



# CITY OF SARATOGA SPRINGS

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

[FOR OFFICE USE]

(Application #)

(Date received)

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

APPLICANT(S)*	OWNER(S) (If not applicant)	ATTORNEY/AGENT
Name: Casey James	Lamont Washington KAVITA KAVITA	
Address: [Redacted]	MANDEEP SINGH	
Phone: [Redacted]		
Email: [Redacted]		

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

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

### PROPERTY INFORMATION

1. Property Address/Location: 44 Jefferson St. Saratoga Springs Tax Parcel No.: 178.28 - 1 - 38  
(for example: 165.52 - 4 - 37)

2. Date acquired by current owner: 7/10/2008 3. Zoning District when purchased: \_\_\_\_\_

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

6. Has a previous ZBA application/appeal been filed for this property?  
 Yes (when? 1946 For what? USE VARIANCE)  
 No

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

8. Brief description of proposed action: TURN INTO A BARBER SHOP.  
USE EXISTING PROPERTY.

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)

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

A use variance is requested to permit the following: A Barber Shop

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

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

See Attached

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

1) Date of purchase: 7/10/2008 Purchase amount: \$ 100,000

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

Date	Improvement	Cost
<u>N/A</u>	<u>—</u>	<u>—</u>
<u>N/A</u>	<u>—</u>	<u>—</u>
<u>N/A</u>	<u>—</u>	<u>—</u>

3) Annual maintenance expenses: \$ N/A

4) Annual taxes: \$ N/A

5) Annual income generated from property: \$ 0

6) City assessed value: \$ 69,100 Equalization rate: 78% Estimated Market Value: \$ 881,889

7) Appraised Value: \$ NA Appraiser: N/A Date: N/A

Appraisal Assumptions: N/A

B. Has property been listed for sale with the Multiple Listing Service (MLS)?  Yes If "yes", for how long? 2 years  
 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? 0, no serious

prospects

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

See Attached

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

See Attached

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

See Attached

DISCLOSURE

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

APPLICANT CERTIFICATION

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

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

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

[Signature]  
(applicant signature)

Date: 3/9/16

[Signature]  
(applicant signature)

Date: 3/9/16

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

Owner Signature: Kanika Kaur

Date: 3-8-16

Owner Signature: Mandeep Sidhu

Date: 3-8-16

BEFORE THE  
BOARD OF APPEALS  
OF THE CITY OF SARATOGA SPRINGS

IN THE MATTER OF THE APPEAL

of

**BERNARD J. COLLINS**

from the determination of the Building Inspector  
denying application for permit to

**erect and operate a grocery store**

on Premises No.

**44 Jefferson St.**

in the City of Saratoga Springs, New York, being

Lot No.

**115**

, Block No.

**E**

, Section

**19**

, on the Assessment Map of the said City.

having hertofore appealed to this Board from a determination of the Building Inspector denying appel-  
lant's application for permission to

**erect and operate a grocery store**

on the premises No. **44 Jefferson St.**.....in the City of Saratoga Springs, being Lot. No.

....., Block No. **g**....., Section No. **19**.....on the Assessment Map of said City,

**115**

on the ground that the same violates the zoning ordinance of said City in the following particulars, viz.:

**The above described premises are in Zone B which is restricted for the  
use as herein requested**

and the appellant having at the same time applied for a variance from the requirements of the Zoning  
Ordinance of the said city as amended. And due public notice having been duly given of a hearing on  
said application to be held on the **12th**..... day of **June**....., 19 **46**, and the applicant  
having appeared by **him-self**.....

in support of said application and **no one**.....

appearing in opposition, and after due consideration it appearing to the satisfaction of this Board that

said appeal can be granted without detriment to the health, safety, morals, convenience or general welfare of the community, and that the use applied for is a reasonable one for the premises involved; that practical difficulties and unnecessary hardships would result in carrying out the strict letter of the ordinance, and that by granting said appeal the spirit of the ordinance will be observed public safety secured and substantial justice done.

NOW, THEREFORE, RESOLVED, that Bernard J. Collins is hereby authorized to erect and operate a grocery store on the premises No. 44 Jefferson St. in the City of Saratoga Springs, New York, being Lot 115, Block E, Section 19, on the Assessment Map of the City of Saratoga Springs.

