



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 #)
REC'D JUL 08 2016
(Date received)

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

Table with 3 columns: APPLICANT(S)*, OWNER(S) (If not applicant), ATTORNEY/AGENT. Includes fields for Name, Address, and Phone.

* 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: [X] Owner [] Lessee [] Under option to lease or purchase

PROPERTY INFORMATION

1. Property Address/Location: 69-71 Hamilton Street / 10 South Federal Street Tax Parcel No.: 165 75 1 27
2. Date acquired by current owner: October 17, 2001 3. Zoning District when purchased: ?
4. Present use of property: Apartment Homes 5. Current Zoning District: UR-5
6. Has a previous ZBA application/appeal been filed for this property? [X] Yes (when? June / October 1978 For what? Convert garage/storage space into 6 add'l units)
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: Area variance requested to allow for one additional residential apartment unit (currently 70 units; requesting variance for 71). Unit in question already exists as an apartment unit but only 70 units are currently occupied. No changes will be made to the exterior of any building on the property. The variance is for the interior of one structure only. (SEE ATTACHED EXHIBIT A)

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

10. Has the work, use or occupancy to which this appeal relates already begun? [X] 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) [X] AREA VARIANCE (pp. 6-7)

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

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

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

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

Section(s) _____

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

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

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

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

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

3. Date original variance expired: _____

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

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

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

A use variance is requested to permit the following: _____

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

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

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

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

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

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

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

5) Annual income generated from property: \$ _____

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

7) Appraised Value: \$ _____ Appraiser: _____ Date: _____

Appraisal Assumptions: _____

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

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

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

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

If yes, describe frequency and name of publications: _____

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

If yes, list dates when sign was posted: _____

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

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

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

2.0(table 3), 5.4, 6.2

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

Dimensional Requirements

From

To

No external modification to structures is required.

(See Exhibit B, attached)

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 sought by the applicant cannot be achieved by feasible means other than an area variance. The benefit sought is to be able to utilize a portion of the interior of the currently-existing structure as an apartment unit. The exterior footprint of the structure will not change. Gaslight Apartments currently occupies the maximum amount of lot space available, as it occupies the entire city block on which it is located.

- 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 area variance is required solely for the purpose of legally designating a portion of interior space as a residential apartment unit. Granting the variance will not produce any undesirable change in the character of the neighborhood or any detriment to nearby properties. The exterior of the building that contains the 71st apartment unit and its structural footprint will remain unchanged and there will be no additional construction. There will be no other changes to the site. As all exterior dimensions will remain the same, there can be no undesirable change to the character of the neighborhood or detriment to the community. Surrounding properties are all zoned either UR-5 Urban Residential (majority), UR-3 Urban Residential, Institutional Educational, T-6 Transect Zone 6 Urban Core, Warehouse District, or T-5 Transect Zone 5 Neighborhood Center.

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

The variance is not "substantial" because the structure itself will remain unchanged on the exterior, and the addition of one unit is only a 1.43% increase in residential units. The variance is required for a small increase in unit density (parcel square footage per dwelling unit), along with the associated off-street parking requirement increase for the one additional interior unit, only. The one added unit is a small studio apartment. The variance is also not "substantial" because, as an example, the resulting dwelling unit density measured by square footage per unit will remain much lower than that of the neighboring "Stonequist" building at 1 South Federal Street. The Stonequist parcel is also zoned as UR-5 Urban Residential, and exhibits a much higher density of 1,343 square feet per dwelling unit than Gaslight will present at 1,636 square feet per dwelling unit. Gaslight also currently conforms to lot coverage density requirements for buildings in a UR-5 district, as existing principal building coverage is 22.7% (maximum is 25%), and existing permeable surface on the lot is approximately 41% (minimum is 15%). As no exterior modifications increasing building size are to be made, these values will not change.

- 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:

An area variance allowing for one additional interior unit adds only a single person or a very small family to the apartment complex. Approving this one additional unit, which is already improved for use, adds only one or two possible vehicles at most to the currently available off-street parking areas. These parking areas are sufficient for the Gaslight apartment complex and are seldom, if ever, full or near-full. There is also ample off-street parking on the block (the Gaslight apartment complex occupies the entire city block), which is currently underutilized. No exterior construction is needed, so there will be no environmental or noise issues affecting neighboring properties, whatsoever.

The requested variance is consistent with the prevailing pattern of development in the neighborhood and zoning district.

- 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:

Applicant duly applied for a building permit for the additional unit in 2011, believing in good faith that the unit was permitted. Applicant received a Certificate of Occupancy at that time (see Certificate of Occupancy attached). In 2016, applicant discovered that only 70 units were allowed. The unit has been occupied since it was improved for that purpose. While the difficulty was self-created, it was created based on applicant's good faith belief that the unit was permitted by the City of Saratoga Springs. Use of the unit over the last five (5) years has not shown any adverse consequence to the site, or to the surrounding neighborhood.

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.

GASLIGHT APARTMENTS, LLC

James T. Burns
(applicant signature) By: James T. Burns
Manager

Date: 7/7/16

(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: _____ TAX PARCEL NO.: _____ - _____ - _____

PROPERTY ADDRESS: _____ ZONING DISTRICT: _____

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

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

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

Extension of existing variance Interpretation

Use Variance to permit the following: _____

Area Variance seeking the following relief:

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

Other: _____

Note: _____

Advisory Opinion required from Saratoga County Planning Board

ZONING AND BUILDING INSPECTOR

DATE

Exhibit A

Gaslight Apartments is located on a parcel that is zoned UR-5 (Urban Residential). Zoning for the City of Saratoga Springs permits 70 units, however there are currently Certificates of Occupancy issued for 71 units.

In 2011, applicant duly applied for a building permit for the 71st unit, believing in good faith that the unit (Unit 24 at 69 Hamilton Street) was permitted. A Certificate of Occupancy, No. 20110347, was issued for the unit on August 3 of that same year. See copy of said Certificate of Occupancy, attached. In 2016, applicant discovered that the 71st unit was not permitted.

Because the Gaslight Apartment complex has been functioning as a 71-unit entity for more than five years, and no exterior changes need to be made to any building, granting an area variance will have no adverse effect on the neighborhood. Also, the density of Gaslight's parcel square footage per dwelling unit will remain much less dense than certain neighboring sites.

Gaslight currently offers spaces for 92 parked vehicles, including 10 garage spaces. The Gaslight lot also occupies a full city block, and so has plenty of available on-street parking on all sides. Both the off-street parking located on the Gaslight lot and the on-street parking around the block is currently underutilized compared to availability, and the applicant is unaware of any complaints attributed to the parking routines of Gaslight residents. While, at 71 units, the zoning code calls for 106 spaces, the small deficiency in required off-street parking spaces is insignificant.

The goal of attaining this minor area variance is to simply have the opportunity to continue to offer 71 units of residential apartment homes to the Saratoga Springs community.



