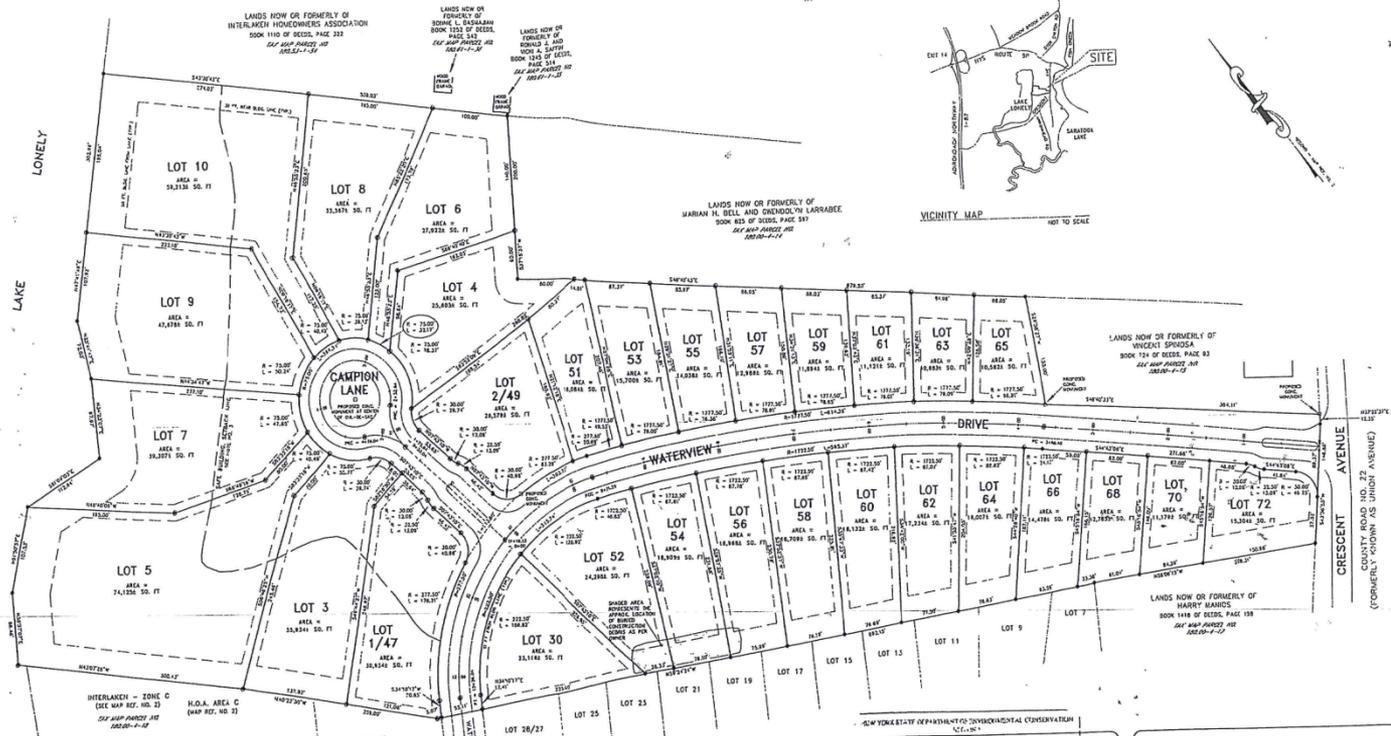


CH-1

CH-1



NOTES:

