

**ENGINEERING AMERICA CO.**

76 WASHINGTON ST. SARATOGA SPRINGS, NY 12866



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**TRANSMITTAL SHEET**

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TO: Zoning Board of Appeals	FROM: Tonya Yasenchak
COMPANY: City of Saratoga Springs	DATE: June 13, 2016
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: 1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Pellett Addition #14 Heather Ln., Saratoga Springs, NY	YOUR REFERENCE NUMBER:

URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY     AS REQUESTED

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City of Saratoga Zoning Board Members,  
Engineering America Co. herein would like to provide information regarding the proposed Pellett area variances proposed at #14 Heather Ln. in Saratoga Springs, NY. This correspondence includes the information as follows:

**Area Calculations:**

Total Lot Size:	10,010 sq.ft.
Existing House Coverage	1,796 sq.ft. (17.94% coverage < 30% max allowable)
Proposed House with Addition:	1,860 sq.ft. (18.6% coverage < 30% max. allowable)

Permeability:	House with Addition:	1,860 sq.ft.
	Existing Driveway & Sidewalks:	895 sq.ft. (+/-)
	Shed:	98 sq.ft. (+/-)
	Total Coverage:	2,853 sq.ft.
	<u>2,853 sq.ft. (29 % coverage = 71 % permeable &gt; 30% min)</u>	

Thank you for your time and cooperation.  
Sincerely,

Tonya Yasenchak, PE

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# 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	Richard & Linda Pellett	(Same)	Tonya Yasenchak, PE / Engineering America
Address	[REDACTED]	[REDACTED]	76 Washington St. Saratoga Springs, NY 12866
Phone	[REDACTED]	/	[REDACTED]
Email	[REDACTED]	[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: 14 Heather Ln Tax Parcel No.: 190 07 3 31  
(for example: 165.52 - 4 - 37)

2. Date acquired by current owner: \_\_\_\_\_ 3. Zoning District when purchased: \_\_\_\_\_

4. Present use of property: Single Family Residence 5. Current Zoning District: UR-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: \_\_\_\_\_  
Removal of pre-existing, non-conforming rear deck. Construction of 12' x 20.2' single story addition to include expansion of family room. relocation of bath & 1st floor laundry.

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

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

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

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

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

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

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_

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

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

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Table 3: Area & Bulk

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

<u>Dimensional Requirements</u>	<u>From</u>	<u>To</u>
Min. Yard Setback: Each Side	12.0'	9.4'
(2.6' variance requested: 21.7%)		
Min. Yard Setback: Total Sides	30.0'	20.1'
(9.9' variance requested: 33%)		

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 benefit cannot be achieved by any other feasible means:

- a) The house is pre-existing / non-conforming, located at 9.7' from the Western property line. Any addition to the family room (located at the left rear of the house) will also be non-conforming. The addition cannot be "stepped in" 2.6' to meet the 12' min. side yard without creating an odd shaped room.
- b) The purpose of the addition is to add space to the already small family room as well as to modify the bathroom for better privacy and to include the laundry on the 1st floor. Adding depth to the addition, to accommodate a more narrow addition, would locate the family room further from the kitchen and would not meet the home owner's needs.
- c) Shifting the addition to the right, towards the kitchen, would create an awkward roof line and potential roof drainage issue. Also, shifting the addition towards the right would require the removal of the existing kitchen window, required for natural light / ventilation by the building code.
- d) No additional land is available for purchase.
- e) Including an addition to the right rear of the house would intrude into the dining area, not provide a large enough space and not solve the problem of the non-private restroom

- 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:

Granting the variances will not create a detriment to the nearby properties:

- a) The house is already pre-existing / non-conforming as it is located on the lot.
- b) The western property line is actually angled away from the lot as it continues towards the rear of the lot. This results in the addition being located at 9.5' from the property line at it's rear left corner, better than the 9.4' at which the house exists.
- c) The neighbor to the left / west only has 2 second story windows on the side of their house which would face the proposed addition. Therefore the addition should have a minimal effect on this neighbor.
- d) The proposed addition will be consistent in the architectural character of the neighborhood.

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

The variances requested are not substantial:

a) The 2.6' side setback variance is only 21.7% variance. This is not substantial as the house exists at 9.4' from the western property line already. The variance requested is not any more than what currently exists.

b) The 9.9' total side setback variance is a 33% variance. This may seem slightly substantial. However, the variance requested is not any greater than what currently exists, or what has existed for the past 30+ years.

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 requested variances should not have any environmental or physical effects on the neighborhood:

a) No trees will be removed for the construction of this addition.

b) The proposed addition is a single story and should not cause any significant shading to the adjacent property.

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

The alleged difficulty is only self created due to the fact that the additional family room space is the choice of the Home Owners. The addition will include relocation of the bath to a more private location to correct a design flaw of the Geyser Crest colonials, which located the powder room directly adjacent to the eating area. Also, the Home Owners would like to remain in their home as they age, so a full bath & laundry on the first floor is more convenient and better accessible.

DISCLOSURE

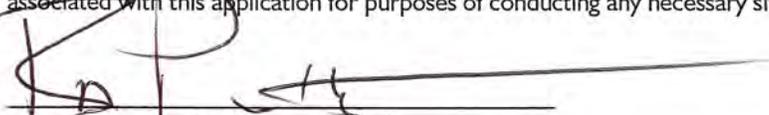
Does any City officer, employee, or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application?  No  Yes If "yes", a statement disclosing the name, residence and nature and extent of this interest must be filed with this application.

