# 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 | 223 Lake Avenue, LLC | 223 Lake Avenue, LLC | Michael J. Toohey, Esq. |
| Address | 162 Woodlawn Avenue | 162 Woodlawn Avenue | P. O. Box 4367, 160 West Avenue |
| | Saratoga Springs, NY 12866 | Saratoga Springs, NY 12866 | Saratoga Springs, NY 12866 |
| Phone | [redacted] | [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: 223 Lake Avenue Tax Parcel No.: 166 . 46 - 2 - 59
(*for example: 165.52 – 4 – 37*)

2. Date acquired by current owner: 1/9/2015 3. Zoning District when purchased: UR-3

4. Present use of property: Deli/Pizza shop with commercial kitchen 5. Current Zoning District: UR-3

6. Has a previous ZBA application/appeal been filed for this property?
☑ Yes (when? 7/20/88 For what? Use Variance /Commercial Kitchen/Deli
☐ No 12/22/00 Use Variance (Sign)
12/22/00 Area Variance (Cooler)

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

8. Brief description of proposed action: To install a handicap ramp to the front (South) entrance to the business.
See Narrative Attachment "A".

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

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

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

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

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

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

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

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

Section(s) _____

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

_____

_____

_____

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

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

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

1. Date original variance was granted: _____ 2. Type of variance granted? ☐ Use ☐ Area

3. Date original variance expired: _____

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

_____

_____

_____

_____

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

_____

_____

_____

_____

_____

_____

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

A use variance is requested to permit the following: _____

_____

_____

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

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

_____

_____

_____

_____

_____

_____

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

1) Date of purchase: _____ Purchase amount: $_____

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

| Date | Improvement | Cost |
|---|---|---|
| | | |
| | | |
| | | |

3) Annual maintenance expenses: $_____ 4) Annual taxes: $_____

5) Annual income generated from property: $_____

6) City assessed value: $_____ Equalization rate:_____ Estimated Market Value: $_____

7) Appraised Value: $_____ Appraiser: _____Date: _____

Appraisal Assumptions:_____

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

1) Original listing date(s):_____ Original listing price: $_____

If listing price was reduced, describe when and to what extent: _____

_____

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

If yes, describe frequency and name of publications: _____

_____

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

If yes, list dates when sign was posted: _____

_____

4) How many times has the property been shown and with what results? _____

_____

_____

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

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

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

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

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

The applicant requests relief from the following Zoning Ordinance article(s) Table 3: Area and Bulk Schedule

| Dimensional Requirements | From | To |
|---|---|---|
| Front yard setback | 10 ft | .35 ft |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Other:

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

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

   The necessity for a handicap ramp is a relatively new requirement. There is only one practical way for the length of the ramp to be extended to allow access to into the public space of the business. A ramp on the east side of the property would interfere with parking and at its turn, would still intrude on the front yard setback. This would also require a handicapped person to make two turns on the ramp to get into the building.

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

   The use and function of the building is not being effected by the ramp, as a result, there will be no functional change to the use of the property other than the positive change allowing handicap persons, or those for whom steps are a challenge, better access to the business.

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

The placement of the structure on the Property in relative close proximity to Lake Avenue pre-exists the Zoning Code. The introduction of the ramp is not only a code requirement, but is also societally beneficial. The ramp, while close to the property line, still leaves the sidewalk and greenstrip between it and the paved portion of Lake Avenue. As a result, the impact of the placement of the ramp will not be substantial.

4. Whether the variance will have adverse physical or environmental effects on neighborhood or district. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:

The non-conforming use of the site has been established over time and by the granting of variances. The introduction of a ramp for the handicapped, injured or elderly will have a POSITIVE physical and environmental impact on the neighborhood not an ADVERSE one.

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

The requirement for the ramp was not self created by the Applicant, it is a statutory requirement imposed on the property for communal good.