- THE BEARINGS AND DISTANCES SHOWN ALONG LAKE LONELY REPRESENT THE LINES ALONG THE LAKE SHORE LINE PER MAP REFERENCE NO. 1.
- THIS SUBDIVISION IS CURRENTLY TAX MAP PARCEL NO. 190.00-1-25.
- ALL STRUCTURES MUST BE LOCATED EAST AND NORTH OF "SAFE BUILDING SETBACK LINE" SHOWN ON THIS MAP.
- ANY CLEARING EXCEPTING 0.5 ACRES OR 25% OF THE LOT AREA BELOW THE SAFE BUILDING SETBACK LINE, WHICHEVER IS LESS, SHALL REQUIRE A SOIL DISTURBANCE PERMIT FROM THE CITY.
- STREETS SHALL BE OFFERED TO THE CITY OF SARATOGA SPRINGS FOR DEDICATION. BOULEVARDS AT EACH ENTRY ARE SUBJECT TO APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.
- SARATOGA COUNTY D.P.W. PERMITS ARE REQUIRED FOR WORK IN THEIR RIGHT OF WAY.
- AN ARCHAEOLOGIST SHALL REMAIN ON CALL THROUGHOUT THE PLANNED CONSTRUCTION PERIOD, IN THE EVENT THAT DEEPLY BURIED CULTURAL MATERIAL COMES TO LIGHT DURING ANY OF THE GRADING OR EXCAVATION PROCEDURES IN THIS, OR ANY AREA WITHIN THE PROJECT LIMITS.
- TOTAL AREA OF THIS SUBDIVISION IS 18.88 ACRES.
- THIS SUBDIVISION CONSISTS OF 30 LOTS.

MAP REFERENCES:

- MAP ENTITLED "SURVEY" OF LANDS OF JOHN I. ROOHAN, J. THOMAS ROOHAN AND JOHN S. WELT, DATED FEBRUARY 5, 1996, AND MADE BY THE ENVIRONMENTAL DESIGN PARTNERSHIP.
- MAP ENTITLED "INTERLAKEN - ZONE C", DATED DECEMBER 11, 1997, LAST REVISED ON DECEMBER 1, 1993, MADE BY CURTIS HANSEN/ENR & ASSOCIATES AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE.

PLUG SETBACK INFORMATION FOR SINGLE FAMILY RESIDENTIAL USE: (EACH LOT MAY HAVE A SINGLE FAMILY RESIDENCE AS WELL AS AN ASSOCIATED SINGLE BEHIND UNIT)

MINIMUM LOT SIZE: 10,000 SQ. FT.
 MINIMUM MEAN LOT WIDTH: 80 FT.
 MINIMUM YARD DIMENSIONS:

FOR PRINCIPAL RESIDENCE:
 FRONT: 10 FT. (25 FT. FOR ATTACHED GARAGE)
 REAR: 30 FT.
 SIDE: 10 FT.

FOR ACCESSORY STRUCTURES:
 FRONT: 22 FT.
 REAR: 35 FT.
 SIDE: 5 FT.
 TOTAL SIDE: 20 FT.

MINIMUM DISTANCE TO PRINCIPAL BUILDING: 5 FT.
 MINIMUM BUILDING HEIGHT: 35 FT.
 MAXIMUM SIDE OF SINGLE BEHIND APARTMENT UNIT = 800 SQ. FT. IN PRINCIPAL BUILDING BY IN A DETACHED GARAGE
 MAXIMUM LENGTH OF BOAT DOCKS: 30 FEET FROM MEAN LOW WATER MARK ON THE SHORELINE.
 (LOTS 3, 7, 8 & 10)
 REQUIRED OFF-STREET PARKING: 2 SPACES PER UNIT

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

APPROVED UNDER AUTHORITY OF A RESOLUTION ADOPTED BY THE PLANNING BOARD OF THE CITY OF SARATOGA SPRINGS

APPROVED: _____
 CHAIRPERSON DATE SIGNED

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

NEW YORK STATE DEPARTMENT OF HEALTH

APPROVED UNDER AUTHORITY OF A RESOLUTION ADOPTED BY THE PLANNING BOARD OF THE CITY OF SARATOGA SPRINGS

APPROVED: _____
 CHAIRPERSON DATE SIGNED

NEW YORK STATE DEPARTMENT OF HEALTH

APPROVAL:

APPROVED UNDER AUTHORITY OF A RESOLUTION ADOPTED BY THE PLANNING BOARD OF THE CITY OF SARATOGA SPRINGS

APPROVED: _____
 CHAIRPERSON DATE SIGNED

SUBDIVISION OWNER:

JOHN I. ROOHAN, J. THOMAS ROOHAN, JR. AND JOHN S. WELT
 48 UNION AVENUE
 SARATOGA SPRINGS, NEW YORK 12866

SUBDIVISION PLAN
 INTERLAKEN ~ ZONE BB

CITY OF SARATOGA SPRINGS
 48 UNION AVENUE
 SARATOGA SPRINGS, NY 12866

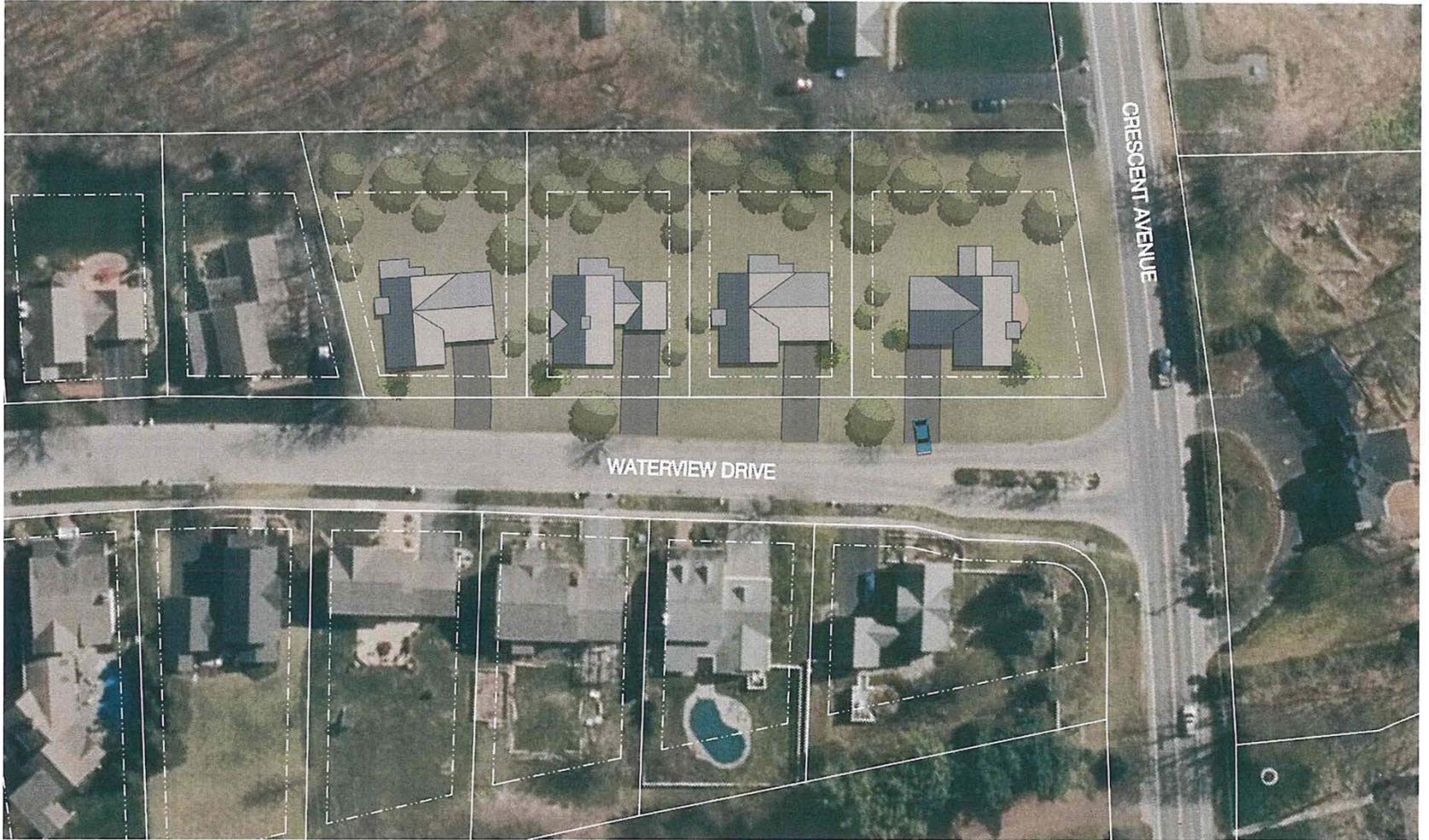
SARATOGA COUNTY, NEW YORK
 DATE: MARCH 12, 1997
 REUSED: JULY 14, 1997
 OCTOBER 24, 1997
 OCTOBER 1, 1997

PAUL F. TOWNELL
 P.E., L.S., L.E., R.S., R.P.
 PROFESSIONAL LAND SURVEYOR - P.C.
 PHONE: 518-583-2400 FAX: 518-583-2401

SHEET 5-1
 MAP NO. 97003-01

CH-1-2

7-142



Interlaken Zone BB Subdivision
Waterview Drive, Saratoga Springs NY

PROPOSED LOTS

March 22, 2016



CITY OF SARATOGA SPRINGS ZONING ORDINANCE

hold a public hearing at their discretion. The scope of the Planning Board review shall include but not be limited to:

- Whether the proposed revision is consistent with the Comprehensive Plan; and
- Whether the proposed revision is not contrary to the general purposes and intent of this Chapter.

