[FOR OFFICE USE]

(Application #)

(Date received)

CITY OF SARATOGA SPRINGS

PLANNING BOARD

City Hall - 474 Broadway
Saratoga Springs, New York 12866-2296
Tel: 518-587-3550 fax: 518-580-9480
http://www.saratoga-springs.org

APPLICATION FOR:
SITE PLAN REVIEW
(INCLUDING PUD)

(Rev: 12/2015)

*****Application Check List - All submissions must include completed application check list and all required items.**

Project Name: The Ice House - Permanent Tent

Property Address/Location: 70 & 72 Putnam St., Saratoga Springs, NY 12866

Tax Parcel #: 160.60-1-51 & 52 *(for example: 165.52-4-37)* Zoning District: T-6

Proposed Use: Installation of permanent tent structure to replace existing temporary tent

Date special use permit granted (if any): _____ Date zoning variance granted (if any): August 2, 2016

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

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	ATTORNEY/AGENT
Name	Lynchy's Tavern, Inc.	(Same)	Agent: Engineering America Co.
Address	70 & 72 Putnam St.		76 Washington St.
	Saratoga Springs, NY 12866		Saratoga Springs, NY 12866
Phone			[redacted]
Email			

Identify primary contact person: ☐ Applicant ☐ Owner ☑ Agent

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Application Fee: A check for the total amount below payable to: "Commissioner of Finance" MUST accompany this application.

☐	Sketch Plan -	$250	$ _____
☐	Final Site Plan Approval Residential -	$250 plus $150/unit	$ _____
	Non-Residential -	$500 plus $100/1,000 SQ. FT.	$ _____
☑	Modification Residential -	$250	$ _____
	Non-Residential -	$500	$ 500 -
			Total $ 500 -

Submission Deadline – Check City's website (www.saratoga-springs.org) for application deadlines and meeting dates.

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

I, the undersigned owner, leasee or purchaser under contract for the property, hereby request Site Plan Review by the Planning Board for the identified property above. I agree to meet all requirements under Section 240-7.2 of the Zoning Ordinance of the City of Saratoga Springs.

Furthermore, I hereby authorize members of the Planning Board and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application.

Applicant Signature: Sean J Lyle Date: 5/19/16

If applicant is not current owner, owner must also sign.

Owner Signature: (SAME AS ABOVE) 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

The Ice House by Lynchy's Tavern, Inc.

Name of Action or Project:

The Ice House - Permanent Tent

Project Location (describe, and attach a location map):

#70 & 72 Putnam St., Saratoga Springs, NY

Brief Description of Proposed Action:

Installation of permanent tent structure to replace previous temporary tent.
DRC review & approval granted July 13, 2015.
ZBA variance for height and location approved July 11, 2016 & Signed / Filed 8/2/16.

Name of Applicant or Sponsor:	Telephone: [redacted]
Lynchy's Tavern, Inc.	E-Mail:

Address:

70 & 72 Putnam St.

City/PO:	State:	Zip Code:
Saratoga Springs	NY	12866

	NO	YES
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.	☑	☐
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: Building Permit by City of Saratoga Springs Building Dept.	☐	☑

3.a. Total acreage of the site of the proposed action? 0.098 acres
b. Total acreage to be physically disturbed? 24 sq.ft. (+/-) acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.098 acres

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): _____
☐ 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?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐

	NO	YES
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?	☑	☐

	NO	YES
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: The Tent structure will not be conditioned / heated and will therefore have no requirements for insulation.	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ The Ice House establishment has an existing public water connection. There are no new water connections associated with the installation of the permanent tent structure.	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ The Ice House establishment has an existing public sewer connection. No new connections are proposed with this project	☑	☐

	NO	YES
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?	☑	☐

	NO	YES
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?	☑	☐

	NO	YES
16. Is the project site located in the 100 year flood plain?	☑	☐

	NO	YES
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 The proposed permanent tent structure is the same size as what currently exists. The tent structure is erected over an existing impermeable patio surface. Currently stormwater is managed via a previously approved on-site drywell		

	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)? 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? 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? If Yes, describe: _____	☑	☐

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

Applicant/sponsor name: Sean Lynch Date: 8/17/16

Signature: _____

PRINT FORM

ENGINEERING AMERICA CO.