## 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.

223 Lake Avenue, LLC

_____ Date: 4/ 26 /2016
(applicant signature)

_____ Date: _____
(applicant signature)

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

223 Lake Avenue, LLC

Owner Signature: _____ Date: 4/ 26 /2016

Owner Signature: _____ Date: _____

# *Short Environmental Assessment Form*
## *Part 1 - Project Information*

## Instructions for Completing

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

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

| **Part 1 - Project and Sponsor Information** | | |
|---|---|---|
| Name of Action or Project:<br>Construction handicap ramp - 223 Lake Avenue | | |
| Project Location (describe, and attach a location map):<br>223 Lake Avenue, Saratoga Springs, New York 12866 | | |
| Brief Description of Proposed Action:<br>To construct a handicap ramp to the front entrance of the business at 223 Lake Avenue, Saratoga Springs, New York | | |
| Name of Applicant or Sponsor:<br>223 Lake Avenue, LLC | Telephone: [redacted]<br>E-Mail: [redacted] | |
| Address:<br>162 Woodlawn Avenue | | |
| City/PO:<br>Saratoga Springs | State:<br>NY | Zip Code:<br>12866 |

| | NO | YES |
|---|---|---|
| 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. | ☑ | ☐ |
| 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: | ☑ | ☐ |

3.a. Total acreage of the site of the proposed action? 9100 ~~acres~~ sq ft
b. Total acreage to be physically disturbed? 96 ~~acres~~ sq ft
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 9100 ~~acres~~ sq ft

4. Check all land uses that occur on, adjoining and near the proposed action.

☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Recreational
☐ Parkland

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action, | | | |
| a. A permitted use under the zoning regulations? | ☐ | ☑ | ☐ |
| b. Consistent with the adopted comprehensive plan? | ☐ | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | ☐ | ☑ |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | ☑ | ☐ |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | ☑ | ☐ |
| b. Are public transportation service(s) available at or near the site of the proposed action? | ☐ | ☑ |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | ☐ | ☑ |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ | ☑ | ☐ |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | ☑ | ☐ |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | ☑ | ☐ |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | ☑ | ☐ |
| b. Is the proposed action located in an archeological sensitive area? | ☑ | ☐ |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | ☑ | ☐ |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | ☑ | ☐ |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

| | NO | YES |
|---|---|---|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | ☑ | ☐ |
| 16. Is the project site located in the 100 year flood plain? | ☑ | ☐ |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES | ☐ | ☑ |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☑ NO ☐ YES | | |

| | NO | YES |
|---|---|---|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?<br>If Yes, explain purpose and size: _____ | ✓ | ☐ |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: _____ | ✓ | ☐ |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: _____ | ✓ | ☐ |

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

Applicant/sponsor name: 223 Lake Avenue, LLC Date: 4/ 26 /2016

Signature: _____

PRINT FORM

## Attachment A

## Narrative

The building located at 223 Lake Avenue has had a history of a mixed-residential use and commercial use prior to the modern zoning code being introduced to the City of Saratoga Springs. Attached as Exhibit "A" is a page from the 1960 Saratoga Springs Directory showing this property as the residence of William J. Davis and the William J. Davis Grocery Store. This mixed use utilization of this structure was augmented by the granting of a Use Variance on July 20, 1988, allowing the building to be used as a commercial kitchen and deli.

The position of the front of the building, facing Lake Avenue, is as it was historically. Attached is a copy of the 1954 Sandborn Map, the original of which is located in the "Saratoga Room" of the City of Saratoga Springs Public Library. See attached Exhibit "B". The relative position of the building in relation to Lake Avenue is the same was it was in 1954.

The Project site is located within the Urban Residential 3 Zone (UR-3) and the Owner intends to make an Application to the City of Saratoga Springs Planning Board to use the property as a Commercial Sales location, which is a use that is permitted in this Zone upon the granting of a Special Use Permit and Site Plan Approval.

The sole reason for this Application is to allow for the construction of a handicap ramp to the only public entrance to this building.

