



## CITY OF SARATOGA SPRINGS

### PLANNING BOARD

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

MARK TORPEY, Chair  
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JAMIN TOTINO  
AMY DURLAND, Alternate  
RUTH HORTON, Alternate

### Planning Board Meeting City Council Room – 7:00 PM

#### Agenda

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

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

Salute To Flag

#### A. Applications Under Consideration

##### 1. **14.055.1 McIntyre**

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

Documents:

[14.055.1 MCINTYRESUBMOD\\_APP\\_REDACTED.PDF](#)

##### 2. **16.035 LP Gas Station**

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

Documents:

[16.035 LPGASSTATIONSKETCH\\_APP\\_REDACTED.PDF](#)  
[16.035 LPGASSTATIONSKETCH\\_CDTALTR.PDF](#)  
[16.035 LPGASSTATIONSKETCH\\_ELEVATIONSRECVD9-19-16.PDF](#)  
[16.035 LPGASSTATIONSKETCH\\_PROTOTYPEPHOTO.PDF](#)

##### 3. **16.033 Interlaken PUD Proposed Map And Text Zoning Amendment**

Request for Advisory Opinion from the City Council.

Documents:

[16.033 INTERLAKENZONINGAMEND\\_APP\\_REDACTED.PDF](#)  
[16.033 INTERLAKENZONINGAMENDMENT\\_PUBLICCOMMRECVD9-19-16\\_REDACTED.PDF](#)  
[16.033 INTERLAKENZONINGAMENDMENT\\_PRESENTATION9-22-16.PDF](#)

##### 4. **04.029.1 Ice House Site Plan Modification**

**70 and 72 Putnam Street**, site plan modification review in a Transect-6 Urban Core (T-6) District.

Documents:

[04.029.1 ICEHOUSEPERMANENTTENT\\_APP\\_REDACTED.PDF](#)  
[04.029.1 ICEHOUSEPERMANENTTENT\\_COUNTYRESPONSE.PDF](#)  
[04.029.1 ICEHOUSEPERMANENTTENT\\_EASEMENT.PDF](#)

##### 5. **16.038.1 Pet Lodge, SEQRA Coordinated Review Of A Animal Kennel Use**

**Route 9**, SEQRA Coordinated Review in Tourist Related Business (TRB) and Rural Residential (RR) Districts.

Documents:

[16.038.1 PETLODGEOSARATOGASEQR\\_ZBAAPP\\_REDACTED.PDF](#)  
[16.038.1 PETLODGESEQR\\_ZBAREQ.PDF](#)

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

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



6/22/2016

To: City of Saratoga Springs

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

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

Please note we worked with Mr. McIntyre in the design and installation of the plantings at 110 Regent St and 28-32 White Street. I have been asked by Mr. McIntyre to provide an analysis of the situation in regards to the trees/plantings that were noted to remain but have been removed.

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

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

Area 2 — Two small Pine and Ash trees

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

Area 3— 12' White Ash

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





Area 4-28" Oak

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

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

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

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

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

Sincerely,

Randall Countermine,

anyone to take a look at the two properties in question and see the improvement for





Area 1

Example of Spruce Tree Taken down



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



Example of unable to grow grass

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



Area 1

Example of New Trees and Shrubs



Area 1

Example of New Trees and Shrubs

Borrower: N/A  
Address: 110 Regent Street  
City: Saratoga Springs

St: NY

Zip: 12866

File No.:  
Case No.:  
Lender:



Area 2

Example of 2 new mature trees



Example of 2 new mature trees

Borrower: N/A  
Address: 110 Regent Street  
City: Saratoga Springs

St: NY

Zip: 12866

File No.: 94054  
Case No.:  
Lender:



Area 3

Before



Area 3

Before



Area 3

Yard is hydro seeded

Borrower: N/A  
Address: 110 Regent Street  
City: Saratoga Springs

St: NY

Zip: 12866

File No.: 94054  
Case No.:  
Lender:

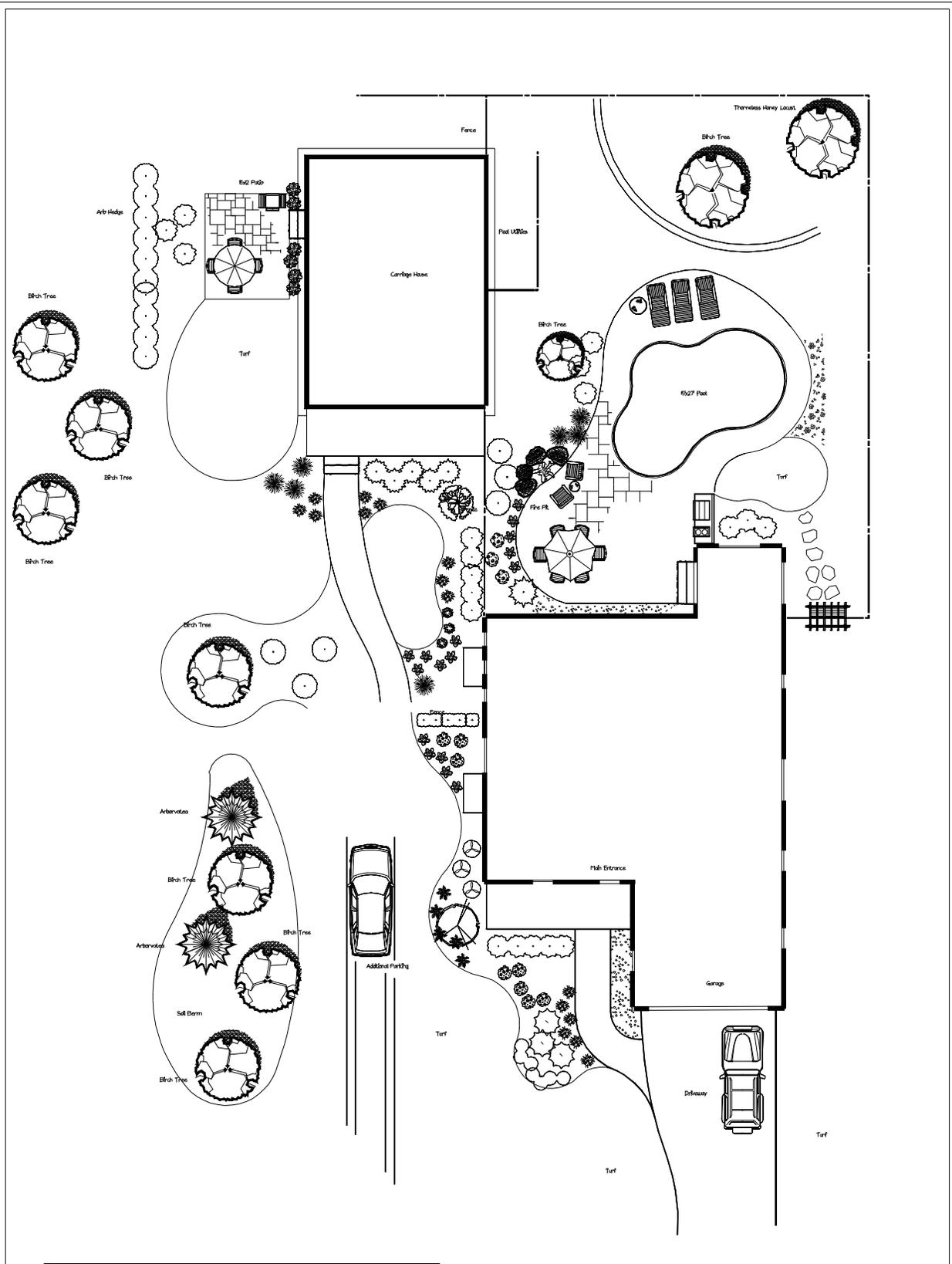


Area 3

After

Yard is hydro seeded





|                             |               |             |             |
|-----------------------------|---------------|-------------|-------------|
| A Property Development Plan |               |             |             |
| client:                     | Regent Street |             |             |
| scale:                      | 1"=6'         | date:       | August 2015 |
| drawn by:                   | Brian         | checked by: | Randy       |
|                             |               | revision:   |             |
|                             |               | drawing #:  |             |





# CITY OF SARATOGA SPRINGS

PLANNING BOARD

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

[FOR OFFICE USE]

(Application #)

(Date received)

APPLICATION FOR:  
**SITE PLAN REVIEW**  
(INCLUDING PUD)

(Rev: 12/2015)

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

Project Name: Global Partners, LP Gas Station Development

Property Address/Location: 11 Ballston Ave

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

Proposed Use: Gas station and convenience store

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

Is property located within (check all that apply)?:

- Historic District
- Architectural Review District
- 500' of a State Park, city boundary, or county/state highway

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

Identify primary contact person:  Applicant  Owner  Agent

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

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

|                                     |                                 |                                |                       |
|-------------------------------------|---------------------------------|--------------------------------|-----------------------|
| <input checked="" type="checkbox"/> | <u>Sketch Plan</u> -            | \$250                          | \$ <u>250</u>         |
| <input type="checkbox"/>            | <u>Final Site Plan Approval</u> |                                |                       |
|                                     | Residential -                   | \$250 plus \$150/unit          | \$ _____              |
|                                     | Non-Residential -               | \$500 plus \$100/1,000 SQ. FT. | \$ _____              |
| <input type="checkbox"/>            | <u>Modification</u>             |                                |                       |
|                                     | Residential -                   | \$250                          | \$ _____              |
|                                     | Non-Residential -               | \$500                          | \$ _____              |
|                                     |                                 |                                | <b>Total \$</b> _____ |

Submission Deadline – Check City’s website ([www.saratoga-springs.org](http://www.saratoga-springs.org)) for application deadlines and meeting dates.

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

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

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

Applicant Signature:  Date: 8.11.16

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

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

## Short Environmental Assessment Form

### Part 1 - Project Information

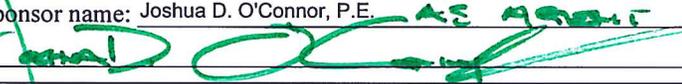
#### Instructions for Completing

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

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

| <b>Part 1 - Project and Sponsor Information</b>  |  |                         |  |
|--|--|-------------------------|--|
| Name of Action or Project:<br>11 Ballston Ave LP, Gas Station Development  |  |                         |  |
| Project Location (describe, and attach a location map):<br>11 Ballston Avenue at the Northerly corner of Ballston Avenue and New Street  |  |                         |  |
| Brief Description of Proposed Action:<br>The applicant proposes to construct a gasoline fueling station on an undeveloped portion of a larger 21.32 acre parcel. The fueling station is proposed with two canopies, one covering 6 pumps 12 dispensers and the other with 3 diesel dispensers. The applicant also proposes an approximately 3,300 sf convenience store. The site plan will include a suite of utilities including water, gas, sanitary sewer and accommodation for stormwater management in addition to asphalt parking areas, drive aisles, a drive-thru and requisite site lighting. The applicant is proposing a new driveway connection to New Street and to reuse an existing curb cut on Ballston Ave. That curb cut will be used as a right in right out only entrance. Additionally the applicant is proposing an interconnection to the existing shopping plaza on the larger site. |  |                         |  |
| Name of Applicant or Sponsor:<br>Global Partners, LP; Mr. Paul Belanger  |  | Telephone: [REDACTED]   |  |
|  |  | E-Mail: [REDACTED]      |  |
| Address:<br>800 South Street, Suite 500  |  |                         |  |
| City/PO:<br>Waltham  |  | State:<br>Massachusetts | Zip Code:<br>02454   |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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.   |  |                         | NO<br><input type="checkbox"/><br>YES<br><input checked="" type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency?<br>If Yes, list agency(s) name and permit or approval:   |  |                         | NO<br><input type="checkbox"/><br>YES<br><input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action?   |  | 21.32 acres             |  |
| b. Total acreage to be physically disturbed?   |  | 2.4 acres               |  |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?   |  | 21.32 acres             |  |
| 4. Check all land uses that occur on, adjoining and near the proposed action.<br><input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)<br><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____<br><input type="checkbox"/> Parkland  |  |                         |  |



|   |  |  |
|---|--|--|
| <p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>  | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>  | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>  | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: Joshua D. O'Connor, P.E. <u>AS ABOVE</u> Date: <u>8/11/16</u></p> <p>Signature: <u></u></p> |  |  |





September 20, 2016

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

**SUBJECT: Site Plan Review – 11 Ballston Avenue**

Dear Mr. Torpey,

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

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

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

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

CDTA would also highly recommend that any driveways entering the site be constructed at the same level as the sidewalk to signal that pedestrians have the right of way. Any curb ramps that are constructed should also be ADA-compliant.

Thank you for including CDTA in the review process for this proposal.

Sincerely,

Michael Williams,  
Senior Planner, CDTA

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

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Schenectady County

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Albany County

Carm Basile  
Chief Executive Officer

## From Schenectady to Wilton

**1 2 3 4 6 7 8**

|                           |                  |           |                      |                   |                                |                          |                       |
|---------------------------|------------------|-----------|----------------------|-------------------|--------------------------------|--------------------------|-----------------------|
| Liberty Park Station-SCCC | 204 Rt 50 Target | Glenville | Rt 50 & Lake Hill Rd | Rt 50 & Malta Ave | Ballston Ave & Price & Chopper | Broadway & Congress Park | Wilton Mall (Bon-Ton) |
|---------------------------|------------------|-----------|----------------------|-------------------|--------------------------------|--------------------------|-----------------------|

### Sunday & Major Holidays

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

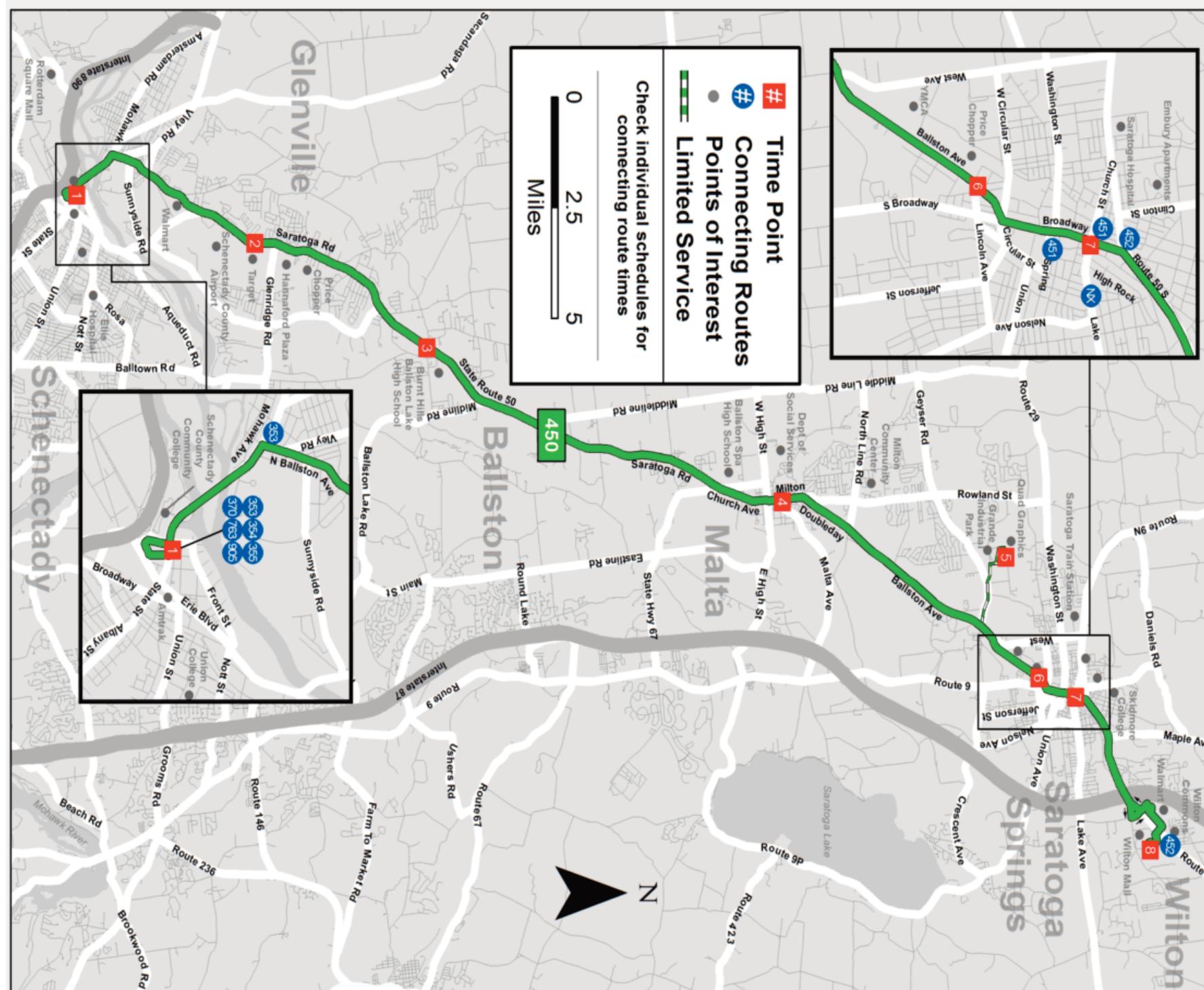
## From Wilton to Schenectady

**8 7 6 4 3 2 1**

|                       |                          |                              |                   |                      |                  |           |                           |
|-----------------------|--------------------------|------------------------------|-------------------|----------------------|------------------|-----------|---------------------------|
| Wilton Mall (Bon-Ton) | Broadway & Congress Park | Ballston Ave & Price Chopper | Rt 50 & Malta Ave | Rt 50 & Lake Hill Rd | 204 Rt 50 Target | Glenville | Liberty Park Station-SCCC |
|-----------------------|--------------------------|------------------------------|-------------------|----------------------|------------------|-----------|---------------------------|