76 WASHINGTON ST. SARATOGA SPRINGS, NY 12866

[redacted]

TRANSMITTAL SHEET

TO: Tim Wales, City Engineer	FROM: Tonya Yasenchak
COMPANY: City of Saratoga Springs	DATE: August 18, 2016
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: 1 Site Plan Application + $500 App. Fee
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Lynchy's Tavern: The Ice House #70 & 72 Putnam St., Saratoga Springs	YOUR REFERENCE NUMBER:

☐ URGENT ☑ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ AS REQUESTED

Tim Wales,

Engineering America Co. has been retained to represent the Ice House owner as he proposes a permanent tent installation at 70-72 Putnam St. in Saratoga Springs, NY. The Building Dept. and Planning Dept. has requested that a modified site plan be reviewed by the City Planning Board. The following items address required items for the Site Plan:

Stormwater Management:

- No site construction or excavation is being proposed beyond the installation of the tent supports. There are 12 supports, resulting in a maximum disturbance of 24 sq.ft.
- The tent is proposed to be installed in a location which is currently paved and impermeable. The impermeable surface of the site will not be changed in anyway due to the proposed tent.
- The tent currently has a temporary permit. The new proposed location will not change the existing drainage patterns on the site.
- A previously approved catch basin exists on site. The stormwater conditions, volume, drainage and management will not be effected by the proposed tent.

Project Cost Estimate:

- The tent currently exists and will be relocated on a permanent basis in a slightly different location to allow for 5' separation between the tent & the property lines. No costs exist with the tent itself.
- Twelve (12) new permanent supports will be installed for the tent structure. The installation cost per support is approx. $150 per = $1800 cost.
- The on-site brick patio will be repaired with existing bricks to be removed for the new supports.
- There is no work proposed within the City Right of Way for sidewalks or landscaping as these elements already exist & are in good repair.

Please contact my office with any questions or if additional information is required.
Thank you for your time and cooperation.

Tonya Yasenchak, PE
Enc.

City of Saratoga Springs Complete Streets Checklist

Saratoga Springs Complete Street Policy Vision (May 2012)

The City of Saratoga Springs Complete Streets Policy will encourage the development of a complete streets network throughout the City to create a more balanced transportation system. The Policy shall be consistent with and assist in achieving the goals and recommendations set forth in the City's Comprehensive Plan and other policy documents. The Policy shall ensure new and updated public and private projects are planned, designed, maintained and operated to enable safer, comfortable and convenient travel to the greatest extent possible for users of all abilities including pedestrians, bicyclists, motorists and transit riders.

This checklist is intended to assist the City in achieving its vision for complete streets.

Project Name: The Ice House - Permanent Tent **Date:** 8/17/2016

Project Location / Limits: 70 & 72 Putnam St., Saratoga Springs, NY

Project Description: Installation of permanent tent structure to replace temporary tent structure

Instructions: For each box checked, please provide a brief description for how the item is addressed, not addressed, or not applicable and include supporting documentation.

Street Classification (identify street or streets within the project area)

Principal arterial ☐ Minor arterial ☐ Mixed use collector ☐ Mixed use local ☐
Residential collector ☐ Residential local ☐ Special use street ■

EXISTING CONDITIONS				
Item to Be Addressed/ Checklist Consideration	**YES**	**NO**	**N/A**	**Required Description**
Existing Bicycle & Pedestrian Operations				
Do bicycle and pedestrian accommodations exist? (see page 2 for examples)	☑	☐	☑	Sidewalks exist
Existing Transit Operations				
Do transit facilities exist within the study area, including bus and train stops/stations?	☑	☐	☐	CDTA services located on Broadway
Is the project area on a transit route? (CDTA Service Routes)	☐	☑	☐	
Are there bicycle racks, shelters, or parking for transit riders available?	☑	☐	☐	Located at adjacent public library
Existing Access and Mobility				
Do connective opportunities exist with schools, hospitals, senior care or community centers or persons with disabilities within project area?	☑	☐	☐	
Are there gaps inhibiting continuous access between schools, hospitals, senior care, or community centers or persons with disabilities within project area?"	☐	☑	☐	
Project Area Context				
Are there prominent landmarks, recreation, shopping, employment center, cultural centers or other key destinations that offer opportunities to connect this site?	☑	☐	☐	
Please list and/or describe planning or policy documents addressing bicyclist, pedestrian, transit, or truck/ freight use for the project area. Examples can include: City of Saratoga Springs Comprehensive Plan, City of Saratoga Springs Open Space Plan, Capital District Transportation Committee Bicycle/ Pedestrian Priority Network, City Standard Details, etc.				