~~in accordance with plans and specifications therefor to be submitted to and approved by the Building Inspector of the City of Saratoga Springs, New York, conditioned nevertheless~~

~~the said determination of the Building Inspector be and it hereby is in all things affirmed and the applicant's appeal denied.~~

Dated, June 12, 1946

BOARD OF APPEALS OF THE CITY OF SARATOGA SPRINGS

John J. Caruso  
Chairman

I HEREBY certify the above to be a full, true, and correct copy of a resolution duly adopted by the Board of Appeals of the City of Saratoga Springs on the date above mentioned, four members of the Board being present and concurring.

W.B. Little  
Secretary

Property: 44 JEFFERSON ST, Saratoga Springs  
SBL: 178.28-1-38



Show all Images  
View Parcel Documents

Assessment	
Total	\$69,100.00
Total Land	\$41,200.00
County Taxable (Saratoga)	\$69,100.00
Town Taxable	\$69,100.00
School Taxable	\$69,100.00
Village Taxable	\$0.00
Equalization Rate	78%
Full Market Value	\$88,589.74

Structure	
<b>Site 1 of 1</b>	
<b>Building 1 of 1</b>	
<b>Section 1 of 1</b>	
Boeck # - Description	-
Construction Quality	1
Gross Floor Area	988
Number of Stories	1
Story Height	8
Year Built / Effective Year Built	1960 / 0
Condition	2 - Fair
Building Perimeter	136
Basement Perimeter	80
Basement SQFT	400
Number of Elevators	0
Air Conditioning %	0
Sprinkler %	0

Property Description	
Type	Commerical
Use	484 - 1 use sm bld
Ownership Code	-
Zoning	UR2
Road Type	-
Water Supply	3 - Comm/public
Utilities	4 - Gas & elec
School District	Saratoga Springs Csd - 411500
Neighborhood Code	15192

Last Property Sale	
Sale Date	7/10/2008 9:40:56 AM
Sale Price	\$100,000.00
Useable Sale	YES
Arms Length	YES
Prior Owner Name	Manzueta , William
Deed Book	2008
Deed Page	24352
Deed Date	7/11/2008

#### Improvements

Site #	Description	Quantity	Condition	Year Built	SQFT	Dimentions
1	FC1 - Shed-machine	1	Fair	1938	68	0X0

#### Land

Site #	Land Type	Acres	Front	Depth	SQFT	Soil Rating
1	01 - Primary	0.1	0	0	0	Land: 1 Rating:

#### Owner Information

Owner Name	Address 1	Address 2	City/State/Zip
*****	7 King Arthur Ct		Saratoga Springs NY 12866
*****	7 King Arthur Ct		Saratoga Springs NY 12866

REC'D MAR 18 2016



# North East Realty USA

Rohan Chetoora  
 North East Realty USA  
 1438 State St,  
 Schenectady, NY 12304

Cell: [REDACTED]  
 Office: (518) 557-8885  
 Fax: (518) 982 1561  
 Email: [REDACTED]  
 www.nerealtyusa.com

## Fax Cover Sheet

Date: 03/17/2016 Fax #: [REDACTED]

Attention: Dave # pages: 4

**Notes:**

Dave please receive letter and also  
& listing from the MLS

*Rohan*

**THANK YOU  
 ROHAN CHETOORA**

**NOTE: If you did not receive all the pages indicated or any of the pages are unclear or blurry, please contact this office as soon as possible at the above phone number. Also, if this fax was received in error, please notify this office. Thank you.**

Property Type CI - Commercial Industrial Full Agent Report

Property Type CM - CRMLS Commercial Full Agent Report



MLS#: 201117221 Area: 311  
 Status: Expired Map Co: 36D354  
 Spec Mkt Cond: EXC  
 Address: 44 JEFFERSON ST  
 City/Town (taxing entity): Saratoga 5  
 City/Town (Mail Address): Saratoga Springs  
 Zip: 12856  
 List Price: \$130,000  
 Orig List Price: \$125,000  
 Sale Price:  
 Offer Lease Term: 3  
 OLSF: 988.00 OLM: \$1,200.0  
 LPSF:  
 Section: 178.28 Block: 1 Lot: 38 APN: 411501 178.28-1-38

Category:	Business Opportunities	Use:	Business, Retail
Zoning:	COMM	Restrictions:	
Road Frontage:		Lot Size:	
	<b>TOTAL SQFT AVAIL SQFT CEILINGS</b>	Elevators:	/
Building:	988 988	Overhead Door:	/
Office:	0	Loading Dock:	/
Warehouse:	0	Sprinkler:	/
Retail:	988	RR Sliding:	/
Age:	51	Parking:	4 / Private, Public
Condition:			
	Construction:		
	Roof:		
		Handicap:	No
		Lot SqFt:	
		Acres:	0.000
		Stories:	1