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: 6/13/16

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

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

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

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

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

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

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

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

APPLICANT: Rick & Linda Pellett TAX PARCEL NO.: 190 07 3 31  
 PROPERTY ADDRESS: 14 Heather Ln., Saratoga Springs, NY ZONING DISTRICT: UR-1

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>
Min. Yard Setback: Each Side	12.0'	9.4'
(2.6' variance - 21.7%)	_____	_____
Min. Yard Setback: Total Sides	30.0'	20.1'
(9.9' variance - 33%)	_____	_____
_____	_____	_____
_____	_____	_____

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

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

Advisory Opinion required from Saratoga County Planning Board

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

\_\_\_\_\_  
 DATE

CITY OF SARATOGA SPRINGS ZONING ORDINANCE

TABLE 3: AREA AND BULK SCHEDULE

ZONING DISTRICT	MINIMUM LOT SIZE SQUARE FEET (SF)	MINIMUM AVERAGE WIDTH (FT.)	MAXIMUM BUILDING COVERAGE PERCENTAGE		MIN. YARD SETBACK (FEET)				PRINCIPAL BUILDINGS			MINIMUM DISTANCE TO ACCESSORY BUILDING (FEET)				MINIMUM % TO REMAIN PERMEABLE	
			PRINCIPAL BLDG.	ACCESS. BLDG.	FRONT	REAR	EACH SIDE	TOTAL SIDE	MINIMUM 1 <sup>ST</sup> FLOOR AREA (SF)	MAX. HEIGHT (FEET)	PRINCIPAL BUILDING	FRONT LOT LINE	SIDE LOT LINE	REAR LOT LINE			
RR (F)	2 acres	200	15	5	60	100	30	100	30	100	-----	35	5	60	30	50	80
SR-1 (F)	40,000	125	20	8	40	40	15	35	15	35	-----	35	5	40	10	10	40
SR-2	20,000 (A)	100	25	8	30	30	12	30	12	30	-----	35	5	30	5	5	30
UR-1	12,500 (A)	100	20	8	30	30	12	30	12	30	1 Story = 1,100 2 Story = 800	60	5	30	5	5	30
UR-2	6,600 (A)	60	30	10	10	25	8	20	8	20	1 Story = 900 2 Story = 700	60	5	10	5	5	25
UR-3	6,600 1-unit / 8,000 2-units	60 1-unit / 80 2-units	30	10	10	25	4	12	4	12	1 Story = 1,200 2 Story = 800	60	5	10	5	5	25
UR-4	3,000/DU	100	25	15	25	25	20	45	20	45	1 Story = 1,800 2 Story = 1,200	70	10	25	5	5	15
UR-4A	2,000/DU	60 1-unit / 80 2-units	30	10	10	25	4	12	4	12	1 Story = 1,200 2 Story = 800	70	5	10	5	5	15
UR-5	3,000/DU	100	25	15	25	25	20	45	20	45	1 Story = 1,800 2 Story = 1,200	185	20	20	10	10	15
UR-6	4,800	60	30	10	25	25	8	20	8	20	900	35	5	25	5	5	25
UR-7	4,000	50	45	10	10	10	4	8	4	8	1,000	35	5	10	5	5	20
NCU-1	6,600 1-unit / 8,000 2-units	60 1-unit / 80 2-units	30	10	10	25	4	12	4	12	1 story = 1,200 2 story = 800	60	5	10	5	5	25
NCU-2	6,600 1-unit / 8,000 2-units	60 1-unit / 80 2-units	30	10	10	25	4	12	4	12	1 story = 1,200 2 story = 800	60	5	10	5	5	25
NCU-3	3,000/DU	60 (H)	30	10	10 (I)	25	4 (J)	12	4 (J)	12	1 story = 1,800 2 story = 1,200	50	5	10	5	5	20

# ENGINEERING AMERICA CO.

76 WASHINGTON ST. SARATOGA SPRINGS, NY 12866

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## TRANSMITTAL SHEET

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TO: Zoning Board of Appeals	FROM: Tonya Yasenchak
COMPANY: City of Saratoga Springs	DATE: June 13, 2016
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: 1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Pellett Addition #14 Heather Ln., Saratoga Springs, NY	YOUR REFERENCE NUMBER:

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URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY     AS REQUESTED

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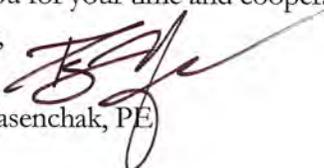
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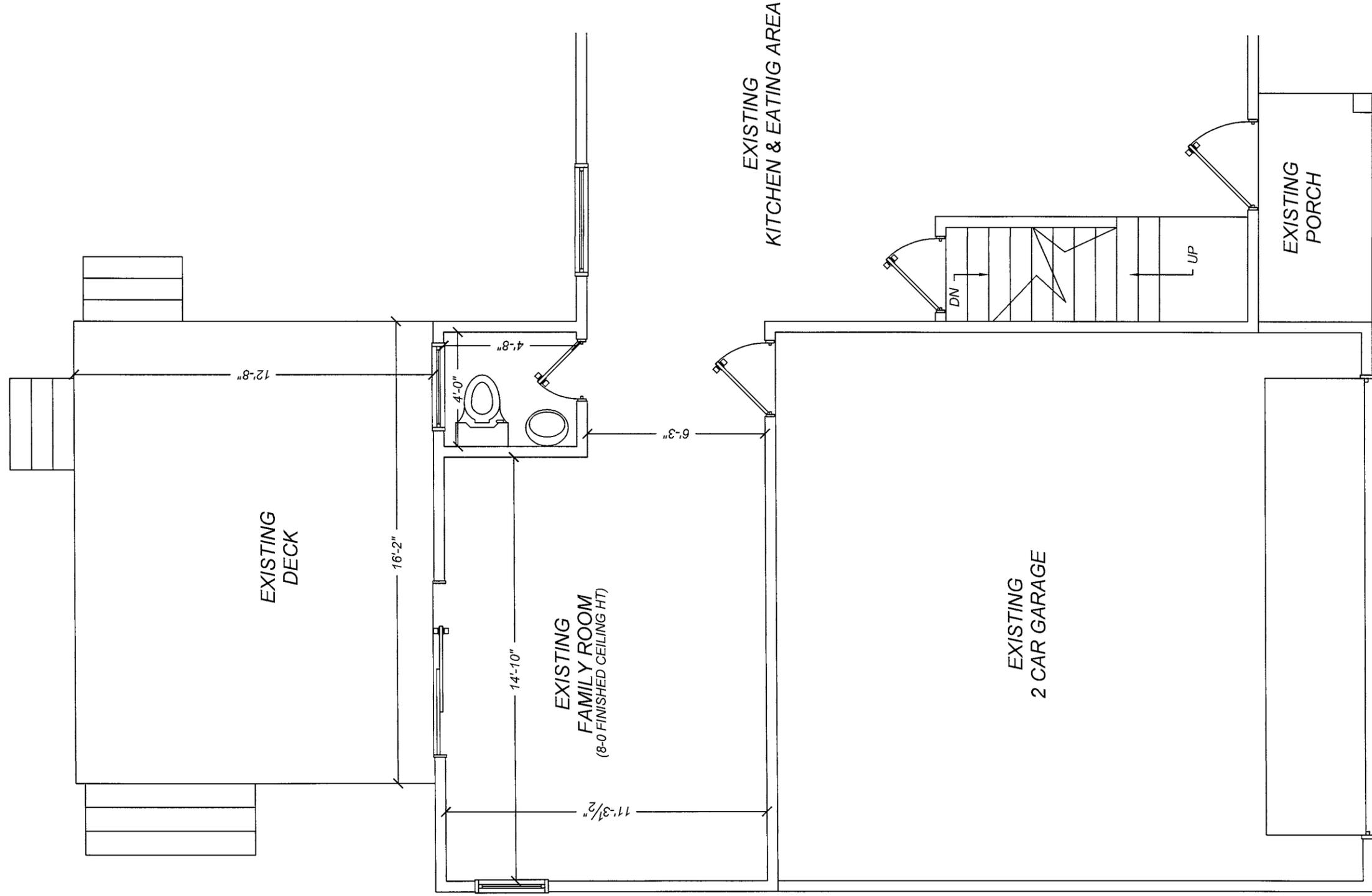
Thank you for your time and cooperation.