PROPOSED DESIGN

Item to Be Addressed/ Checklist Consideration	YES	NO	N/A	Required Description
Complete Streets Design				
Bicyclist accommodations?	☐	☑	☐	no bicycle accomodations proposed
Pedestrian accommodations?	☑	☐	☐	Sidewalks existing - no new proosed
Access and Mobility accommodations?	☑	☐	☐	Existing sidewalks allow for access & mobility
Transit accommodations?	☐	☑	☐	not applicable to project
Truck/ freight accommodations?	☐	☑	☐	existing designated delivery parking on Putnam St
Streetscape elements?	☐	☑	☐	existing trees and landscaping - no new proposed

Bike Facilities:	
Off-roadway bike accommodations	☐ Yes ☐ No ☑ NA
Dedicated bike lane	☐ Yes ☐ No ☑ NA
Shared-use lane	☐ Yes ☐ No ☑ NA
Shoulder	☐ Yes ☐ No ☑ NA
Acceptable actuated traffic signal bike detection, including turn lanes	☐ Yes ☐ No ☑ NA
Do signals allow adequate minimum green time for bicyclist to safely cross intersection?	☐ Yes ☐ No ☑ NA
Signage and pavement markings specific to proposed bike facilities	☐ Yes ☐ No ☑ NA
Bicycle safe inlet grates	☐ Yes ☐ No ☑ NA
Bicycle parking, eg. bike racks, bike lockers	☐ Yes ☑ No ☐ NA
Transit Facilities:	
Transit shelters	☐ Yes ☐ No ☑ NA
Bus turnouts	☐ Yes ☐ No ☑ NA
Standing pads	☐ Yes ☐ No ☑ NA
Has CDTA been contacted?	☐ Yes ☐ No ☑ NA
Access and Mobility Facilities:	
Adequate sidewalk or paved path	☑ Yes ☐ No ☐ NA
Acceptable consideration/provision for accessible pedestrian traffic signal features	☐ Yes ☐ No ☑ NA
Curb ramps, including detectable warning surface	☐ Yes ☐ No ☑ NA
Acceptable slope and cross-slope for driveway ramps, sidewalks, crossings)	☐ Yes ☐ No ☑ NA
Have conflicts been reduced among pedestrian, bicyclists, and motor vehicles (access management)?	☐ Yes ☐ No ☑ NA

Pedestrian Facilities:	
Sidewalks on both sides of the street	☑ Yes ☐ No ☐ NA
Striped crosswalks	☐ Yes ☐ No ☑ NA
Geometric modifications to reduce crossing distances such as curb extensions (e.g. bulb-outs)	☐ Yes ☐ No ☑ NA
Acceptable provision for pedestrian traffic signal features (e.g. ped. buttons)	☐ Yes ☐ No ☑ NA
Pedestrian signage for crossing & wayfinding	☐ Yes ☐ No ☑ NA
Safety islands/medians on roadways with two or more traffic lanes in each direction	☐ Yes ☐ No ☑ NA
Enhanced supplemental pedestrian treatments at uncontrolled marked crossings	☐ Yes ☐ No ☑ NA
Connectivity:	
Are there proposed connections to other bike paths, pedestrian facilities, or transit facilities?	☑ Yes ☐ No ☐ NA
Are there proposed connections to any key destinations listed on page 1?	☑ Yes ☐ No ☐ NA
Are there proposed connections to neighborhoods?	☐ Yes ☐ No ☑ NA
Streetscape Elements:	
Are streetscape elements proposed such as landscaping, street trees, planters, buffer strips, etc?	☐ Yes ☑ No ☐ NA
Pedestrian-level lighting	☐ Yes ☑ No ☐ NA
Public seating or benches	☐ Yes ☑ No ☐ NA