THE SARATOGIAN Saratoga County's Daily Newspaper Since 1854

**KAYDEROSS AVENUE**
**From Arrowhead Inn across bridge southerly to Nelson av. K-13**
**(Covered by RD1)**

**KINGFORD STREET**
**L-8**

**LAFAYETTE STREET**
**From 48 Henry east to 109 Circular. J-6**

Left
11 Mrs Sophia S Covkin △494J ◎
15 Vacant
15 Vacant
19 Hyman Sherman
19-19½ Mrs Jennie Sherman, rooms △414J ◎
25 Vacant
25 A J Farone Inc, garage △3901
Right
12 A F & A D Burdick, plmbrs △1626
14 Mrs Tessie Gross
18 Mrs Lilly Zeller, rooms
18 Mrs Lilly Zeller
20 Fred H Kenyon △414W ◎
20 Vacant
24 Mrs Gussie Fahrer △494W ◎
26 Esther M Wasserman △411M ◎
30 John Wilhelm △3739 ◎

**LAKE AVENUE**
**From 474 Broadway at City Hall byd Henning rd. K-4**

Left
Lower City Hall
1 Public Toilets
5 Comm Public Works
5 Entrance to City Hall
5 Comm of Finance △144
5 Receiver of Taxes △144
7-9 Police Headquarters △1800
— **Maple av crosses**
21-27 Lake Av Esso Ser Center △4491
— **High Rock av begins**
31-35 Roy's Esso Ser Center △3642
37 Paul D Ferrara
37 Mrs Elizabeth Billstrom △4685M
37 Mrs Myrtle Gay △2766
37 Jerry's Rstr △2607
37 Fred J Green
41-43 Bob's Sinclair Sta
— **Henry crosses**
59 R W Walton & Son, ser sta and sporting goods △1518
61-65 State Armory △128
67 Saratoga Rug & Furn Clnrs △2600
67 Alvin Atwell △2600
67 Jean McDowell
67 Edward L Atwell △1334
69 James H Loucks △655R
75 William R Ernst ◎
79 Samuel Sherman (1) △4181 ◎
79 Mrs Mary Rowe △655J
79 Richard Peer
81 Schache Apts
Jerry Fisher (1) △5042
Margaret H Mades (2) △895M
Arnold A Glassman, dentist △294
Joseph H Mintzer, phys (4) △426
Ruth E Wells (5) △1654R
Marion F Dillenbeck (6) △261
Mrs Evelyn Krautheimer (7) △4012
William H Lyons (8)
81 William Schacht △885R
81 William W White △1881
81 Edwin M Rogers, Jr △1654M
— **Circular crosses**
105 Kark & Tunison Funeral Home △277
105 Mahlon C Tunison, Jr △277
107 Roy O Swanner △68 ◎
107 Marie-Helen Pauly △5240
107 Mrs Grace M Swanner, phys △68
109 Margaret C Walbridge △3049R ◎
121 John K Reeves △1126 ◎
— **E Harrison begins**
125 Dudley G Lester △40 ◎
131 Vacant
135 Vincent R Kelleher △850
135 Vincent R Kelleher, phys △850
137 Edwin S Cope
137 Mrs Gertrude McKenna △2533 ◎
137 M J Fields △3496J
141 Mrs Myrtle Duprey △4229
141 Santo J Flavia △282
141 Minnie Clark △3545 ◎
141 Mrs Louise George △3234M
149 St Paul's Evangelical Luth Ch △3427M
— **Nelson av crosses**
157 Lynch & Lynch, lwyrs and real est △3456—3457
157 Ashton Companies Inc △3130
157 Saratoga County Democratic Committee
157 Ashton Ready Mix △3130
159 S Algot Anderson △3527R
159 Valentine Lundgren △4027
161 Waldo W Adams
161 Vacant
163 Mrs Rose Maloney
163 John E Burns △1223R
163 Mrs Helen Hays △1774 ◎
163 Thomas Veitch △5327
165 Garrett S Smith
165 Vincent J Angelo △732 ◎