Sincerely,

  
Tonya Yasenchak, PE

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PELLETT RESIDENCE ADDITION  
 # 14 HEATHER LN.  
 SARATOGA SPRINGS, NY

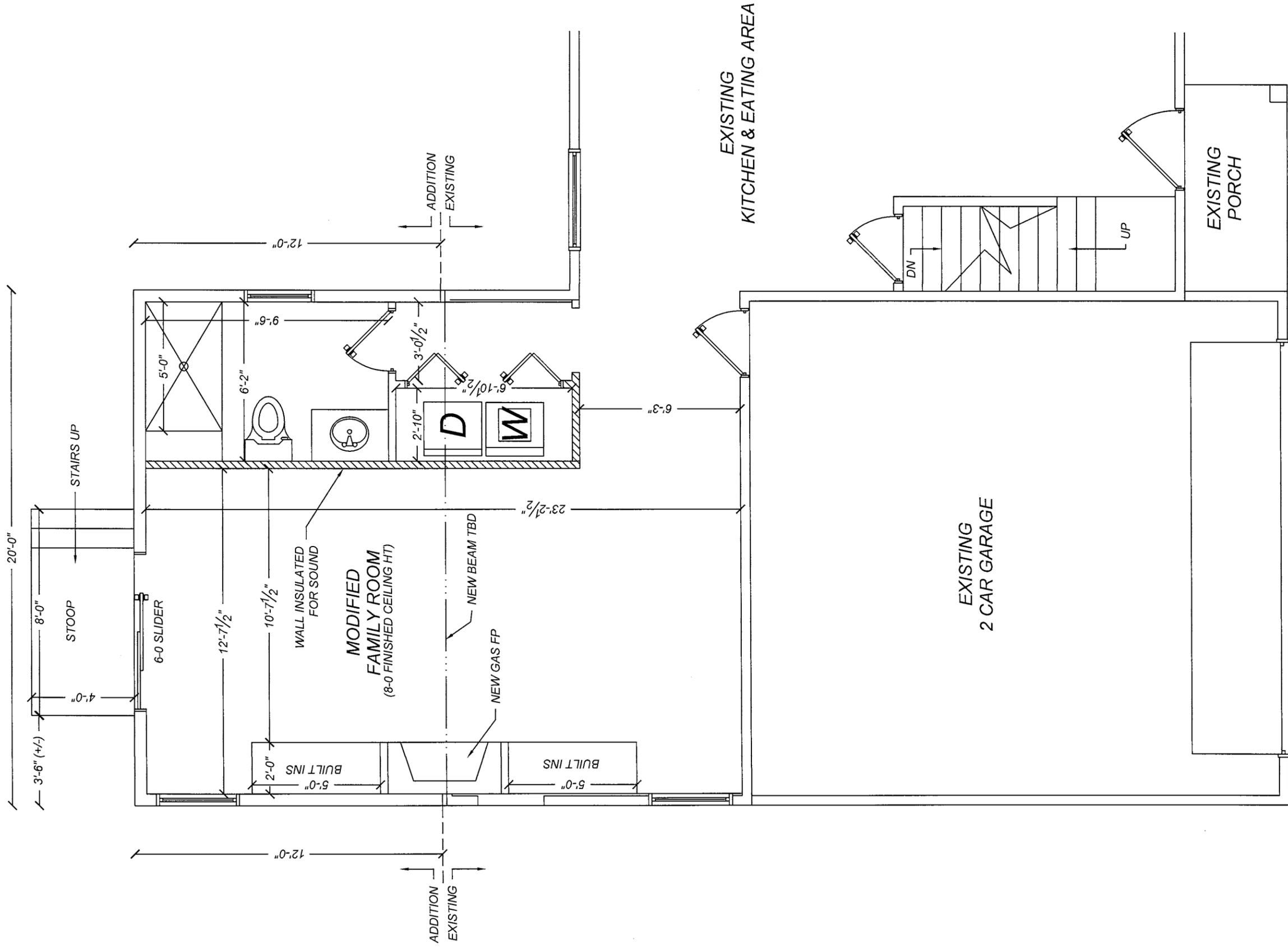
**EXISTING  
 MAIN FLOOR**

JUNE 8, 2016

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

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

NOTE: ACTUAL DIMENSIONS MAY VARY SLIGHTLY.  
 FIELD VERIFY MEASUREMENTS, PIER FOUNDATION  
 AND EXISTING JOISTS PRIOR TO CONSTRUCTION.  
 NOTIFY DESIGN ENGINEER IMMEDIATELY WITH  
 ANY/ALL DISCREPANCIES FOR DETERMINATION.