Design Standards and Guidelines				
Design meets guidelines such as described below for bicycle/pedestrian/bus/transit facilities?	☑ Yes	☐ No	☐ NA	Describe

*__American Association of State Highway and Transportation Officials (AASHTO)__ - *A Policy on Geometric Design of Highway and Streets, Guide for the Development of Bicycle Facilities and AASHTO Guide for the Planning, Design, and Operation of Pedestrian Facilities;* Public Right-of-Way Accessibility Guide(PROWAG); *Manual on Uniform Traffic Control Devices* (MUTCD); *Americans with Disabilities Act Accessibility Guidelines* (ADAAG); **National Association of City Transportation Officials (NACTO)** - *Urban Bikeway Design Guide*. **New York State Department of Transportation** – *Highway Design Manual*

CITY OF SARATOGA SPRINGS

PLANNING BOARD

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http://www.saratoga-springs.org

[FOR OFFICE USE]

_____
(Application #)

_____
(Date received)

Rev.12/2015

SITE PLAN REVIEW SUBMITTAL CHECKLIST

Project Name: THE ICE HOUSE - PERMANENT TENT

Listed below are the minimum submittal requirements for site plan review as set forth in The City of Saratoga Springs' Zoning Ordinance Appendix B. The Planning Board reserves the right to request additional information, as necessary, to support an application. The Board also reserves the right to reject the application if these minimum requirements are not met. Please complete the checklist below and provide with your submission.

REQUIRED ITEMS: *3 hard copies and 1 digital copy of ALL materials are required.

CHECK EACH ITEM	
☑	1. Completed Site Plan Application (3 hard copies - *1 w/original signature - and 1 digital) and Fee
☑	2. SEQR Environmental Assessment Form- short or long form as required by action.
☑	3. Set of plans including: (3) large scale plans (sheets must be 24" x 36", drawn to a scale of not more than 1"=50 feet). One digital version of all submittal items (pdf) shall be provided.
☑	4. Basic or Full Storm Water Pollution Prevention Plan as required per City Code Chapter 242. ENGINEERING LETTER
☐ N/A	5. Copy of signed DPW water connection agreement for all projects involving new water connections to the City system (NOT APPLICABLE) - EXISTING & UNCHANGED
☐ N/A	6. Engineering Report for Water and Sanitary NOT-APPLICABLE - EXISTING & UNCHANGED
☑	7. Complete Streets Checklist
☐ N/A	8. Project Cost Estimate-Quantities of work items and estimate of costs - ALL COSTS ARE ASSOCIATED WITH TENT INSTALLATION & NOT SITE.

REQUIRED ITEMS ON SITE PLAN, AS APPLICABLE:

☑	1. Property line survey prepared by a licensed land surveyor. Site plan must reference such survey with all corners set and marked on plan. A copy of the original property survey must also be included.
☑	2. North arrow and map scale
☑	3. Parcel tax map number
☐	4. Site location map
☐	5. Site vicinity map (all features within 300 feet of property)
☑	6. Identification of zoning district with corresponding area requirements