165½ James J McDonald △1387
167½ Albert F Leu △3935J
167 J Raymond Amyot △3045
169 Mrs Bertha M Bradshaw △1550W ◎
171 Ralph Bloomingdale △2788
171 Guy Perry △1571
— **Warren begins**
173 Peppers Lake Ave Mkt, meats, provision △124 ◎
175 John S Parazynski △124
175 Harry B Wheeler △4270J
177 John J Hickey △478 ◎
179 Raymond Hill △1848
179 John C Reed △5289W
181 John J Hays △3527R ◎
183 Harry A White △5289J
183 Randall C McClure △5214
185 John J Mahoney, Jr △756
185 Arthur W Mendell △5061 ◎
187 Emma Ryan △5335 ◎
189 Anthony J Fusco △2655 ◎
191 Agnes H Hennessey △2244 ◎
193 Millard R Hanna △4583
193 William C Lucas △1639W
195 William R Bozony △3527J ◎
197 Richard M Kenyon △4209J
199 Mrs Margaret D Darling △3527W
201 Elihu Solomon △4663 ◎
203 Roger A Kiley, Jr △3621 ◎
— **East av crosses**
207 A Walter Ward △192 ◎
209 Mrs Mildred Dyer △231 ◎
— **Pinewood av begins**
211 Anthony F DeSessa △738 ◎
213 Robert A Remington △1513 ◎
215 Mrs Genevieve M Callahan △1352 ◎
217 Roblee W Towne △1040W ◎
219 C Donald Fowler △656 ◎
221 James B Dorsey △615 ◎
221 James B Dorsey, phys △615
223 William J Davis
223 William J Davis, gro △3115
— **Forest av begins**
225 John Fedush △4354R ◎
227 Mrs Mary A Millard △1562 ◎
— **Ritchie pl begins**
229 Daniel P Roohan △4633 ◎
231 Sisters of Notre Dame △1802
231 St Clement's Roman Catholic Ch
231 Very Rev James Patrick Clune
231 St Clement's Parochial Sch
231 St Clement's Infirmary and Rest Home
231 St Clement's College Mission House of the Redemptorist Fathers △340
231 Edward B Marcil △5489
— **Excelsior Springs av begins**
— **Springwood dr begins**
289 Vacant
289 Frank L Buffardi △2039 ◎
— **Elizabeth la begins**
— **Patricia la begins**
— **Crommelin dr begins**
— **Eureka av begins**
Robert A Richard △3905J
Right
6 Salvatore Como (1) △3422M
6 Dorothy M Hosford (2)
6 Mrs M Margaret Gordon (3) △2077
6 Mrs Florence Cobb (4) △3160
6 Mark Hickey (5)
6 James A Lawlor △4689J
12 P H Sigel Furn Store △1059
14 Frank Viscusi △2063W
14 Cook's Luncheonette △4190 ◎
16 Carl L McMahon, lwyr △360
16 Theodore A Knapp, lwyr △360
16 John L McMahon, lwyr △360
16 Edward J McMahon, lwyr △360
18 Salvation Army △2726
18 Winifred T Howell △2726
— **Maple av crosses**
20 The Saratogian, newspaper △2580
26 Ideal Household Supplies △2845
26 Vacant
26 Vacant
26 Vacant
26 Vacant
28 Vacant
28 Vacant
28 Vacant
28 Vacant
— **Pavilion pl ends**
30-38 Ray Clark's Flying A Ser △1615
40 Rocco's Rstr △2084
— **Henry crosses**
44-46 Cal's Garage △1812
48 Vacant
48 John W Bryant
50 Vacant
50 Roberts TV & Radio Ser △3782
60 Central Fire Sta △594—595
— **Hodgeman ends**
79 George J Lambert △4015J ◎
80 John A Esposito, phys △1007
— **Circular crosses**
90 William Cohn
90 Robert N McKelvey △790 ◎
90 Mrs Marion M Butler △1045
94
94
96
96