Remarks: **WONDERFUL OPPORTUNITY FOR GROCERY, DELI OR SMALL OFFICE. JUST 2 BLOCKS FROM SARATOGA RACE TRACK. EQUIPMENT INCLUDED IN SALE, PARKING AVAILABLE IN FRONT AND ON STREET. CALL CSS FOR ALL SHOWINGS AT 518 738 0001.**

Financing: Owner Finance: / Mortgage: Assessed Value:

Directions: **BROADWAY TO RIGHT ON LINCOLN TO RIGHT ON JEFFERSON.**

Business Name: Year Established: Docs Available:

<b>EXPENSES</b>		<b>ANNUAL TAXES</b>		<b>UTILITIES</b>	
Gas/Oil:	\$ /	General:	\$ /	Heat:	
Electric:	\$ /	School:	\$ /	A/C:	
Water/Sewer:	\$ /	Village:	\$ /	Water:	MUNI
Repairs/Maint:	\$ /	Total:	\$ 1,600 / 8	Sewer:	Yes
RE Taxes:	\$			Septic:	No
Insurance:	\$			Volts:	
Management:	\$	Tenant Pays		Amps:	
				Phase:	

LO: North East Realty USA - Office: 518-557-5801  
 LO Code: 2205A Fax: 518-288-0010 List Team:  
 LA1: Rohan Chetora - 518-557-8885ext. 0 Owner:  
 LA1 Code: 7008 rohan@nerealtyusa.com Owner Phone:  
 LA2 Possession: **AT CLOSING**  
 Sub-Ag 2.5 Buy Ag 0 Bkr Ag 2.5 Depository: **TRUSTCO**

List Date: 4/28/2011 Expiry Date: 10/31/2011 Sale Terms:  
 Pend Date: Status Date: 11/1/2011 Sell Office:  
 Closed Date: Sell Agent 1:  
 Days On Market: 187 Sell Agent 2:  
 Owner Contribution: Sid Rmks & Contribution \$:  
 Virtual Tour URL:

The information in this listing was gathered from third party sources including the seller and public records. CRMLS and its subscribers disclaim any and all representations or warranties as to the accuracy of this information.

Property Type CI - Commercial Industrial Full Agent Report

Property Type CM - CRMLS Commercial Full Agent Report



MLS#: 201332709 Area: 311  
 Status: Expired Map Co: 36dj54  
 Spec Mkt Cond: EXC  
 Address: 44 JEFFERSON ST  
 City/Town (taxing entity): Saratoga S  
 City/Town (Mail Address): Saratoga Springs  
 Village:  
 County: Saratoga  
 Locale:  
 Section: 178.28 Block: 1 Lot: 38  
 List Price: \$92,000  
 Orig List Price: \$99,900  
 Sale Price:  
 Zip: 12866  
 OLSF:  
 LPSF:  
 OLM:  
 Offerd Lease Term:  
 APN: 411501 178.28-1-38

Category: Business Opportunities Use: Business, Retail  
 Zoning: commercial  
 Road Frontage:  
 Building: 988 988  
 Office: 0  
 Warehouse: 0  
 Retail: 988  
 Age: 51 Construction:  
 Condition: Roof:  
 Restrictions:  
 Lot Size:  
 Elevators: /  
 Overhead Door: /  
 Loading Dock: /  
 Sprinkler: /  
 RR Siding: /  
 Parking: / Street  
 Handicap: No  
 Lot Sqft:  
 Acres: 0.000  
 Stories:

Remarks: Very good opportunity for corner store/grocery store, deli or small office space, just minutes away from Saratoga race track equipment included in sale, parking available in front and on street. Call showingtime for all appointment at 800 746 9464.  
 FINANCING  
 Owner Finance: /  
 Mortgage:  
 Assessed Value:

Directions: Broadway, right on Lincoln, right on to Jefferson.