### Sunday & Major Holidays

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



450

iride™

# Schenectady-Wilton Mall via Route 50

between Downtown Schenectady Saratoga, Wilton via Route 50

EFFECTIVE MAY 29, 2016

# Schedule



CDTA

www.cdta.org

518-482-8822

**From Schenectady to Wilton**

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

**MONDAY - FRIDAY**

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

**From Wilton to Schenectady**

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

**MONDAY - FRIDAY**

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

**From Schenectady to Wilton**

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

**SATURDAY**

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

**From Wilton to Schenectady**

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

**SATURDAY**

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

**FARE INFORMATION**

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

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

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

**\*\*Citizens** age 65 and over, disabled individuals, Medicare card and CDTA half-fare ID cardholders are entitled to ride for **half-fare** on CDTA's fixed route service.

CDTA's policy is to be fully compliant with Title VI of the 1964 Civil Rights Act, which states that no one shall be excluded from participation in, denied the benefits of or discriminated against due to race, color, or national origin. Members of the public may request information on this policy or file a Title VI complaint thru CDTA's website @ [www.cdt.org](http://www.cdt.org) or by calling 518-482-8822.

## From Ballston Spa to West Saratoga

**1 2 3 5 6 7 8 9**

|                                  |                   |                        |                                |                         |                     |                        |                           |
|----------------------------------|-------------------|------------------------|--------------------------------|-------------------------|---------------------|------------------------|---------------------------|
| 152 W High St. - Social Services | Rt 50 & Malta Ave | Rowland St & Geyser Rd | Ballston Ave & Price & Chopper | Worth St & Jefferson St | Lake Ave & Broadway | Saratoga Train Station | Kirby Rd at Kirby Village |
|----------------------------------|-------------------|------------------------|--------------------------------|-------------------------|---------------------|------------------------|---------------------------|

### Sunday & Major Holidays

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

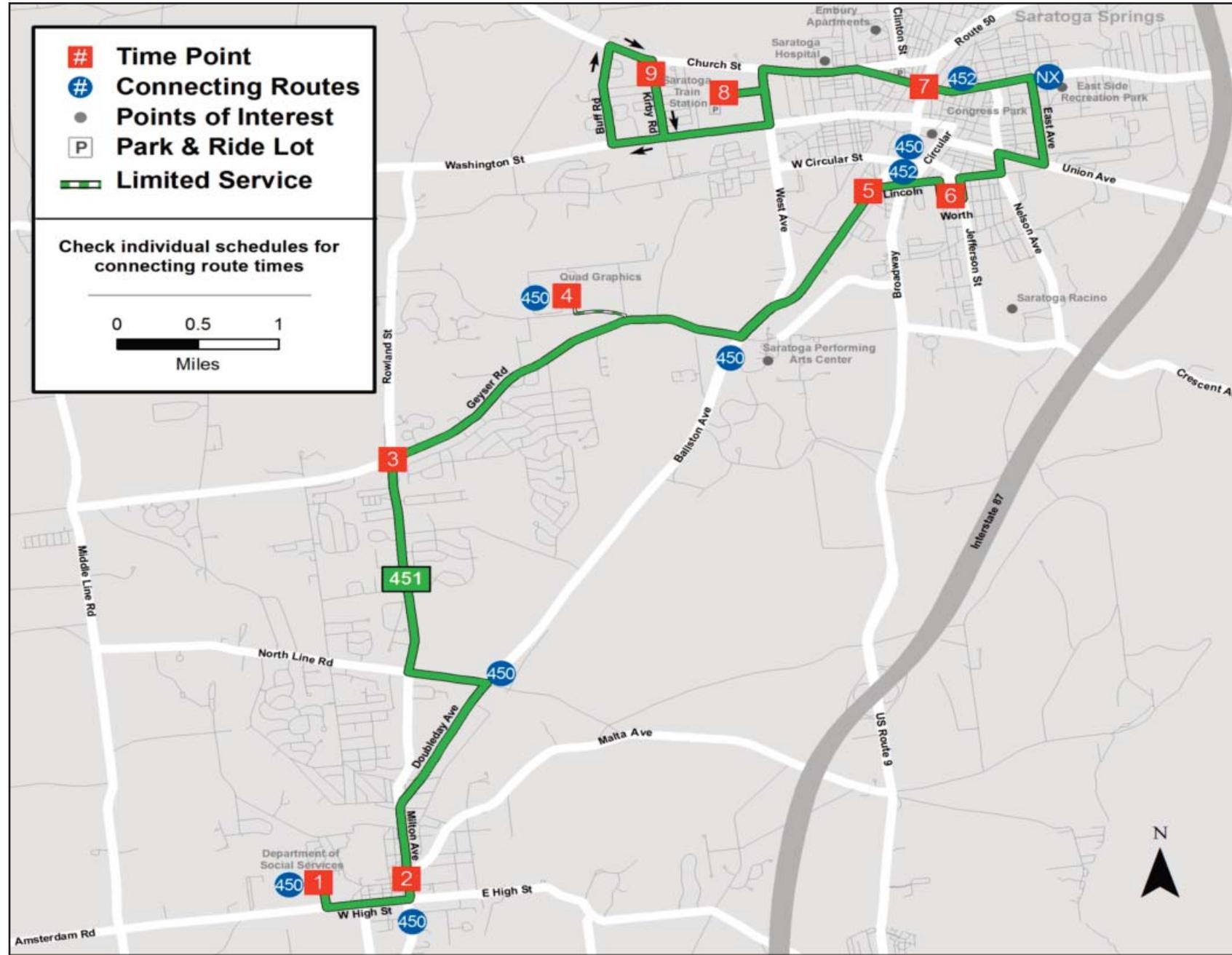
## From West Saratoga to Ballston Spa

**9 8 7 6 5 3 2 1**

|                           |                               |                      |                           |                                |                        |                       |                                  |
|---------------------------|-------------------------------|----------------------|---------------------------|--------------------------------|------------------------|-----------------------|----------------------------------|
| Kirby Rd at Kirby Village | 26 Station Lane Train Station | Church St & Broadway | Worth St & Vanderbilt Ave | Ballston Ave & Price & Chopper | Geyser Rd & Rowland St | Rt 50 & Washington St | 152 W High St. - Social Services |
|---------------------------|-------------------------------|----------------------|---------------------------|--------------------------------|------------------------|-----------------------|----------------------------------|

### Sunday & Major Holidays

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



# Ballston Spa- West Saratoga via East Ave / Lake Ave

between Ballston Spa, Saratoga,  
Wilton via Route 50

EFFECTIVE: MAY 29, 2016

# Schedule



### From Ballston Spa to West Saratoga

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

#### MONDAY - FRIDAY

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

### From West Saratoga to Ballston Spa

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

#### MONDAY - FRIDAY

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

### From Ballston Spa to West Saratoga

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

#### SATURDAY

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

### From West Saratoga to Ballston Spa

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

#### SATURDAY

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

### FARE INFORMATION

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

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

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

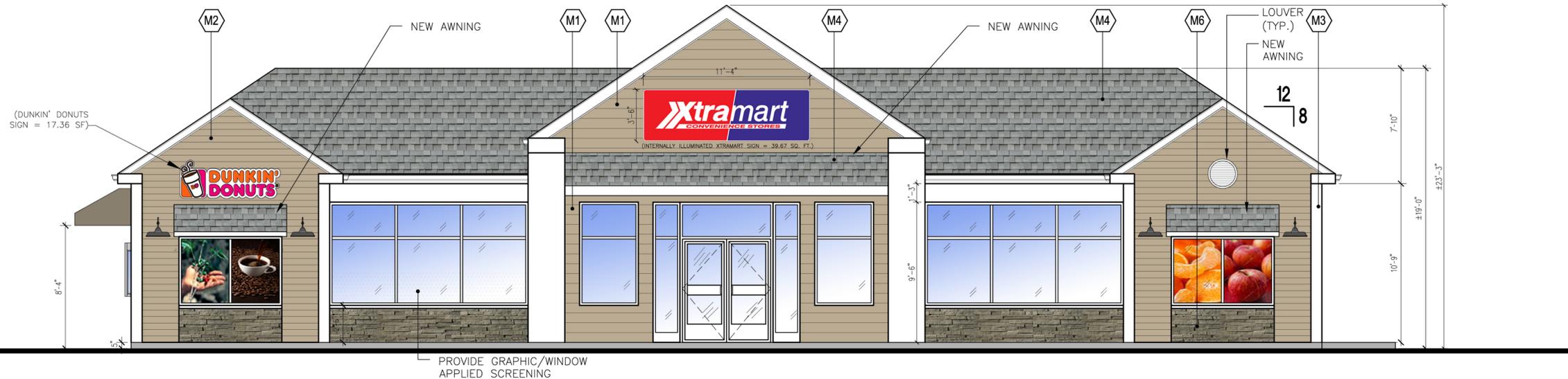
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**MATERIALS LEGEND:**

- |   |   |  |
|---|---|--|
| <b>M1</b> JAMES HARDIE<br>HARDIE PLANK LAP SIDING<br>CUSTOM COLONIAL SMOOTH, 8" WIDTH<br>COLOR: KHAKI BROWN | <b>M3</b> JAMES HARDI<br>HARDI PLANK TRIM AND<br>CORNERBOARDS<br>COLOR: WHITE | <b>M5</b> NOT USED   |
| <b>M2</b> JAMES HARDIE<br>HARDIE PLANK LAP SIDING<br>SMOOTH, 5.25" WIDTH<br>COLOR: KHAKI BROWN              | <b>M4</b> GAF<br>TIMBERLINE HD ARCH. ROOF SHINGLES<br>COLOR: FOX HOLLOW GRAY  | <b>M6</b> BORAL STONE<br>CULTURED STONE<br>PATTERN: PRO-FIT ALPINE LEDGESTONE<br>COLOR: BLACK MOUNTAIN |