EXHIBIT A



CONGRESS GAS & OIL CO. INC. Oil Burners Sales and Service
MARION AVE. off EXCELSIOR AVE. Phone 3700 SARATOGA SPRINGS, N. Y.

**(continued)**
100 Vacant
100 Mrs Emily Loop △654
— **Regent ends**
124-128 Saratoga Springs High Sch △1875
124-128 Supt of Sch △3232
124-128 Office Medical Inspector and Sch Nurse △3578
124-128 Board of Education, office △1875
124-128 High Sch Library
— **Marion pl ends**
142 Knights of Columbus Home △246
148 Mrs Hilma A Howe △1825
154 Ida M Page △2619
154 Ida's Beauty Salon △2619
154 Mary Hayward △2268
154 East Side Pharmacy △2349
154 Kaye's Pharmacy △2399
154 Northrup's Delicatessen △2405
— **Nelson av crosses**
158 Charles J Abdalla △5071 ◎
160 Paul M Kahn △5151 ◎
162 Avard S Dake △3332 ◎
166 Garry M Barnes △1550J ◎
170 George A Roulston △3132W
170 David S Nicol
170 Ronald G Freehling
170 Joseph J Cariozzi
170 John Bammann △4984
170 Charles S Casna
— **Ludlow ends**
172 Mrs Cora Caperonis △5067R
172 Mrs Ethel G Ayen △2032
176 Maurice D Ewing, dentist △2209
176 John E Reardon △5145
178 John M Lake △5440 ◎
178 Lakes TV Sales and Ser
180 Louise E Hladky △1053 ◎
182 James L Reynolds △5410
182 Daniel Balmuth △5263
182 Louis F Farone △2118
184 Charles F Alden, chiropractor △2586 ◎
184 Charles F Alden △2586 ◎
184 Lawrence Ruffo
184½ Vacant
184½ Vacant
186 Thomas F Walsh △1581 ◎
188 Charles A Wilbur △3055 ◎
188 Paul E Mansfield
190 Eugene P Lynch △2558 ◎
194 Percy W Dake △1065 ◎
196 Albert J Smith △2382 ◎
198 Victor J Hazard, Jr △1201 ◎
— **East av crosses**
200 Julius Zucker △3109 ◎
202 Paul J Bailey △4209R ◎
204 Paul Pyryemybida △3913 ◎
204 Joseph F McNally △3527M
206 C H Morrison & Son, pntrs △2383
206 Mrs Dora Morrison △1030 ◎
206½ Mrs Mary A Armstrong △4354 ◎
208 George Goldstein △2553
208 rear Harold A Morrison △2383
210 Roy J Snyder ◎
212 MacFinn Drugs Co △539
— **Granger av begins**
Saratoga Springs Athletic Field and Recreation Pk
— **Schuyler dr begins**
256 Summer residence
— **Benton dr begins**
260 Kenneth L Savard △559 ◎
262 William P Thorne △5363 ◎
292 Theodore C Schellehn △5470 ◎
294 William J Fitzpatrick △5150 ◎
— **Foxhall dr begins**
298 John Galcik △1925 ◎
Maurice J Severino △2250 ◎
— **Wagner rd begins**
Mrs Mina C Bennett △2663 ◎
— **Henning rd begins**
William T Henning △3027 ◎
James D McBride △4084 ◎
Joseph E Roman △4838 ◎
Francis J Cunningham △3961 ◎
Vacant
Ferris W Livingston △1925R
Donald F Clark △1925R ◎
James E Richmond △4675 ◎
Ernestine Henning △2196 M
John A Perry △2196J
Walter H Float △2196R ◎

**LAKE ROAD**
**Union av out limits west side Saratoga Lake covered by RD1 ◎ N-6**

**LAKESIDE ROAD**
**Easterly from Loughberry rd to Gick rd. L-3**

Right
Marvin J Van DeMark △4093
Left
Nils Nilson △1377

**LATHROP AVENUE**
**From Clinton southwesterly. H-3**
No houses

**LAWRENCE STREET**
**From 79 Church north to Clement av. I-5**

Right
— **Railroad av crosses**
62 Consolidated Home Ser
62 Storkland Diaper Ser
— **Walton ends**
— **Van Dam crosses**
— **Pine alley crosses**
98 Evan R Williams △1283W ◎
102 John R Murray △3099M
— **Waterbury crosses**
106 James P Coleman △708R
108 John W Adams △2865M
Left
61-63 Freeman & Shea Co, plumbing, heating and ventilating △121
— **Railroad alley crosses**
65 Mrs Mary Main
65 Chester J Allen △2014
65 Chester J Allen, plumbing △2014
65 Vacant
67 James H White, Jr
67 Mrs Freda M Morehouse
67 Vacant
67 Mrs Ruby Camerro
69 John M Gritt △2094J
69 Gritt's Washer Ser △2094J
69 Sidney Taylor △3710
73 Charles V Sess
73 Mrs Mary Powers △1791J
75 Joseph Patterson
75 Robert J Schallenn △2081M
79 Mrs Bessie M Clark △1114M ◎
81 Melburn W MacDonald △3887
— **Van Dam crosses**
— **Pine alley crosses**
97 George P Waring △1767J ◎
99 Delbert A Curtis
101 Maurice M Mulholland
— **Waterbury crosses**
107 Thomas H Salmon △5244 ◎
115 Remick G Thompson △1452