Business Name: Year Established: Docs Available:

EXPENSES		ANNUAL TAXES		UTILITIES	
Gas/Oil:	\$ /	General:	\$ /	Heat:	
Electric:	\$ /	School:	\$ /	A/C:	
Water/Sewer:	\$ /	Village:	\$ /	Water:	muni
Repairs/Maint	\$ /	Total:	\$2,000 /E	Sewer:	Yes
RE Taxes:	\$			Septic:	Yes
Insurance:	\$			Volts:	
Management:	\$	Tenant Pays		Amps:	
				Phase:	

LO: North East Realty USA - Office: 518-557-5601  
 LO Code: 2205A Fax: 518-268-0010 List Team:  
 LA1: Rohan Chatoora - 518-557-8885ext. 0 Owner:  
 LA1 Code: 7008 rohan@nerealtyusa.com Owner Phone:  
 LA2 Possession:  
 Sub-Ag 0 Buy Ag 2.5 Bkr Ag 2.5 Depository: trustco

List Date: 11/11/2013 Expire Date: 5/12/2014 Sale Terms:  
 Pend Date: Status Date: 3/13/2014 Sell Office:  
 Closed Date: Sell Agent 1:  
 Days On Market: 183 Sell Agent 2:  
 Owner Contribution: \$K Rmks & Contribution \$:

Virtual Tour URL:



**North East  
Realty USA**

1438 State St, Schenectady, NY 12304  
Office: (518) 557-5801  
Fax: (518) 288-0010  
www.nerealtyusa.com

To whom it may concern,

I the undersign broker Rohan Chetora, North East Realty USA. have listed 44 Jefferson St for a six month period and the property could not be sold, if you have any further question I can be reached at [REDACTED]

Thank you.

yours truly.  
Rohan Chetora.

**ROHAN CHETOORA  
NORTH EAST  
REALTY USA**

I am lamont washington and i am writing this statement on behalf of myself, casey james, and the Application for a change in use variance we are submitting. I would like to begin by addressing all four criterias or "tests" that are required by the zoning board to be met in order to be approved for a change in use variance. In the following statement i will prove and provide proof of how we have met all criteria and passed all "tests".

1. The applicant cannot realize a reasonable Financial return on initial investment for any currently permitted use on the property. The property in question cannot yield a reasonable return for the following reasons: Attached and also submitted with this application for review, is a statement from the current property owner and the previous property owner. In this statement they both Express the impossibility of running and sustaining a profitable convenience store at that property, due to the hardships of having a much more popular and successful convenience store so close in proximity. This competition makes it impossible for anyone to be successful under the currently permitted use of the property. In the same statement, the current property owner also addresses the fact that it is financially unfeasible to turn the building into a residential home. We hired Sukhdev Fingb (owner of a roofing, and construction company in saratoga springs ny) to give a professional opinion on what it would take to make the property suitable for a family residence. He stated that not only will it cost approximately the same if not more than the current appraised value of the property in the first place, but it would also require extension permits, lots of time and labor that in the end would not provide for a reasonable Financial return (his statement is also attached and submitted with this application for review). The previous property owner also expresses his attempts to sell and lease the property, hiring a real estate agent and putting out a For sale sign for over 5 years with no success whatsoever and no serious prospects whatsoever. Lastly the previous property owner expresses his regret when due to the financial loss the business was acquiring he was forced to close the business and leave the property vacant and abandoned, and intum it being broken into, vandalized and getting somewhat of a negative reputation associated with it. The property owner States that if the change in use variance is not granted he and the other property owners have no other choice but to continue to leave the property vacant and abandoned. I believe that all of the information provided, proves that it is currently impossible to get any reasonable financial return for any currently permitted use on the property.

2. That the financial hardship relating to this property is unique in does not apply to a substantial portion of the neighborhood this previously identified financial hardship is unique for the following reasons: The primary hardships facing the property and the current permitted use is that of competition. Five Points convenience store not only 2 minutes walking distance up the street from the property in question but it is also wildly successful most locals go there and are very loyal customers making it almost impossible to have a successful convenience store so close in proximity. The current owners in the previous owners have tried three times unsuccessfully to do so and they both believe that a large part of their failure is due to the competition from Five Points convenience store. A convenience store closing down 3 times at the same property is proof that the hardship is unique and certainly exists.
3. That the variance, if granted, will not alter the central character of the neighborhood. The requested variance will not alter the character of the neighborhood for the following reasons: For the past few years the property has been vacant, broken into, and vandalized. Not only does this put a burden on to the current owners butt it creates a negative reputation and impact on the entire neighborhood, surrounding area and saratoga springs as a city. What we plan to bring to the property is a professional and respectable establishment. We have no competitors of the same kind within a mile of the property and will help bring more prosperity to the already existing business in the area and they will do the same for us in the form of advertising. Attached and submitted with this application for review are letters of support from not only most properties that are neighboring 44 Jefferson Street but also letters of support from all businesses in close proximity, and a letter of support from the executive director of the Saratoga Springs Housing Authority located directly across the street from the property in question. The Continuous pattern among the supporters we have acquired is that they welcome the change, in fact they promote it! They believe as do I, that a convenience store will never succeed and having a vacant building there is a negative impact on the neighborhood. When there was a convenience store operating out of the build the hours of business were as follows: 9am to 10 p.m. everyday Monday thru Saturday and 10am to 8pm on Sunday. Our planned hours of operation are as follows: 10am to 8pm Tuesday through Saturday and 12am to 5pm on Sunday and Monday. Our hours of operation are considerably less than that of what is already permitted and has been since 1945. We will only have 4 chairs max in operation on any given day and less on slow days, so not only will there be the

