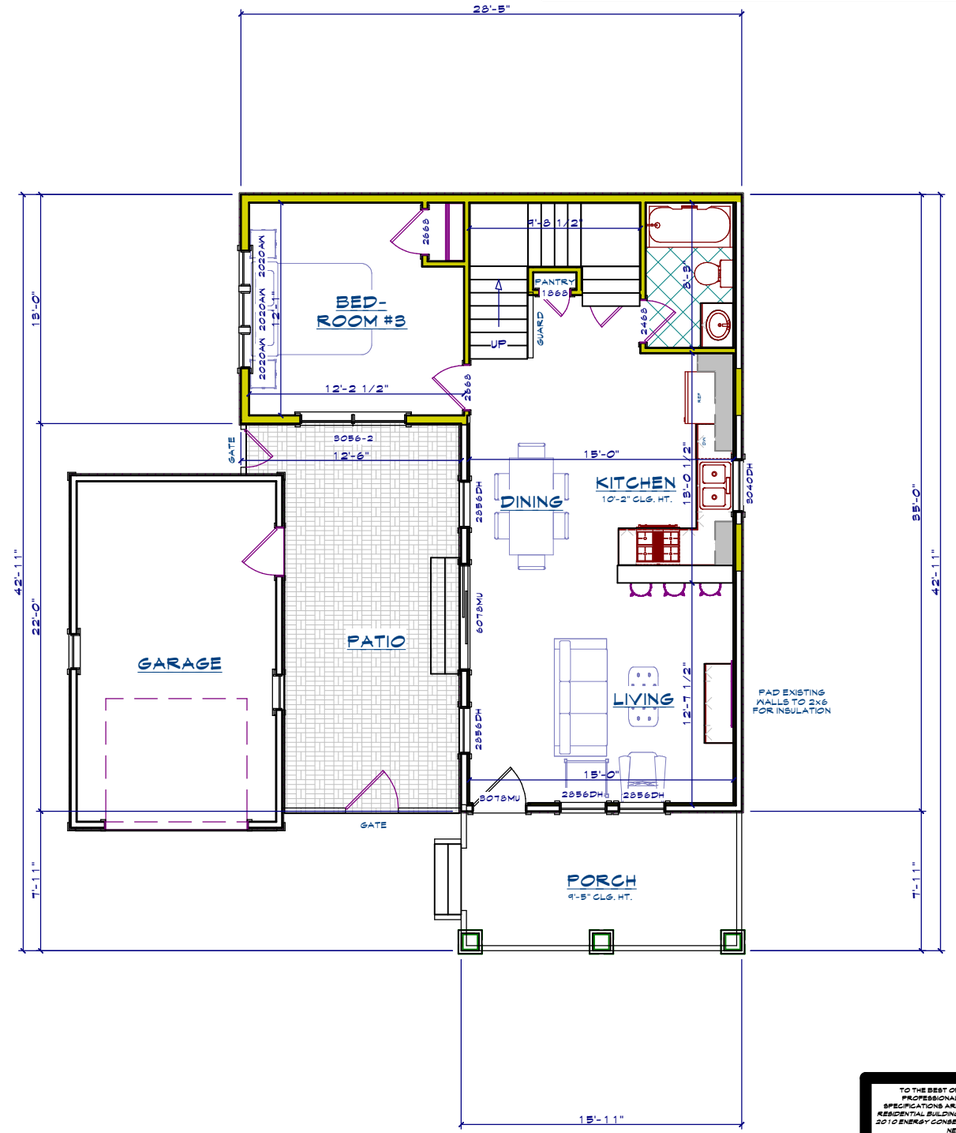
- EXISTING CONSTRUCTION
- TO BE DEMOLISHED
- NEW CONSTRUCTION

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"

PRELIMINARY
PLEASE MAKE ANY CHANGES, SIGN, & RETURN TO WILLIAMS & WILLIAMS
APPROVAL SIGNATURE:
DATE:

TO THE BEST OF OUR KNOWLEDGE, BELIEF, & PROFESSIONAL JUDGEMENT, SUCH PLANS & SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2010 RESIDENTIAL BUILDING CODE OF NEW YORK STATE & THE 2010 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

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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
808 GLEN STREET-GLENS FALLS-NEW YORK 12801
518-793-HOUSE(4683)
WILLIAMSANDWILLIAMSDESIGNERS.COM

SEAL:
05/05/16

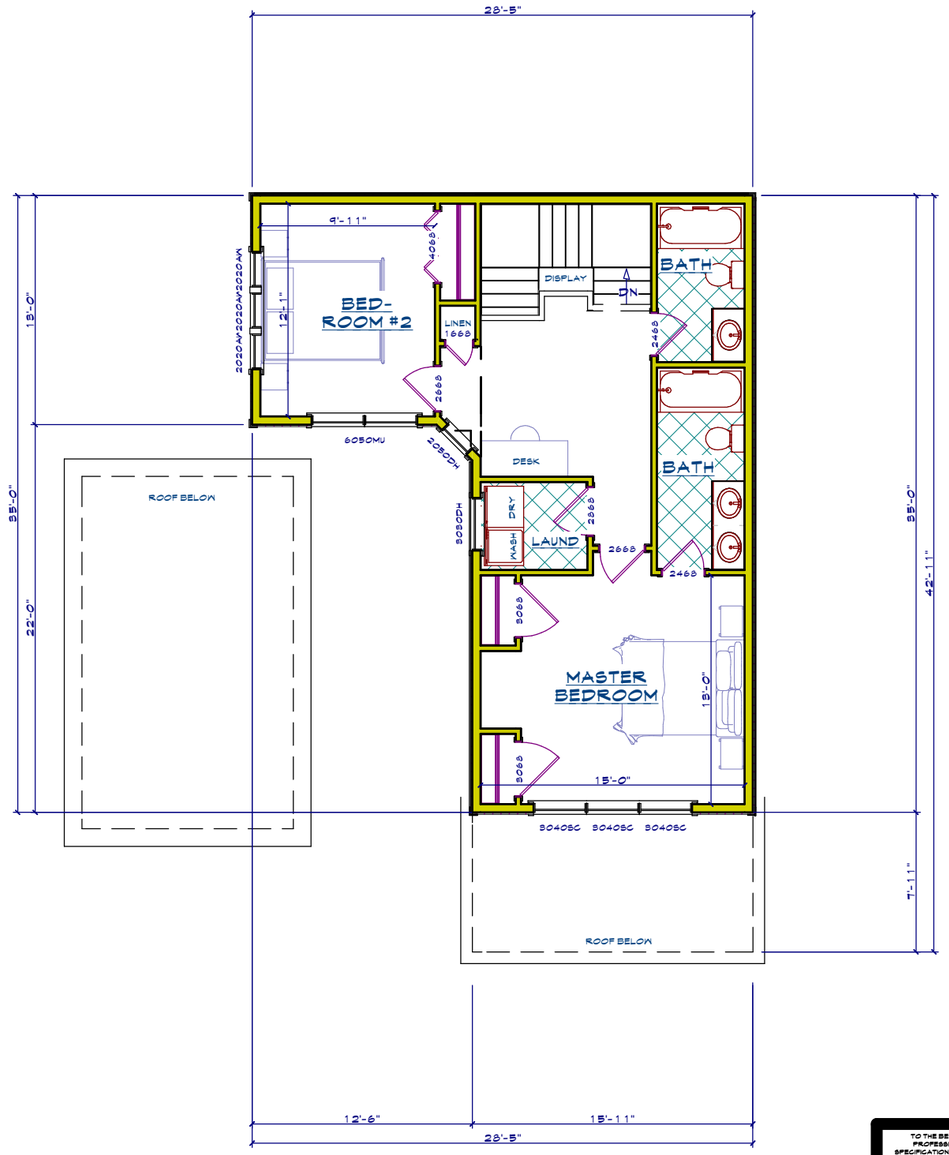
LIVING/DINING/KITCHEN

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"