CERTIFICATE OF OCCUPANCY
CITY OF SARATOGA SPRINGS, NEW YORK

Certificate of Occupancy No. 20110347

Application No. 20110145

Owner GASLIGHT APARTMENTS LLC

Address 69-71 HAMILTON STREET

Tax Map I.D. Number 165.75-1-27

Date Issued: 08/03/11

*This is to certify that the ALTERATION OF UNIT 24.
named above is in compliance with applicable codes, ordinances and approvals and is ready for
occupancy as a RESIDENTIAL OCCUPANCY(R2) IN APARTMENT BLDG.*

The following items are conditions on issuance of the certificate:

Assistant Building Inspector

AUG 15 2011

Exhibit B

Description	Conforming per Zoning Code	Current (From) [70 units]	To [71 units]
Density per residential unit	3,000 sf/unit	~1,660 sf/unit	~1,636 sf/unit
Off-street parking required (fraction up to and <i>including</i> ½ are disregarded)	1.5 spaces/unit	92 spaces (deficient by 13)	92 spaces (deficient by 14)

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.

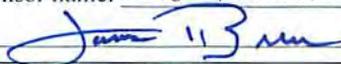
Part 1 - Project and Sponsor Information			
Name of Action or Project: Gaslight Apartments			
Project Location (describe, and attach a location map): See Schedule "A" legal description and location map			
Brief Description of Proposed Action: Area variance required to increase number of permitted and approved dwelling units from 70 to 71 units.			
Name of Applicant or Sponsor: Gaslight Apartments, LLC		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: c/o Burns Management, 1732 Western Avenue			
City/PO: Albany	State: NY	Zip Code: 12203	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City of Saratoga Springs Zoning Board of Appeals			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		2.667 +/- acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.667 +/- acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Institutional / Educational</u>			
<input type="checkbox"/> Parkland			

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)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES

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

Applicant/sponsor name: Gaslight Apartments, LLC

Date: 7/7/16

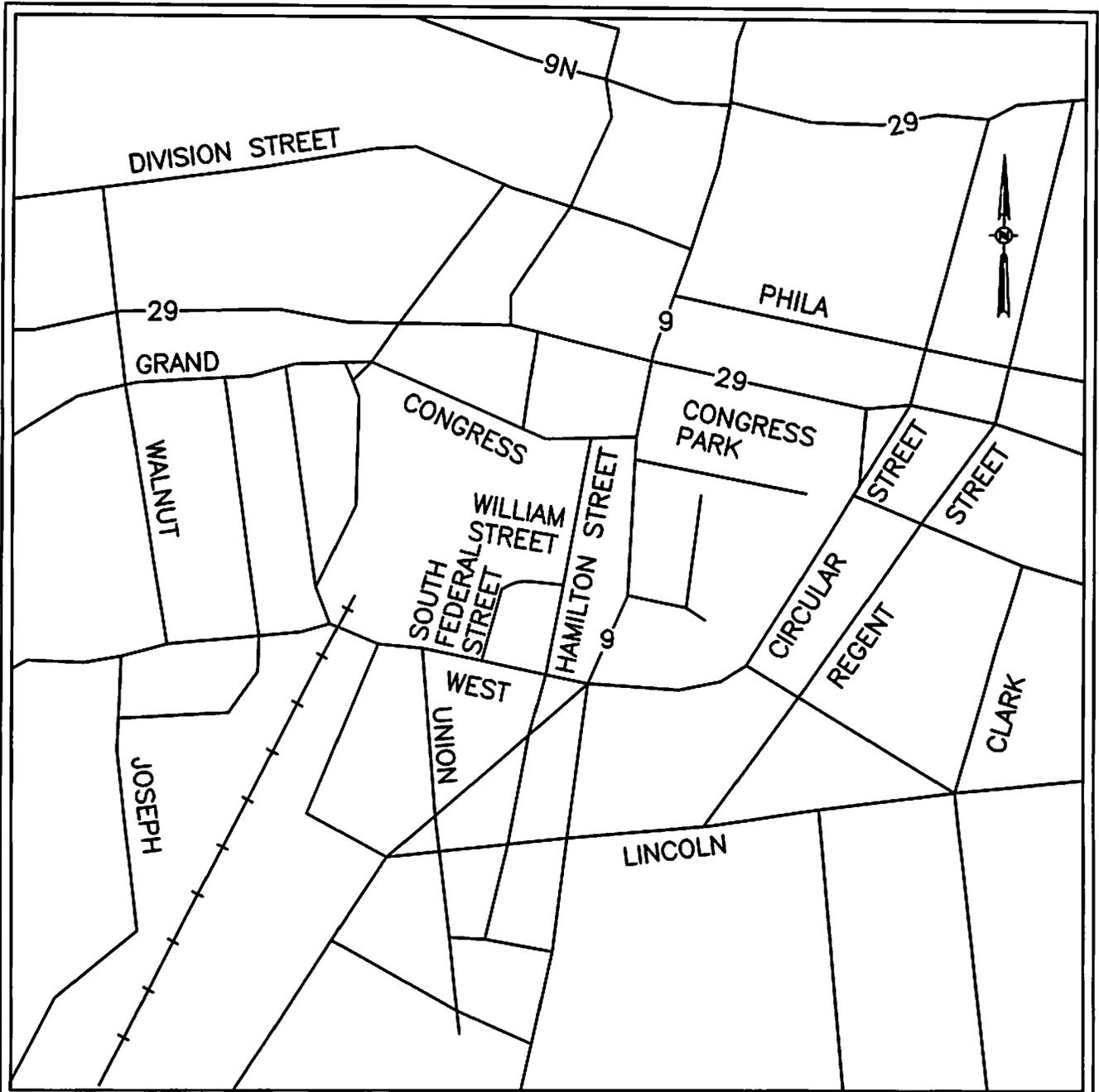
Signature: 

By: James T. Burns
 Manager

SCHEDULE A DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, situate, lying and being in the City of Saratoga Springs, County of Saratoga and State of New York, being bounded and described as follows:

BEGINNING at a point in the northeasterly corner of West Circular Street and relocated South Federal Street and running thence along the easterly line of relocated South Federal Street, North $11^{\circ} 21' 11''$ East 375.94 feet to the southeasterly corner of relocated South Federal Street and William Street; thence along the original south line of William Street South $78^{\circ} 25' 49''$ East 311.68 feet to the corner formed by the intersection of the southerly side of said William Street and the present westerly side of Hamilton Street; thence South $11^{\circ} 34' 18''$ West along the said side of Hamilton Street 373.49 feet to the corner formed by the intersection of the said westerly side of Hamilton Street and the present northerly side of West Circular Street; thence along the said northerly side of West Circular Street North $78^{\circ} 25' 49''$ West 271.76 feet to a point; thence North $82^{\circ} 04' 49''$ West 38.58 feet to the point and place of beginning.