10.1.5.2 DESIGN REVIEW COMMISSION

The Design Review Commission shall have 60 days to render a written advisory opinion to the City Council, unless extended by mutual consent. The opinion shall contain a favorable recommendation only if the Design Review Commission finds that the proposed revision is not contrary to the intent and objectives of Article 7.4 Historic Review or Article 7.5 Architectural Review, as applicable.

10.1.5.3 SARATOGA COUNTY PLANNING BOARD

A. Any proposed amendment that meets the referral requirements of General Municipal Law Section 239-m shall be referred to the Saratoga County Planning Board for its review prior to the public hearing. No action shall be taken by the City Council until an advisory recommendation has been received from the County Planning Board or 30 calendar days have passed from when the County Planning Board received the full statement.

B. If the Saratoga County Planning Board recommends modification or disapproval of a proposed action, the City Council shall not act contrary to such recommendation except by a vote of a majority plus one of all the members thereof.

10.1.6 PUBLIC HEARING NOTICE

A. The City Clerk shall notice a public hearing for an amendment, including a description of the proposed amendment, and shall provide notice as follows.

B. The City Clerk shall advertise the hearing in a Saratoga Springs newspaper of general circulation at least five days prior to the date thereof. If the amendment is requested by petition, the petitioner shall be responsible for payment for this notice. Prior to the hearing, the petitioner shall be responsible for filing with the City Clerk an affidavit from the newspaper confirming such publication and payment.

10.1.7 ADDITIONAL PUBLIC NOTICE

10.1.7.1 MAP AMENDMENT PROPERTY OWNER NOTICE

For all petitions involving zoning map amendments, the petitioner shall provide notice of the proposed amendment public hearing to neighboring property owners in the following manner.

A. The petitioner shall obtain from the City the names and addresses of property owners within a geographic radius of 250 feet from the petitioner's subject property boundary.

CITY OF SARATOGA SPRINGS ZONING ORDINANCE

<u>Section</u>	<u>Block</u>	<u>Lot</u>
180	2	13.2, 13.3, 49.1, 49.2, 49.3, 49.4, 49.5, 49.6, 50.1, 50.2, 50.3 and 57
180	4	18, 24 and 25
180.61	1	1 through 51
180.62	1	1 through 24
180.53	1	1 through 30
180.53	1	32 through 58

SECTION IV - PURPOSE

It is the purpose of this Ordinance to provide a logical extension of the present zoning and land use as recommended in the 1970 Master Plan. It is the further purpose of this Ordinance to promote flexibility in the development and design of this area.

The Interlaken Planned Unit Development is conceptually sound. It meets all local and area wide needs and it conforms to the accepted principles of functional, highway and pedestrian circulation systems, land use configurations, open space systems and drainage systems. The scale and design of the elements are humane and related to each other and the area in general.

Zone "B"/Marina:

This zone shall be developed for the sole purpose of permitting a boathouse for not-for-profit rowing association with associated parking, marina and docking facilities.

Zone "BB":

This zone can be developed into a subdivision of single family residences with an attached or detached associated single bedroom units consistent with the residential designation set out for this area of the City in the 1987 Master Plan.

As an alternative, this zone, which had developed into a planned senior citizen housing community that will meet the needs of a special segment of the City's population.

As another alternative, this zone, which has previously been the site of a restaurant and night club, could recapture this resort theme by the construction of a 110 room hotel/conference center along with or independent of an attached or detached restaurant offering seating for 150 diners.

These uses would compliment the already existing and projected residential areas within the Planned Unit Development or the mores rustic restaurant and potential Inn use which

1.0 GENERAL PROVISIONS

1.1 TITLE AND AUTHORITY

This Chapter shall be known and may be cited as the "City of Saratoga Springs Zoning Ordinance" and is enacted pursuant to Article 2A, Chapter 20.24 and 25 of the General City Law.