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



**PROPOSED FRONT ELEVATION**



**PROPOSED REAR ELEVATION**



**REVISIONS:**

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

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

**XTRAMART  
PROTOTYPE**

**CONCEPTUAL PROTOTYPICAL  
BUILDING ELEVATIONS  
(42'x80')**

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

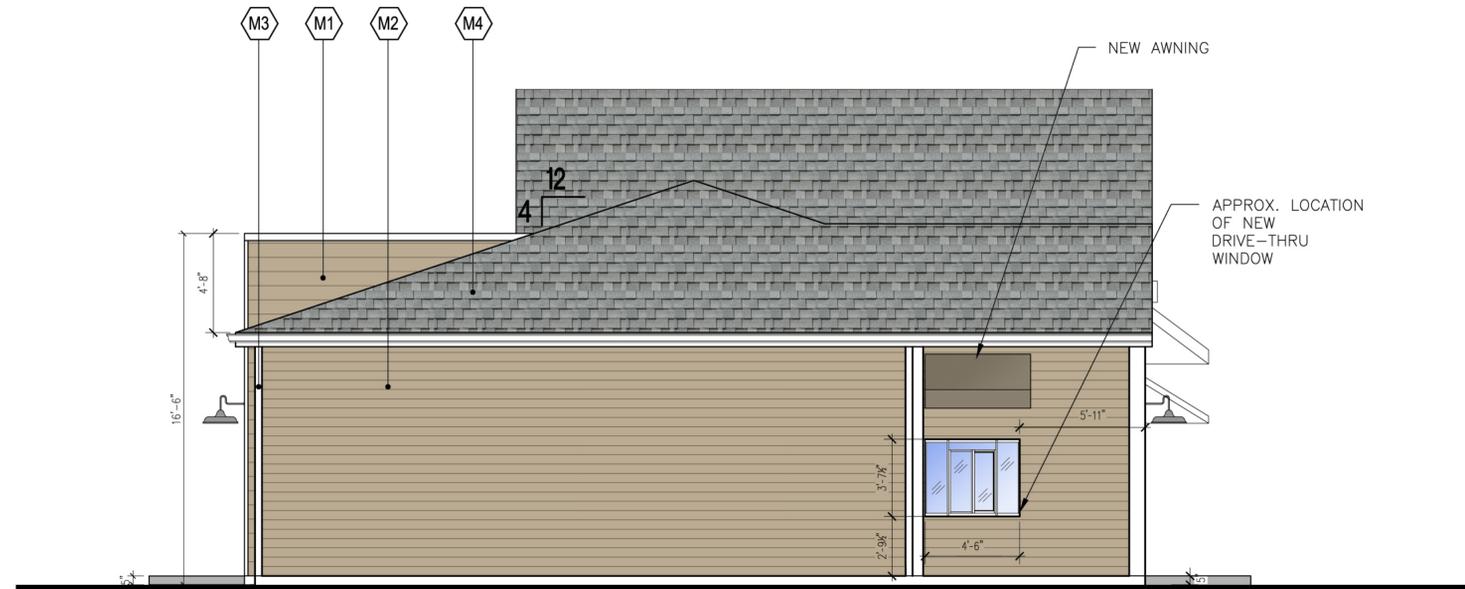
Drawing Number

**A2**

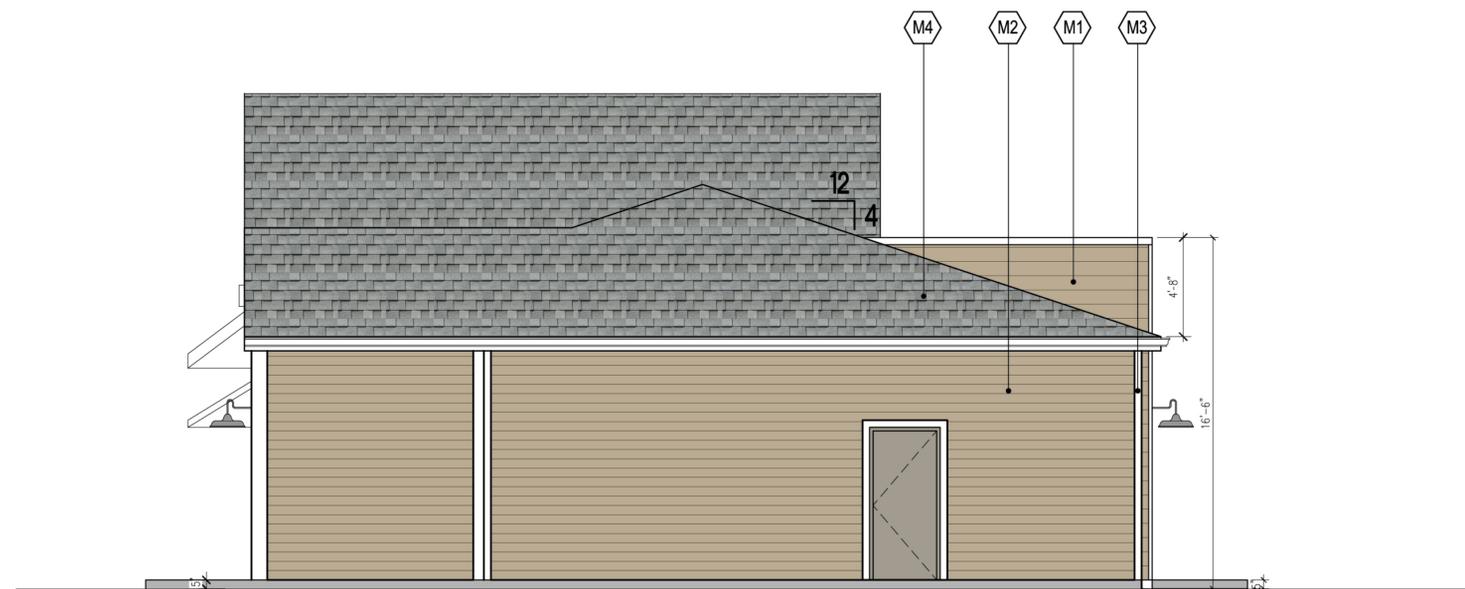
**MATERIALS LEGEND:**

- |   |   |  |
|---|---|--|
| <b>M1</b> JAMES HARDIE<br>HARDIE PLANK LAP SIDING<br>CUSTOM COLONIAL SMOOTH, 8" WIDTH<br>COLOR: KHAKI BROWN | <b>M3</b> JAMES HARDI<br>HARDI PLANK TRIM AND<br>CORNERBOARDS<br>COLOR: WHITE | <b>M5</b> NOT USED   |
| <b>M2</b> JAMES HARDIE<br>HARDIE PLANK LAP SIDING<br>SMOOTH, 5.25" WIDTH<br>COLOR: KHAKI BROWN              | <b>M4</b> GAF<br>TIMBERLINE HD ARCH. ROOF SHINGLES<br>COLOR: FOX HOLLOW GRAY  | <b>M6</b> BORAL STONE<br>CULTURED STONE<br>PATTERN: PRO-FIT ALPINE LEDGESTONE<br>COLOR: BLACK MOUNTAIN |

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



**PROPOSED LEFT ELEVATION**



**PROPOSED RIGHT ELEVATION**



**REVISIONS:**

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

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

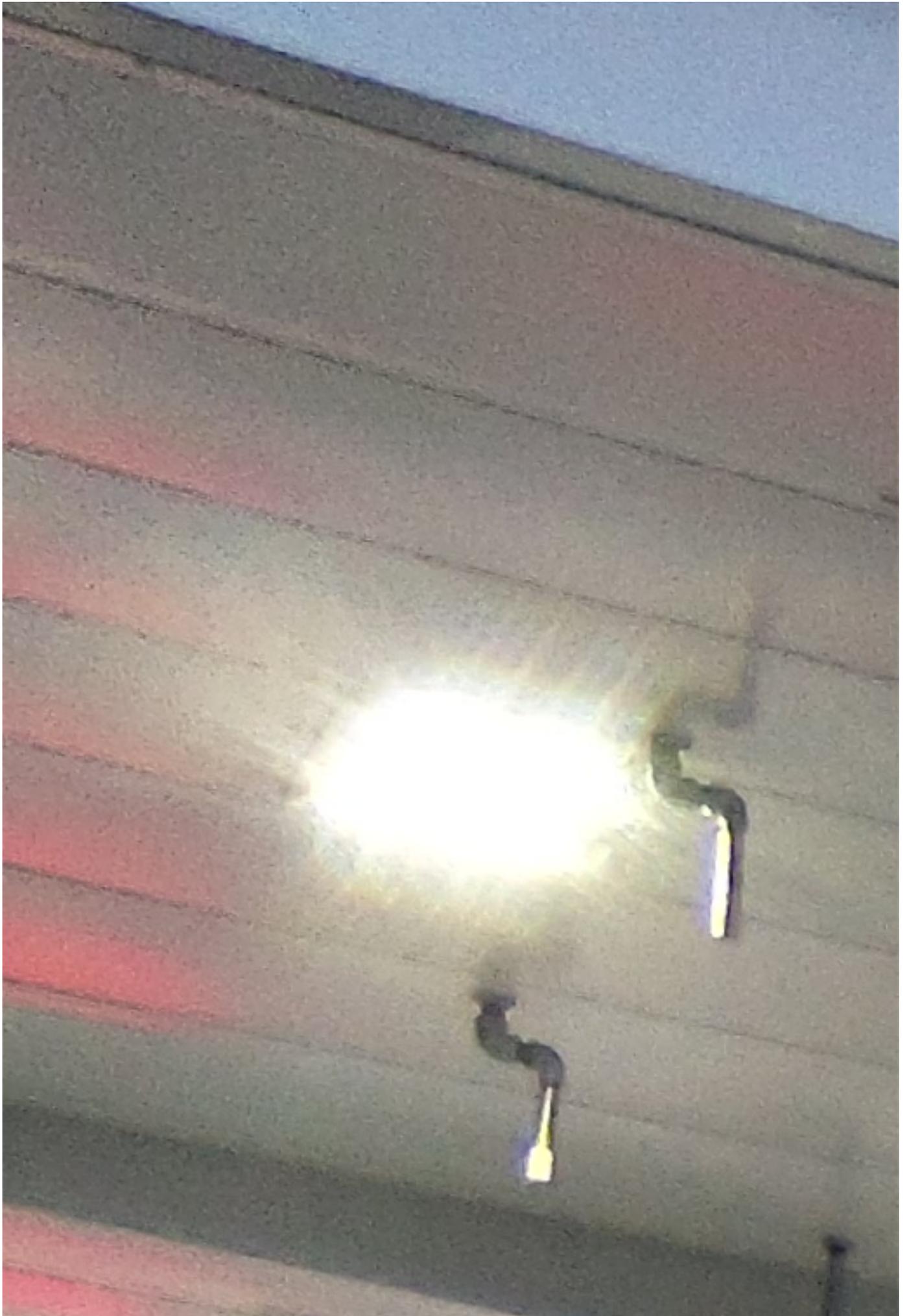
**XTRAMART  
PROTOTYPE**

**CONCEPTUAL PROTOTYPICAL  
BUILDING ELEVATIONS  
(42'x80')**

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

Drawing Number

**A3**





# CITY OF SARATOGA SPRINGS

OFFICE OF THE MAYOR

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

|                  |
|------------------|
| [FOR OFFICE USE] |
| _____            |
| (Application #)  |
| _____            |
| (Date received)  |

## PETITION FOR: ZONING AMENDMENT

(Rev: 1/2016)

1. Name of Petitioner: Two Gilbert Corner, LLC

2. Type of Amendment (Map or Text):

Map Amendment:

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

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

Reason for amendment: \_\_\_\_\_

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

Text Amendment:

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

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

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

Reason for amendment: \_\_\_\_\_

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

3. Professional Representing Applicant (if any):

Name: Michael J. Toohey, Esq.  
Address: P. O. Box 4367, 160 West Avenue  
Saratoga Springs, New York 12866

Phone: [REDACTED]  
Email: [REDACTED]

Identify primary contact person:  Applicant  Owner  Agent

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

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

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

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

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

- Submit **10 copies, and one electronic copy (PDF)** of complete petition and all attachments.
- Location map (Map Amendment): Submit (4) large scale 24" x 36", and (10) 11"x17" copies.

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

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

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

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

If applicant is not currently the owner, the owner must sign.

Owner Signature: William J. Meun Date: 7/26/16  
Print Name: William J. Morris

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

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

| <b>Part 1 - Project and Sponsor Information</b>  |  |                       |  |
|--|--|-----------------------|--|
| Name of Action or Project:<br>Expansion Zone BB Interlaken Planned Unit Development  |  |                       |  |
| Project Location (describe, and attach a location map):<br>655 Crescent Avenue, Saratoga Springs, Tax Parcel 180.69-2-20   |  |                       |  |
| Brief Description of Proposed Action:<br>The subdivision of the existing 1.1 acre parcel of land into 4 residential parcels and then the inclusion of those 4 parcels into Zone BB of the Interlaken Planned Unit Development  |  |                       |  |
| Name of Applicant or Sponsor:<br>Two Gilbert Corner, LLC   |  | Telephone: [REDACTED] |  |
|  |  | E-Mail: [REDACTED]    |  |
| Address:<br>2 Gilbert Road   |  |                       |  |
| City/PO:<br>Saratoga Springs   |  | State:<br>NY          | Zip Code:<br>12866                         |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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. |  |                       | NO<br><input type="checkbox"/>             |
|  |  |                       | YES<br><input type="checkbox"/>            |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency?<br>If Yes, list agency(s) name and permit or approval:<br>City Council, City of Saratoga Springs, New York; Planning Board, City of Saratoga Springs, New York   |  |                       | NO<br><input type="checkbox"/>             |
|  |  |                       | YES<br><input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action?   |  | _____ 1.1 acres       |  |
| b. Total acreage to be physically disturbed?   |  | _____ 0 acres         |  |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?   |  | _____ 1.1 acres       |  |
| 4. Check all land uses that occur on, adjoining and near the proposed action.  |  |                       |  |
| <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)  |  |                       |  |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____  |  |                       |  |
| <input type="checkbox"/> Parkland  |  |                       |  |



|  |  |  |
|--|--|--|
| <p>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)?<br/>         If Yes, explain purpose and size: _____<br/>         _____<br/>         _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br/>         If Yes, describe: _____<br/>         _____<br/>         _____</p>   | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br/>         If Yes, describe: _____<br/>         _____<br/>         _____</p>   | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>  |  |  |
| <p>Applicant/sponsor name: <u>Two Gilbert Corner, LLC</u></p>  | <p>Date: <u>7/26</u> 2016</p>                        |  |
| <p>Signature: <u>Walter J. Merritt</u></p>   |  |  |

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

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

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

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

**Existing Neighborhood**

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

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

**Land To Be Added**

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

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

### **2015 Comprehensive Plan**

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

### **Neighborhood Approval**

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

### **Infrastructure**

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

**Existing Residential Lots  
North Side of Waterview Drive  
Zone BB**

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

**Proposed Lots Square Footage**

|   |                            |
|---|----------------------------|
| 1 | 12,371 sq ft               |
| 2 | 10,339 sq ft               |
| 3 | 10,339 sq ft               |
| 4 | <u>14,840 sq ft</u>        |
|   | 47,849/4 = 11,972.25 sq ft |

**Proposed Mean Width**

|   |                     |
|---|---------------------|
| 1 | 80 ft               |
| 2 | 80 ft               |
| 3 | 80 ft               |
| 4 | <u>124.11 ft</u>    |
|   | 364.11/4 = 91.03 ft |

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

NAME

ADDRESS

Lynn Geiger

Waterview Dr. Saratoga Sp

Joseph Geiger

Waterview Drive, Saratoga Sp

Denny Heston

Waterview Dr, Saratoga Sp

Jill Heston

Waterview Dr, Saratoga Sp

Dal Callan

Waterview Dr, " "

Barbara Callan

Waterview Drive

Nancy Mungert

Waterview Drive

Margie L. Gub

Waterview Dr.

Alexis Pappas

Water view Drive, SS

Tom & Nancy

Waterview Dr. SS, NY 12866

Valerie S. Wadsworth

Waterview Dr. Saratoga NY 12866

Pete Maicriello

Crescent AV. Sar. Spgs NY 12866

Sharon Maicriello

Crescent Ave, Sar Spgs N. 12866

Chris Pappas

Waterview Dr., Saratoga Sp, NY 12866

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

NAME

ADDRESS

Mary Beth Whollins

Waterview Dr. Saratoga 12866

~~John D. ...~~

WATERVIEW DR, STREET 12866

John W. ...

Waterview Dr Saratoga 12866

Deborah ...

Waterview Dr SS NY

William ...

WATERVIEW SS NY

John ...

Waterview SS NY

Richard ...

Waterview Dr. SS NY

Anna Hollander

Waterview Dr

Fred ...

Waterview Dr.

David ...

Waterview Dr.

H. ...

Champion Ln SS NY

Donald Nelson

Champion Ln. SS NY

Carrie ...

Waterview Dr. SS NY

Stephen ...

CAMPION LN SS NY



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

September 13, 2016

Saratoga Springs Planning Board  
City Hall  
Saratoga Springs, NY 12866

Re: 655 Crescent Ave.

Gentlemen:

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

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

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

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

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

Yours Truly



Donald D. Colosimo

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

September 13, 2016

Saratoga Springs Planning Board  
City Hall  
Saratoga Springs, NY 12866

Re: 655 Crescent Ave.