SITE LOCATION MAP

NOT TO SCALE

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

**Short Environmental Assessment Form
Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

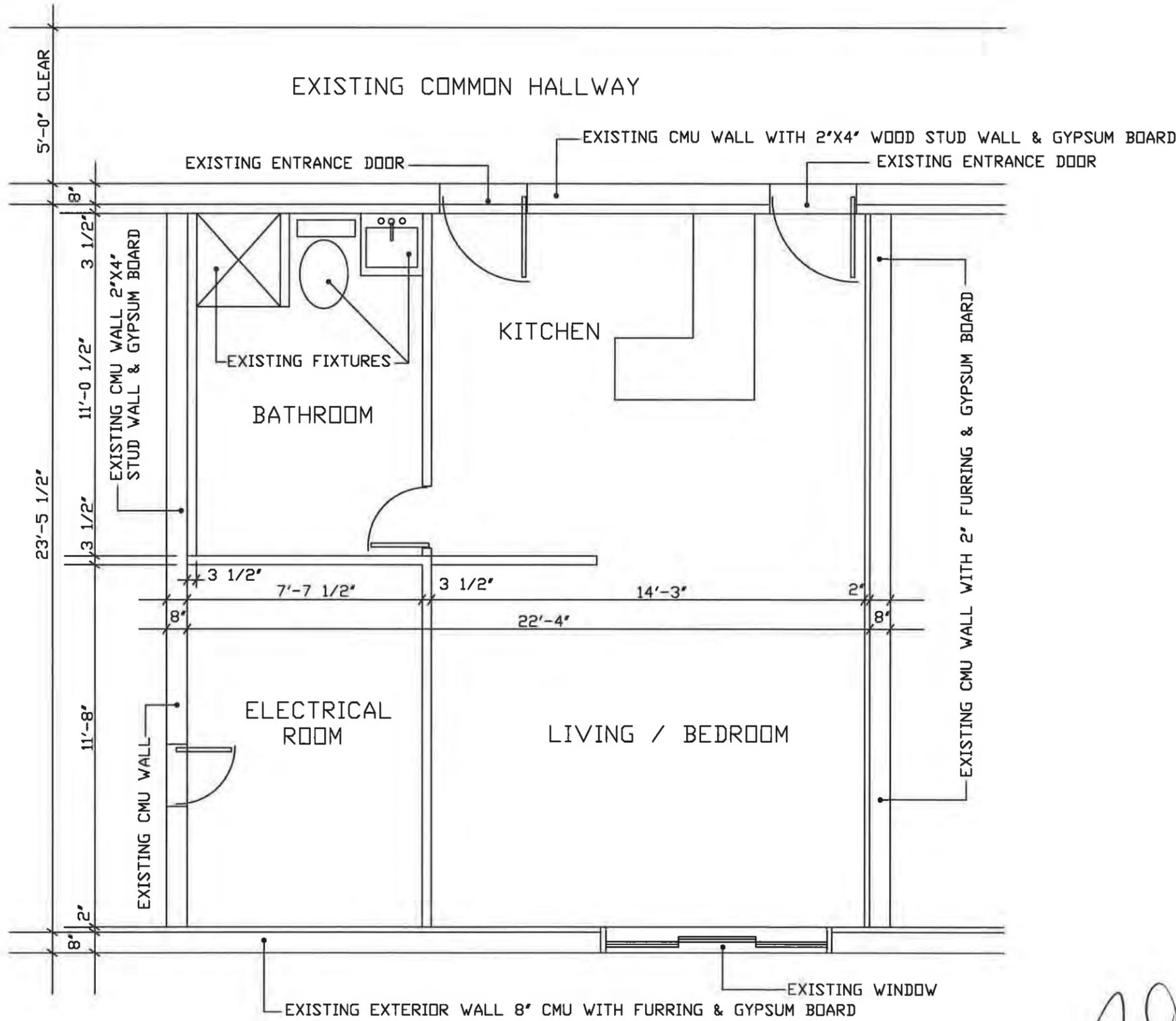
Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

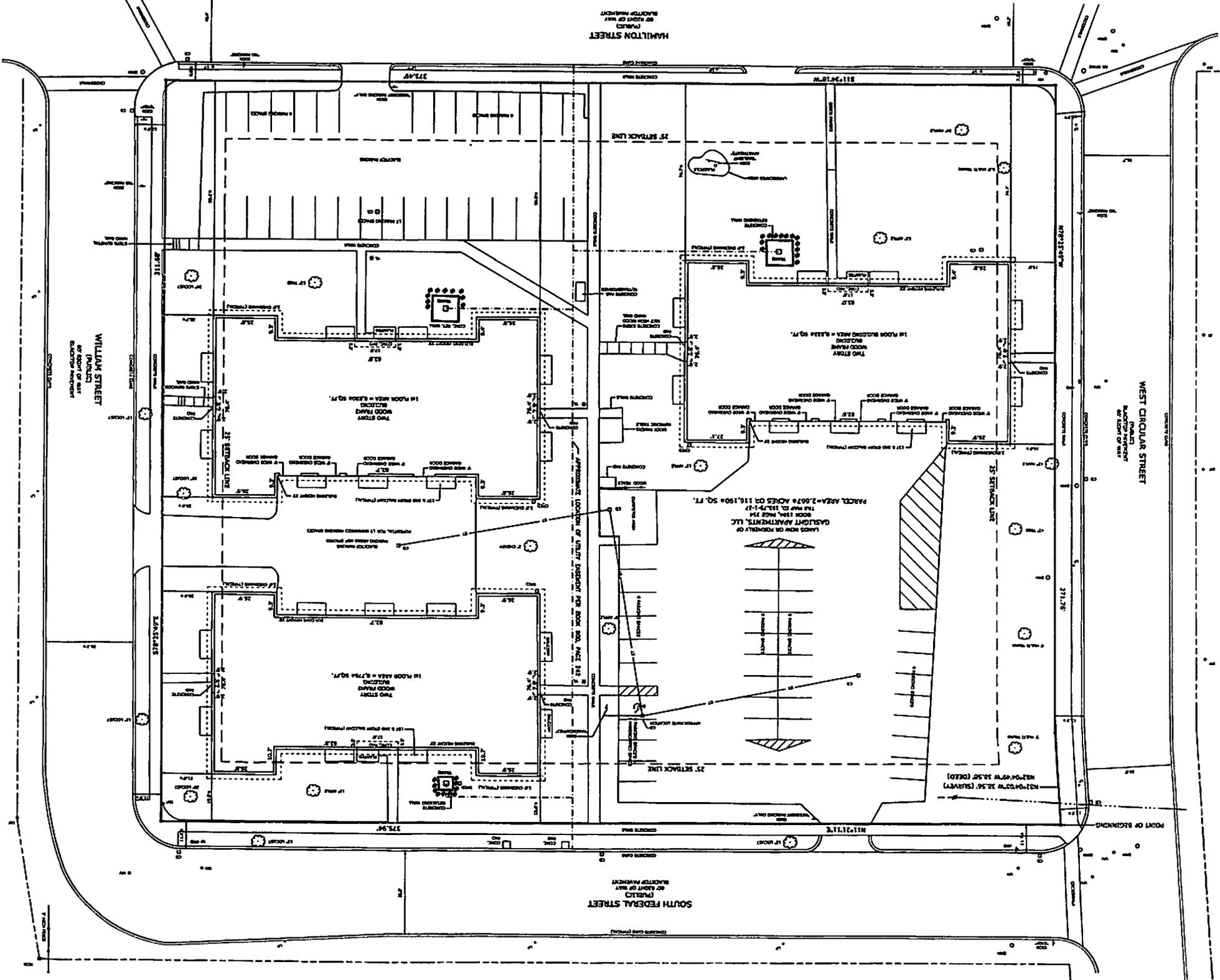


EXISTING FLOOR PLAN (APARTMENT WAS NOT USED AREA USED AS STORAGE)

