

**From:** "Matt Brobston" [REDACTED] >  
**To:** "Susan Barden" <susan.barden@saratoga-springs.org>  
**Cc:** "Michael Toohey" [REDACTED] >, "Brett Balzer" [REDACTED], "Mike Ingersoll" [REDACTED] >, "Tony Bonacio" [REDACTED] >, "Chris Levitas" [REDACTED] >  
**Sent:** Tuesday, May 10, 2016 4:37:42 PM  
**Subject:** RE: Moore Hall

Susan,

We have made some changes to the variances required. I will list the changes below. I will submit a modified variance plan to confirm these variances.

They did not change much.

Remove the yellow highlighted variances because building 5 moved and is now in conformance with the side yard setbacks.

Modify the green highlighted variance because the current version of the building will require this amount. It did fall within the previous 10' we proposed.

Modify the blue highlighted variance to adjust the setbacks to be consist with the zone.

Add three variances for Building 4 the one-unit building on North Lane.

Sideyard setback east side	Required 20'	Proposed 10'	Variance 10' (50%)
Sideyard setback west side	Required 20'	Proposed 14'	Variance 6' (30%)
Sideyard setback total	Required 45'	Proposed 24'	Variance 21' (47%)

Susan let me know if I am off base with any of these changes.

Talk to you later,

**Matthew C. Brobston, RLA**

Landscape Architect

The **LA** GROUP

Landscape Architecture  
and Engineering, P.C.

**People. Purpose. Place.**

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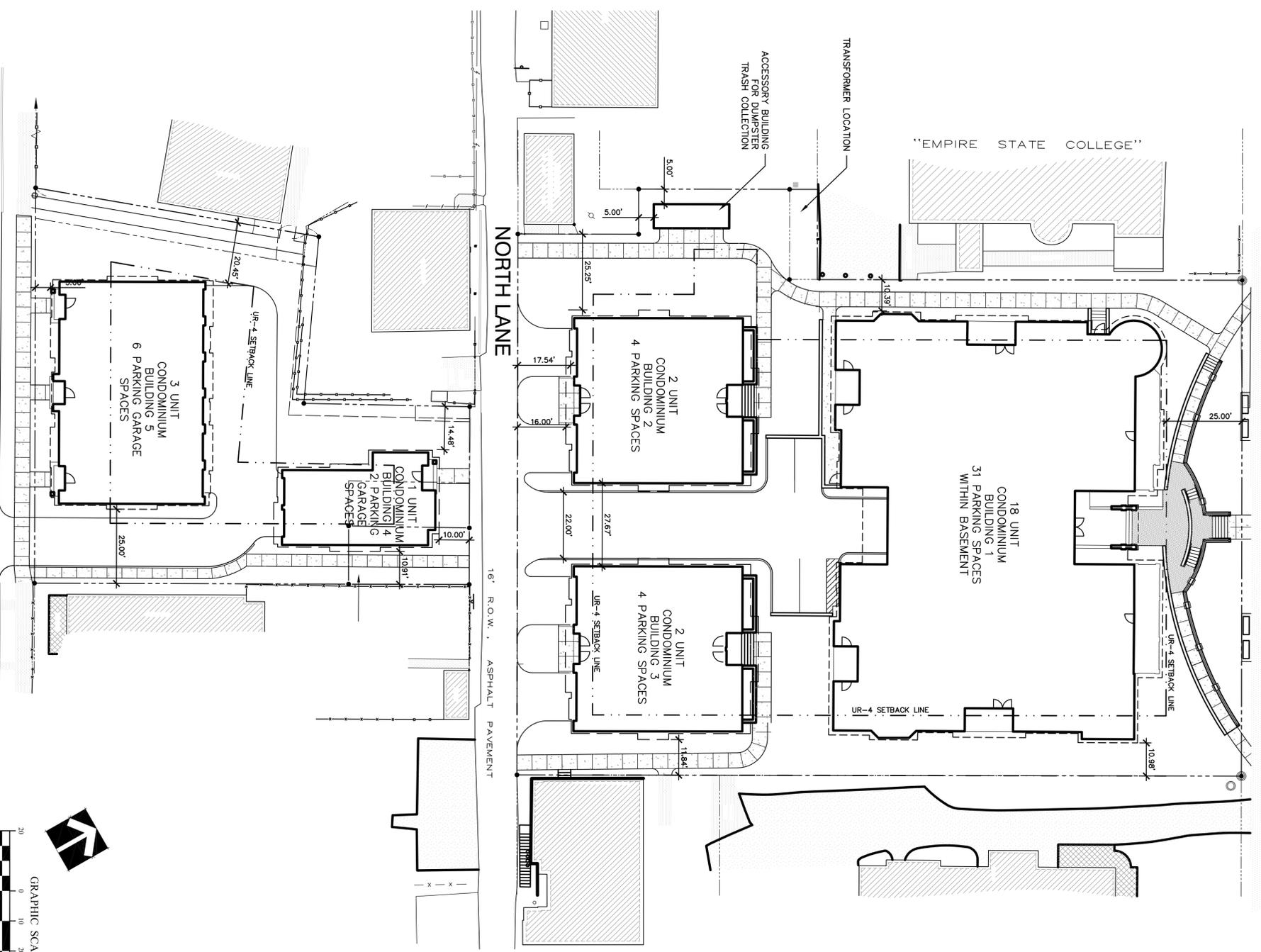
UNION AVENUE