Gentlemen:

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

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

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

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

Yours Truly



Donna L. Colosimo

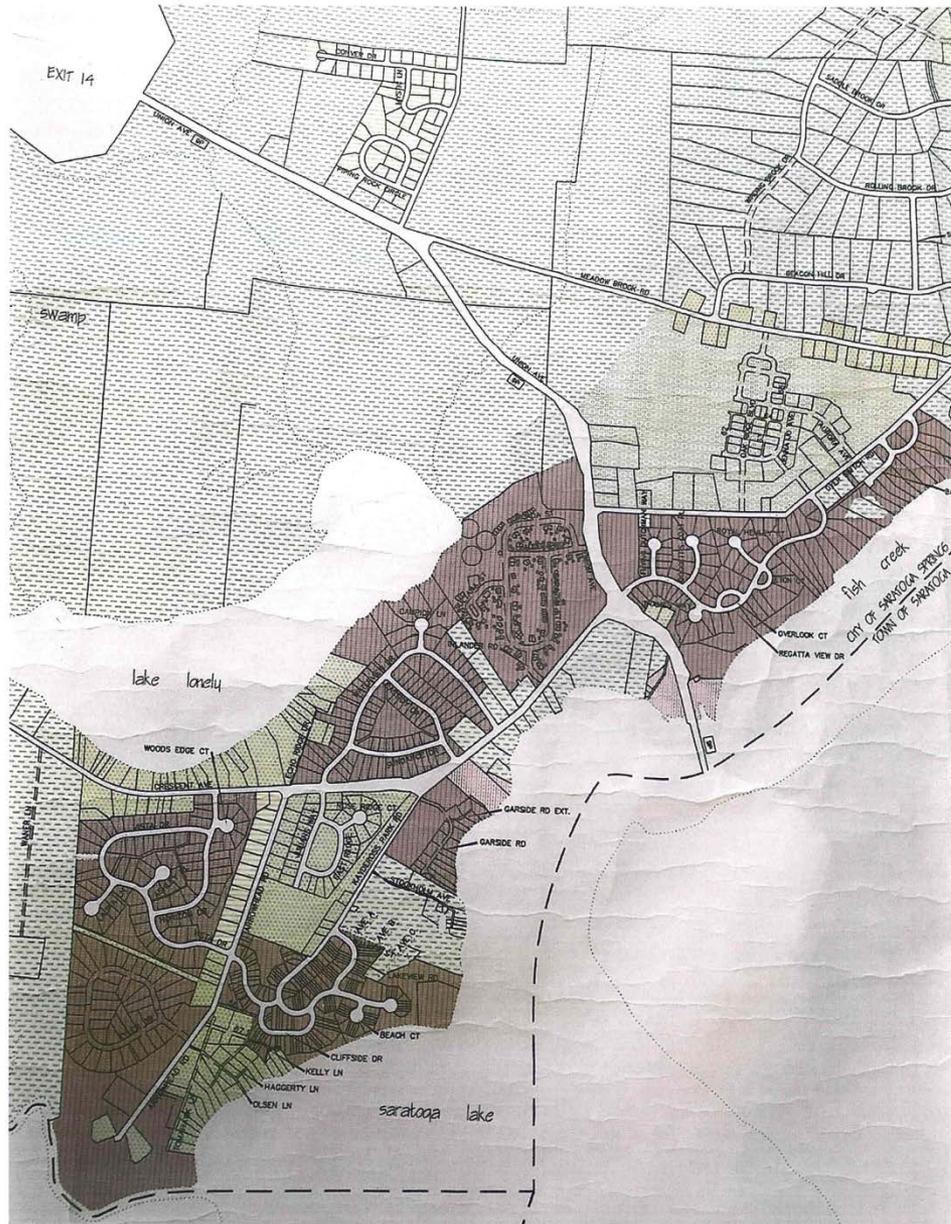
September 18, 2016

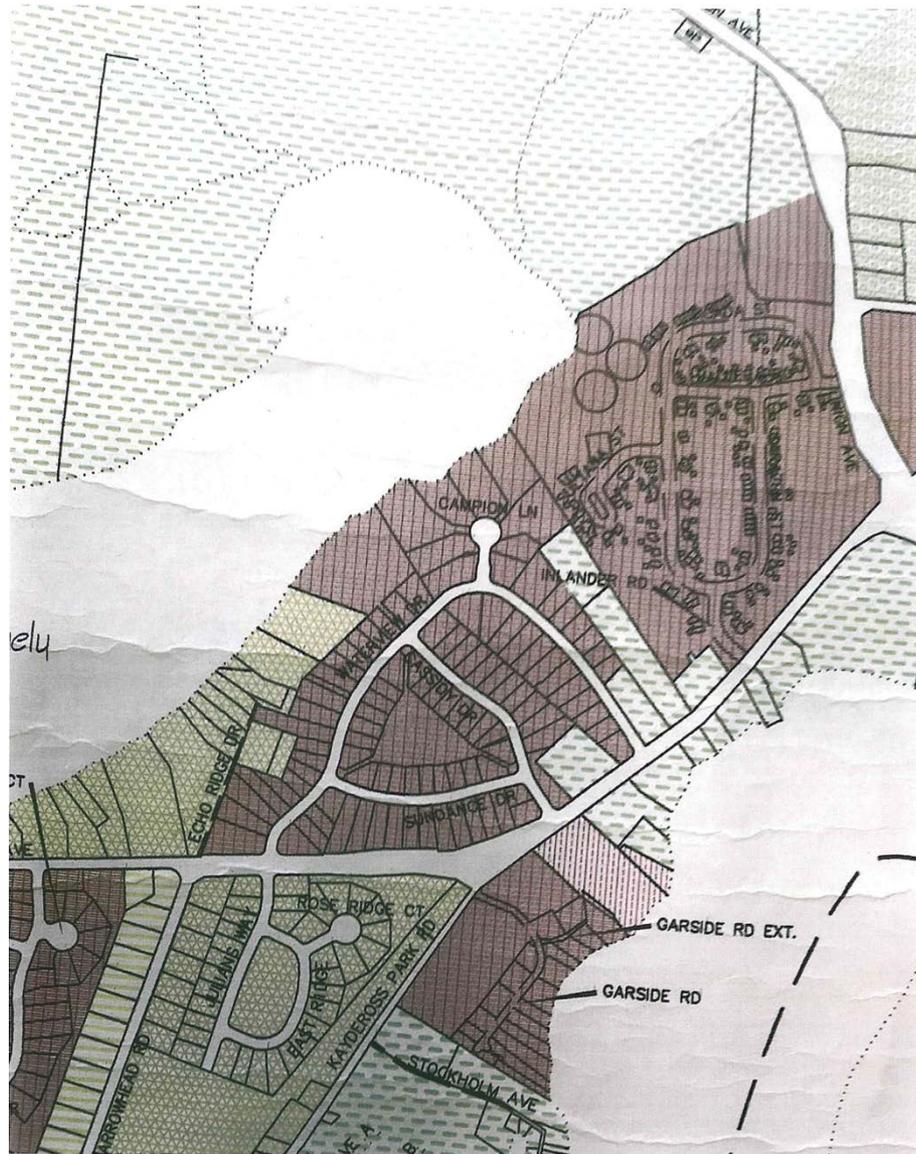
To: Saratoga Planning Board

From: Cindy and Jim Oplinger  
█ Champion Lane  
Saratoga Springs NY 12866

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

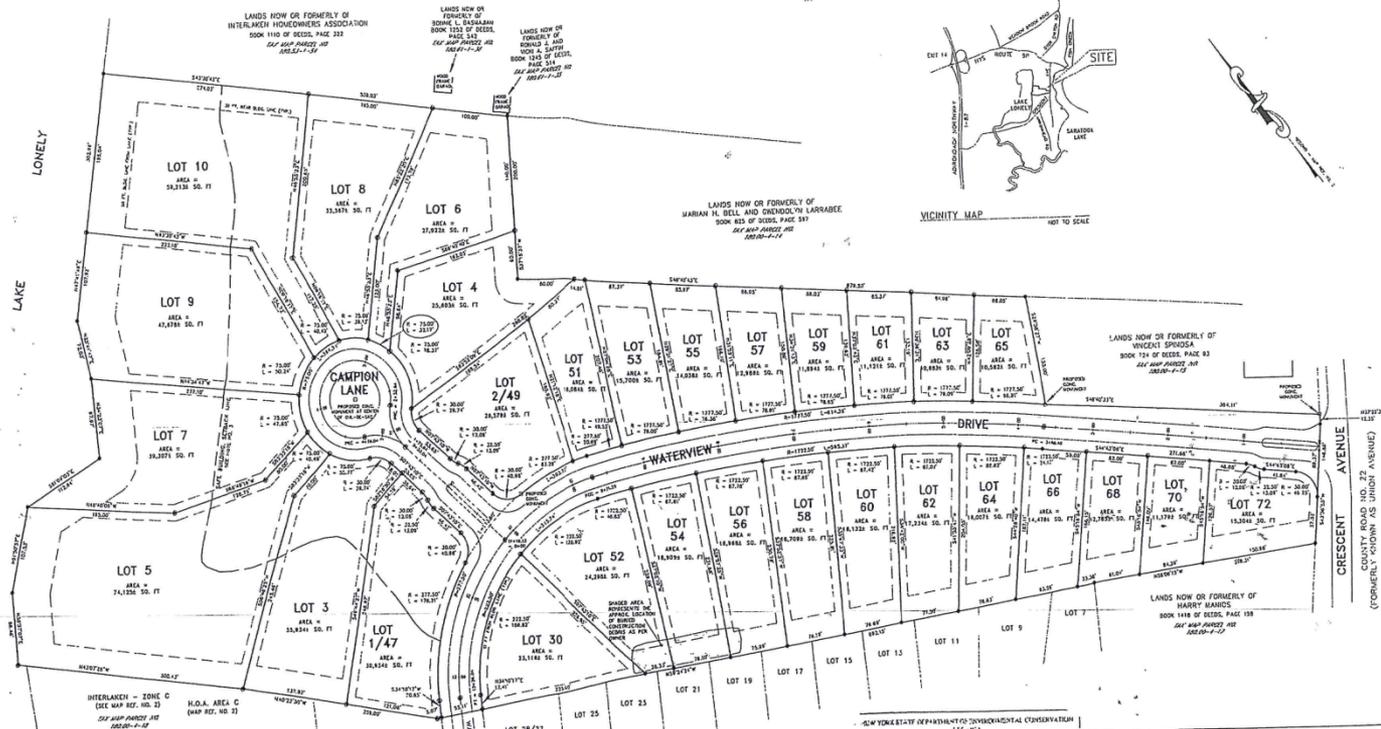
Cindy and Jim Oplinger  
█





CH-1

CH-1



NOTES:

- THE BEARINGS AND DISTANCES SHOWN ALONG LAKE LONELY REPRESENT THE LINES ALONG THE LAKE SHORE LINE PER MAP REFERENCE NO. 1.
- THIS SUBDIVISION IS CURRENTLY TAX MAP PARCEL NO. 190.00-1-25.
- ALL STRUCTURES MUST BE LOCATED EAST AND NORTH OF "SAFE BUILDING SETBACK LINE" SHOWN ON THIS MAP.
- ANY CLEARING EXCEPTING 0.5 ACRES OR 25% OF THE LOT AREA BELOW THE SAFE BUILDING SETBACK LINE, WHICHEVER IS LESS, SHALL REQUIRE A SOIL DISTURBANCE PERMIT FROM THE CITY.
- STREETS SHALL BE OFFERED TO THE CITY OF SARATOGA SPRINGS FOR DEDICATION. BOULEVARDS AT EACH ENTRY ARE SUBJECT TO APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.
- SARATOGA COUNTY D.P.W. PERMITS ARE REQUIRED FOR WORK IN THEIR RIGHT OF WAY.
- AN ARCHAEOLOGIST SHALL REMAIN ON CALL THROUGHOUT THE PLANNED CONSTRUCTION PERIOD, IN THE EVENT THAT DEEPLY BURIED CULTURAL MATERIAL COMES TO LIGHT DURING ANY OF THE GRADING OR EXCAVATION PROCEDURES IN THIS, OR ANY AREA WITHIN THE PROJECT LIMITS.
- TOTAL AREA OF THIS SUBDIVISION IS 18.88 ACRES.
- THIS SUBDIVISION CONSISTS OF 30 LOTS.

MAP REFERENCES:

- MAP ENTITLED "SURVEY" OF LANDS OF JOHN I. ROOHAN, J. THOMAS ROOHAN AND JOHN S. WELT, DATED FEBRUARY 5, 1996, AND MADE BY THE ENVIRONMENTAL DESIGN PARTNERSHIP.
- MAP ENTITLED "INTERLAKEN - ZONE C", DATED DECEMBER 11, 1997, LAST REVISED ON DECEMBER 1, 1993, MADE BY CURTIS HANSEN/ENR & ASSOCIATES AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE.

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

MINIMUM LOT SIZE: 10,000 SQ. FT.  
 MINIMUM MEAN LOT WIDTH: 80 FT.  
 MINIMUM YARD DIMENSIONS:

FOR PRINCIPAL RESIDENCE:  
 FRONT: 10 FT. (25 FT. FOR ATTACHED GARAGE)  
 REAR: 30 FT.  
 SIDE: 10 FT.

FOR ACCESSORY STRUCTURES:  
 FRONT: 22 FT.  
 REAR: 35 FT.  
 SIDE: 5 FT.  
 TOTAL SIDE: 20 FT.

MINIMUM DISTANCE TO PRINCIPAL BUILDING: 5 FT.  
 MINIMUM BUILDING HEIGHTS: 35 FT.  
 MAXIMUM SIDE OF SINGLE BEHIND APARTMENT UNIT = 800 SQ. FT. IN PRINCIPAL BUILDING BY IN A DETACHED GARAGE  
 MAXIMUM LENGTH OF BOAT DOCKS: 30 FEET FROM MEAN LOW WATER MARK ON THE SHORELINE.  
 (LOTS 3, 7, 8 & 10)  
 REQUIRED OFF-STREET PARKING: 2 SPACES PER UNIT

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

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

APPROVED: \_\_\_\_\_  
 CHAIRPERSON DATE SIGNED

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

NEW YORK STATE DEPARTMENT OF HEALTH

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

APPROVED: \_\_\_\_\_  
 CHAIRPERSON DATE SIGNED

NEW YORK STATE DEPARTMENT OF HEALTH

APPROVAL:

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

APPROVED: \_\_\_\_\_  
 CHAIRPERSON DATE SIGNED

SUBDIVISION OWNER:

JOHN I. ROOHAN, J. THOMAS ROOHAN, JR. AND JOHN S. WELT  
 48 UNION AVENUE  
 SARATOGA SPRINGS, NEW YORK 12866

SUBDIVISION PLAN  
 INTERLAKEN ~ ZONE BB

CITY OF SARATOGA SPRINGS  
 48 UNION AVENUE  
 SARATOGA SPRINGS, NY 12866  
 DATE: MARCH 12, 1997

SARATOGA COUNTY, NEW YORK  
 COUNTY ROAD NO. 22  
 COUNTY ROAD NO. 22  
 (FORMERLY SHOWN AS UNION AVENUE)

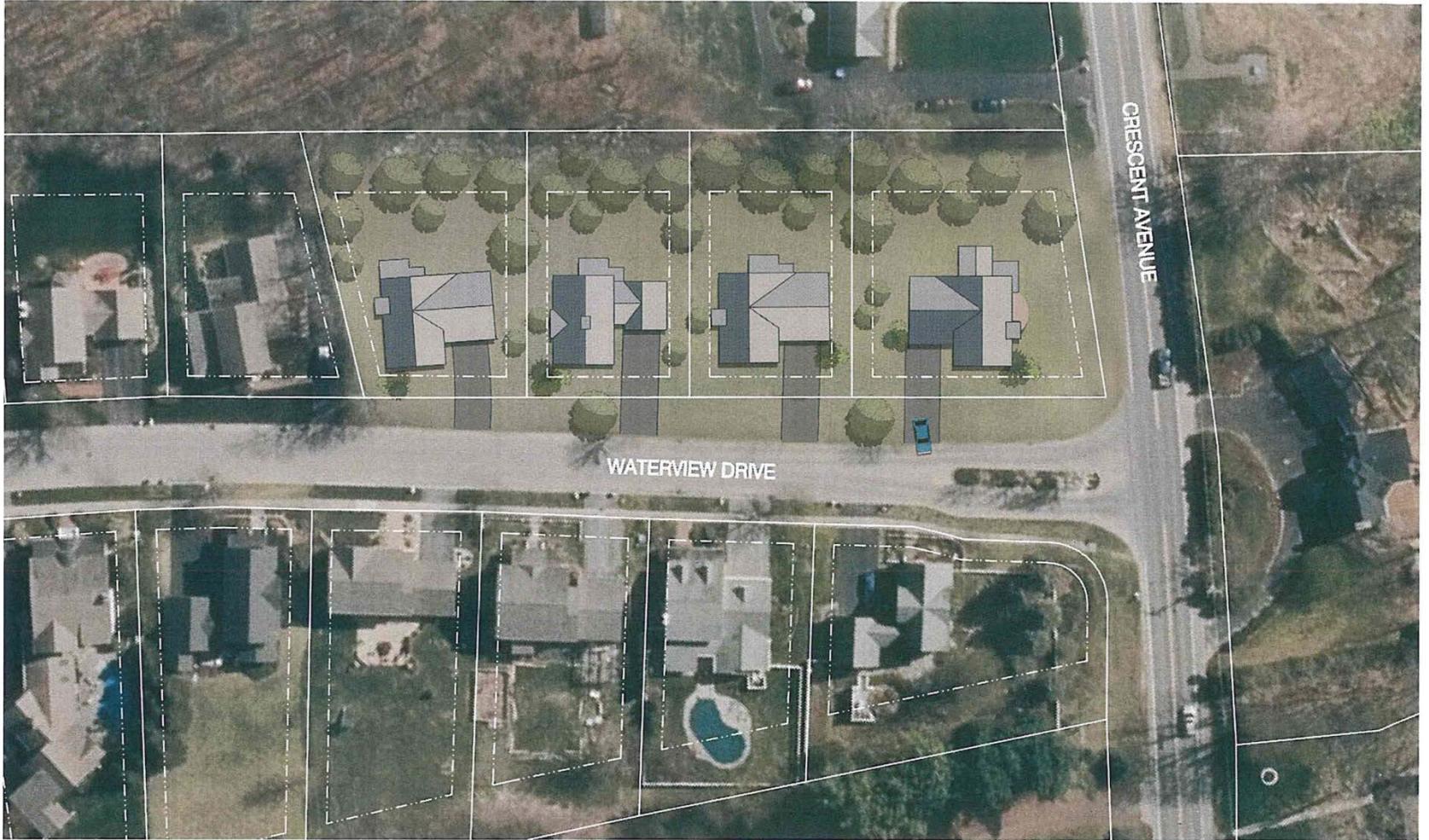
RECEIVED: JULY 14, 1997  
 OCTOBER 24, 1997  
 OCTOBER 1, 1997