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

[Handwritten signature]

EXISTING FLOOR PLAN
 PREPARED FOR
 BURNS MANAGEMENT
 69 HAMILTON STREET APARTMENT #24
 SARATOGA SPRINGS, NEW YORK
 DATED: JANUARY 21, 2011



HAMILTON STREET
FRONTAGE
BLANKET PERMIT
AS SHOWN ON MAP

WEST CIRCULAR STREET
FRONTAGE
BLANKET PERMIT
AS SHOWN ON MAP

WILLIAM STREET
FRONTAGE
BLANKET PERMIT
AS SHOWN ON MAP

SOUTH FEDERAL STREET
FRONTAGE
BLANKET PERMIT
AS SHOWN ON MAP

LANDS NOW OR HERETOFORE
OWNED BY GASLIGHT APARTMENTS, LLC
THE MAP IS 183-7-1-17
BOOK 1544, PAGE 254
PARCEL AREA = 2.6074 ACRES OR 116,190 SQ. FT.

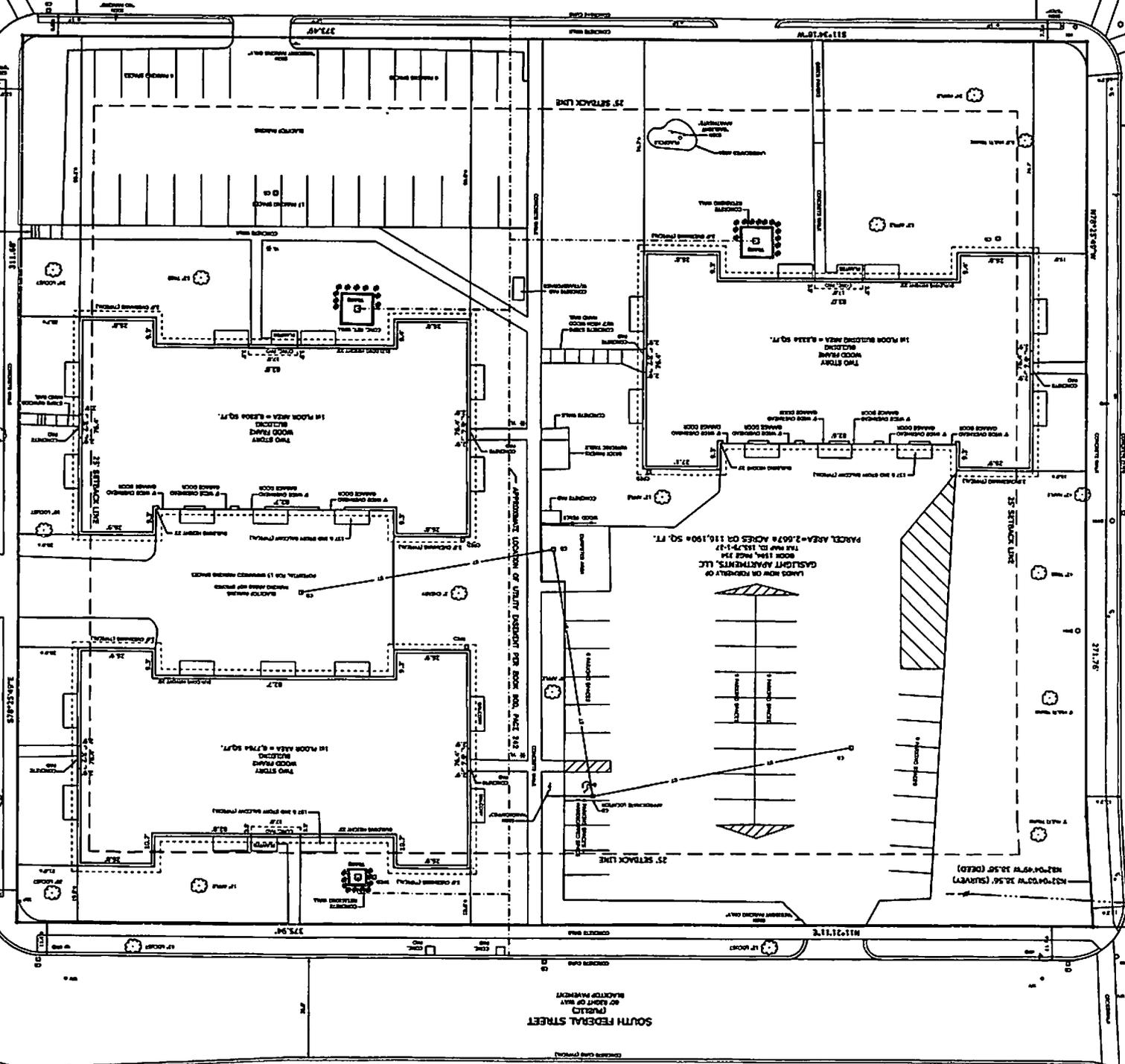
183-027-1-18 (STREET)
183-027-1-18 (FIELD)

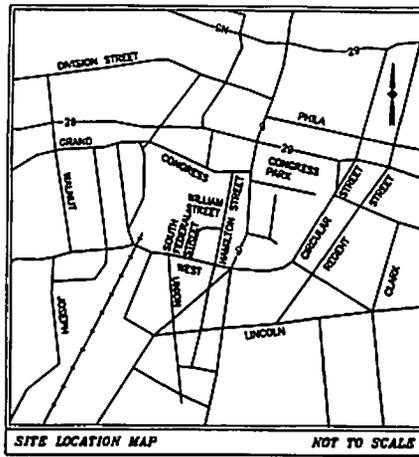
14 FLOOR AREA = 8,334 SQ. FT.

14 FLOOR AREA = 8,334 SQ. FT.

14 FLOOR BUILDING AREA = 8,334 SQ. FT.

25' SETBACK LINE





MAP NOTES:

1. Information shown hereon was compiled from an actual field survey conducted during the month of August, 2001. Survey update was performed on April 9, 2007 and January 14, 2016.
2. North orientation and bearing base per map reference no. one.
3. Underground facilities, structures, and utilities have been plotted from data obtained from previous maps and record drawings. Surface features such as catch basins, manhole covers, water valves, gas valves, etc. are the result of field survey unless noted otherwise. There may be other underground utilities, the existence of which are not known to the undersigned. Size and location of all underground utilities and structures must be verified by the appropriate authorities. The Underground Facilities Protective Organization must be notified prior to conducting test borings, excavation and construction.
4. Per map entitled "National Flood Insurance Program, Flood Insurance Rate Map, City of Saratoga Springs, New York, Saratoga County," Panel 2 of 8, Community Panel Number 100728 0022, effective date June 15, 1984, the parcel shown hereon falls within an area designated as Zone C, areas of minimal flooding.
5. This survey does not constitute a record search by C.T. Male Associates, P.C. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, the surveyor relied upon title commitment number CT18-31180-ALL, prepared by Chicago Title Insurance Company, dated December 29, 2015.
6. Parcel is subject to covenants and restrictions per Book 892, Page 800, as modified by Book 1594 Page 352.
7. Parcel is subject to a utility easement per Book 900, Page 242.
8. Per contractual agreement with client, property corners were not set.