☐	7. Building setback lines, either listed or shown on plans.
☑	8. Title block with project name; name and address of applicant; and name and address of property owner (if different)
☐ NA	9. Topography data tied to NGVD 1929 datum
☑	10. Name of all adjacent property owners
☑	11. Parcel street address (existing and any proposed postal addresses)
Yes ☑ No ☐ N/A ☐	12. Identification of all existing or proposed easements, covenants or legal rights-of-way on this property
☑ ☐ ☐	13. References to all prior variances or special use permits
☐ ☐ ☑	14. Existing and proposed contours and spot grades (at 2 foot intervals)
☐ ☐ ☑	15. Identification of all spoil or borrow areas
☐ ☐ ☑	16. Identification of all watercourses, designated State wetlands, buffers, Federal wetlands, floodplains, rock outcroppings, etc.
☑ ☐ ☐	17. Location of proposed storage
☑ ☐ ☐	18. Identification of all existing or proposed sidewalks or pedestrian paths (show type, size and condition of existing sidewalks)
☐ ☐ ☑	19. Location, design specifications and construction material for all proposed site improvements (drains, culverts, retaining walls, berms, fences, etc.)
☐ ☐ ☑	20. Location and distance to fire hydrant
☐ ☐ ☐	21. Location, size, and material of all existing and proposed utility services
☐ ☐ ☑	22. Parking lot layout plan and identification of all loading areas (number all spaces)
☐ ☐ ☑	23. Parking demand calculations
☐ ☐ ☑	24. Identification of parking spaces and access points for physically impaired persons
☑ ☐ ☐	25. Location and screening plan for dumpster or recycling bins
☑ ☐ ☐	26. Location, design, type of construction and materials, proposed use and exterior dimensions of all buildings (existing and proposed) on site
☐ ☐ ☑	27. Identification of storage of any potentially hazardous materials
☐ ☐ ☐	28. Planting plan identifying quantity, species and size of all proposed new plant materials. Label existing plant material to be retained or removed.
☐ ☐ ☐	29. Lighting plan showing type, location and intensity of all existing and proposed exterior lighting fixtures
☐ ☐ ☑	30. Erosion and sediment control plan – including designated concrete truck washout area