PAUL E. TOWNELL, L.S.  
 PROFESSIONAL LAND SURVEYOR - P.C.  
 100 WEST 10TH STREET, 10TH FLOOR  
 SARATOGA SPRINGS, NY 12866  
 PHONE: 518-584-1111 FAX: 518-584-1112

SHEET 5-1  
 MAP NO. 97003-01

CH-1-2

7-142



Interlaken Zone BB Subdivision  
Waterview Drive, Saratoga Springs NY

PROPOSED LOTS

March 22, 2016



CITY OF SARATOGA SPRINGS ZONING ORDINANCE

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

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

**10.1.5.2 DESIGN REVIEW COMMISSION**

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

**10.1.5.3 SARATOGA COUNTY PLANNING BOARD**

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

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

**10.1.6 PUBLIC HEARING NOTICE**

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

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

**10.1.7 ADDITIONAL PUBLIC NOTICE**

**10.1.7.1 MAP AMENDMENT PROPERTY OWNER NOTICE**

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

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

CITY OF SARATOGA SPRINGS ZONING ORDINANCE

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

**SECTION IV - PURPOSE**

It is the purpose of this Ordinance to provide a logical extension of the present zoning and land use as recommended in the 1970 Master Plan. It is the further purpose of this Ordinance to promote flexibility in the development and design of this area.

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

**Zone "B"/Marina:**

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

**Zone "BB":**

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

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

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

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

**1.0 GENERAL PROVISIONS**

**1.1 TITLE AND AUTHORITY**

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

**1.2 ADOPTION OF ZONING MAP AND OVERLAYS**

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

**1.3 INTENT AND PURPOSES**

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

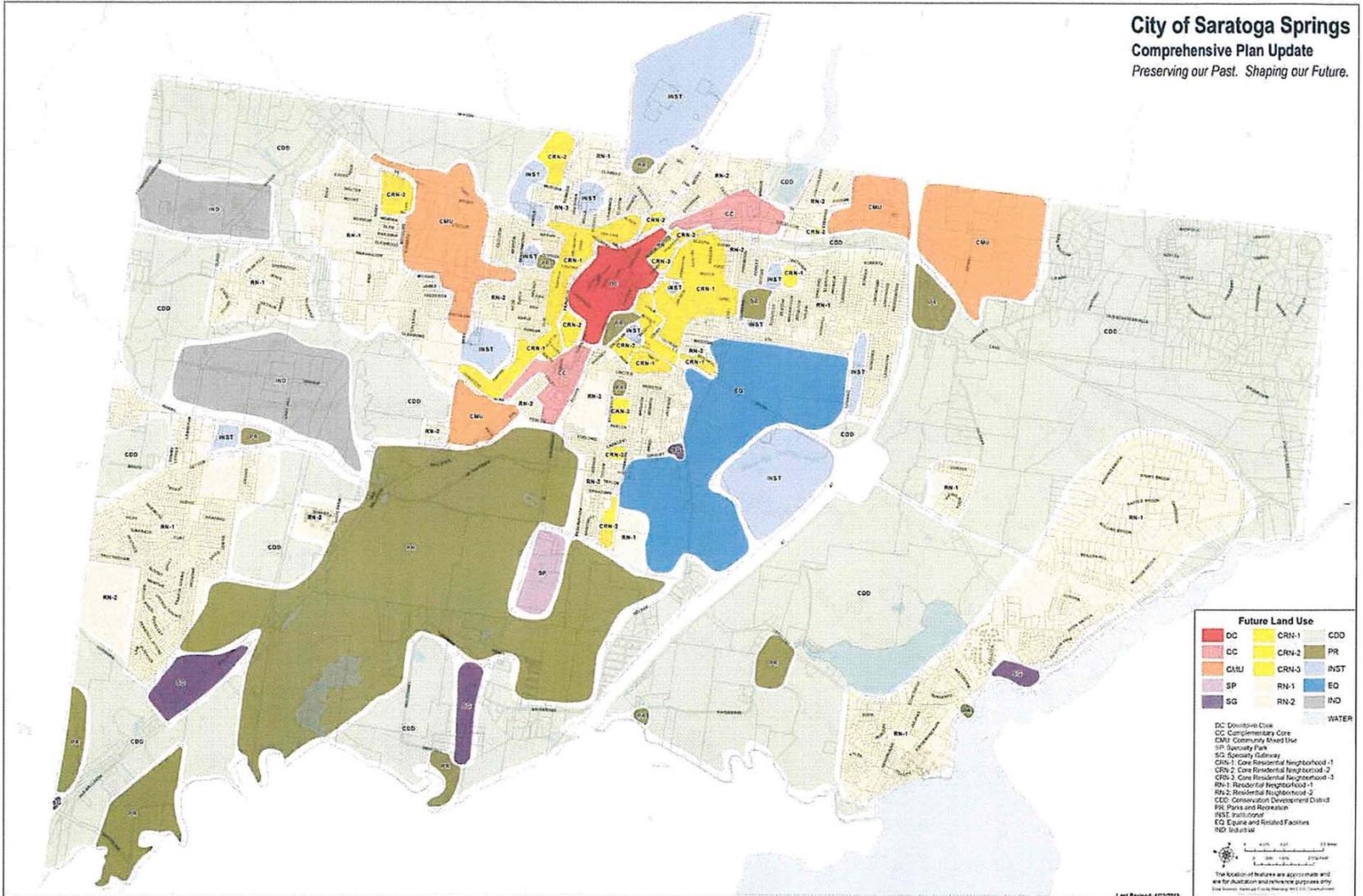
B. The regulations and district boundaries identified in this Chapter and upon the Zoning Map are made with the following additional purposes:

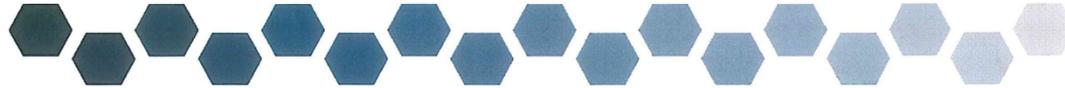
1. Facilitation of efficient, economical, and adequate provision of public utilities and services;
2. Assurance of adequate sites for residential, agricultural, industrial, commercial and other appropriate uses;
3. Provision of privacy for families and the maximum protection of residential areas;
4.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

**1.4 CONSISTENCY WITH COMPREHENSIVE PLAN**

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

**City of Saratoga Springs**  
**Comprehensive Plan Update**  
*Preserving our Past. Shaping our Future.*





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

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

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

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

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



**Residential  
Neighborhood -1  
(RN-1)**

**Residential  
Neighborhood-2  
(RN-2)**

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

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

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

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



**Conservation  
Development  
District (CDD)**

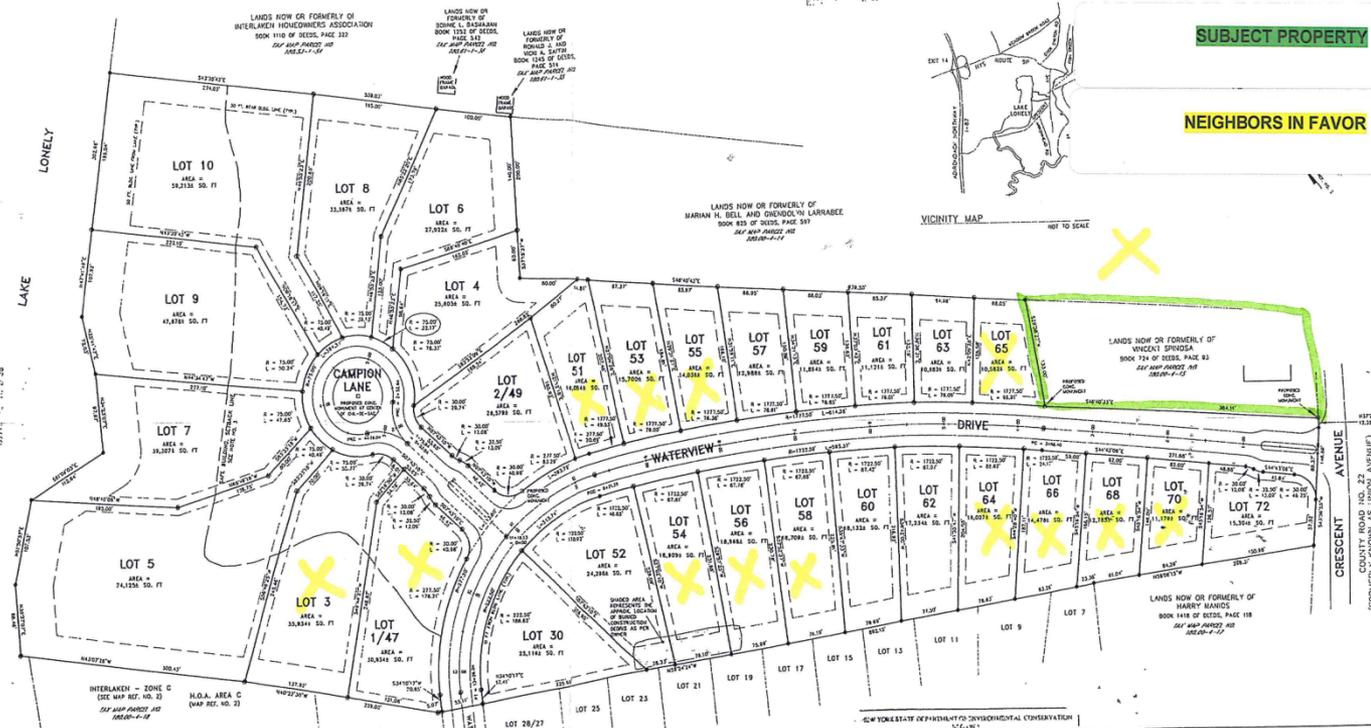
**Conservation Development District (CDD)**

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

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

ch1-I

ch1-I



NOTES:

- 1) THE BEARINGS AND DISTANCES SHOWN ALONG LAKE LONELY REPRESENT THE LINES ALONG THE LAKE SHORE LINE PER MAP REFERENCE NO. 1.
- 2) THIS SUBDIVISION IS CURRENTLY TAX MAP PARCEL NO. 180.00-4-25.
- 3) ALL STRUCTURES MUST BE LOCATED EAST AND NORTH OF "SAFE BUILDING SETBACK LINE" SHOWN ON THIS MAP.
- 4) ANY CLEARING EXCEPTING 0.5 ACRES OR 25% OF THE LOT AREA BELOW THE SAFE BUILDING SETBACK LINE, WHICHEVER IS LESS, SHALL REQUIRE A SOIL DISTURBANCE PERMIT FROM THE CITY.
- 5) STREETS SHALL BE OFFERED TO THE CITY OF SARATOGA SPRINGS FOR DESIGNATION. HOMEOWNERS AT EACH ENTRY ARE SUBJECT TO APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.
- 6) SARATOGA COUNTY D.P.W. PERMITS ARE REQUIRED FOR WORK IN THEIR RIGHT OF WAY.
- 7) AN ARCHITECT SHALL REMAIN ON CALL THROUGHOUT THE PLANNED CONSTRUCTION PERIOD, IN THE EVENT THAT DEEPLY BURIED CULTURAL MATERIAL COMES TO LIGHT DURING ANY OF THE GRADING OR EXCAVATION PROCEDURES IN THIS OR ANY AREA WITHIN THE PROJECT LIMITS.
- 8) TOTAL AREA OF THIS SUBDIVISION IS 18.84 ACRES.
- 9) THIS SUBDIVISION CONSISTS OF 33 LOTS.

MAP REFERENCE:

- 1) MAP ENTITLED "SURVEY" OF LANDS OF JOHN T. ROOHAN, J. THOMAS ROOHAN AND JOHN S. WITT, DATED FEBRUARY 5, 1990, AND MADE BY THE ENVIRONMENTAL DESIGN PARTNERSHIP.
- 2) MAP ENTITLED "INTERLAKEN ~ ZONE C", DATED DECEMBER 11, 1991, LAST REVISED ON DECEMBER 1, 1993, MADE BY GILBERT VANDERLINDER & ASSOCIATES AND FILED BY THE SARATOGA COUNTY CLERK'S OFFICE.