same if not less walk in traffic than a convenient store but parking will not be an issue. There are 5 on site parking spots and plenty of on street parking. I myself live directly across the street (10 seconds walking distance from the property) so myself and my employees will be parking at my house and not the property, leaving the parking spots open for customers only. Also being that most of our customer base will come from the local area, most people will be within walking distance and will not require to park on the property, the parking on site will be more than sufficient but if parking on the property is taken there is plenty of on street parking available as i previously stated. As I previously stated there is no competition within a mile of the property so there is no conflict of competition between businesses. There are however 2 salons within close proximity to the property but they both specialize in only cutting female hair where my business will only be attending to the male clientele. If the use variance is granted we will be promoting for each other. Myself and all my employees are licensed barbers we are all professionals at full hot towel face shaves, designs, and all male haircut styles. We intend to create a professional environment where our male clientele can come get pampered, unwind and relax. I myself am a college graduate, with a degree in business marketing. My partner casey james has an associates degree in business management, we both grew up in saratoga springs myself in particular grew up in the Housing Authority located across the street from the property. We grew up poor, worked hard, kept our records clean, went to college, and tried always to conduct ourselves in a professional manner as we will do with our business. As a result we have gained the respect and support of many good people especially in saratoga springs and the surrounding neighborhoods of the property. Fortunately for us not much is required to operate a barber shop, all we need is barber chairs, a couple mirrors, some chairs for a waiting area, a register, a bathroom, a barbershop owner's license and insurance (the employees bring all their own equipment like capes and clippers etc...). We already have all things required! We have already created an llc, we have insurance, we purchased all the equipment, established payroll, and have even cleaned up the property. All that is left is to get approval for the change in use variance and we can start business with no need for extensions permits or any construction. We believe that we can only improve the central character of the neighborhood.

4. That the alleged hardship has not been self-created. The hardship has not been self-created for the following reasons: The competition in form of the Five Points

convenience store has proved to be too great, forcing the convenience store at 44 Jefferson Street Saratoga Springs New York to close down, not once, not twice, but three times within the past 10 years. Even when store took on new Management it was still unsuccessful. The success of another competing convenience store of the same kind, whomes success negatively affects the financial Return of the property in question is not a hardship that is self-created.

Before I wrap this statement up I would like to discuss a little bit of why I know my business will be successful.

1. My employees and i have already established a large and loyal clientele base. Some of our clientele base includes people such as Shawn Francis who is inspiring to run for the New York State Senate. We also have lots of small business owners for clients who wish to help us promote and advertise through their business. We are also planning to arrange an opening ceremony with the mayor where she cuts the ribbon promoting small businesses with media coverage.
2. The location of the property is prime for Barbershop. Like I previously stated in this statement, the closest Barbershop providing Services similar to the services I plan to provide is at least a mile away, the next similar Barbershop is about 3 miles away. Growing up in the Housing Authority I know from experience that is very inconvenient to go so far for a haircut. Many of the males who reside in housing don't have cars or are too young to drive, so it's very hard for them to get the haircuts they need. Also the property is so close to the track the rec center many other neighborhoods and relatively close to downtown Saratoga Springs. If granted the changing use variance I will be tapping into very prominent customer base.
3. Lastly, I will not let myself fail. Growing up a poor minority in the Saratoga Springs housing District, I've always had to work hard to get what I want. Being the oldest of four Brothers, a single mother and living in a poor home in such a great and rich city that is saratoga springs, i knew from a young age that i could not let myself fail. So I have always worked hard mimicking the successful people that I have seen this city produce. Now I am a 26 years old, a college graduate, with a son, and I am so close to finally fulfilling my dreams and providing a better life and example for my family. Getting this change in use variance is all that stands between me and the rest of my life.