**LEFFERTS STREET**
**From 137 East av to Forest av. J-3**

Left
15 Henry C Foote △2661 ◎
— **Pinewood av crosses**
23 Irving Goldsmith △3998
25 Walter I Dillabaugh △1716 ◎
27 Mrs Margaret Allerdice △1310 ◎
29 John L Davison △3582 ◎
Right
16 Melvin I Weiskopf △3412
— **Pinewood av crosses**
28 Roy R Mellen △3670

**LENOX AVENUE**
**From Parkview ter east to Crescent. J-9**

**LEVINGSTON STREET**
**H-8**

**LINCOLN AVENUE**
**From opp 97 Ballston av east to High and Saratoga Racing Association Pk. J-7**

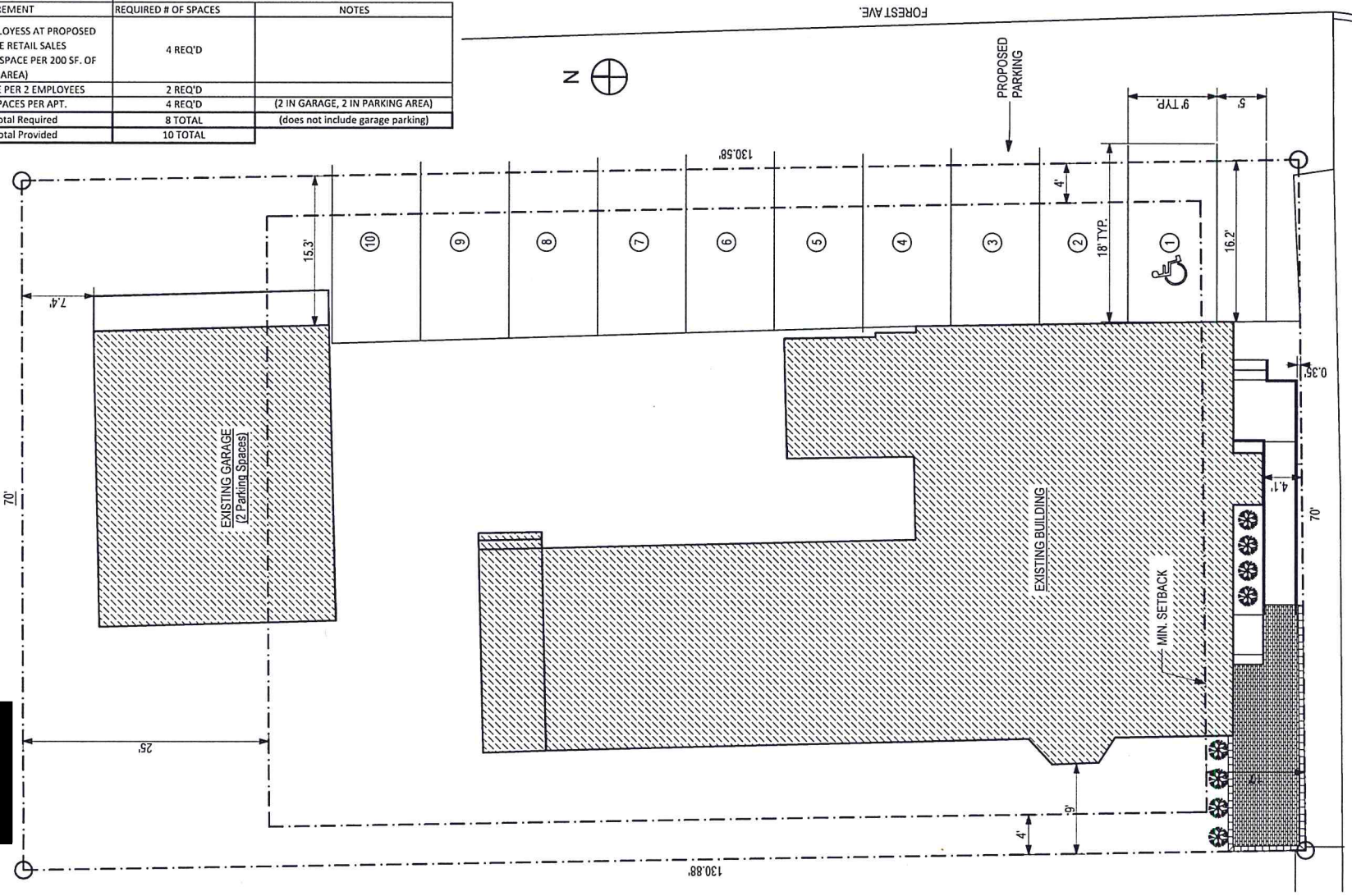
Left
— **Union crosses**
Old Indian Encampment
23 Anthony J Arpei △3217 ◎
— **Hamilton crosses**
25 Mrs Helen Erb ◎
25 Leonard E White △5445
27 Joseph A Engerstrom
27 Gladys E Porter △3522
— **Broadway crosses**
41 Morris A Sannenberg ◎
41 Morris A Sannenberg, tourist home
— **Whitney pl begins**
47-49 Mallery & LaBrake, monuments △2942