Checklist prepared by: _____ Date: 8/18/16

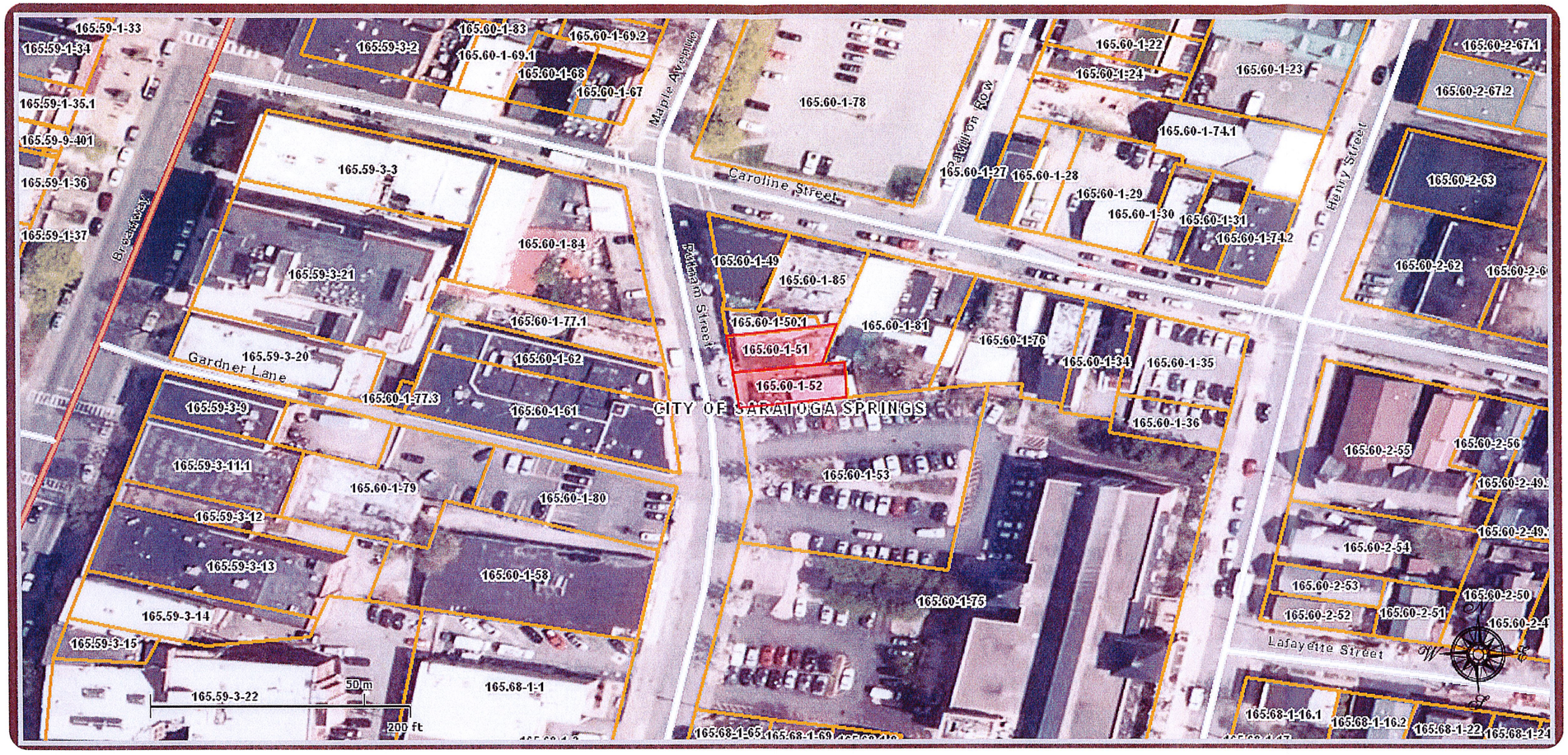
The Ice House: 70-72 Putnam

Legend

- County
- Municipal Boundaries
- Parcels

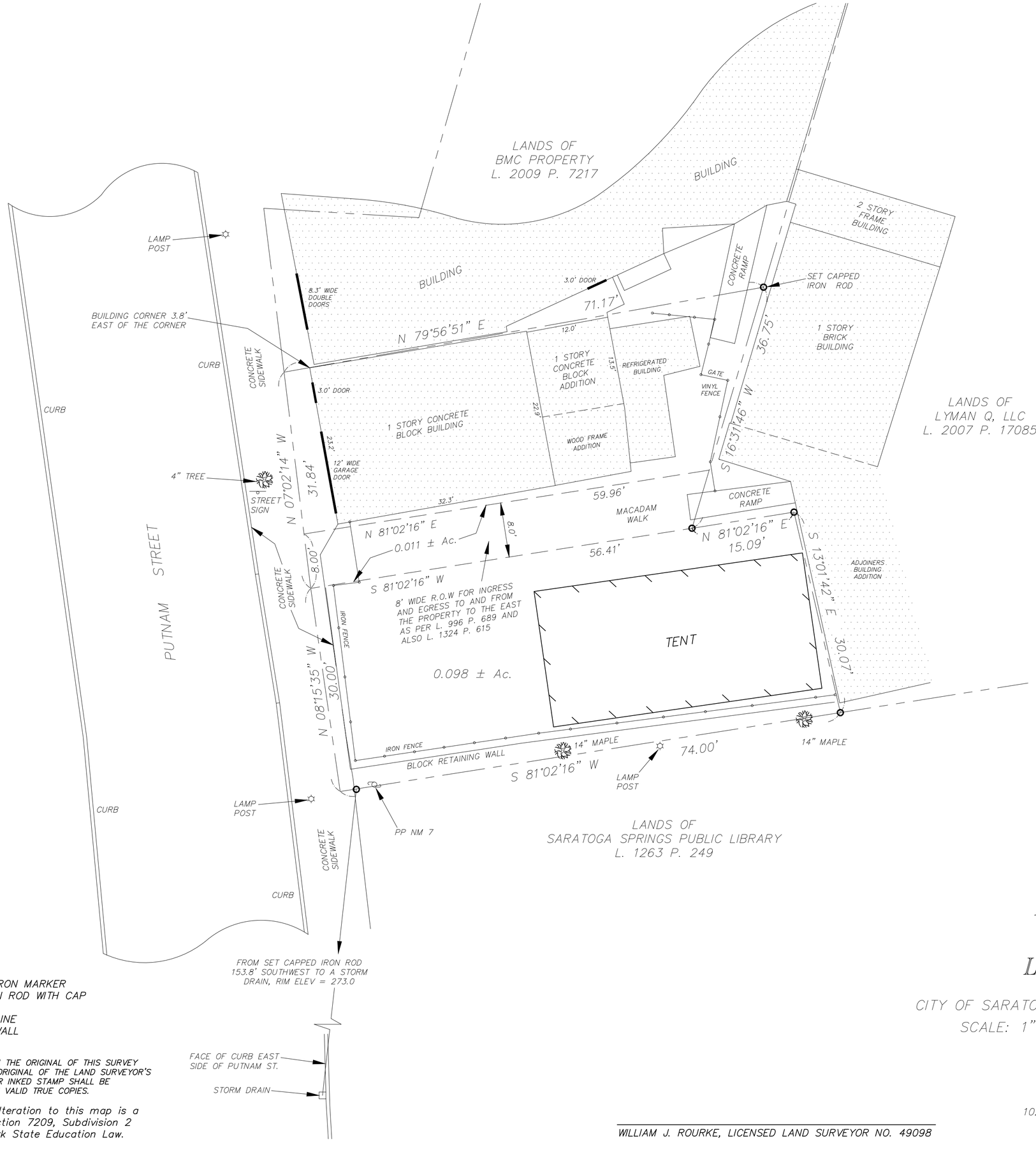
Local Roads

- 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.

August 18, 2016



AS PER MAP REF. NO. 1

MAP REFERENCES:

1. MAP OF PROPERTY OF THOMAS WILLSON TO BE CONVEYED TO MARK AND KIMBERLY A. SUTTON, CITY OF SARATOGA SPRINGS, DATED JANUARY 12, 1998, BY THOMPSON & FLEMING L.S., P.C.
2. MAP OF PARKING/RELOCATION PLAN FOR PUTNAM STREET PARKING LOT (PARCEL 3) HATHORN SPRING NO. 1, BEING LANDS OF THE CITY OF SARATOGA SPRINGS, DATED MARCH 15, 1999, BY PAUL K. MALE P.E., P.L.S. CITY ENGINEER.
3. MAP OF SURVEY OF LANDS OF THOMAS WILLSON, CITY OF SARATOGA SPRINGS, DATED APRIL 20, 1999, BY W.J. ROURKE ASSOCIATES L.L.S., FILED AS JOB NO. 99-55B.
4. SARATOGA COUNTY, CITY OF SARATOGA SPRINGS, TAX MAP NO. 165.60, BLOCK 1, PARCEL NO. 51 AND 52, L. 996 P. 689, AND L. 1101 P. 523.

* SUBJECT TO AN EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS TO AND FROM PROPERTY TO THE EAST, TO ALLOW DELIVERIES TO TAVERN PROPERTY AS PER L. 996 P. 689 AND L. 1324 P. 615.

LEGEND:

- FOUND IRON MARKER
- SET IRON ROD WITH CAP
- POINT
- —E— POWER LINE
- STONE WALL
- —x—x— FENCE

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL OR INKED STAMP SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

Unauthorized Alteration to this map is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