PELLETT RESIDENCE ADDITION  
 # 14 HEATHER LN.  
 SARATOGA SPRINGS, NY

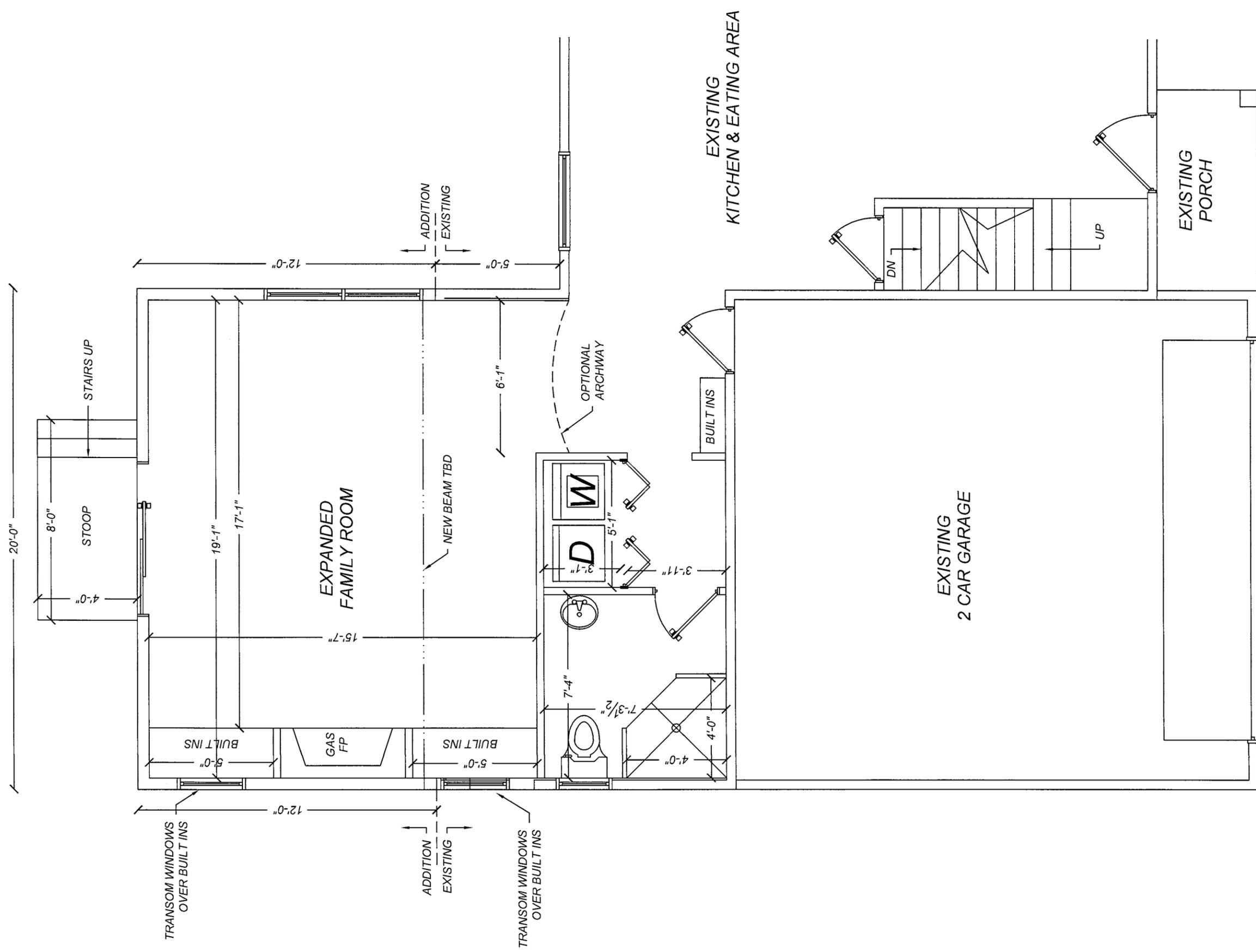
**PROPOSED: A  
 MAIN FLOOR**

JUNE 8, 2016

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

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

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PELLETT RESIDENCE ADDITION  
 # 14 HEATHER LN.  
 SARATOGA SPRINGS, NY