MAP REFERENCES:

1. "Map Showing Boundary Survey Saratoga Springs Urban Renewal, Agency Urban Renewal Project No. 1, 8776-127," City of Saratoga Springs, County of Saratoga, New York, An Area of 66.876 Acre, dated February 5, 1971 as prepared by Gerald W. Gluckstone. On file in Saratoga Springs City Engineers Office.
2. "Property Line Map Saratoga Springs Urban Renewal Project No.1, Saratoga Springs Housing Authority," Saratoga Springs-Saratoga County - State of NY, Prepared by Frank Rapant Jr., dated June 10, 1965. On file in Saratoga Springs City Engineers Office.
2. "ALTA/ACSM Land Title Survey Gealign Square Apartments 69-71 Hamilton Street 10 South Federal Street" City of Saratoga Springs, Saratoga County, New York, prepared by C.T. Male Associates, Engineering, Surveying, Architecture & Landscape Architecture, P.C., dated August 3, 2001 and last revised January 14, 2016, DWG. No. 01-4158, CTH Proj. No. 07.7972.

DEED REFERENCES:

1. Deed dated October 4, 2001 to Gealign Apartments, LLC, from City of Saratoga Springs, as described in Book 1594 of Deeds at Page 352.

ZONING USE

URBAN RESIDENTIAL-3

MINIMUM LOT SIZE	1,000 SQ. FT.
MINIMUM LOT WIDTH	100 FT.
MINIMUM FRONT YARD	25 FT.
MINIMUM REAR YARD	25 FT.
SIDE YARD	25 FT.
	TOTAL OF 45 FT.

MINIMUM 1ST FLOOR AREA	7 STORY-1200 SQ. FT.
MAXIMUM BUILDING HEIGHT	185 FT.

PARKING STATISTICS

- 66 STRIPED REGULAR PARKING SPACES
- 1 STRIPED HANDICAPPED PARKING SPACES
- 89 TOTAL STRIPED PARKING SPACES
- 13 POTENTIAL UNSTRIPED PARKING SPACES
- 10 GARAGE PARKING SPACES
- 82 TOTAL OF STRIPED AND POTENTIAL PARKING SPACES

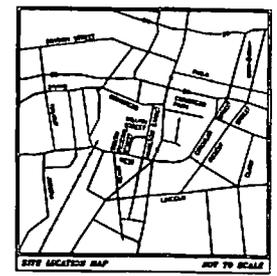
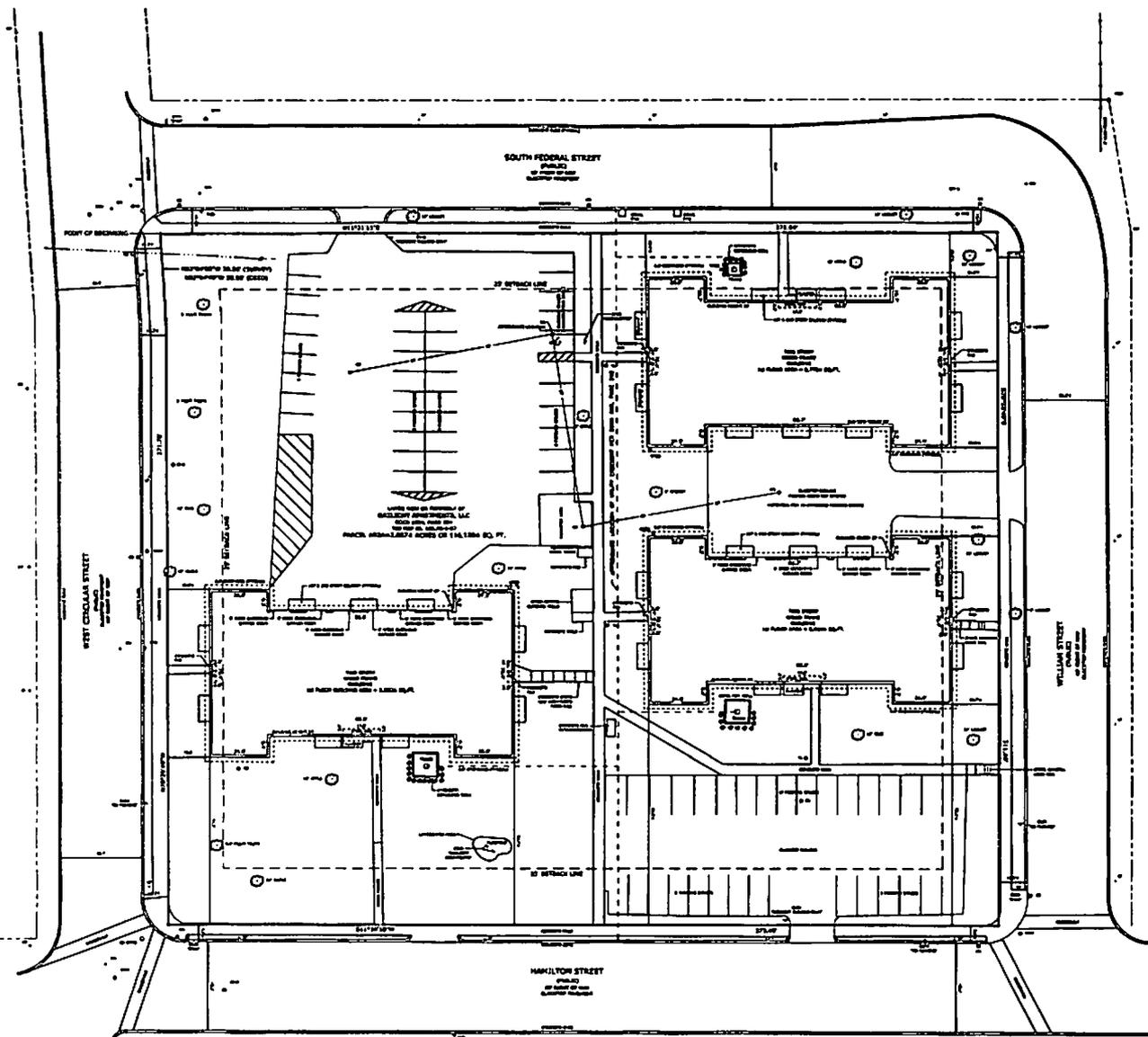
LEGEND

CPD □	CABLE PEDESTAL
CB □	CATCH BASIN
CON ■	CONCRETE MONUMENT FOUND
CP TREE	CONIFEROUS TREE
DP TREE	DECIDUOUS TREE
DH ○	DRAINAGE MARKHOLE
TRFD □	ELECTRIC TRANSFORMER
HY ○	FIRE HYDRANT
IP ○	IRON PIPE FOUND
IR ○	IRON ROD FOUND
LP ○	LIGHT POLE
SM ○	SANITARY MANHOLE
—	STREET SIGN
TRD □	TELEPHONE PEDESTAL
WV ○	WATER VALVE
YL ○	YARD LIGHT

Description

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND situate, lying and being in the City of Saratoga Springs, County of Saratoga and State of New York, being bounded and described as follows:

BEGINNING at a point in the north-westerly corner of West Circular Street and relocated South Federal Street; and running thence, along the easterly line of relocated South Federal Street, North 11° 21' 11" East, 375.94 feet to the south-westerly corner of relocated South Federal Street and William Street; thence, along the original south line of William Street, South 78° 25' 49" East, 311.68 feet to the corner formed by the intersection of the southerly side of said William Street and the present westerly side of Hamilton Street; thence South 11° 34' 18" West, along the westerly side of Hamilton Street, 371.49 feet to the corner formed by the intersection of the said westerly side of Hamilton Street and the present northerly side of West Circular Street; thence, along the said northerly side of West Circular Street, North 78° 23' 49" West, 371.76 feet to a point; thence North 82° 04' 02" West, 33.54 feet to the point and place of beginning.