So in closing i ask you all to please approve this application. I along with my partner casey james, my family, and all those that believe and support us implore you to make the right decision. We

have quite literally put our entire lives to making this dream a reality and we have met every criteria or "test" that you require to approve an application, now all that is left is for your approval to allow us to bring a great and new successful small business to the amazing city of Saratoga Springs.

Sincerely,

Lamont washington & Casey James

*Lamont* 3/11/16  
[Redacted]

*Casey* 3/11/16  
[Redacted]



SARATOGA SPRINGS HOUSING AUTHORITY  
ONE SOUTH FEDERAL STREET  
SARATOGA SPRINGS, NEW YORK 12866

PHONE: (518) 584-6600

FAX: (518) 584-3006

March 9, 2016

To Whom It May Concern:

On behalf of the Saratoga Springs Housing Authority I am writing to voice my support for Lamont Washington in his efforts to receive a zoning variance so that he can open a barber shop at 44 Jefferson Street, Saratoga Springs, NY 12866. There are not many male barbershops in the area so Lamont would fill a need for boys and men in the area while adding to the city's tax base. Most importantly to me is the fact that Lamont is a former resident of the Terrace Community and he would set a wonderful example for the current residents of what is possible if you go to school and work hard. Lamont graduated from college and is now an entrepreneur in the same community he grew up in. The housing authority would love to help promote Lamont's business venture so I am hopeful that a zoning variance will be passed to allow Lamont to fulfill his dreams.

Respectfully,

Paul J. Feldman  
Executive Director

Executive Director: Paul Feldman  
Legal Counsel: Scott Peterson

Board of Commissioners:  
Ann Bullock  
Eric Weller

Joanne Foresta - Chairman  
Susan Christopher  
Olivine Wescott

Lucile Lucas - Co Chairman  
Joy King

Reasonable Accommodation Statement: Pursuant to the Fair Housing Act (42U.S.C. 3601-3619), if you are a federally funded assisted housing program applicant or resident with a disability, you may request an exception, change or adjustment to a rule, policy, practice or service that may be necessary to afford you an equal opportunity to participate in the program.

5 March 2016

Saratoga 5 Points Market and Deli  
42 Park Place  
Saratoga Springs, NY 12866  
518.584.1000

To Whom it May Concern;

I am writing on behalf of Lamont, and his new business TrueCutz, which is hoping to open it's doors at the old country store on Jefferson Street here in town. I know being a strong presence in the neighborhood is very important, especially since purchasing 5 Points four years ago myself.

Both Lamont and his grandmother had approached me about his business ideas months ago. So I was disappointed to hear he was having some issues getting open. In my four+ years here in the neighborhood ( even having personally moved across the street from the store), I have seen 2 other businesses open and close in that same location.

We are close-knit here at "The Points" and all of our 5 ( soon to be 6) businesses here communicate well with each other and help/refer each other all the time. I am thrilled Lamont reached out to us. The addition of an all male barbershop feels like a great addition to the 5Points community. We are all thrilled he is bringing life back to this somewhat abandoned building that has had its share of bad reputation.

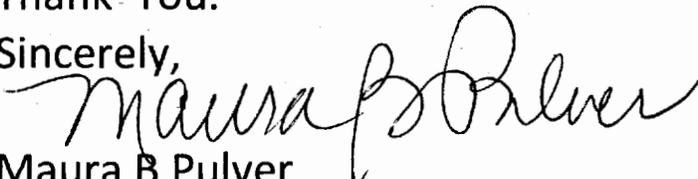
We wish him the best of luck and offer our support. Our customer base (mostly locals) have also voiced their excitement

over this new endeavor. Anything that brings positive energy, beautification, jobs and commerce to our great neighborhood is a plus in my book!

Please know TrueCutz has our endorsement and let us know how we can help him to be successful. We would LOVE to welcome him to "The Hood".

Thank You.

Sincerely,

A handwritten signature in cursive script that reads "Maura B Pulver". The signature is written in black ink and is positioned above the printed name.

Maura B Pulver

Owner, Saratoga 5 Points Market and Deli

I Michele Daus owner of Shear Magic Salon.  
at 41 Park Place in close proximity to 44 Jefferson  
street saratoga springs ny 12866, would like express my  
support of the change in use variance. I attest that i have  
no objection to a barbershop in place of a convenient store  
at that property.

**Additional comments:**

I think Lamont would be a great addition  
to the 5 points area. I have been in business  
almost 6 yrs. True cutz would be a fabulous  
for Jefferson Street and our area close to  
the track. We want to stay a close knit business  
for the 5 point area. Lamont is very professional  
& kind I am thrilled for him to revitalize an old  
building. I wish him luck.