**PROPOSED: Option  
 MAIN FLOOR**

JUNE 8, 2016

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

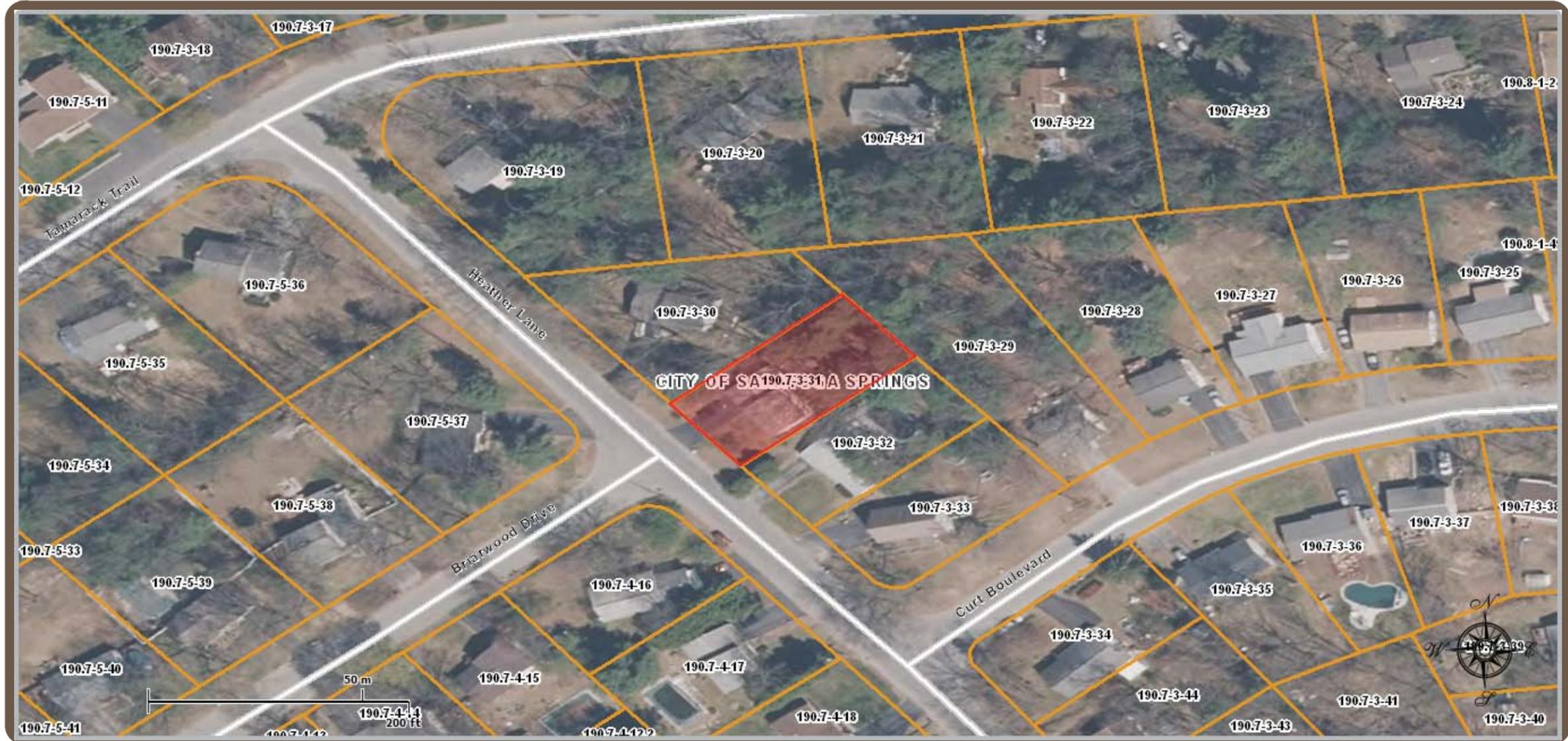
DOCUMENTED BY:  
 ENGINEERING AMERICA CO.  
 76 WASHINGTON ST., SARATOGA SPRINGS, NY  
 518 / 587 - 1340

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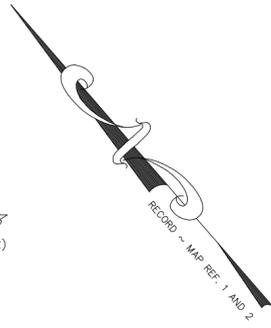
# Pellett

## 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.



LANDS NOW OR FORMERLY OF  
BRIAN D. AND HEATHER E. INNESS-BROWN  
BOOK 1558 OF DEEDS, PAGE 516

LOT 313  
(MAP REF. NO. 2)

LANDS OF  
RICHARD D. AND LINDA D. PELLETT  
BOOK 1321 OF DEEDS, PAGE 436  
AREA = 10,010± SQ. FT.  
TAX MAP PARCEL NO.  
190.07-3-31

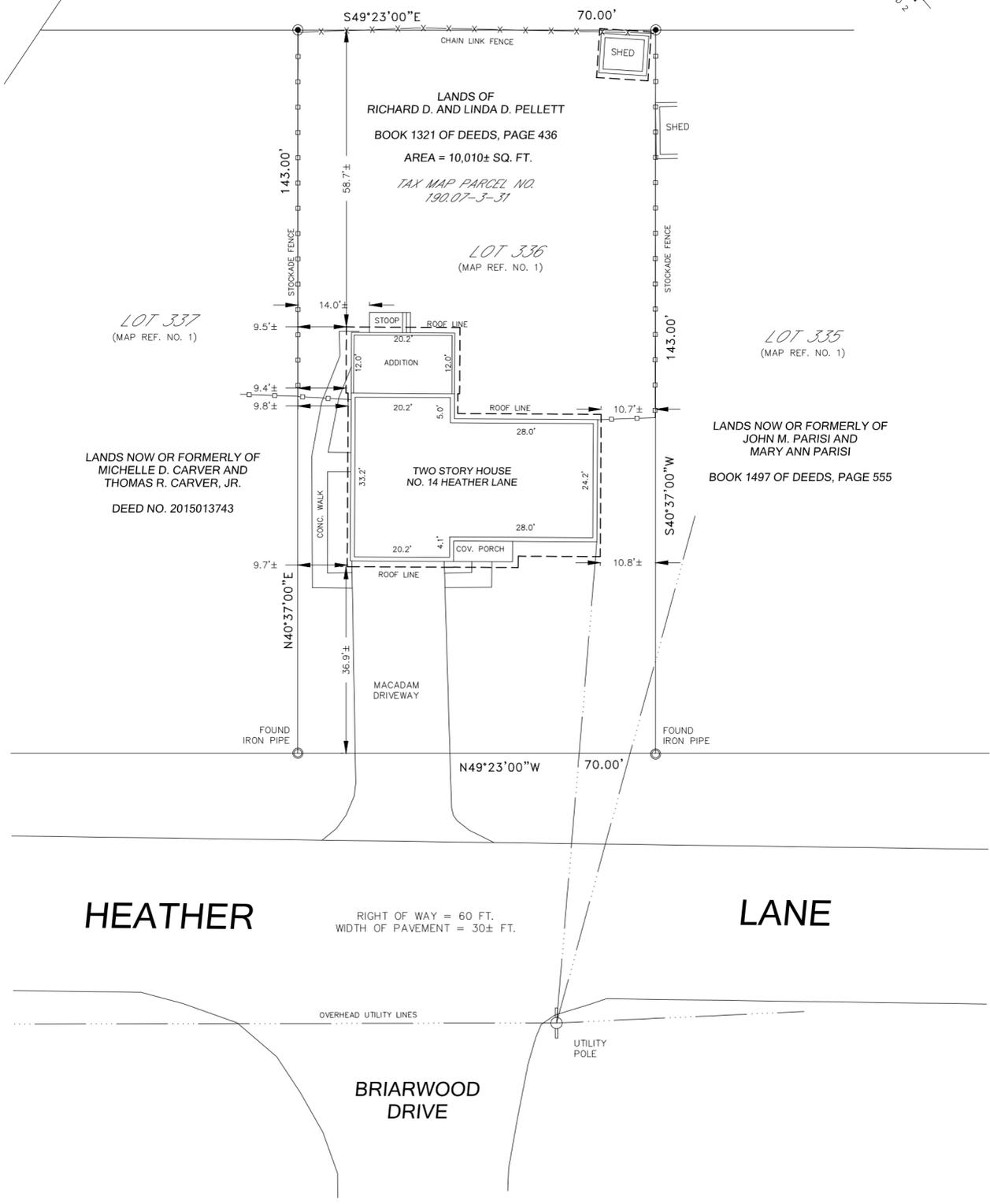
LOT 336  
(MAP REF. NO. 1)