- NOTES:**
1. This plan shows the proposed building and parking areas as shown on the attached site plan. It is intended to be used for the purpose of obtaining a building permit and for the purpose of recording the same.
 2. The building and parking areas are shown as shown on the attached site plan. It is intended to be used for the purpose of obtaining a building permit and for the purpose of recording the same.
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- LEGEND:**
1. Building Footprint
 2. Parking Area
 3. Driveway
 4. Walkway
 5. Utility Lines
 6. Mechanical Room
 7. Electrical Room
 8. Elevator Shaft
 9. Staircase
 10. Other

LEGEND:

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- Parking Area
- Driveway
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- Utility Lines
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ALYACEN LAND TITLE SURVEY
 CARLETON SQUARE APARTMENTS
 40 WEST CIRCULAR STREET
 DIVISION OFFICE, NEW YORK 10014

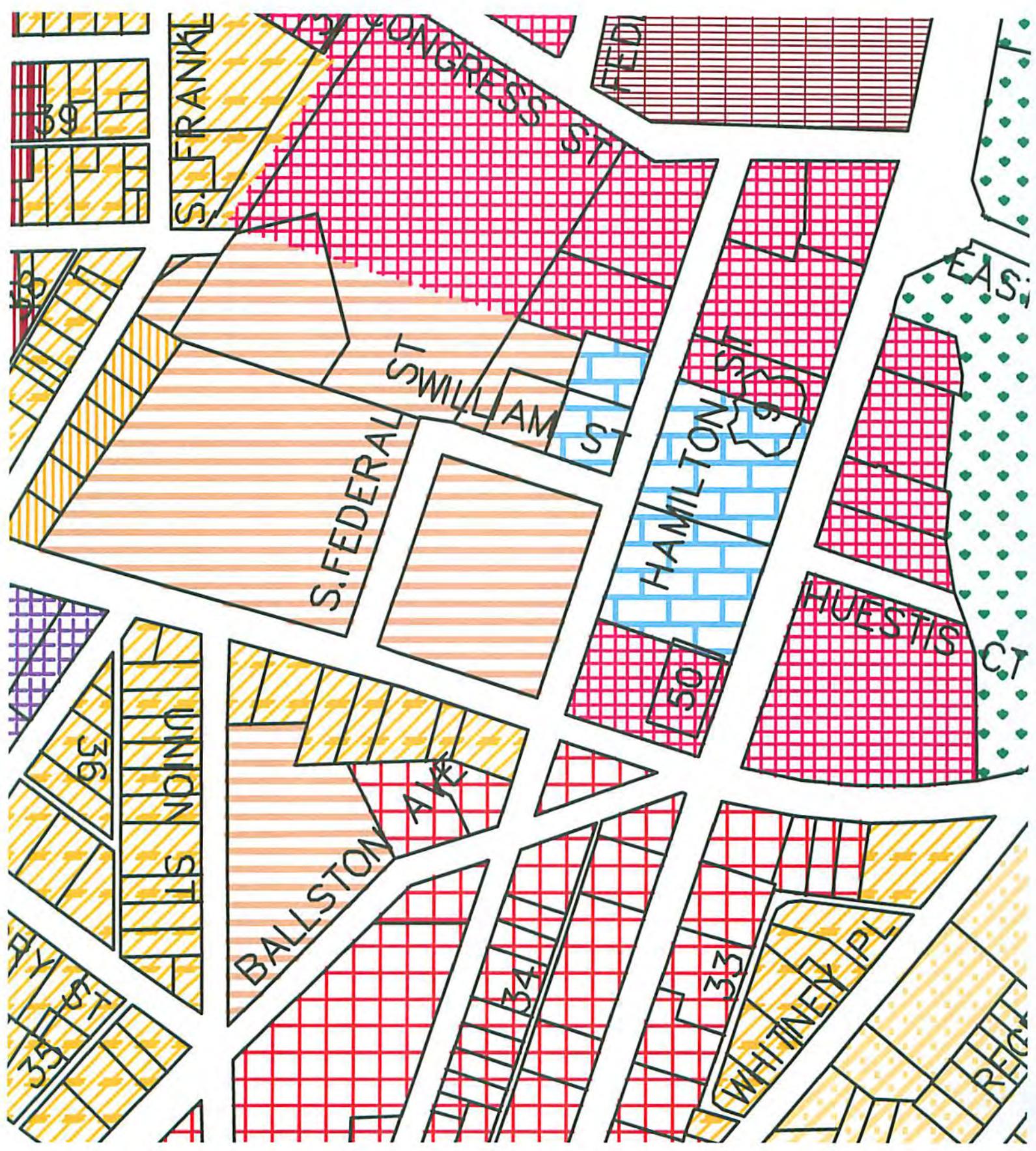
DATE: 1/15/75

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY SURVEY	1/15/75	J.M.	J.M.
2	FINAL SURVEY	1/15/75	J.M.	J.M.
3	REVISIONS			
4				
5				
6				
7				
8				
9				
10				

ALYACEN LAND TITLE SURVEY
CARLETON SQUARE APARTMENTS
 40 WEST CIRCULAR STREET
 DIVISION OFFICE, NEW YORK 10014

C.T. MALE ASSOCIATES
 ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, INC.
 100 WEST 110TH STREET
 NEW YORK, N.Y. 10026