1.2 ADOPTION OF ZONING MAP AND OVERLAYS

The "Zoning Map of the City of Saratoga Springs, New York" and overlay districts, as described within this Chapter, are hereby incorporated as part of this Ordinance.

1.3 INTENT AND PURPOSES

A. The intent of this Chapter is to encourage appropriate and orderly physical development; promote public health, safety, and general welfare; classify, designate and regulate the location and use of buildings, structures and land for agricultural, residential, commercial, industrial or other uses in appropriate places; and to divide the City of Saratoga Springs into districts of such number, shape and areas as may be deemed best suited to carry out these regulations and provide for their enforcement.

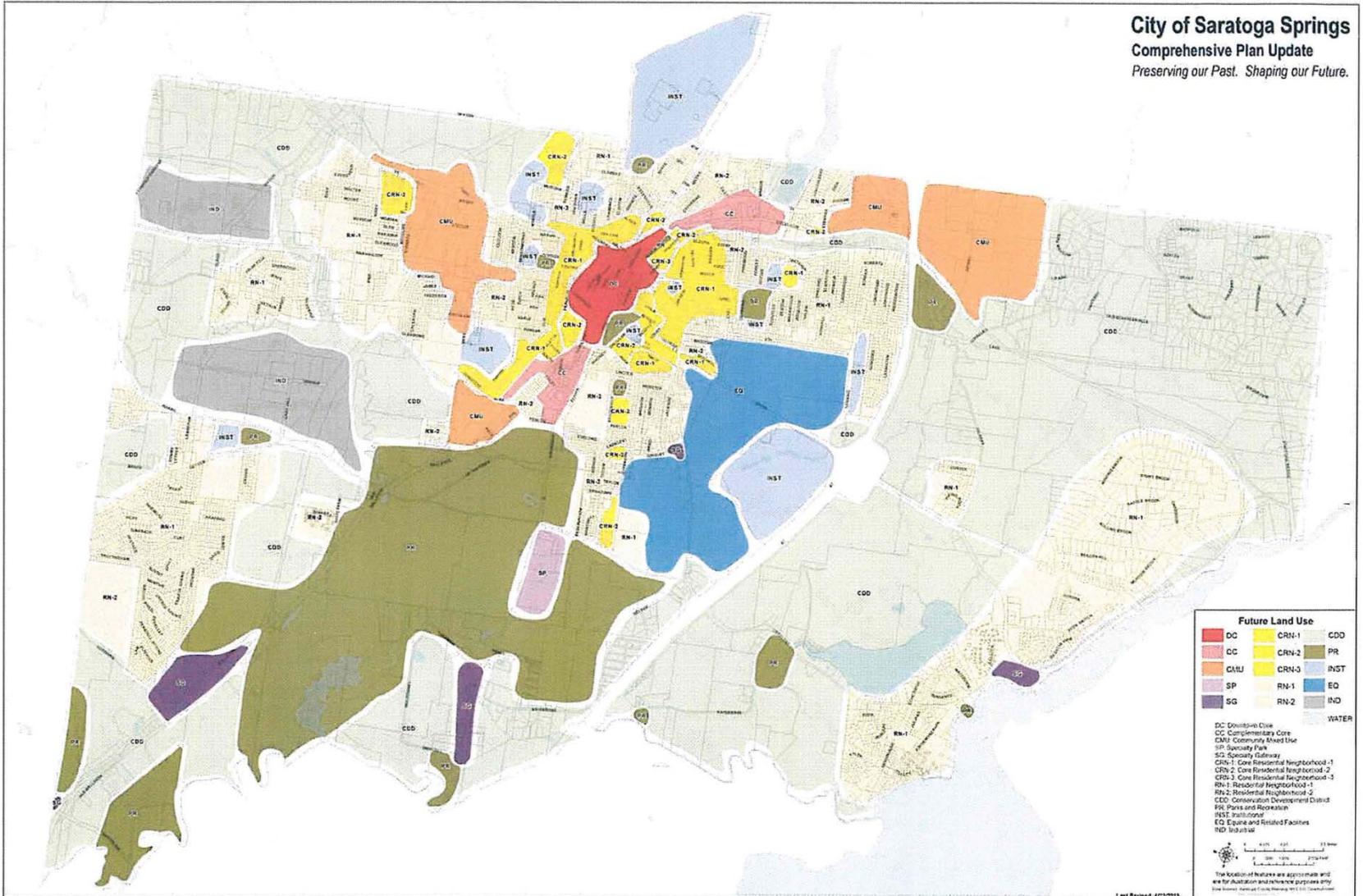
B. The regulations and district boundaries identified in this Chapter and upon the Zoning Map are made with the following additional purposes:

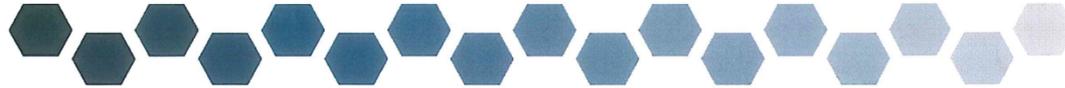
1. Facilitation of efficient, economical, and adequate provision of public utilities and services;
2. Assurance of adequate sites for residential, agricultural, industrial, commercial and other appropriate uses;
3. Provision of privacy for families and the maximum protection of residential areas;
4. Prevention and reduction of traffic congestion so as to promote efficient and safe circulation of vehicles and pedestrians;
5. Gradual elimination of nonconforming uses;
6. Conservation of the taxable value of land and buildings while enhancing the appearance of the City of Saratoga Springs as a whole;
7. Encouragement of flexibility in the design and development of land;
8. Protection of the general environment in compliance with the objectives of applicable Federal and State statutory and regulatory programs;
9. Protection of the natural resources of the community including but not limited to the protection of the water resources of the City;
10. Safeguarding the heritage of the City of Saratoga Springs by preserving districts and landmarks in the City which reflect elements of its cultural, social, economic, political, artistic and architectural history;
11. Promoting the use of historic districts and landmarks for the education, pleasure and welfare of the citizens of the City.

1.4 CONSISTENCY WITH COMPREHENSIVE PLAN

The City of Saratoga Springs Zoning Ordinance is consistent with the adopted Comprehensive Plan. Any amendments to this Chapter and all development approvals shall be consistent and in accordance with the adopted Comprehensive Plan.

City of Saratoga Springs
Comprehensive Plan Update
Preserving our Past. Shaping our Future.





This area is highly walkable, and should be accessible by transit and a range of multi-modal options.

Although the Core Neighborhood is primarily residential in character, existing neighborhood-scale commercial uses may currently exist to complement residential uses.

CRN-1 Note: The maximum density is 10.0 Units/Acre.

CRN-2 Note: The maximum density is 15.0 Units/Acre.

CRN-3 Note: The maximum density is 30.0 Units/Acre.



**Residential
Neighborhood -1
(RN-1)**

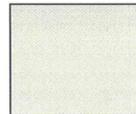
**Residential
Neighborhood-2
(RN-2)**

Residential Neighborhood -1 (RN-1) and Residential Neighborhood-2 (RN-2)

The Residential Neighborhood-1 and Residential Neighborhood-2 designations are characterized by single family residential uses with moderate density two-family. While a mix of housing types is present, these areas retain the basic character of single-family neighborhoods, such as front and rear yards, driveways, and garages. Small, neighborhood-scale commercial uses may currently exist to complement the residential uses.

RN-1 Note: The maximum density is 3.5 Units/Acre.

RN-2 Note: The maximum density is 7 Units/Acre.