LOT 337  
(MAP REF. NO. 1)

LOT 335  
(MAP REF. NO. 1)

LANDS NOW OR FORMERLY OF  
MICHELLE D. CARVER AND  
THOMAS R. CARVER, JR.  
DEED NO. 2015013743

LANDS NOW OR FORMERLY OF  
JOHN M. PARISI AND  
MARY ANN PARISI  
BOOK 1497 OF DEEDS, PAGE 555



HEATHER

LANE

RIGHT OF WAY = 60 FT.  
WIDTH OF PAVEMENT = 30± FT.

BRIARWOOD  
DRIVE

**I HEREBY CERTIFY TO:**

1.) RICHARD D. AND LINDA D. PELLETT

THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE  
IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE  
NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

DANIEL C. WHEELER

P.L.S. LIC. NO. 50,137

**ZONING INFORMATION:**

ZONING DISTRICT: UR-1  
MINIMUM LOT SIZE: 12,500 SQ. FT.  
MINIMUM MEAN LOT WIDTH: 100 FT.  
MAXIMUM PERCENT OF LOT TO BE OCCUPIED BY:  
PRINCIPAL BUILDING: 20 %  
ACCESSORY BUILDING: 8%  
MINIMUM YARD DIMENSIONS:  
FRONT: 30 FT.  
REAR: 30 FT.  
ONE SIDE: 12 FT.  
TOTAL SIDE: 30 FT.  
PRINCIPAL BUILDING:  
MINIMUM FIRST FLOOR AREA:  
1 STORY: 1,100 SQ. FT.  
2 STORY: 800 SQ. FT.  
MAXIMUM BUILDING HEIGHT: 60 FT.  
MINIMUM DISTANCE FROM ACCESSORY BUILDING TO:  
PRINCIPAL BUILDING: 5 FT.  
FRONT LOT LINE: 30 FT.  
SIDE LOT LINE: 5 FT.  
REAR LOT LINE: 5 FT.  
MINIMUM PERCENT OF LOT TO BE PERMEABLE: 30%

**NOTES:**

- 1.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR A TITLE REPORT.
- 2.) UNLESS OTHERWISE NOTED, OFFSET DIMENSIONS TO HOUSE ARE MEASURED TO THE ROOF LINE.

**MAP REFERENCES:**

- 1.) MAP ENTITLED "SECTION - #7 GEYSER CREST", DATED DECEMBER 9, 1969, MADE BY C.T. MALE ASSOCIATES AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP NO. "CC-131".
- 2.) MAP ENTITLED "SECTION - NO. 6 GEYSER CREST", DATED JUNE 16, 1969, MADE BY C.T. MALE ASSOCIATES AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP NO. "CC-130".

**DEED REFERENCE:**

- 1.) DEED DATED OCTOBER 30, 1991 FROM STEVEN M. PARISH AND BARBARA L. PARISH TO RICHARD D. PELLETT AND LINDA D. PELLETT AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 1321 OF DEEDS AT PAGE 436.

NOTE:  
THIS IS A PLOT PLAN ONLY AND NOT A SURVEY.  
THE ORIGINAL SURVEY, DATED 6/2/2016 WAS MODIFIED  
BY ENGINEERING AMERICA CO. WITH PERMISSION FROM  
DANIEL C. WHEELER, LS OF SURVEY ASSOCIATES  
TO CREATE THIS PLOT PLAN TO DEPICT PLAN CHANGES  
REQUIRING AREA VARIANCES. A MODIFIED SURVEY PLAN  
AND FOOTPRINT STAKE OUT MUST BE PREPARED  
FOR THE BUILDING PERMIT APPLICATION, PRIOR TO  
CONSTRUCTION AND AFTER CONSTRUCTION HAS BEEN  
COMPLETED FOR FILING WITH THE CITY.

