

SITE STATISTICS

- EXISTING USES
1. RESTAURANT – 90 INSIDE SEATS, 189 OUTSIDE SEATS – 279 SEATS TOTAL
 2. CONVENIENCE BOARD RENTAL SHOP 776 SF
 3. MARINA – 95 RENTAL BOAT SLIPS

TAX MAP PARCEL NUMBER 180-4-6, 180-4-7, 180-4-8
PARCEL SIZE 3.22 ACRES
EXISTING ZONING WRB – WATER RELATED BUSINESS, RR – RURAL RESIDENTIAL WITHIN THE CORRIDOR LODGING OVERLAY DISTRICT

BUILDING SETBACKS REQUIRED
FRONT SETBACK 40'
SIDE SETBACK 15' EACH, 40' WHERE ABUTS RES
REAR SETBACK 25'
BUILDING HEIGHT 40'

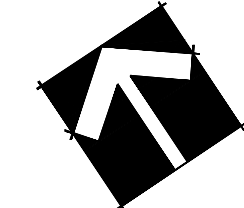
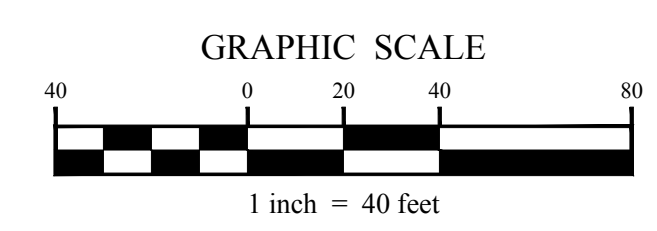
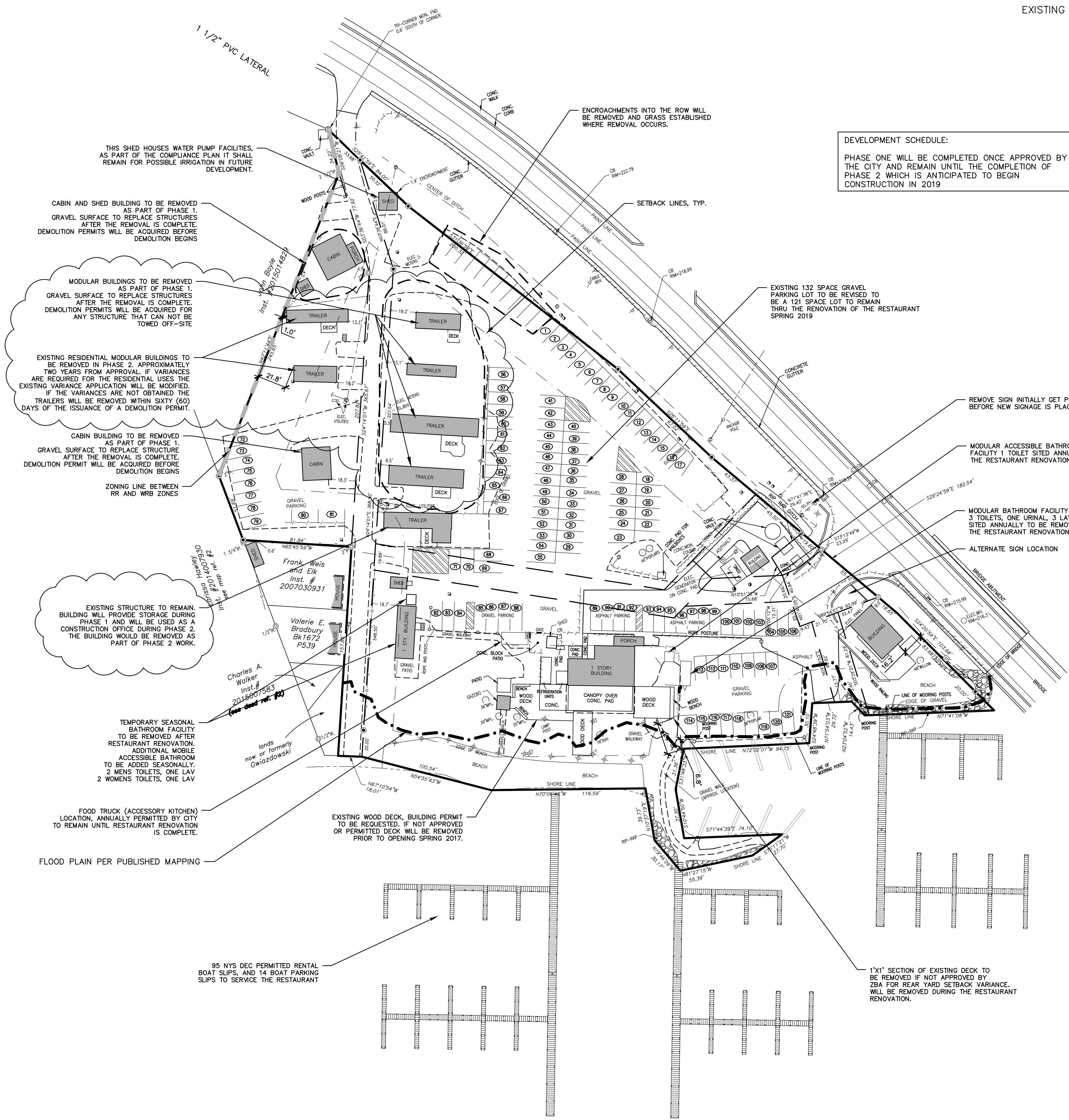
PARKING REQUIREMENTS
RESTAURANT 1 SPACE PER 4 SEATS PLUS 1 PER 2 EMPLOYEES
279 SEATS – 70 SPACES
18 EMPLOYEES – 9 SPACES
CONVENIENCE BOARD RENTAL SHOP – 1 PER 200 SF PLUS 1 PER 2 EMPLOYEES
776 SF – 4 SPACES
2 EMPLOYEES – 1 SPACE
MARINA – 1 PER 3 BOAT SLIPS
95 SLIPS – 31 SPACES
TOTAL SPACES REQUIRED = 115 SPACES
PARKING SPACES PROVIDED = 121 SPACES