Signed

Michele Daus

I James at                      Madison St. the neighbor of 44  
jefferson street saratoga springs ny 12866, would like  
express my support of the change in use variance. I attest  
that i have no objection to a barbershop in place of a  
convenient store at that property.

**Additional comments:**

*after seeing many convenient stores  
come & go at 44 jefferson st. over the years,  
I think a barbershop might have a  
better chance of staying in business.  
I welcome the change.*

**Signed:**

*James W. Durstewitz*

I Frank Sicari at [redacted] Jefferson the neighbor of 44  
jefferson street saratoga springs ny 12866, would like  
express my support of the change in use variance. I attest  
that i have no objection to a barbershop in place of a  
convenient store at that property.

**Additional comments:**

*I think having a Barber Shop at this location  
is a great idea!*

**Signed:**

*F. Sicari 3/9/16*

Jonathan Lane at Jefferson St the neighbor of 44  
jefferson street saratoga springs ny 12866, would like  
express my support of the change in use variance. I attest  
that i have no objection to a barbershop in place of a  
convenient store at that property.

**Additional comments:**

*It will be good for the neighborhood*

**Signed:**

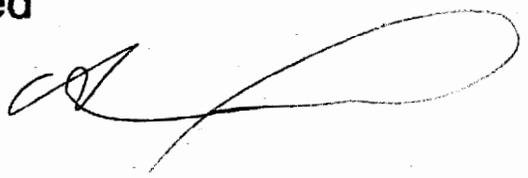
*Jonathan Lane*

*3/7/2016*

I Ashley owner of Brown Dog Pet Spa at 42 Park Pl in close proximity to 44 jefferson street saratoga springs ny 12866, would like express my support of the change in use variance. I attest that i have no objection to a barbershop in place of a convenient store at that property.

Additional comments:

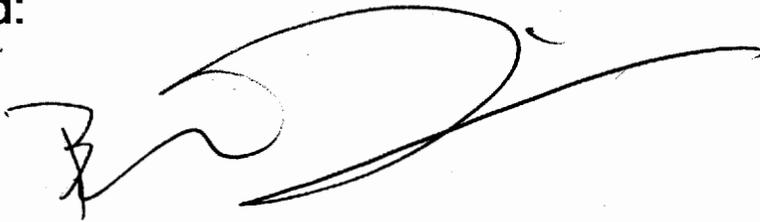
Signed



I BRIAN FINE at JEFFERSON the neighbor of 44  
jefferson street saratoga springs ny 12866, would like  
express my support of the change in use variance. I attest  
that i have no objection to a barbershop in place of a  
convenient store at that property.

Additional comments:

Signed:

A handwritten signature in black ink, appearing to read 'BRIAN FINE', with a long horizontal flourish extending to the right.

Mary Thompson at ████ Madison Street the neighbor of 44  
Jefferson Street Saratoga Springs NY 12866, would like  
express my support of the change in use variance. I attest  
that I have no objection to a barbershop in place of a  
convenient store at that property.

Additional comments:

Signed:



I Ann Marie Kenyon the neighbor of 44  
jefferson street saratoga springs ny 12866, would like  
express my support of the change in use variance. I attest  
that i have no objection to a barbershop in place of a  
convenient store at that property.

Additional comments:

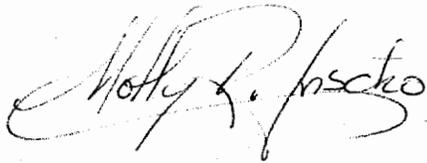
Signed:

*Ann Marie Kenyon 3/7/16*

I Nolly Luscedo at [REDACTED] JEFFERSON ST. the neighbor of 44  
jefferson street saratoga springs ny 12866, would like  
express my support of the change in use variance. I attest  
that i have no objection to a barbershop in place of a  
convenient store at that property.

Additional comments:

Signed:

A handwritten signature in cursive script, appearing to read "Nolly Luscedo".

I am writing this on behalf of Lamont Washington, and Casey James for their application for a change in use variance for the property of, 44 jefferson street saratoga springs NY. I am the current owner of 44 Jefferson street, saratoga springs, NY 12866. I acquired ownership of the property on 7/10/2008 from William Manzueta.