DATE: 1/15/75



S. FRANKIE

S. FEDERAL ST

WILLIAM ST

HAMILTON ST

HUF ST

BALLSTON AVE

WHITNEY PL

UNION ST

36

34

33

50

33

38

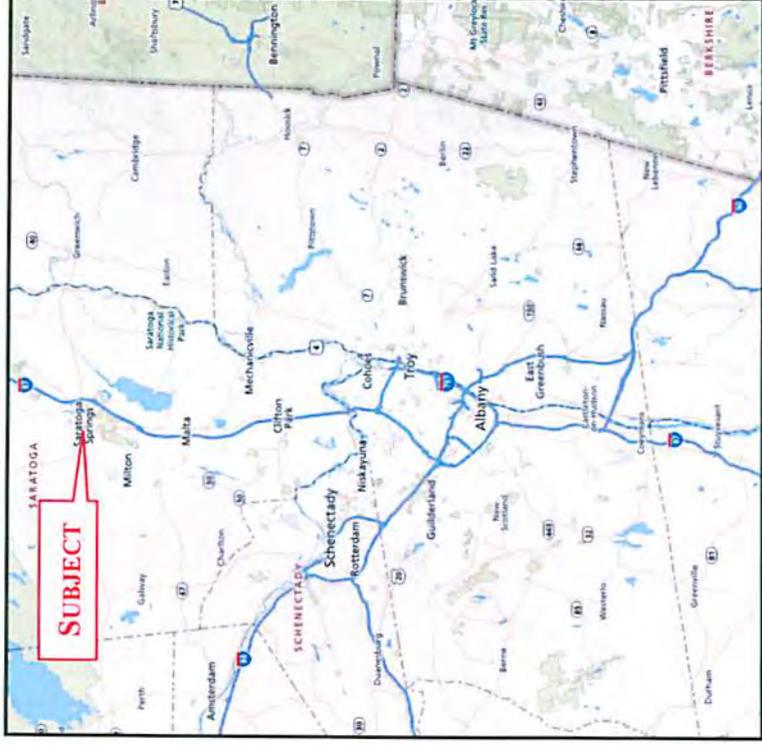
39

EAST

ST

REG

LOCATION MAPS

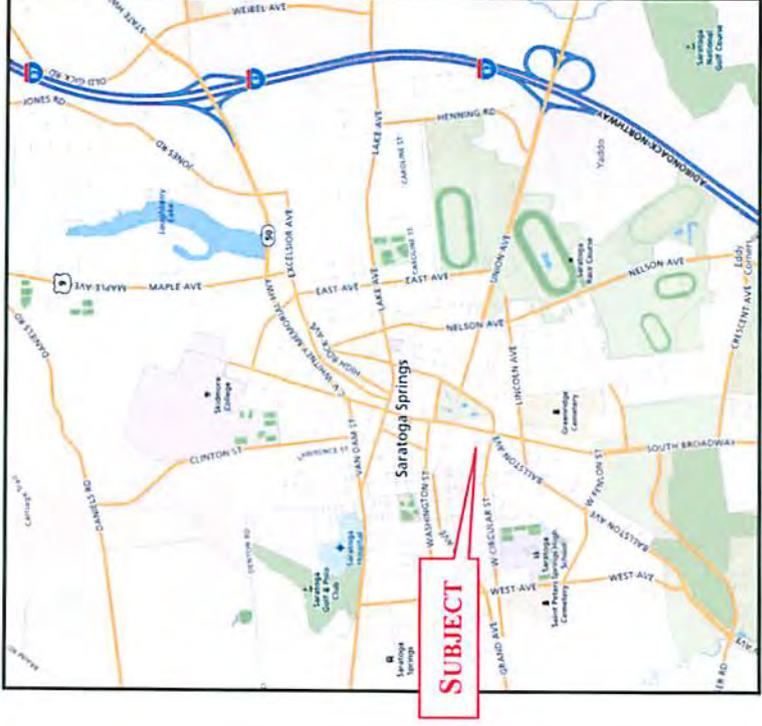


LOCATION MAP – WIDE VIEW

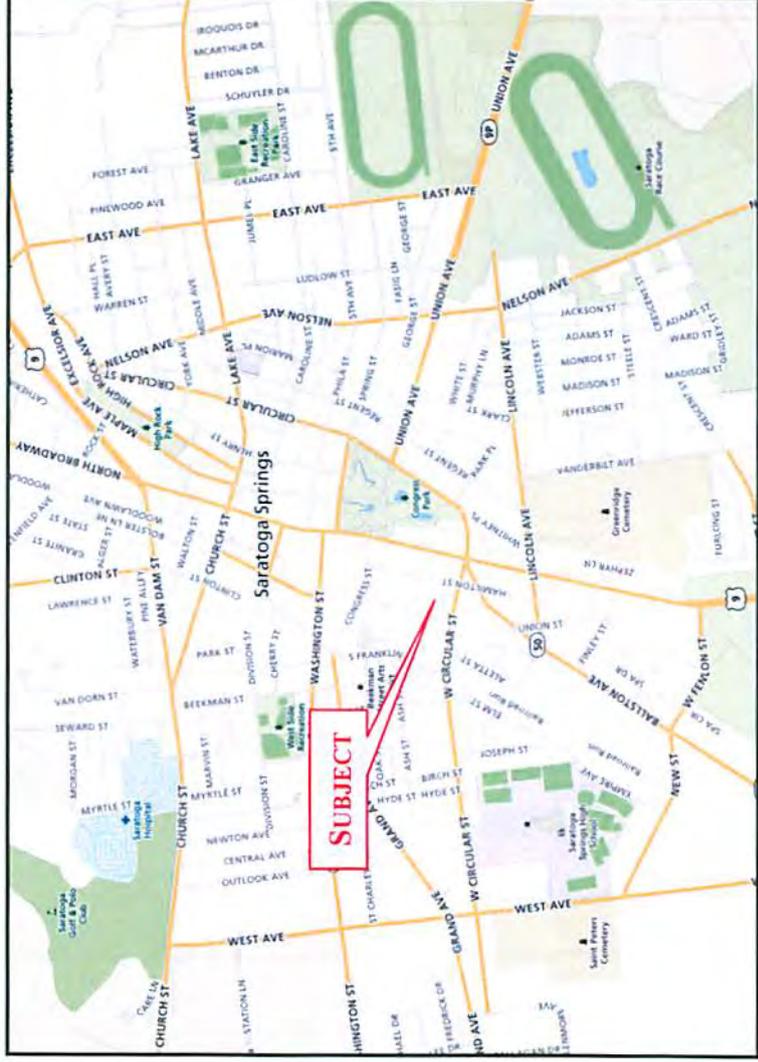


LOCATION MAP – MID VIEW

LOCATION MAPS

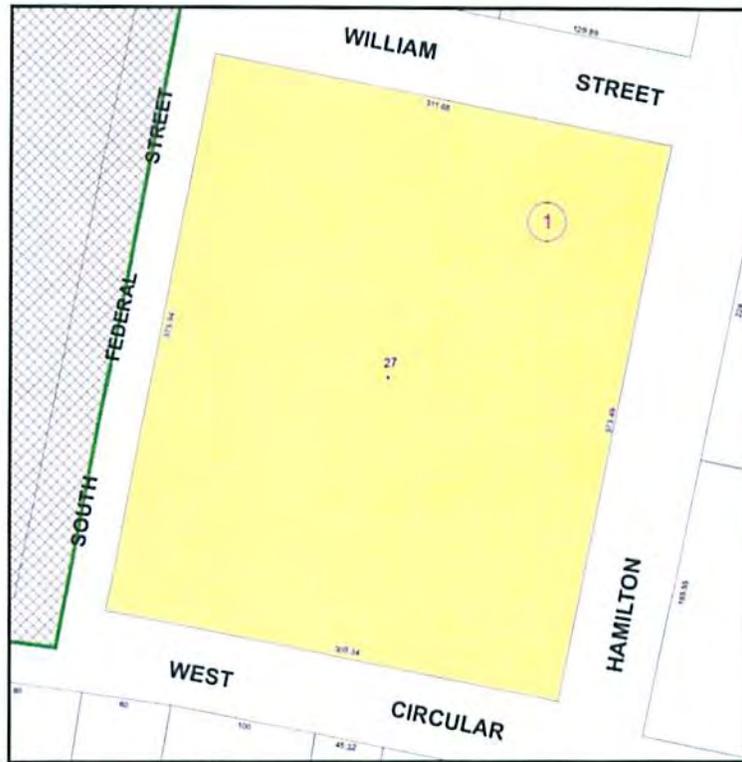


LOCATION MAP - MID VIEW



LOCATION MAP - CLOSE VIEW

TAX MAP & AERIAL PHOTOGRAPH



LOCATION MAP – CLOSE VIEW



AERIAL PHOTOGRAPH (VERTICAL)