**Conservation
Development
District (CDD)**

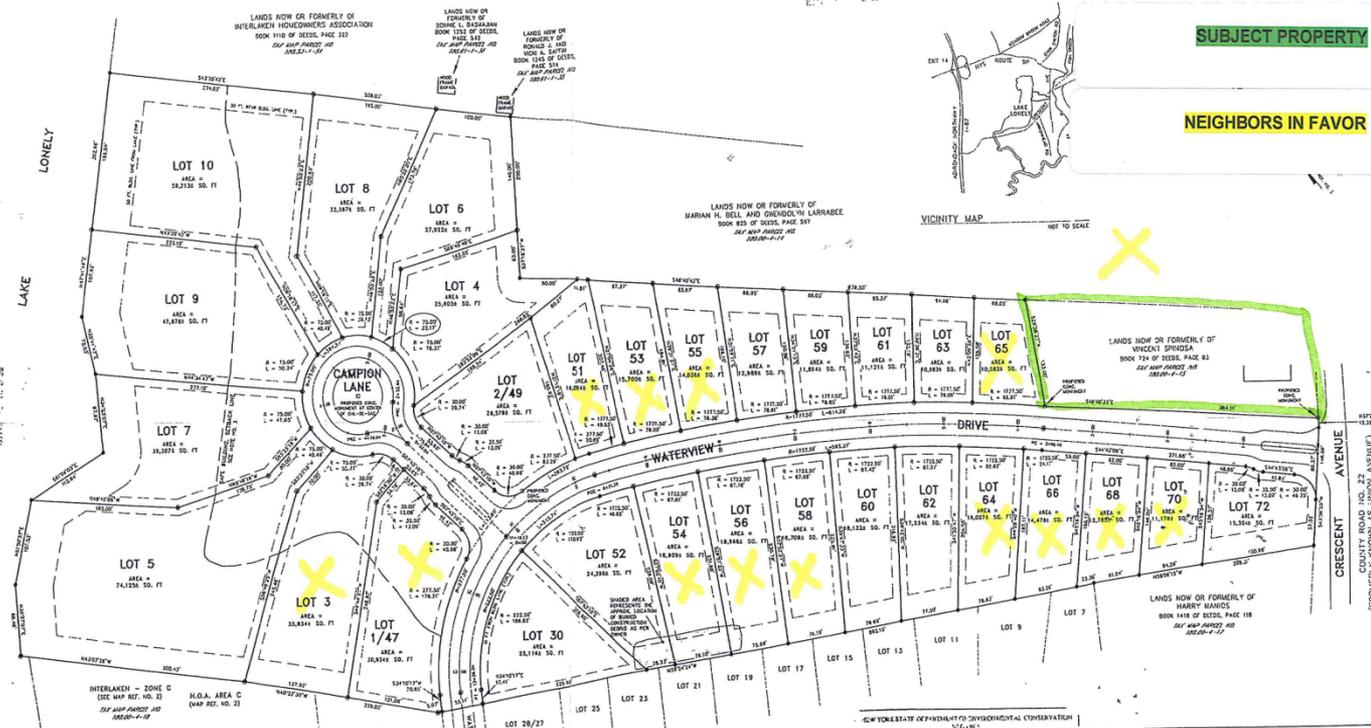
Conservation Development District (CDD)

The Conservation Development District designation reflects the “Country” of the City in the Country. This designation allows for low density residential, outdoor recreation, agricultural, and other rural uses utilizing land conservation methods such as clustering. Areas typically include single-family lots and subdivisions, existing planned developments, farms, estates, and natural areas. Commercial activities should be limited to those that support rural and recreational uses and which protect valuable open space, protect natural resources and maintain natural systems. This designation reflects a rural or agrarian character that works to preserve contiguous open spaces, protect natural resources and restore and maintain natural systems, which will all become increasingly important and valuable community resources.

Development in this area shall require a “conservation analysis” and utilize land conservation methods to protect environmentally sensitive areas and features, minimize the development’s edge effects and conserve significant open space.

ch1-I

ch1-I



SUBJECT PROPERTY

NEIGHBORS IN FAVOR

- NOTES:**
- 1) THE BEARINGS AND DISTANCES SHOWN ALONG LAKE LONELY REPRESENT THE LINES ALONG THE LAKE SHORE LINE PER MAP REFERENCE NO. 1.
 - 2) THIS SUBDIVISION IS CURRENTLY TAX MAP PARCEL NO. 180.00-4-25.
 - 3) ALL STRUCTURES MUST BE LOCATED EAST AND NORTH OF "SAFE BUILDING SETBACK LINE" SHOWN ON THIS MAP.
 - 4) ANY CLEARING EXCEPTING 0.5 ACRES OR 25% OF THE LOT AREA BELOW THE SAFE BUILDING SETBACK LINE, WHICHEVER IS LESS, SHALL REQUIRE A SOIL DISTURBANCE PERMIT FROM THE CITY.
 - 5) STREETS SHALL BE OFFERED TO THE CITY OF SARATOGA SPRINGS FOR DESIGNATION. HOMEOWNERS AT EACH ENTRY ARE SUBJECT TO APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.
 - 6) SARATOGA COUNTY D.P.W. PERMITS ARE REQUIRED FOR WORK IN THEIR RIGHT OF WAY.
 - 7) AN ARCHITECT SHALL REMAIN ON CALL THROUGHOUT THE PLANNED CONSTRUCTION PERIOD, IN THE EVENT THAT DEEPLY BURIED CULTURAL MATERIAL COMES TO LIGHT DURING ANY OF THE PHASING OF EXCAVATION PROCEDURES IN THIS OR ANY AREA WITHIN THE PROJECT LIMITS.
 - 8) TOTAL AREA OF THIS SUBDIVISION IS 18.84 ACRES.
 - 9) THIS SUBDIVISION CONSISTS OF 33 LOTS.