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

MINIMUM LOT SIZE: 10,000 SQ. FT.  
 MINIMUM MEAN LOT WIDTH: 80 FT.  
 MINIMUM YARD DIMENSIONS:  
 FRONT: 10 FT. (22 FT. FOR ATTACHED GARAGE)  
 REAR: 30 FT.  
 SIDE: 10 FT.  
 FOR ACCESSORY STRUCTURES:  
 FRONT: 22 FT.  
 REAR: 30 FT.  
 ONE SIDE: 5 FT.  
 TOTAL: 20 FT.  
 MINIMUM DISTANCE TO PRINCIPAL BUILDING: 5 FT.  
 MAXIMUM BUILDING HEIGHT: 35 FT.  
 MAXIMUM SIZE OF SINGLE BEDROOM APARTMENT UNIT = 800 SQ. FT. IN PRINCIPAL BUILDING OR IN A DETACHED GARAGE  
 MAXIMUM LENGTH OF DOWN DOCCES: 30 FEET FROM MEAN LOW WATER MARK OR THE SHOULDER.  
 (LOTS 3, 9 & 10)  
 REQUIRED OFF-STREET PARKING: 2 SPACES PER UNIT

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
 U.S. STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

NEW YORK STATE DEPARTMENT OF HEALTH

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

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

SUBDIVISION PLAN  
**INTERLAKEN ~ ZONE BB**

CITY OF SARATOGA SPRINGS (OUTSIDE DISTRICT) 5043 TOWN OF SARATOGA  
 SARATOGA COUNTY, NEW YORK  
 DATE: MARCH 12, 1997  
 REVISION: JULY 14, 1997  
 SEPTEMBER 26, 1997  
 OCTOBER 1, 1997

PAUL F. TOMPELL, L.L.C.  
 PROFESSIONAL LAND SURVEYOR, P.C.  
 400 WASHINGTON ST. SARATOGA SPRINGS, NY 12866  
 P.L.S. LIC. NO. 48192

SHEET 5-1  
 MAP NO. 9702304

7-142

7-142



# CITY OF SARATOGA SPRINGS

## PLANNING BOARD

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

[FOR OFFICE USE]

(Application #)

(Date received)

### APPLICATION FOR: SITE PLAN REVIEW (INCLUDING PUD)

(Rev: 12/2015)

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

Project Name: The Ice House - Permanent Tent

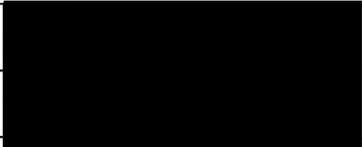
Property Address/Location: 70 & 72 Putnam St., Saratoga Springs, NY 12866

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

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

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

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

|         | <u>APPLICANT(S)*</u>   | <u>OWNER(S) (If not applicant)</u> | <u>ATTORNEY/AGENT</u>   |
|---------|--|------------------------------------|---|
| Name    | <u>Lynch's Tavern, Inc.</u>  | <u>(Same)</u>                      | <u>Agent: Engineering America Co.</u>   |
| Address | <u>70 &amp; 72 Putnam St.</u><br><u>Saratoga Springs, NY 12866</u> | _____                              | <u>76 Washington St.</u><br><u>Saratoga Springs, NY 12866</u>                         |
| Phone   | _____  | _____                              |  |
| Email   | _____  | _____                              |  |

Identify primary contact person:  Applicant  Owner  Agent

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

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

|                                     |                                 |                                |                     |
|-------------------------------------|---------------------------------|--------------------------------|---------------------|
| <input type="checkbox"/>            | <u>Sketch Plan</u> -            | \$250                          | \$ _____            |
| <input type="checkbox"/>            | <u>Final Site Plan Approval</u> |                                |                     |
|                                     | Residential -                   | \$250 plus \$150/unit          | \$ _____            |
|                                     | Non-Residential -               | \$500 plus \$100/1,000 SQ. FT. | \$ _____            |
| <input checked="" type="checkbox"/> | <u>Modification</u>             |                                |                     |
|                                     | Residential -                   | \$250                          | \$ _____            |
|                                     | Non-Residential -               | \$500                          | \$ <u>500</u>       |
|                                     |                                 |                                | Total \$ <u>500</u> |

Submission Deadline – Check City’s website ([www.saratoga-springs.org](http://www.saratoga-springs.org)) for application deadlines and meeting dates.

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

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

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

Applicant Signature: *Sam J Gich* Date: 5/19/16

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

Owner Signature: (SAME AS ABOVE) Date: \_\_\_\_\_

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

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

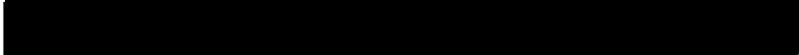
|  |                                     |                       |   |    |     |                                     |                                     |
|--|-------------------------------------|-----------------------|---|----|-----|-------------------------------------|-------------------------------------|
| <b>Part 1 - Project and Sponsor Information</b>  |                                     |                       |   |    |     |                                     |                                     |
| The Ice House by Lynchys Tavern, Inc.  |                                     |                       |   |    |     |                                     |                                     |
| Name of Action or Project:<br>The Ice House - Permanent Tent   |                                     |                       |   |    |     |                                     |                                     |
| Project Location (describe, and attach a location map):<br>#70 & 72 Putnam St., Saratoga Springs, NY   |                                     |                       |   |    |     |                                     |                                     |
| Brief Description of Proposed Action:<br>Installation of permanent tent structure to replace previous temporary tent.<br>DRC review & approval granted July 13, 2015.<br>ZBA variance for height and location approved July 11, 2016 & Signed / Filed 8/2/16.  |                                     |                       |   |    |     |                                     |                                     |
| Name of Applicant or Sponsor:<br>Lynchys Tavern, Inc.  |                                     | Telephone: [REDACTED] |   |    |     |                                     |                                     |
|  |                                     | E-Mail:               |   |    |     |                                     |                                     |
| Address:<br>70 & 72 Putnam St.   |                                     |                       |   |    |     |                                     |                                     |
| City/PO:<br>Saratoga Springs   |                                     | State:<br>NY          | Zip Code:<br>12866  |    |     |                                     |                                     |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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. |                                     |                       | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> | NO | YES | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| NO   | YES                                 |                       |   |    |     |                                     |                                     |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |                       |   |    |     |                                     |                                     |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency?<br>If Yes, list agency(s) name and permit or approval:<br>Building Permit by City of Saratoga Springs Building Dept.   |                                     |                       | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table> | NO | YES | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| NO   | YES                                 |                       |   |    |     |                                     |                                     |
| <input type="checkbox"/>   | <input checked="" type="checkbox"/> |                       |   |    |     |                                     |                                     |
| 3.a. Total acreage of the site of the proposed action?   |                                     | 0.098 acres           |   |    |     |                                     |                                     |
| b. Total acreage to be physically disturbed?   |                                     | 24 sq.ft. (+/-) acres |   |    |     |                                     |                                     |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?   |                                     | 0.098 acres           |   |    |     |                                     |                                     |
| 4. Check all land uses that occur on, adjoining and near the proposed action.  |                                     |                       |   |    |     |                                     |                                     |
| <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)   |                                     |                       |   |    |     |                                     |                                     |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____  |                                     |                       |   |    |     |                                     |                                     |
| <input type="checkbox"/> Parkland  |                                     |                       |   |    |     |                                     |                                     |



|  |   |   |
|--|---|---|
| <p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>                                     | <p><b>NO</b></p> <p><input checked="" type="checkbox"/></p> | <p><b>YES</b></p> <p><input type="checkbox"/></p> |
| <p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>   | <p><b>NO</b></p> <p><input checked="" type="checkbox"/></p> | <p><b>YES</b></p> <p><input type="checkbox"/></p> |
| <p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>   | <p><b>NO</b></p> <p><input checked="" type="checkbox"/></p> | <p><b>YES</b></p> <p><input type="checkbox"/></p> |
| <p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Sean Lynch</u> Date: <u>8/17/16</u></p> <p>Signature: <u></u></p> |   |   |

# ENGINEERING AMERICA CO.

76 WASHINGTON ST. SARATOGA SPRINGS, NY 12866



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## TRANSMITTAL SHEET

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

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URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY     AS REQUESTED

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Tim Wales,

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

Stormwater Management:

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

Project Cost Estimate:

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

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

Thank you for your time and cooperation.



Tonya Yasenchak, PE  
Enc.

# City of Saratoga Springs Complete Streets Checklist

**Saratoga Springs Complete Street Policy Vision (May 2012)**

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

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

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

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

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

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

|  |                          |                   |                          |                     |                                     |                 |                          |
|--|--------------------------|-------------------|--------------------------|---------------------|-------------------------------------|-----------------|--------------------------|
| Street Classification (identify street or streets within the project area) |                          |                   |                          |                     |                                     |                 |                          |
| Principal arterial   | <input type="checkbox"/> | Minor arterial    | <input type="checkbox"/> | Mixed use collector | <input type="checkbox"/>            | Mixed use local | <input type="checkbox"/> |
| Residential collector  | <input type="checkbox"/> | Residential local | <input type="checkbox"/> | Special use street  | <input checked="" type="checkbox"/> |                 |                          |

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

**PROPOSED DESIGN**

| Item to Be Addressed/ Checklist Consideration | YES                                 | NO                                  | N/A                      | Required Description                              |
|---|-------------------------------------|-------------------------------------|--------------------------|---|
| <b>Complete Streets Design</b>                |                                     |                                     |                          |   |
| Bicyclist accommodations?                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | no bicycle accommodations proposed                |
| Pedestrian accommodations?                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Sidewalks existing - no new proposed              |
| Access and Mobility accommodations?           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Existing sidewalks allow for access & mobility    |
| Transit accommodations?                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | not applicable to project                         |
| Truck/ freight accommodations?                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | existing designated delivery parking on Putnam St |
| Streetscape elements?                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | existing trees and landscaping - no new proposed  |

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

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

**Design Standards and Guidelines**

|  |   |                             |                             |          |
|--|---|-----------------------------|-----------------------------|----------|
| Design meets guidelines such as described below for bicycle/pedestrian/bus/transit facilities? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> NA | Describe |
|--|---|-----------------------------|-----------------------------|----------|

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



# CITY OF SARATOGA SPRINGS

## PLANNING BOARD

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

[FOR OFFICE USE]

(Application #)

(Date received)

Rev.12/2015

### SITE PLAN REVIEW SUBMITTAL CHECKLIST

Project Name: THE ICE HOUSE - PERMANENT TENT

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

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

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

**REQUIRED ITEMS ON SITE PLAN, AS APPLICABLE:**

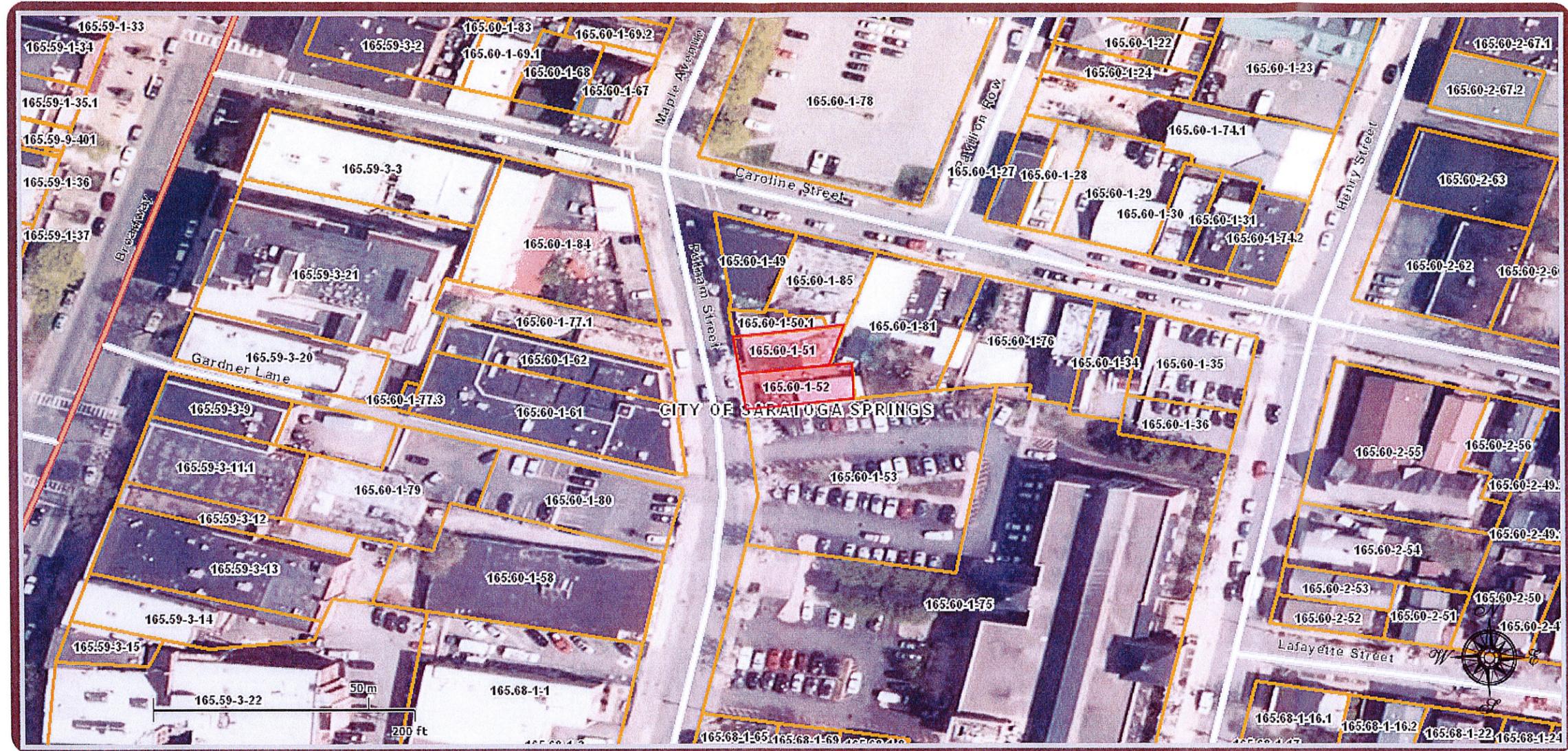
|                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | 1. Property line survey prepared by a licensed land surveyor. Site plan must reference such survey with all corners set and marked on plan. A copy of the original property survey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

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

Checklist prepared by:  Date: 8/18/16

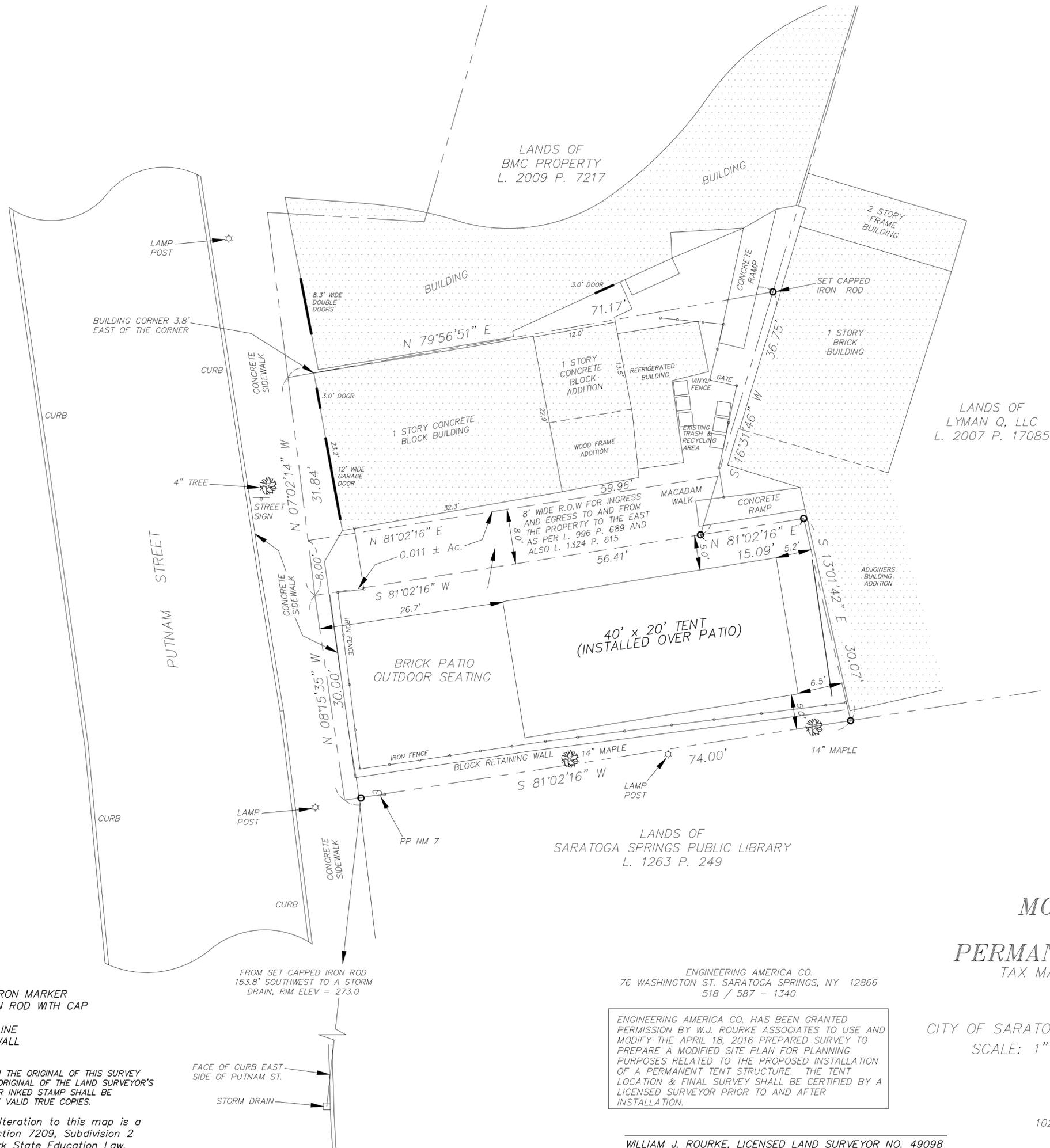
# The Ice House: 70-72 Putnam

- Legend
-  County
  -  Municipal Boundaries
  -  Parcels
- Local Roads
-  Local
  -  State and County
  -  US and Interstate



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





**MAP REFERENCES:**

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

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

**GENERAL INFORMATION:**

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

**MODIFIED SITE PLAN  
THE ICE HOUSE  
PERMANENT TENT STRUCTURE**  
TAX MAP: 160.60-1-51 & 160.60-1-52

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

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

- 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.