MAP OF SURVEY

OF LANDS OF

LYNCHY'S TAVERN

CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NEW YORK

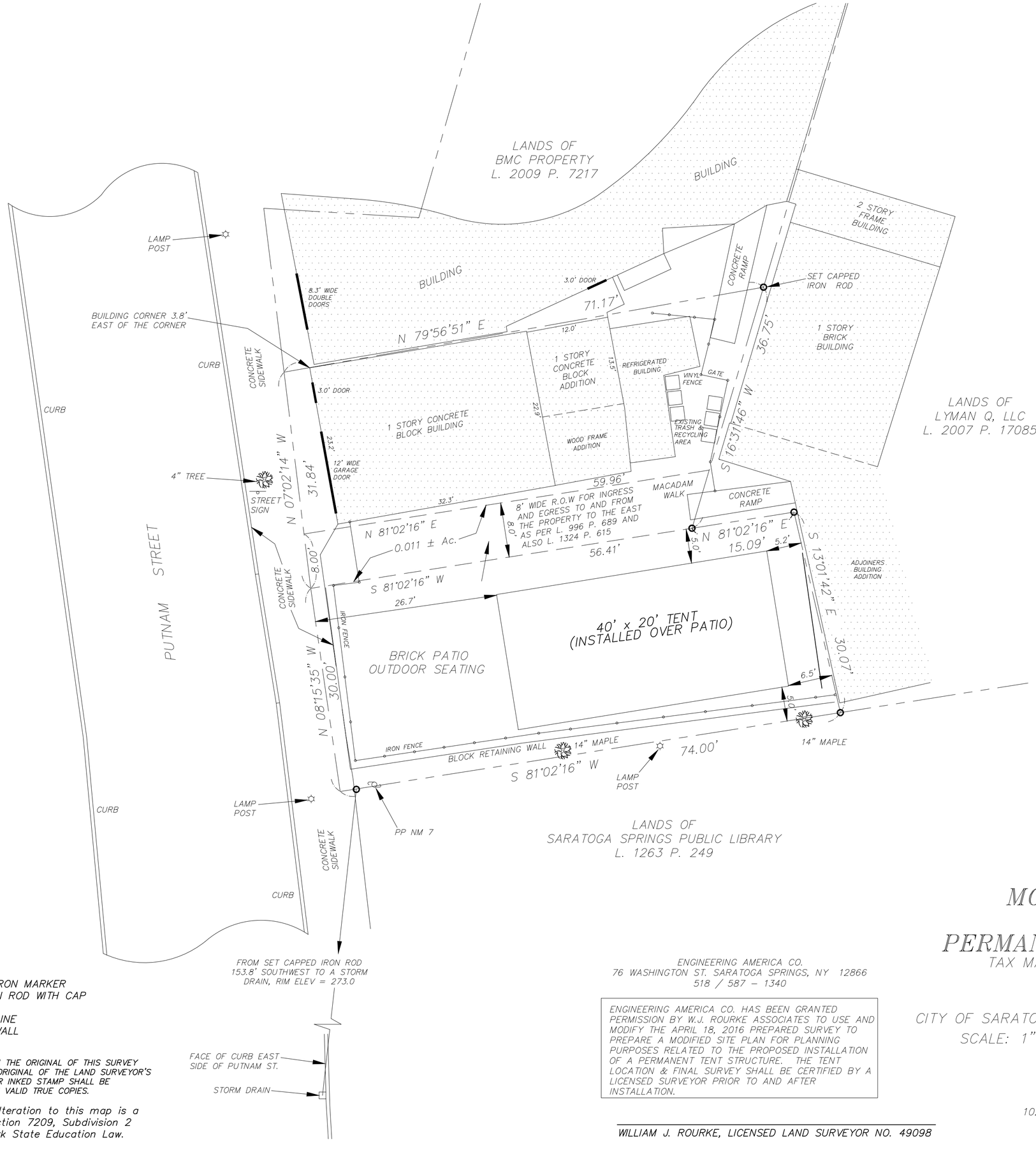
SCALE: 1" = 10' DATE: APRIL 18, 2016

WILLIAM J. ROURKE, LICENSED LAND SURVEYOR NO. 49098

W. J. ROURKE, ASSOCIATES
Licensed Land Surveyors
10264 Saratoga Road, P.O. Box 1434
South Glens Falls, N.Y. 12803

16-12
JOB NO.

W.J. ROURKE, ASSOCIATES — LICENSED LAND SURVEYORS
P.O. BOX 1434, SARATOGA ROAD, SOUTH GLENS FALLS, NEW YORK 12803



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GENERAL INFORMATION:

1. OWNER & APPLICANT: LYNCHY'S TAVERN, INC.
   70 & 72 PUTNAM ST., SARATOGA SPRINGS, NY
2. SITE: 0.098 ACRES
3. ZONING DISTRICT: T-6
4. ZONING VARIANCES GRANTED FOR 1 STORY STRUCTURE AND MINIMUM BUILD OUT ON JULY 11, 2016.
5. DRC REVIEW & APPROVAL GRANTED JULY 13, 2016

LEGEND:

- ● FOUND IRON MARKER
- ○ SET IRON ROD WITH CAP
- ⊙ POINT
- —E— POWER LINE
- ○○○○○ STONE WALL
- —x—x— FENCE

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL OR INKED STAMP SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

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MODIFIED SITE PLAN
THE ICE HOUSE
PERMANENT TENT STRUCTURE

TAX MAP: 160.60-1-51 & 160.60-1-52

#70 & 72 PUTNAM ST.
CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NEW YORK
SCALE: 1" = 10' DATE: APRIL 18, 2016

ENGINEERING AMERICA CO.
76 WASHINGTON ST. SARATOGA SPRINGS, NY 12866
518 / 587 - 1340

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WILLIAM J. ROURKE, LICENSED LAND SURVEYOR NO. 49098

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