VARIANCES REQUIRED FOR EXISTING NON-CONFORMING CONDITIONS

AREA VARIANCES
FRONT YARD SETBACK FOR EXISTING BOARD SHOP WOOD DECK
REQUIRED – 40' EXISTING – 16.2' VARIANCE 23.8'
SIDE YARD SETBACK FOR WOOD DECK AT RESTAURANT
REQUIRED – 25' EXISTING – 24' VARIANCE 1'
FRONT YARD SETBACK – TWO EXISTING MOBILE HOMES
REQUIRED – 40' EXISTING – 13.3', 19.2' VARIANCE 26.7', 20.8'
SIDE YARD SETBACK – TWO EXISTING MOBILE HOMES
REQUIRED – 40' EXISTING – 1.0', 21.8' VARIANCE 39', 18.2'
PARKING WITHIN THE SETBACK VARIANCES FOR EXISTING PARKING SPACES

SPACES 1-17 2906 SF OF PARKING WITHIN THE FRONT YARD SETBACK (40' TO 0')
SPACES 74-79 972 SF OF PARKING WITHIN THE SIDE YARD SETBACK (40' TO 0')
SPACES 114-121 1429 SF OF PARKING WITHIN THE SIDE YARD SETBACK (40' TO 6.8')

DEVELOPMENT SCHEDULE:
PHASE ONE WILL BE COMPLETED ONCE APPROVED BY THE CITY AND REMAIN UNTIL THE COMPLETION OF PHASE 2 WHICH IS ANTICIPATED TO BEGIN CONSTRUCTION IN 2019



Project Title:
**550 Union
Special Use Permit**
550 Union Avenue
Saratoga Springs, NY 12866

Project No.:	201576	
Design:	CM1	
Drawn:	MCB Ch'kd: CM1	
Date:	11/03/16 Scale: 1"=40'	
Rev.	Description:	Date:
1	ZBA - Compliance Variance	3/24/2017
2	ZBA - Compliance updates	4/20/2018

Drawing Title
**Phase 1 -
ZBA Variances**

Drawing No.
PH-1