During my 8 years with this property I have tried twice unsuccessfully to run a profitable convenience store. On both attempts I failed miserably, lost lots of money and was forced to shut down leaving the building vacant and abandoned. I believe that a large part of my failure was due to the fact that I had great competition in the form of 5 points, a very popular convenient store just two minutes (walking) up the street from 44 jefferson. I just couldn't keep up with the competition. Speaking with William Manzueta (the previous owner) he expressed that he had the same challenges and the same hardships that i have had with this property. We both agree that with such a prominent and popular establishment that is the 5 points convenient store right up the street it is impossible to have a thriving and profitable convenience store at this location.

It is also unreasonable to turn the property into a residence. The property is meant for commercial use and commercial use only. There is no kitchen, no refrigerator, no stove, no oven, no kitchen sink, and one very small bathroom with no shower. The property is in no way suitable for a family to live in, and the money it would cost to make it suitable for a family to live in would be close to (if not more) than the current appraised value of the building.

Being that I could not operate a successful/ profitable convenience store at that property and I did/do not have the funds, time, or permissions (area variance, extensions, interpretation, etc...) necessary to convert the property into a residence suitable for a family, I regrettably was forced to shut down. This was almost 4 years ago and the building has been vacant and abandoned ever since. I own the Getty gas station on church street so I am very busy, I seldom have time for myself let alone time to maintain the property at 44 Jefferson. So in my absence the building had been broken into, robbed, and vandalized. There were also rumors that a homeless man had been living in the building. All this resulted in the building getting somewhat of a bad reputation, and all but impossible to sell. During the time the building has been vacant I have attempted to sell and lease the property to no avail. I even hired a real estate agent, but anyone interest in the property was quickly dissipated when they realized how much money, time, work and effort is required to turn the property into a suitable residence. I had not one single prospect interested in

leasing or buying the property for use of a convenience store. I suspect that with all the failures and the immense competition, anyone can tell that a convenient store at that location is unfeasible. All this accompanied by the negative reputation of the building caused me to lose all hope. I had all but given up until Lamont Washington and Casey James approached me interested in converting the property into a barbershop.

After meeting these two, there is no doubt in my mind that they will be wildly successful. It wasn't the fact that this location is absolutely perfect for a barbershop, being so close to a huge housing complex, the rec center, the track and downtown saratoga, and with no competitors within a mile and quite literally, little to no effort or money required to make the building suitable for a barbershop. It wasn't the fact that they have the support of myself, the entire community and every other business in the area. It was however the fact that these two are some of the most determined, professional, hardworking, and committed individuals I have ever met. They have worked so hard to make their dreams a reality. Never giving up when times got hard. They are good people and they deserve this. Now they have come this far, they have done everything they have to do and the last obstacle they need to overcome is getting approved for this change in use variance. So I implore you all to see reason. These boys have met every criteria, all requirements and "tests" necessary to be granted a change in use variance. If the board elects not to approve the change in use variance then the building will remain vacant and abandoned, I have no other alternatives. I endorse and completely support this application, and feel that this will not only be great for these two but be amazing for the entire great city of Saratoga Springs NY.

Sincerely,



Mandeep Singh



My name is Sukhdev Fingb, I am owner of a roofing and in construction company here in Saratoga Springs New York. I specialize in residential homes, extensions, roofing and making sure buildings are within code. Casey James and lamont washington contacted me and asked me to come to the property in question and provide them with an estimate of how much time, money, what kind of permits etc...would be necessary to convert the building on 44 Jefferson Street Saratoga Springs New York into a suitable residence. On monday February 29th 2016 i went to said building and immediately knew that this would not be an inexpensive project. The building is 800 square feet and it's meant for commercial use only. If converted to a residence right now it would only be suitable as a studio apartment, even so there would have to be extensions and permits granted by the city to increase the size of the bathroom and add a shower. There's no kitchen, there's no kitchen sink, no stove no, refrigerator, no oven, no cabinets or shelves and not very much room to add any of it. To convert the building into residence suitable for a studio apartment in my professional opinion would cost no less than \$80,000 not including labor and will take no less than 1 and a half year to complete. If the building is to be converted into a residence suitable for a family, the roof will be required to be taken off, a second-floor added with another room and a new roof installed. This will take no less the 4 years to complete and cost no less than \$250,000 to compete with the addition of many permits to be granted by the city. As as a commercial building and in my professional opinion it would be financially irresponsible and a waste of time to convert the building into a residence. As it is right now, the building is in great shape and within code as a commercial building. It is perfect and

would require no time, permits or money spent on the the building to be converted into a barbershop. If granted the change in use variance today, Lamont and Casey can quite literally move in set up an open doors for business tomorrow.

Sincerely,

 2/11/16.  