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

**SURVEY BASE BY:**

**SURVEY** DANIEL C. WHEELER, LS  
**ASSOCIATES, LLC**  
PROFESSIONAL LAND SURVEYING

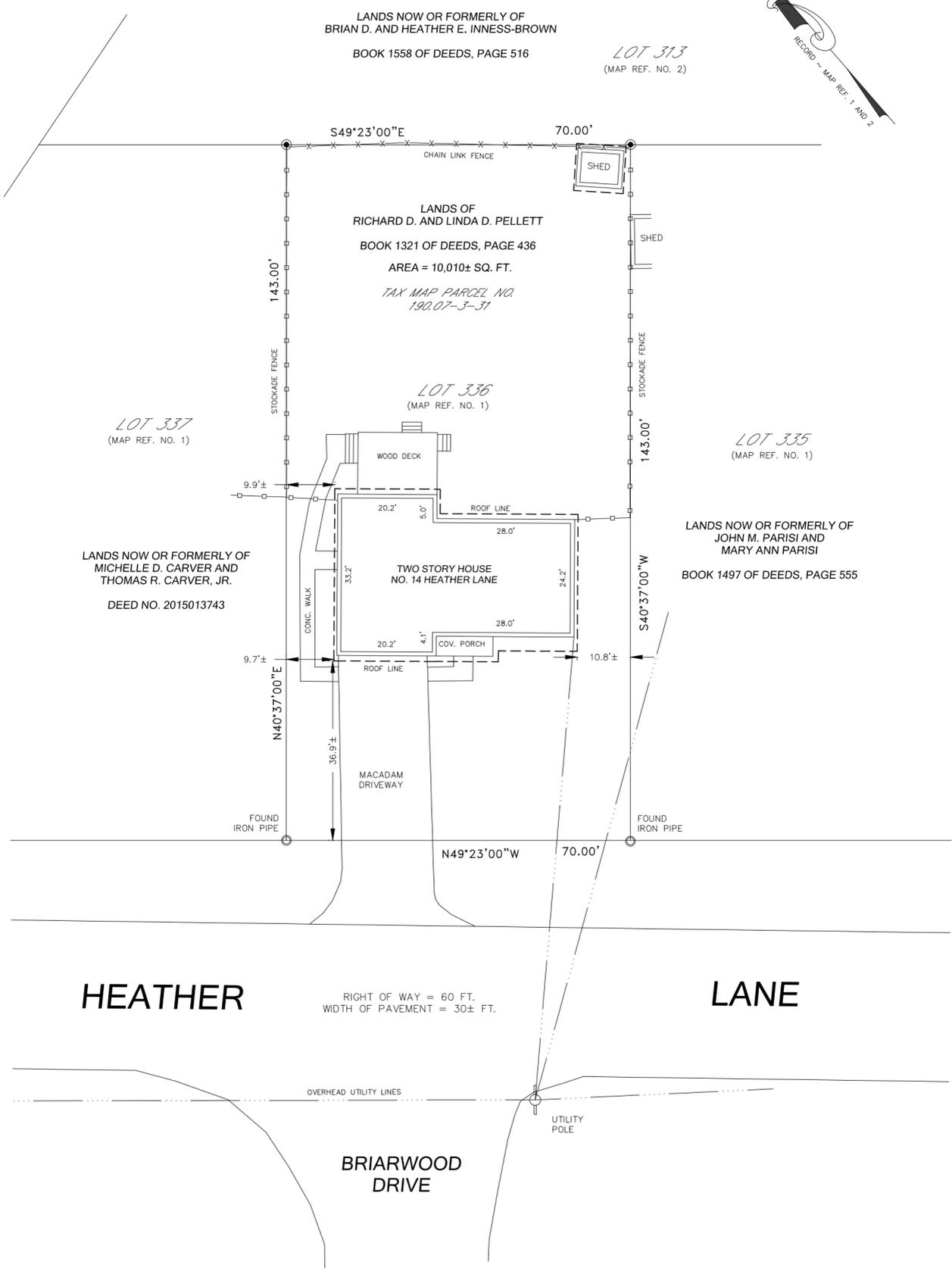
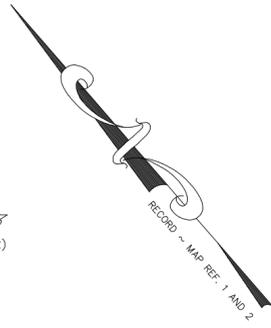
432 BROADWAY, SUITE 5, SARATOGA SPRINGS, NY 12866  
PH. (518) 583-7302 FAX (518) 583-7303

**TITLE:**  
**PLOT PLAN WITH PROPOSED ADDITION**  
**RICHARD D. AND LINDA D. PELLETT**

**LOCATION:**  
CITY OF SARATOGA SPRINGS  
(OUTSIDE DISTRICT)  
SARATOGA COUNTY, NEW YORK

**DATE:**  
JUNE 13, 2016

**SCALE:**  
1 INCH = 20 FEET



**I HEREBY CERTIFY TO:**

1.) RICHARD D. AND LINDA D. PELLETT

THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

DANIEL C. WHEELER

P.L.S. LIC. NO. 50,137

**ZONING INFORMATION:**

ZONING DISTRICT: UR-1  
 MINIMUM LOT SIZE: 12,500 SQ. FT.  
 MINIMUM MEAN LOT WIDTH: 100 FT.  
 MAXIMUM PERCENT OF LOT TO BE OCCUPIED BY:  
 PRINCIPAL BUILDING: 20 %  
 ACCESSORY BUILDING: 8%  
 MINIMUM YARD DIMENSIONS:  
 FRONT: 30 FT.  
 REAR: 30 FT.  
 ONE SIDE: 12 FT.  
 TOTAL SIDE: 30 FT.  
 PRINCIPAL BUILDING:  
 MINIMUM FIRST FLOOR AREA:  
 1 STORY: 1,100 SQ. FT.  
 2 STORY: 800 SQ. FT.  
 MAXIMUM BUILDING HEIGHT: 60 FT.  
 MINIMUM DISTANCE FROM ACCESSORY BUILDING TO:  
 PRINCIPAL BUILDING: 5 FT.  
 FRONT LOT LINE: 30 FT.  
 SIDE LOT LINE: 5 FT.  
 REAR LOT LINE: 5 FT.  
 MINIMUM PERCENT OF LOT TO BE PERMEABLE: 30%

**NOTES:**

- 1.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR A TITLE REPORT.
- 2.) UNLESS OTHERWISE NOTED, OFFSET DIMENSIONS TO HOUSE ARE MEASURED TO THE ROOF LINE.

**MAP REFERENCES:**

- 1.) MAP ENTITLED "SECTION - #7 GEYSER CREST", DATED DECEMBER 9, 1969, MADE BY C.T. MALE ASSOCIATES AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP NO. "CC-131".
- 2.) MAP ENTITLED "SECTION - NO. 6 GEYSER CREST", DATED JUNE 16, 1969, MADE BY C.T. MALE ASSOCIATES AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP NO. "CC-130".