AERIAL PHOTOGRAPH, LOOKING NORTHERLY

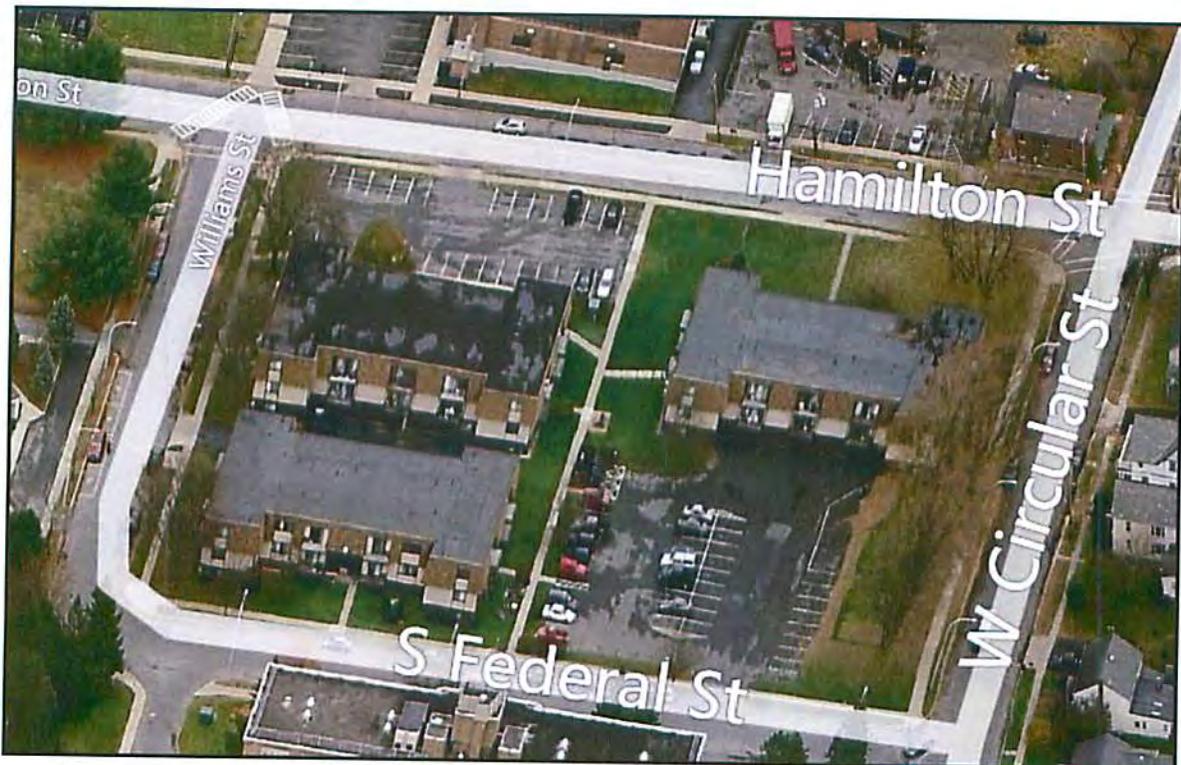


AERIAL PHOTOGRAPH, LOOKING WESTERLY

PHOTOGRAPHS



AERIAL PHOTOGRAPH, LOOKING SOUTHERLY



AERIAL PHOTOGRAPH, LOOKING EASTERLY

PHOTOGRAPHS



EXTERIOR: 69 HAMILTON STREET



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PHOTOGRAPHS



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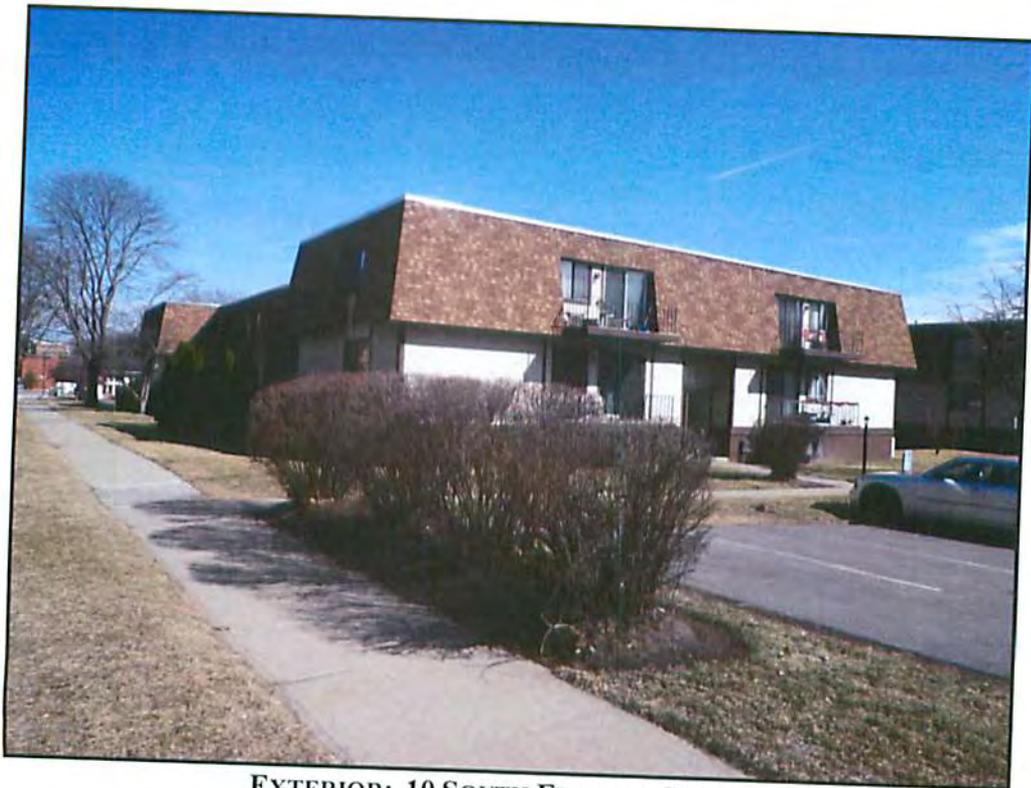


EXTERIOR: 71 HAMILTON STREET

PHOTOGRAPHS



EXTERIOR: 10 SOUTH FEDERAL STREET



EXTERIOR: 10 SOUTH FEDERAL STREET

PHOTOGRAPHS



EXTERIOR: 10 SOUTH FEDERAL STREET



EXTERIOR: 10 SOUTH FEDERAL STREET