MAP REFERENCE:

- 1) MAP ENTITLED "SURVEY" OF LANDS OF JOHN T. ROOHAN, J. THOMAS ROOHAN AND JOHN S. WITT, DATED FEBRUARY 5, 1996, AND MADE BY THE ENVIRONMENTAL DESIGN PARTNERSHIP.
- 2) MAP ENTITLED "INTERLAKEN ~ ZONE C", DATED DECEMBER 11, 1997, LAST REVISED ON DECEMBER 1, 1993, MADE BY GILBERT VANDERLINDER & ASSOCIATES AND FILED BY THE SARATOGA COUNTY CLERK'S OFFICE.

PLUG SETBACK INFORMATION FOR SINGLE FAMILY RESIDENTIAL USE: (EACH LOT MAY HAVE A SINGLE FAMILY RESIDENCE AS WELL AS AN ASSOCIATED SINGLE BEDROOM UNIT)

MINIMUM LOT SIZE: 10,000 SQ. FT.
 MINIMUM MEAN LOT WIDTH: 80 FT.
 MINIMUM YARD DIMENSIONS:
 FRONT: 10 FT. (22 FT. FOR ATTACHED GARAGE)
 REAR: 30 FT.
 SIDE: 10 FT.
 FOR ACCESSORY STRUCTURES:
 FRONT: 22 FT.
 REAR: 30 FT.
 ONE SIDE: 5 FT.
 TOTAL: 20 FT.
 MINIMUM DISTANCE TO PRINCIPAL BUILDING: 5 FT.
 MAXIMUM BUILDING HEIGHT: 35 FT.
 MAXIMUM SIZE OF SINGLE BEDROOM APARTMENT UNIT = 800 SQ. FT. IN PRINCIPAL BUILDING OR IN A DETACHED GARAGE
 MAXIMUM LENGTH OF DOWN DOCCS: 30 FEET FROM MEAN LOW WATER MARK OR THE SHOULDER.
 (LOTS 3, 9 & 10)
 REQUIRED OFF-STREET PARKING: 2 SPACES PER UNIT

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 U.S. STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

NEW YORK STATE DEPARTMENT OF HEALTH

APPROVAL:
 APPROVED UNDER AUTHORITY OF A RESOLUTION ADOPTED BY THE PLANNING BOARD OF THE CITY OF SARATOGA SPRINGS.
 PAUL F. TOMBELL, CHAIRPERSON DATE SIGNED

SUBDIVISION OWNER:
 JOHN T. ROOHAN, J. THOMAS ROOHAN, JR. AND JOHN S. WITT
 48 UNION AVENUE
 SARATOGA SPRINGS, NEW YORK 12866

**SUBDIVISION PLAN
 INTERLAKEN ~ ZONE BB**

CITY OF SARATOGA SPRINGS (OUTSIDE DISTRICT) 5043 TOWN OF SARATOGA
 SARATOGA COUNTY, NEW YORK
 DATE: MARCH 12, 1997
 REVISION: JULY 14, 1997
 SEPTEMBER 26, 1997
 OCTOBER 1, 1997

PAUL F. TOMBELL, L.L.C.
 PROFESSIONAL LAND SURVEYOR, P.C.
 400 WASHINGTON ST. SARATOGA SPRINGS, NY 12866
 P.L.S. LIC. NO. 48197

SHEET 5-1
 MAP NO. 97023-04

7-142

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