

Unauthorized alteration or addition to this document is a violation of Section 7209 of the New York State Education Law.

© the LA Group 2017

Prepared for:  
**Tannery Commons, LLC**  
 1000 University Avenue Suite 500  
 Rochester, NY 12866

Project Title:  
**Ballston Spa Tannery**

125 Bath Street  
 Ballston Spa, NY 12020

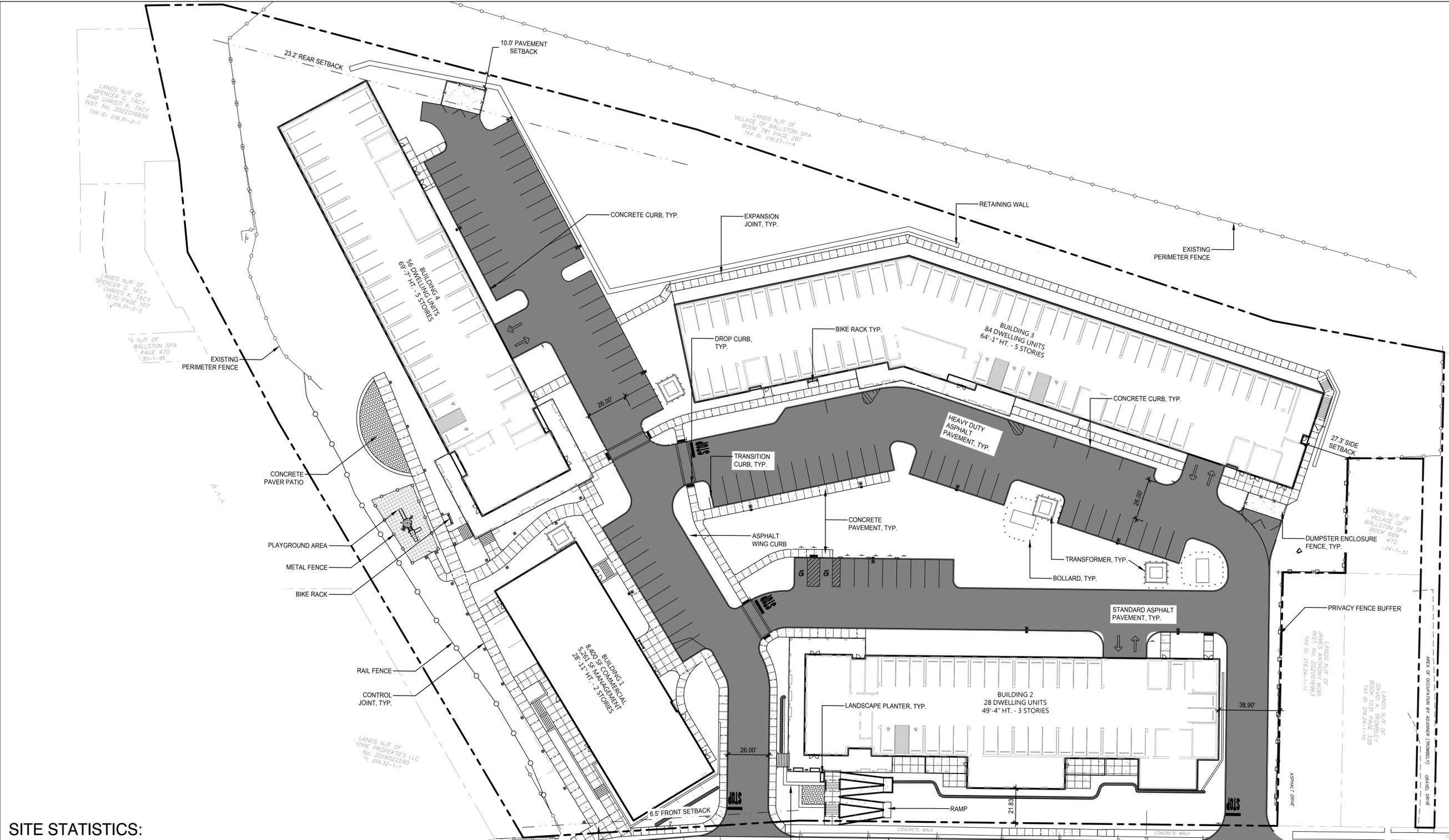
Project No.: 2023024  
 Design: MCB Ch'kd: DBH  
 Date: 4/2/2025 Scale: 1" = 30'

Rev.	Description	Date

Drawing Title:  
**LAYOUT PLAN  
 ZONING VARIANCE  
 PLAN**

Drawing No.