PRELIMINARY
PLEASE MAKE ANY CHANGES, SIGN, & RETURN TO WILLIAMS & WILLIAMS
APPROVAL
SIGNATURE:
DATE:

TO THE BEST OF OUR KNOWLEDGE, BELIEF, & PROFESSIONAL JUDGEMENT, SUCH PLANS & SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2010 RESIDENTIAL BUILDING CODE OF NEW YORK STATE & THE 2010 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

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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
509 GLEN STREET - GLENS FALLS, NEW YORK 12801
(518) 793-HOUSE (4683)
WILLIAMSANDWILLIAMSDESIGNERS.COM

SEAL:
05/05/16

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.

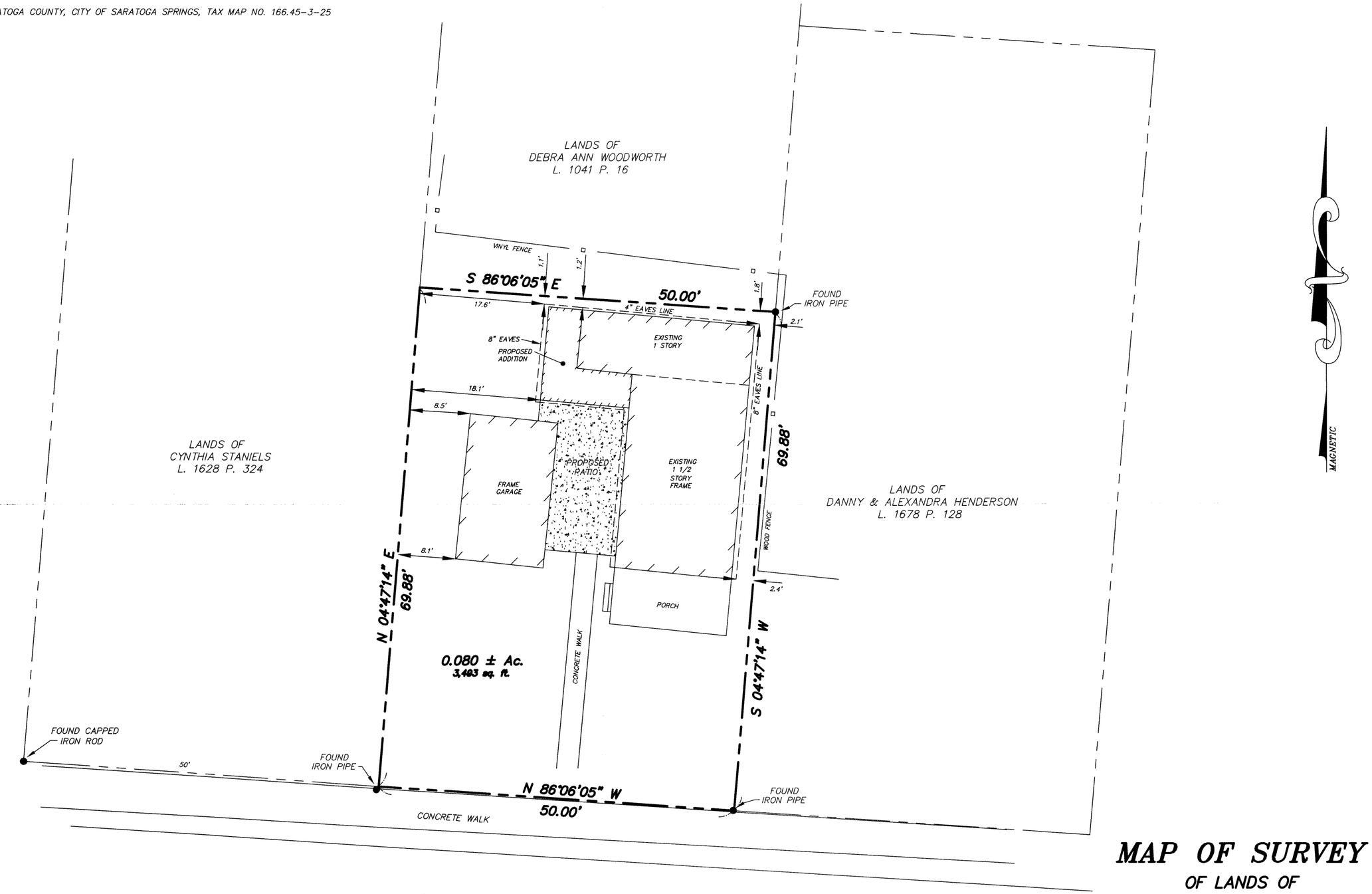
Best Regards,
Gillian Black

[redacted]

[redacted]

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
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

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

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	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.

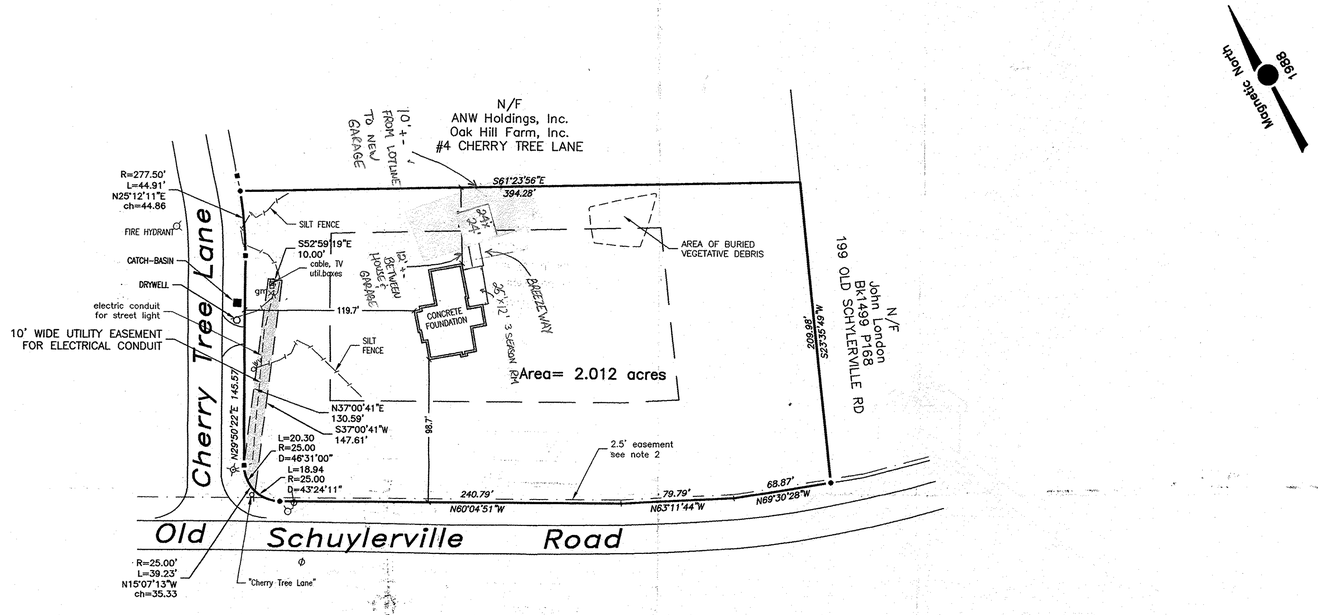
Christine Le Barron Date: 3-25-16
(applicant signature)

[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