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

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



## **SARATOGA COUNTY PLANNING BOARD**

**TOM L. LEWIS**  
**CHAIRMAN**

**JASON KEMPER**  
**DIRECTOR**

September 7, 2016

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

### **SCPB Referral Review#16-100-Site Plan Review-Lynchys Tavern/The Ice House**

Site plan modification for erection of permanent tent structure to replace the temporary structure now in place.

Putnam Street (east side), south of Caroline Street (off Broadway)

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

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

**Decision:** No Significant County Wide or Inter Community Impact

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

A handwritten signature in purple ink that reads "Michael Valentine".

---

Michael Valentine, Senior Planner  
Authorized Agent for Saratoga County

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

Kathleen A Marchione Saratoga Co Clerk

RECORDED

**WARRANTY DEED WITH FULL COVENANTS**

**THIS INDENTURE**, made the 24<sup>th</sup> day of June Two Thousand Eight  
between

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

party of the first part and

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

party of the second part,

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

**SEE ATTACHED SCHEDULE A**

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

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

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

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

**AND** the party of the first part covenants as follows:

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

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

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

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

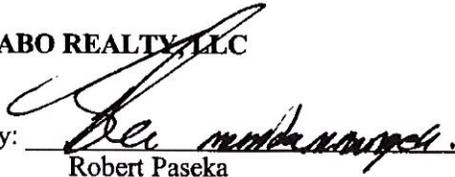
**FIFTH.** That said party of the first part will forever warrant the title to said premises.

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

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

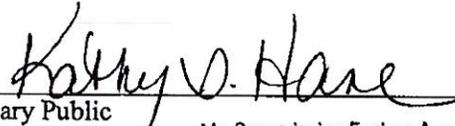
**IN PRESENCE OF:**

**PABO REALTY, LLC**

By:   
Robert Paseka

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

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

  
Notary Public My Commission Expires August 8, 2015

Record and Return to:  
Lynchys Tavern Inc.  
68 Middle Rd.  
Saratoga Springs NY 12866

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

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

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

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

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

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



# CITY OF SARATOGA SPRINGS

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

[FOR OFFICE USE]  
\_\_\_\_\_  
(Application #)  
\_\_\_\_\_  
(Date received)

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

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

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

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

### PROPERTY INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section(s) \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

1. Date original variance was granted: \_\_\_\_\_ 2. Type of variance granted?  Use  Area

3. Date original variance expired: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

A use variance is requested to permit the following: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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

- I. 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:

| <u>Date</u> | <u>Improvement</u> | <u>Cost</u> |
|-------------|--------------------|-------------|
| _____       | _____              | _____       |
| _____       | _____              | _____       |
| _____       | _____              | _____       |

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 If "yes", for how long? \_\_\_\_\_  No

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

240-2.0

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

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

Other: \_\_\_\_\_  
\_\_\_\_\_

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



DISCLOSURE

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

APPLICANT CERTIFICATION

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

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

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

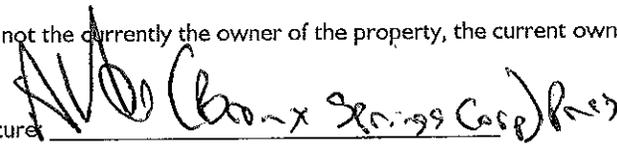
  
\_\_\_\_\_  
(applicant signature)

Date: 7/11/16

\_\_\_\_\_  
(applicant signature)

Date: \_\_\_\_\_

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

Owner Signature:   
\_\_\_\_\_

Date: 7/13/16

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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

APPLICANT: \_\_\_\_\_ TAX PARCEL NO.: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_ ZONING DISTRICT: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_. As such, the following relief would be required to proceed:

Extension of existing variance       Interpretation

Use Variance to permit the following: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Area Variance seeking the following relief:

| <u>Dimensional Requirements</u> | <u>From</u> | <u>To</u> |
|---------------------------------|-------------|-----------|
| _____                           | _____       | _____     |
| _____                           | _____       | _____     |
| _____                           | _____       | _____     |
| _____                           | _____       | _____     |
| _____                           | _____       | _____     |
| _____                           | _____       | _____     |

Other: \_\_\_\_\_  
\_\_\_\_\_

Note: \_\_\_\_\_

Advisory Opinion required from Saratoga County Planning Board

\_\_\_\_\_  
ZONING AND BUILDING INSPECTOR

\_\_\_\_\_  
DATE

# Short Environmental Assessment Form

## Part 1 - Project Information

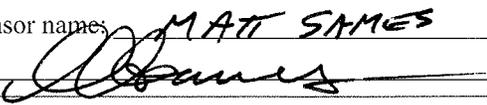
### Instructions for Completing

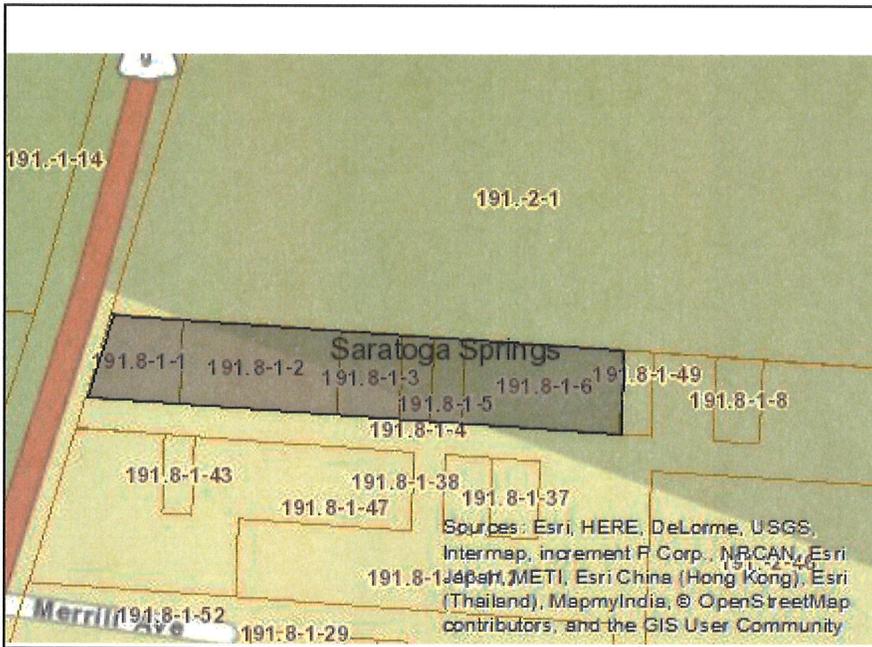
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

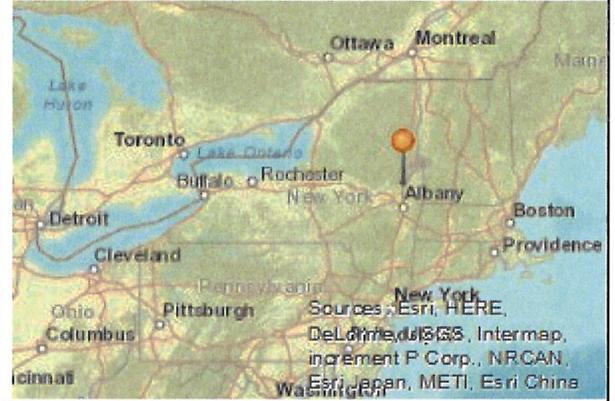
| <b>Part 1 - Project and Sponsor Information</b>  |                          |                       |   |    |     |                                     |                          |
|--|--------------------------|-----------------------|---|----|-----|-------------------------------------|--------------------------|
| Name of Action or Project:<br>Pet Lodge  |                          |                       |   |    |     |                                     |                          |
| Project Location (describe, and attach a location map):<br>Rt 9/Broadway Saratoga Springs, NY  |                          |                       |   |    |     |                                     |                          |
| Brief Description of Proposed Action:<br>Construct a pet boarding facility on existing vacant parcel(s)  |                          |                       |   |    |     |                                     |                          |
| Name of Applicant or Sponsor:<br>Matt Sames  |                          | Telephone: [REDACTED] |   |    |     |                                     |                          |
|  |                          | E-Mail: [REDACTED]    |   |    |     |                                     |                          |
| Address:<br>[REDACTED]   |                          |                       |   |    |     |                                     |                          |
| City/PO:<br>[REDACTED]   |                          | State:<br>[REDACTED]  | Zip Code:<br>[REDACTED]   |    |     |                                     |                          |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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. |                          |                       | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> | NO | YES | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| NO   | YES                      |                       |   |    |     |                                     |                          |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/> |                       |   |    |     |                                     |                          |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency?<br>If Yes, list agency(s) name and permit or approval:   |                          |                       | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> | NO | YES | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| NO   | YES                      |                       |   |    |     |                                     |                          |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/> |                       |   |    |     |                                     |                          |
| 3.a. Total acreage of the site of the proposed action?   |                          | _____ 1.59 acres      |   |    |     |                                     |                          |
| b. Total acreage to be physically disturbed?   |                          | _____ .69 acres       |   |    |     |                                     |                          |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?   |                          | _____ 1.59 acres      |   |    |     |                                     |                          |
| 4. Check all land uses that occur on, adjoining and near the proposed action.  |                          |                       |   |    |     |                                     |                          |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)   |                          |                       |   |    |     |                                     |                          |
| <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____   |                          |                       |   |    |     |                                     |                          |
| <input checked="" type="checkbox"/> Parkland   |                          |                       |   |    |     |                                     |                          |



|   |  |   |
|---|--|---|
| <p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>Creation of a detention basin, approx. 1500 SF</p> <p>_____</p> | <p>NO</p> <p><input type="checkbox"/></p>            | <p>YES</p> <p><input checked="" type="checkbox"/></p> |
| <p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>   | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p>            |
| <p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>   | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p>            |
| <p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>MATT SIMES</u> Date: <u>7/11/16</u></p> <p>Signature: <u></u></p>      |  |   |



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



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

**Zoning Board of Appeals  
Project Narrative  
for  
Pet Lodge  
Route 9  
City of Saratoga Springs  
Saratoga County, New York**

Prepared for:  
Matt Sames,  
Sames Media Group  
Located at  
19 Blue Jay Way  
Rexford, NY 12148

July 8, 2016

*Prepared by:*



Engineering and  
Land Surveying, P.C.

21 Corporate Drive, Suite 105  
Clifton Park, NY 12065





## **INTRODUCTION**

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

## **Zoning**

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

## **Parcel**

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

## **Usage**

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

## **Variances**

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

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

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

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

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

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

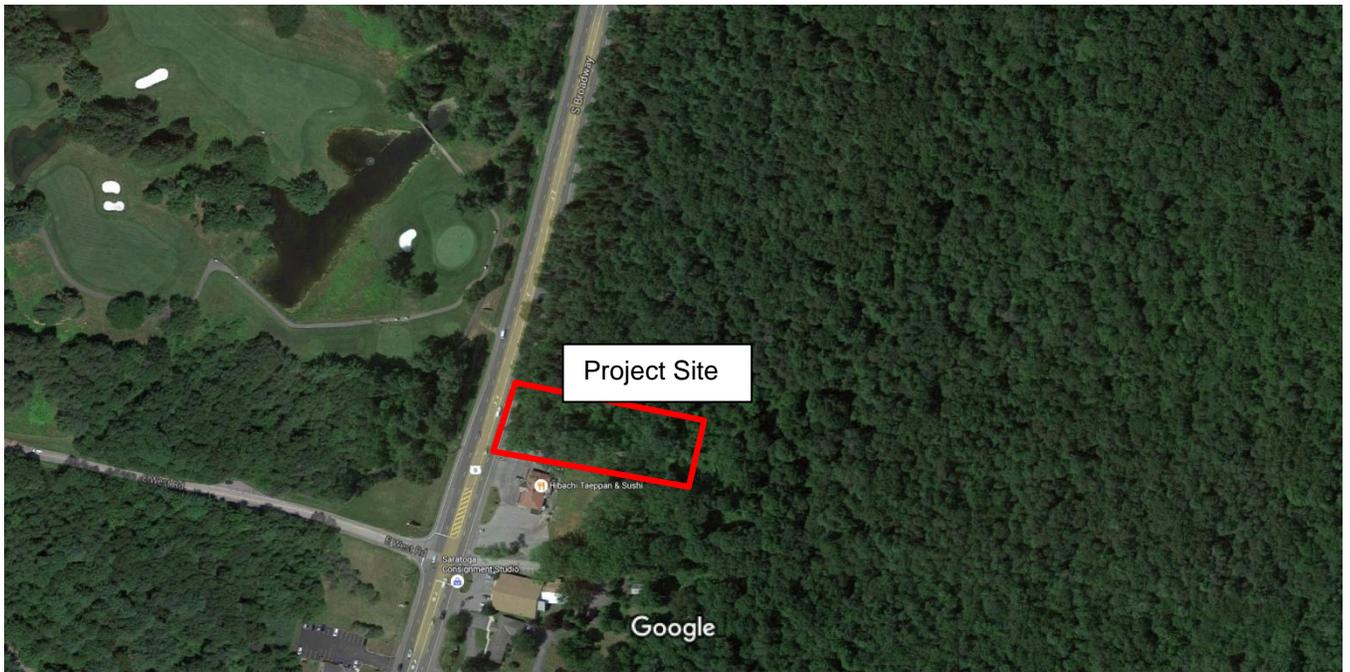


**EXHIBITS:**

- |                  |                           |
|------------------|---------------------------|
| <b>Exhibit 1</b> | <b>Aerial Map</b>         |
| <b>Exhibit 2</b> | <b>Tax Map</b>            |
| <b>Exhibit 3</b> | <b>Photo Location Map</b> |
| <b>Exhibit 4</b> | <b>Site Photos</b>        |