51 James T Quinn, Jr △4291J
51 William O Hug
51 Vacant
51 Frank R Quinn
51 Vacant
53 George H Ross
57 William H Sutton
— **Regent begins**
65 Vacant
71 Jay Hanna △163
— **South East begins**
75 Lawrence J Mahar
77 Vacant
79 Sarah E Rougier △3171R ◎
81 Robert L Quinn △321
83 Mrs Christine Schrade △3506J ◎
85 Samuel H George △4282
87 Louis V Stevens △1418W ◎
89 Charles Adinolfi △2884 W
89 Gene A Phillips △1221M
93 Dixon's Five Point Mkt
93 Charles H Dixon
— **Park pl ends**
— **Clark begins**
107 Vacant
109 Vacant
109 rear Vacant
111 Leon W Eychnaur △4543J ◎
111 Vacant
113 Sherrill G Cudney △1691J ◎
115 Duncan M Ritchie △1763R ◎
— **Stratton begins**
117 Joseph F Steigerwald
121 Mrs Margaret L Downs △976R
121 Frederick J Johns △1710J
123 Simon Caplan △2636 ◎
125 Ferris E Hapeman ◎
127 Charles W Maddock △1221W
127 Andrew Denko
127 Carol J Wright △2687J
129 Thomas F Berrigan, 3rd △3980