**L-2.0**



**SITE STATISTICS:**

TAX PARCEL #	216.32-1-96.2		
PARCEL SIZE:	6.35± ACRES		
ZONING DISTRICT:	CENTRAL BUSINESS DISTRICT (CDB)		
AREA / BULK REQUIREMENTS	REQUIRED	PROPOSED	EXISTING
MINIMUM LOT SIZE:	5,000 SF	272,250 SF	272,250 SF
MINIMUM LOT WIDTH:	50'	480.95'	
MAX. BUILDING COVERAGE:	100% ALLOWED	26.9%	22.2%
MAX. % IMPERVIOUS SURFACE:	100%	63.7%	70.2%
MAX. BUILDING HEIGHT:	50'	69'-7"	28'-11"
MAX. BUILDING STORIES:	4	5	
YARD SETBACKS			
FRONT:	NONE	6.5'	6.5'
REAR:	NONE	23.2'	
SIDE:	NONE	27.3'	
PARKING			
MULTIFAMILY DWELLING	1 PER UNIT x 168 UNITS	168 SPACES	220 SPACES, 10 ACCESSIBLE SPACES
COMMERCIAL/OFFICE	2 PER 1000 SF x 8,400 SF	17 SPACES	183 SPACES

**ZONING VARIANCES:**

ZONING VARIANCES REQUIRED PER APRIL 21, 2025 LETTER FROM DAVE LAFOUNTAIN, CODE ENFORCEMENT OFFICER

VARIANCE 1 - FROM SCHEDULE B; ADDITIONAL HEIGHT AND STORIES FOR BUILDINGS 3 AND 4. BUILDING 3 REQUIRES A VARIANCE OF 1 STORY AND 14'-1" BUILDING 4 REQUIRES A VARIANCE FOR 1 STORY AND 19'-7".

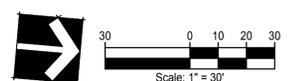
VARIANCE 2 - FROM SECTION 205-27A TRANSITION REQUIREMENTS FOR DISTRICT BOUNDARIES; FRONT SETBACK VARIANCE REQUESTED FOR BUILDING 1 FROM 12.5 REQUIRED TO 6.5' EXISTING - A VARIANCE OF 6'.

VARIANCE 3 - FROM SECTION 205-27B TRANSITION REQUIREMENTS FOR DISTRICT BOUNDARIES SIDE YARD AND REAR YARD; TRANSITIONAL YARD OF 100 FEET OR 50 FEET PLUS SCREENING - TO ALLOW BUILDING, PAVEMENT AND IMPROVEMENTS IN TRANSITION ZONES ALONG THE NORTH AND WEST PROPERTY LINES, AND SCREENING AS PER THE SITE PLAN

VARIANCE 4 - FROM SECTION 205-55.2C; 80% OF GROUND FLOOR TOTAL SQUARE FOOTAGE REQUIRED TO THE RETAIL - THE RETAIL SPACE FOR THE FIRST FLOOR TOTAL SQUARE FOOTAGE IS 4,000 SF WHICH IS 41% - A VARIANCE OF 41% WILL BE REQUESTED.

**LEGEND**

- PROPERTY LINE
- CONCRETE CURB
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- LIGHT POLE
- BOLLARD LIGHT



DRAWN BY: MATT BRIDGEMAN  
 CHECKED BY: JEFFREY BRIDGEMAN  
 DATE: 4/2/2025  
 FILE NAME: G:\Projects\2023024\Ballston\_Spa\_Tannery\2023024\CD\2025\_L-2.0\Ballston Spa Tannery Layout Plan.dwg