Aerial Map



Imagery ©2016 Google, Map data ©2016 Google 100 ft



Tax Map

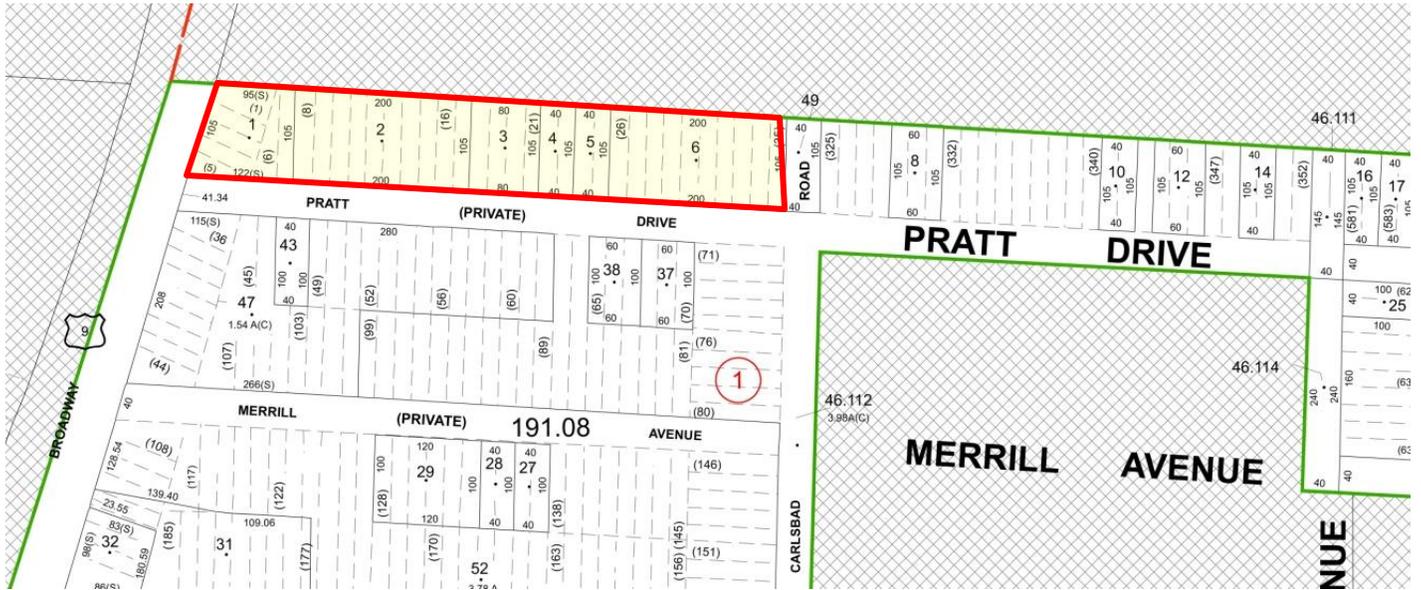




Photo Location Map

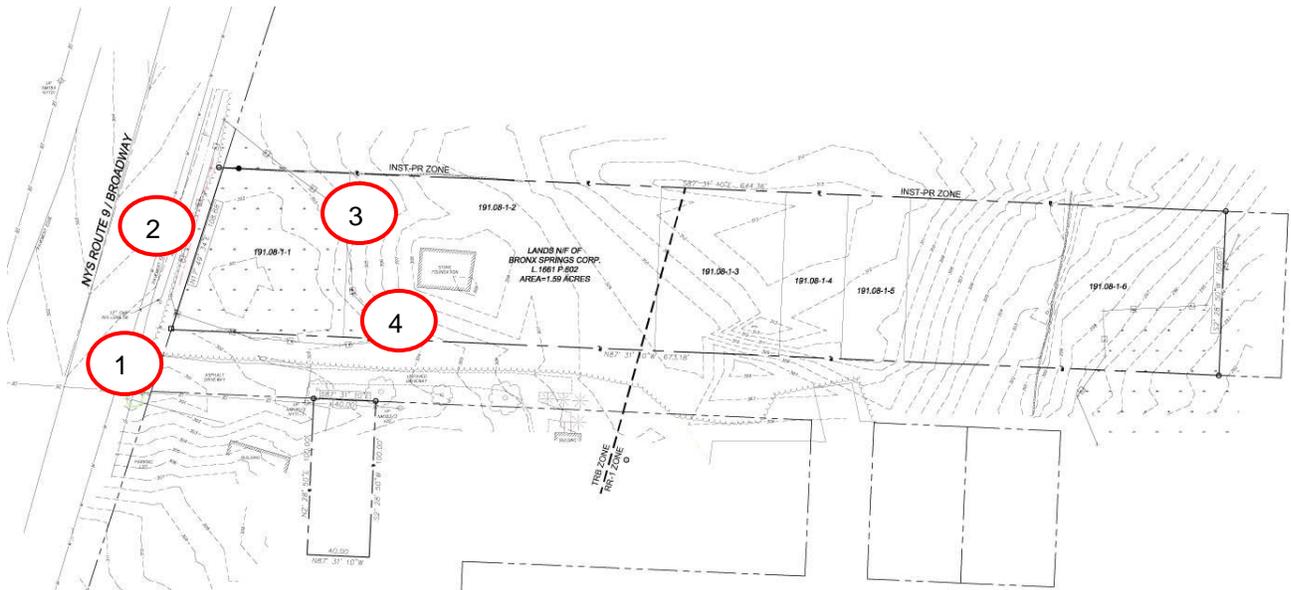




Photo 1





Photo 2





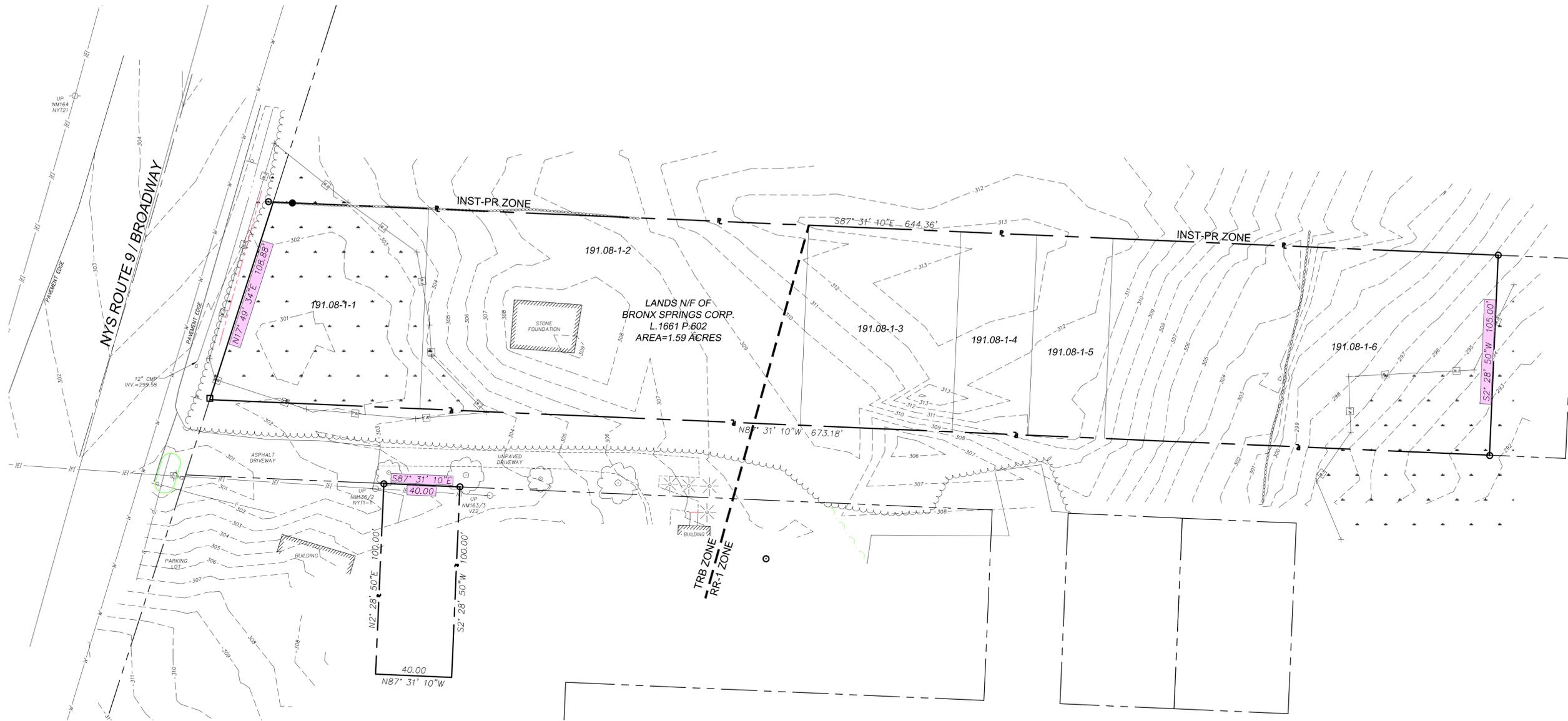
Photo 3





Photo 4





PRELIMINARY DRAWINGS: NOT FOR CONSTRUCTION

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

| SUBMITTAL / REVISIONS |      |             |    |              |      |
|-----------------------|------|-------------|----|--------------|------|
| No.                   | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
|                       |      |             |    |              |      |
|                       |      |             |    |              |      |
|                       |      |             |    |              |      |
|                       |      |             |    |              |      |

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

SEAL

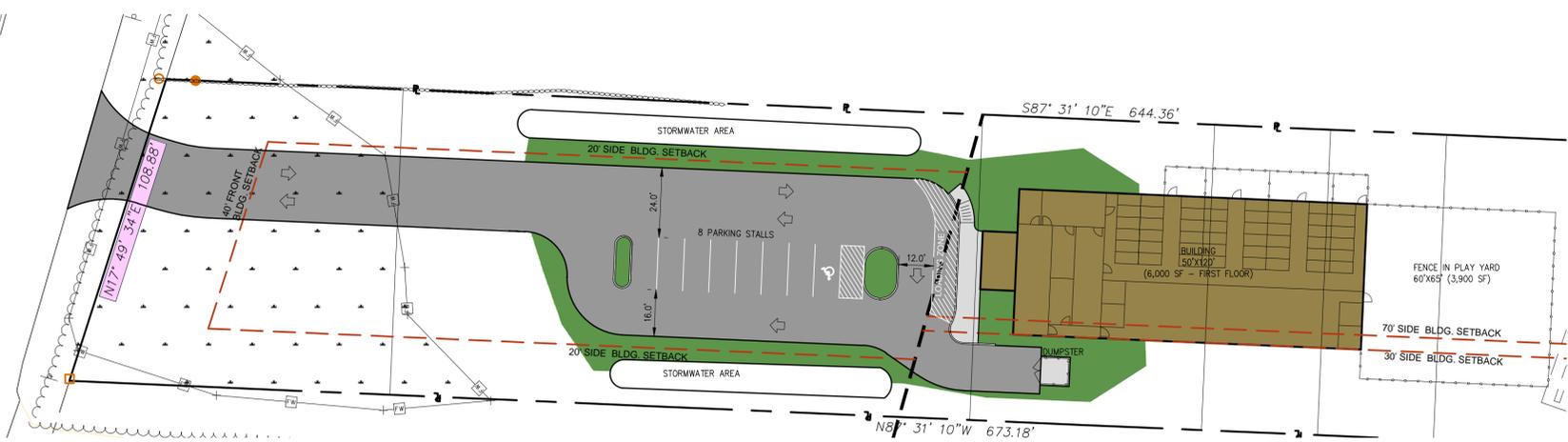
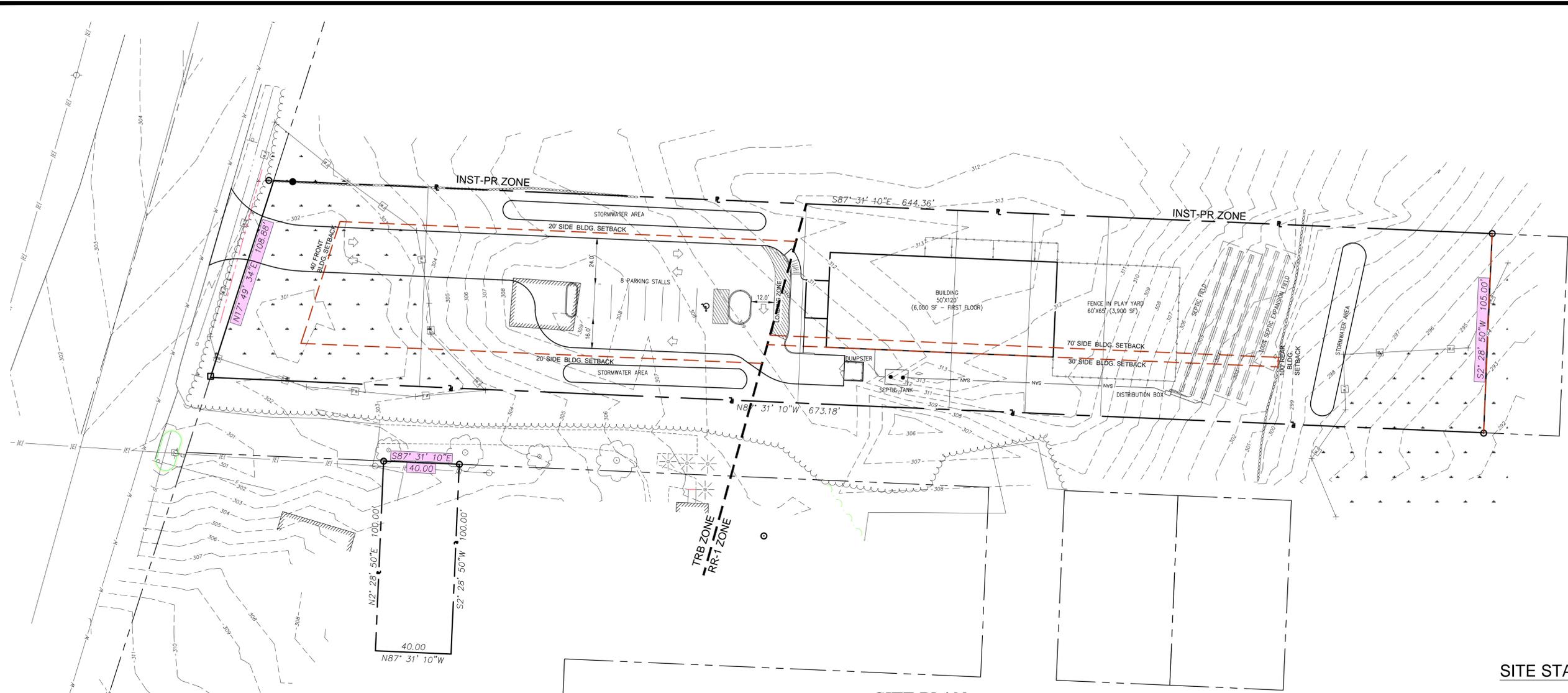
DRAFT



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

MATT SAMES  
**EXISTING CONDITIONS**  
ROUTE 9  
CITY OF SARATOGA SPRINGS NEW YORK

|                      |
|----------------------|
| SCALE: AS SHOWN      |
| CONTRACT No.: -      |
| MJ PROJ. No.: 972.15 |
| DATE: JULY 2016      |
| <b>C-1</b>           |
| SHEET 1 OF 2         |



**SITE STATISTICS**

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

PRELIMINARY DRAWINGS: NOT FOR CONSTRUCTION

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

| SUBMITTAL / REVISIONS |      |             |    |              |      |
|-----------------------|------|-------------|----|--------------|------|
| No.                   | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
|                       |      |             |    |              |      |
|                       |      |             |    |              |      |
|                       |      |             |    |              |      |

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

SEAL

DRAFT

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

MATT SAMES  
**CONCEPT SITE PLAN #1**  
ROUTE 9  
CITY OF SARATOGA SPRINGS NEW YORK

|                      |
|----------------------|
| SCALE: AS SHOWN      |
| CONTRACT No.: -      |
| MJ PROJ. No.: 972.15 |
| DATE: JULY 2016      |
| <b>C-2</b>           |
| SHEET 2 OF 2         |



## CITY OF SARATOGA SPRINGS

### ZONING BOARD OF APPEALS

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

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

September 14, 2016

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

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

Dear Mark,

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

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

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

Respectfully yours

Bill Moore, Chair  
Zoning Board of Appeals