Zoning Requirements for Zoning District UR-3

| | | | | MAX. BLDG COVERAGE PERCENTAGE | | EXISTING BLDG. COVERAGE PERCENTAGE | | SETBACK REQUIREMENTS | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MIN. LOT SIZE | EXIST. LOT SIZE | MIN. AVG. WIDTH | EXIST. AVG. WIDTH | PRINCIPAL BLDG. | ACCESS. BLDG. | PRINCIPAL BLDG. | ACCESS. BLDG. | MIN.FRONT | EXIST. FRONT | MIN. REAR | EXIST. REAR | MIN. EA. SIDE | EXIST. SIDES | MIN.TOTAL SIDE | EX. TOTAL SIDE |
| 8,000 SF (2 UNITS) | 9,008 SF | 80 FT. (2 UNITS) | 70 FT. (2 UNITS) | 30% (2,702 SF) | 10% (901 SF) | 27% (2,448 SF) | 8% (715 SF) | 10' | .35' | 25' | 7.4' | 4' | 9' &16.2' | 12' | 25.2' |

| MIN. % TO REMAIN PERMEABLE | % PERMEABLE |
|---|---|
| 25% (2,252 SF) | 39% (3,497 SF) |

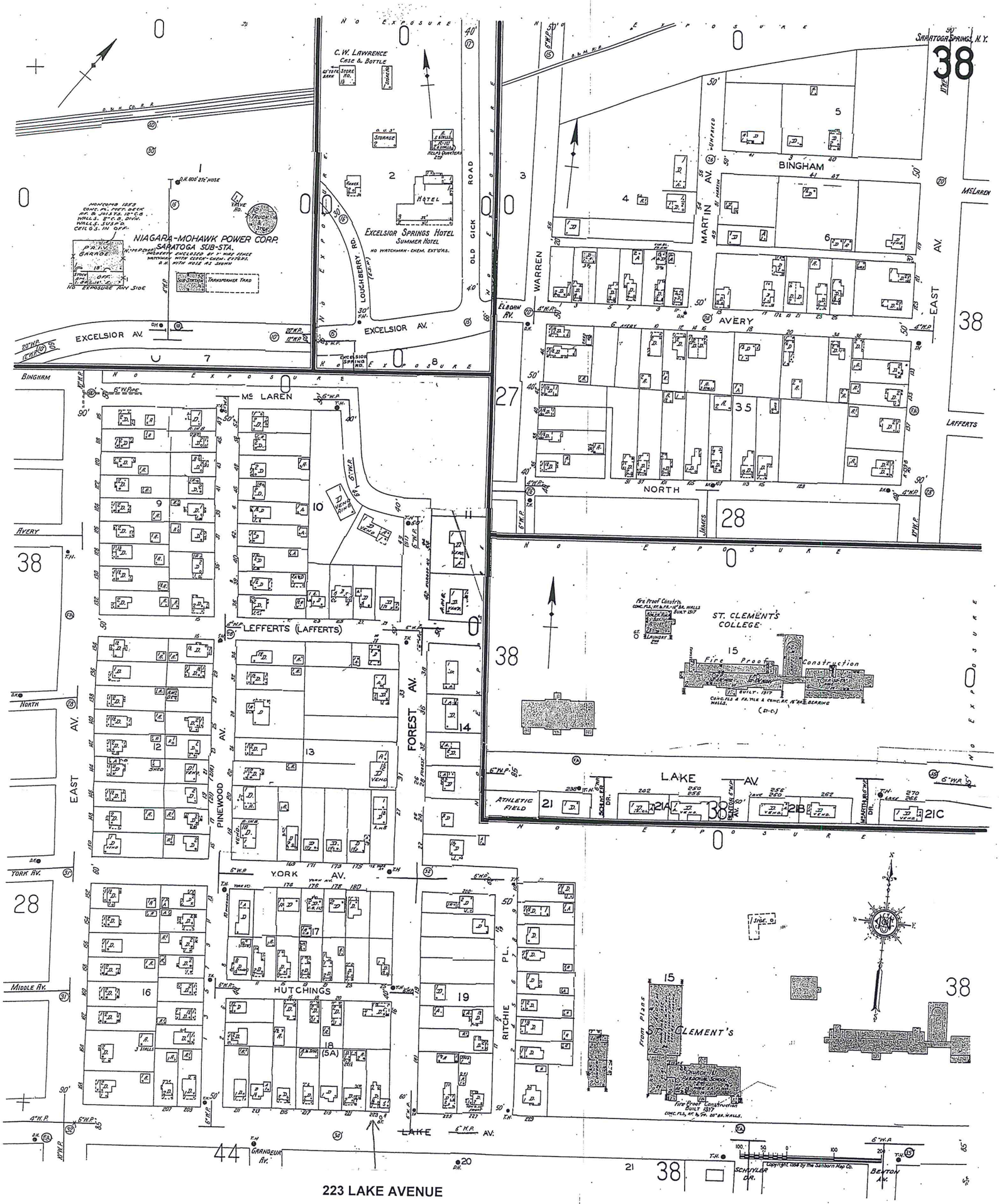
| PARKING SPACE CALCULATIONS: | | |
|---|---|---|
| CODE REQUIREMENT | REQUIRED # OF SPACES | NOTES |
| QTY. OF EMPLOYESS AT PROPOSED CONVENIENCE RETAIL SALES LOCATION (1 SPACE PER 200 SF. OF SALES FLOOR AREA) | 4 REQ'D | |
| 1 SPACE PER 2 EMPLOYEES | 2 REQ'D | |
| 2 SPACES PER APT. | 4 REQ'D | (2 IN GARAGE, 2 IN PARKING AREA) |
| Total Required | 8 TOTAL | (does not include garage parking) |
| Total Provided | 10 TOTAL | |




1 SUP-1 Parking Plan-223 Lake Ave.
SCALE: 1" = 10'

SITEWORKS ASSOCIATES, LLC
DRAFTING & DESIGN SERVICES
45 LEXINGTON AVE.
GLENS FALLS, NY 12801
[redacted]

SUP-1
ISSUED 4/18/16 REV. 0




223 LAKE AVENUE

EXHIBIT B