"EMPIRE STATE COLLEGE"

NORTH LANE

WHITE STREET 50' R.O.W. ASPHALT PAVEMENT

16' R.O.W. ASPHALT PAVEMENT



SITE STATISTICS

TAX MAP PARCELS 165.76-1-32, 165.76-1-33, 165.76-1-34, 13, 165.76-1-40  
 EXISTING ZONING - UR-4  
 PARCEL SIZE - 1.29 ACRES

BUILDING VARIANCES

UNION AVENUE	
BUILDING 1	
SIDE YARD SETBACK	REQUIRED - 20' MINIMUM, PROVIDED - 10' EAST, 10' WEST 45' TOTAL 20' TOTAL
VARIANCE REQUESTED	10' (50%) 10' (50%) 25' (55%)
BUILDING 2	
REAR YARD SETBACK	REQUIRED - 25' PROVIDED - 16' NORTH LANE
VARIANCE REQUESTED	9' (36%)
SIDE YARD SETBACK	REQUIRED - 20' MINIMUM PROVIDED - 11'
VARIANCE REQUESTED	9' (45%)
MAXIMUM BUILDING COVERAGE	
PRINCIPAL BUILDING	REQUIRED - 25% PROPOSED - 52.39%
VARIANCE REQUESTED	27.39%
COMBINED PROJECT	
DENSITY PER UNIT	REQUIRED - 3,000 SF PER UNIT PROPOSED - 2,161 SF PER UNIT
VARIANCE REQUESTED	- 839 SF PER UNIT (28%)
WHITE STREET	
BUILDING 4	
SIDE YARD SETBACK	REQUIRED - 20' MINIMUM, PROVIDED - 10' EAST, 14' WEST 45' TOTAL 24' TOTAL
VARIANCE REQUESTED	10' (50%), 6' (30%) 21' (47%)
REAR YARD SETBACK	REQUIRED - 25' PROVIDED - 10' NORTH LANE
VARIANCE REQUESTED	15' (60%)
MAXIMUM BUILDING COVERAGE	
PRINCIPAL BUILDING	REQUIRED - 25% PROPOSED - 39%
VARIANCE REQUESTED	14% (56%)



Project No.:	2014096
Design:	CH'ed
Drawn:	Scale:
Date:	Date:
Rev:	Description:
1	Revised Plan
	2016-05-10