**DEED REFERENCE:**

- 1.) DEED DATED OCTOBER 30, 1991 FROM STEVEN M. PARISH AND BARBARA L. PARISH TO RICHARD D. PELLETT AND LINDA D. PELLETT AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 1321 OF DEEDS AT PAGE 436.

DANIEL C. WHEELER P.L.S. LIC. NO. 50,137	 <p><b>SURVEY ASSOCIATES, LLC</b>          PROFESSIONAL LAND SURVEYING</p> <p>DANIEL C. WHEELER, LS</p> <p>432 BROADWAY, SUITE 5, SARATOGA SPRINGS, NY 12866          PH. (518) 583-7302 FAX (518) 583-7303</p>
<p><b>TITLE:</b>  <b>SURVEY OF LANDS OF RICHARD D. AND LINDA D. PELLETT</b></p>	
<p><b>LOCATION:</b>          CITY OF SARATOGA SPRINGS          (OUTSIDE DISTRICT)          SARATOGA COUNTY, NEW YORK</p>	<p><b>DATE:</b>          JUNE 2, 2016</p>
<p><b>SCALE:</b>          1 INCH = 20 FEET</p>	
<p><b>MAP NO.</b> 2016-04-02</p>	

Pellet Addition:  
#14 Heather Ln., Saratoga Springs, NY



Rear / East elevation of residence as viewed facing West from rear yard of project site



Front / South elevation of existing residence as viewed facing North from Heather Ln.



Left / West yard of project site in relation to adjacent neighbor to the West as viewed facing North from Heather Ln.



Left / West elevation of existing residence as viewed facing East from Heather Ln.

Pellet Addition:

#14 Heather Ln., Saratoga Springs, NY



Adjacent residence to the left / West of project site as viewed facing North East from Heather Ln.



Front of existing house and neighboring lots to the East of project site as viewed facing East from Heather Ln.



Residence across Heather Ln. to the South of the project site as viewed facing South from project site driveway



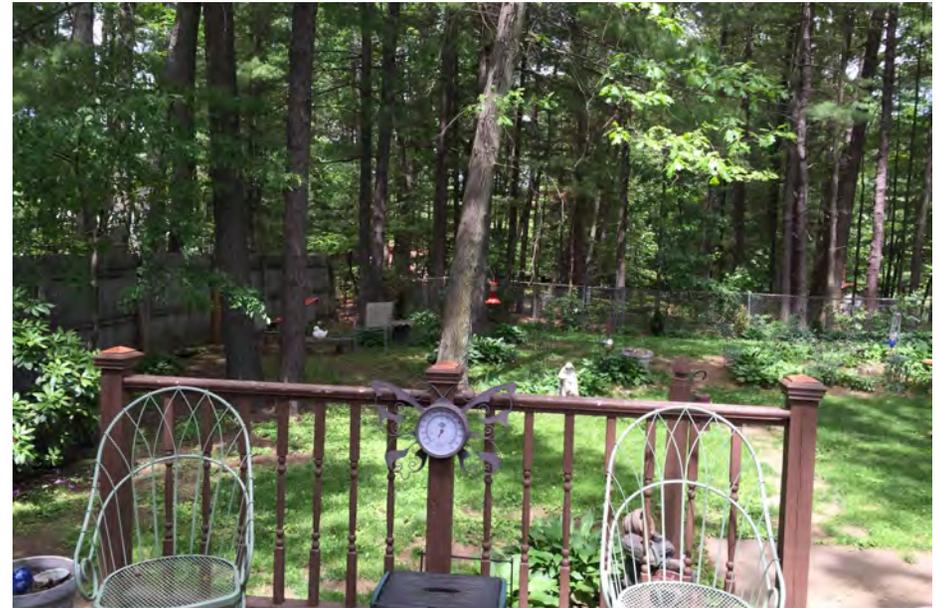
Residence across Heather Ln. to the West of the project site as viewed facing West from project site driveway

Pellet Addition:

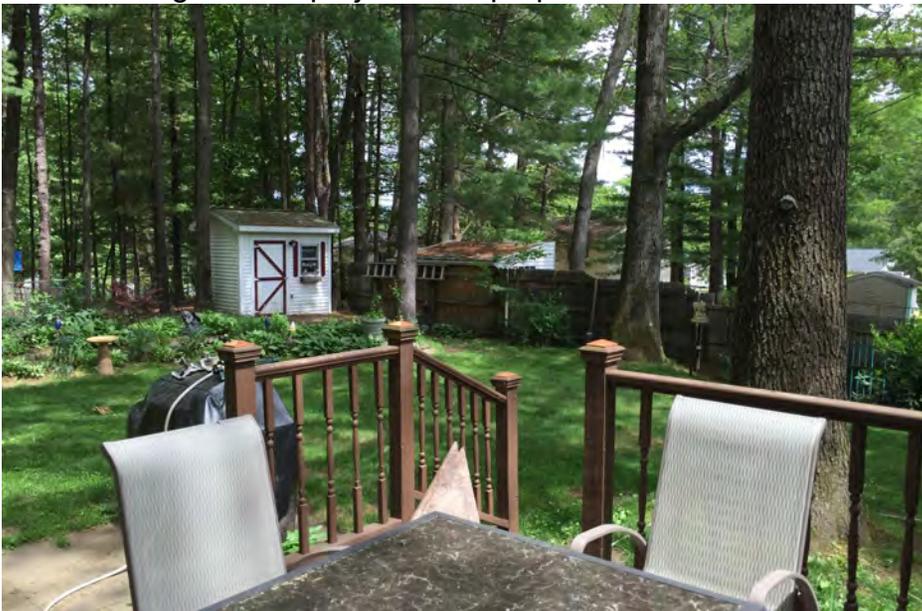
#14 Heather Ln., Saratoga Springs, NY



View of side yard & fence line of adjacent property to the West from existing deck of project site / proposed addition location



View of existing project site back yard as viewed facing North from existing deck / proposed addition location



View of existing project site back yard as viewed facing East from existing deck / proposed addition location



View of rear yard and fence line of adjacent property to the South East from existing deck / proposed addition location