



ZONING INFORMATION:

ZONING DISTRICT: UR-2

MINIMUM LOT SIZE: 6,600 SQ. FT. (WITH WATER AND SEWER)
(20,000 SQ. FT. WITHOUT WATER OR SEWER)
(40,000 SQ. FT. WITHOUT WATER AND SEWER)

MINIMUM MEAN LOT WIDTH: 60 FT.

MAXIMUM PERCENT OF LOT TO BE OCCUPIED BY:

PRINCIPAL BUILDING: 30 %
ACCESSORY BUILDING: 10%

MINIMUM YARD DIMENSIONS:

FRONT: 10 FT.
REAR: 25 FT.
TOTAL SIDE: 8 FT.

TOTAL SIDE: 20 FT.

PRINCIPAL BUILDING:

MINIMUM FIRST FLOOR AREA:

1 STORY: 900 SQ. FT.
2 STORY: 700 SQ. FT.

MAXIMUM BUILDING HEIGHT: 60 FT.

MINIMUM DISTANCE FROM ACCESSORY BUILDING TO:

PRINCIPAL BUILDING: 5 FT.
FRONT LOT LINE: 10 FT.
SIDE LOT LINE: 5 FT.
REAR LOT LINE: 5 FT.

MINIMUM PERCENT OF LOT TO BE PERMEABLE: 25%

ZONING INFORMATION:

ZONING DISTRICT: INST-HTR

MINIMUM LOT SIZE: 20,000 SQ. FT.

MINIMUM MEAN LOT WIDTH: 100 FT.

MINIMUM PERCENT OF LOT TO BE OCCUPIED BY:

PRINCIPAL BUILDING: 35%
ACCESSORY BUILDING: 8%

MINIMUM YARD DIMENSIONS:

FRONT: 30 FT.
REAR: 30 FT.
ONE SIDE: 12 FT.
TOTAL SIDE: 30 FT.

PRINCIPAL BUILDINGS:

MAX. BUILDING HEIGHT: 60 FT.

MINIMUM DISTANCE FROM ACCESSORY BUILDING TO:

PRINCIPAL BUILDING: 12 FT.
FRONT LOT LINE: 30 FT.
SIDE LOT LINE: 30 FT.
REAR LOT LINE: 30 FT.

MINIMUM PERCENT OF LOT TO BE PERMEABLE: 20%

- NOTES:**
- 1.) THE TOTAL AREA OF THE SURVEYED PARCEL IS 61,201± SQ. FT. OF 1.43± ACRES.
- MAP REFERENCES:**
- 1.) MAP ENTITLED "PLAN OF LOTS AT CRESCENT PARK", DATED AUGUST 1904, MADE BY J.S. MOTT & SON, C.E. AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP NO. "AA-25".
 - 2.) MAP ENTITLED "SURVEY MAP PORTION OF PROPERTIES BELONGING TO SARATOGA HARNESS RACING ASSOC., INC.", DATED APRIL 7, 1965, LAST REVISED ON JUNE 18, 1965, MADE BY C.T. MALE ASSOCIATES AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP NO. "GG-126".
- DEED REFERENCES:**
- 1.) DEED DATED DECEMBER 27, 2004 FROM ANDREW R. MACFIE, JR. TO JAMES DOYLE AND LAWRENCE P. DOYLE AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 1705 OF DEEDS AT PAGE 734.
 - 2.) DEED DATED DECEMBER 27, 2004 FROM ANDREW R. MACFIE, JR. TO JAMES DOYLE AND LAWRENCE P. DOYLE AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 1705 OF DEEDS AT PAGE 736.
 - 3.) DEED DATED APRIL 1, 2005 FROM OSCAR DUFORE TO JAMES G. DOYLE AND LAWRENCE P. DOYLE AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 1720 OF DEEDS AT PAGE 516.
 - 4.) DEED DATED APRIL 1, 2005 FROM OSCAR L. DUFORE AND MARJORIE A. DUFORE TO JAMES G. DOYLE AND LAWRENCE P. DOYLE AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 1720 OF DEEDS AT PAGE 518.
 - 5.) DEED DATED APRIL 1, 2005 FROM OSCAR L. DUFORE AND MARJORIE A. DUFORE TO JAMES G. DOYLE AND LAWRENCE P. DOYLE AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 1720 OF DEEDS AT PAGE 520.
 - 6.) DEED DATED JULY 30, 2007 FROM WILLIAM J. MOORE TO JAMES G. DOYLE AND LAWRENCE P. DOYLE AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS DEED NO. 2007030224.
 - 7.) DEED DATED NOVEMBER 6, 2007 FROM WILLIAM J. MOORE TO JAMES G. DOYLE AND LAWRENCE P. DOYLE AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS DEED NO. 2007042836.

SURVEY

DANIEL C. WHEELER, LS

ASSOCIATES, LLC

PROFESSIONAL LAND SURVEYING

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TITLE:

**PROPOSED ZONING CHANGE MAP
LANDS OF JAMES G. DOYLE AND
LAWRENCE P. DOYLE**

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

DATE: JANUARY 2, 2013

SCALE: 1 INCH = 20 FEET

MAP NO. 2013-01-04

PROPOSED PARCEL CONFIGURATION MAP - ALL PROPOSED LOTS TO BE ZONED UR-2
SCALE: 1 INCH = 20 FEET