CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS
CITY HALL - 474 BROADWAY
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Bill Moore, *Chair*
Keith Kaplan, *Vice Chair*
Adam McNeill, *Secretary*
George "Skip" Carlson
Gary Hasbrouck
James Helicke
Susan Steer
Cheryl Grey, alternate
Oksana Ludd, alternate

ZBA Meeting
City Council Chambers – 7:00 p.m.

AGENDA

ZBA Meeting – Monday, September 12, 2016
City Council Chambers – 7:00 p.m.

6:30 P.M. **Workshop**

Roll Call

Salute The Flag

New Business

1. **#2582.4 DEMASI & DUNN RESIDENCE**
   27 Garside Road, area variance modification for a new single-family residence; seeking relief from the minimum side yard setback requirement in the Green Acres PUD.

   Documents:

   2582.4 DEMASIDUNNRESIDENCE_APP_REDACTED.PDF

2. **#2776.1 GUARINO/HANER EXTENSION**
   21 Park Place, area variance extension for construction of two (2) two-family residences; relief from the minimum front yard setback and maximum principal building coverage granted December 15, 2014.

   Documents:

   2776.1 GUARINOHANERPROJECTEXT_APP_REDACTED.PDF

3. **#2901 PARTHEMOS RESIDENCE**
   3 Mohegan Court, area variance to maintain a constructed deck, dining room addition and rear enclosed porch to an existing single-family residence; seeking relief from the minimum rear yard setback in the Urban Residential – 2 District.

   Documents:

   2901 PARTHEMOSRESIDENCE_APPLICATION_REDACTED.PDF

4. **#2805.1 THE HAMLET SIGNAGE**
   56 Marion Avenue, area variance for construction of freestanding and wall signs; seeking relief from the maximum size for a freestanding sign, placement of wall signs on a building façade without street frontage and to be above the first floor level of the building in the Transect – 5 District.

   Documents:

   2805.1 THEHAMLETFREESTANDINGSIGN_APP_REDACTED.PDF

5. **#2907 DELARM RESIDENTIAL ADDITION**
   96 Quevic Drive, area variance for construction of an attached garage addition to an existing single-family residence and maintenance of a shed; seeking relief from the minimum front yard and side yard setbacks for the residential addition and minimum side yard and maximum accessory building coverage for the shed in the Urban Residential – 1 District.

   Documents:

   2907 DELARMRESIDENCEADD_APP_REDACTED.PDF

6. **#2908 HOVER RESIDENCE**
   43 Long Alley, area variance to maintain a two-family residence; seeking relief to maintain residential use on the first floor level of the building in the Transect-6 District.

   Documents:

   2908 HOVERRESIDENCE_APP_REDACTED.PDF

7. **#2909 GASLIGHT APARTMENTS, LLC MULTI-FAMILY**
   69-71 Hamilton Street/10 South Federal Street, area variance to maintain conversion of a portion of existing interior space to an additional residential unit; seeking relief from the minimum lot size per dwelling unit and from the minimum parking requirement in the Urban Residential – 5 District.

   Documents:

   2909 GASLIGHTAPTS_APP_REDACTED.PDF
   2909 GASLIGHTAPTS_COUNTYRESPONSE.PDF

8. **#2910 PET LODGE OF SARATOGA**
   vacant lands on east side of Route 9/South Broadway (tax parcel nos. 191.8-1-1-6), coordination of SEQRA review and area variance to construct a pet boarding facility and associated site work in the Tourist Related Business and Rural Residential Districts.

   Documents:

   2910 PETLODGEOFSARATOGA_APP_REDACTED.PDF

Old Business

1. **#2786.1 RITE AID EXTENSION**
   90 West Ave./242 Washington St., area variance extension for demolition and reconstruction of pharmacy/retail establishment in the Transect-5 District.

   Documents:

2786.1 RITEAID_APPLICATION_REDACTED.PDF

2. **#2905 MCGUIRE PORCH**
   97 Lawrence Street, area variance for a rear porch addition to an existing single-family residence; seeking relief from the minimum side yard setback requirement in the Urban Residential – 2 District.

   Documents:

   2905 MCGUIRERESIDENCEPORCH_PLOTPLAN.PDF
   2905 MCGUIRERESIDENCEPORCH_SURVEY.PDF
   2905 MCGUIRERESIDENCEPORCH_APP_REDACTED.PDF
   2905 MCGUIRERESIDENCEPORCH_COVERAGEPERCENTAGES.PDF

3. **#2903 CAPOZZOLA HOME OCCUPATION**
   57 Gilbert Road, area variance to maintain a home occupation in a detached garage; seeking relief to permit a home occupation in an accessory structure (residential), to exceed the maximum floor area and number of employees for home occupations in the Rural Residential District.

   Documents:

   2903 CAPOZZOLARESIDENCEHOMEOCCUPATION_APP_REDACTED.PDF

Adjourned Items

1. **#2786.2 RITE AID SIGNAGE**
   90 West Ave./242 Washington St., area variance for proposed sign package for a new pharmacy/retail establishment; seeking relief from the maximum number of wall signs, maximum area for wall signs, placement of wall signs above the first floor level of the building, maximum area for a freestanding sign, to permit directional signage, maximum area for directional signage, and to permit temporary signage (banner) in the Transect-5 District.

   Documents:

   2786.2 RITEAIDSIGNAGE_APP_REDACTED.PDF
   2786.2 RITEAIDSIGNAGE_COUNTYRESPONSE.PDF

2. **#2889 CDJT DEVELOPMENT MULTI-FAMILY**
   124 Jefferson Street, use variance to convert an existing 6-unit senior housing development to multi-family residential including workforce housing; seeking relief from the permitted uses in the Urban Residential-2 District.

   Documents:

   2889 CDJTTOWNHOUSES_APP_REDACTED.PDF
   2889 CDJTTOWNHOUSES_BUILDINSPECTDENIAL.PDF
   2889 CDJTTOWNHOUSES_AMILLERCORR4-25-16_REDACTED.PDF

3. **#2880 ARMER/DESORBO RESIDENCE**
   117 Middle Avenue, area variance for additions to an existing single-family residence; seeking relief from the minimum side and rear yard setbacks and maximum principal building requirements in the Urban Residential – 3 District.

   Documents:

   2880 ARMERDESORBORESIDENCEADD_APP_REDACTED.PDF
   2880 ARMERDESORBORESIDENCE_BUILDINSPECTDENIAL.PDF
   2880 ARMERDESORBORESIDENCE_ADDTLINFO5-20-16.PDF
   2880 ARMERDESORBORESIDENCEADD_ELEVATIONS5-5-16.PDF
   2880 ARMERDESORBORESIDENCEADD_CORRBLACK_REDACTED.PDF
   2880 ARMERDESORBORESIDENCEADD_REVISEDMAP4-11-16.PDF

4. **#2890 BARLOW RESIDENCE**
   2 Cherry Tree Lane, area variance to construct an attached garage and breezeway to an existing single-family residence; seeking relief from the minimum side yard setback requirements in the Rural Residential District.

   Documents:

   2890 BARLOWRESIDENCEADDITION_BUILDINSPECTDENIAL.PDF
   2890 BARLOWRESIDENCEADDITION_APP_REDACTED.PDF

5. **#2900 MAPLE SHADE CORNERS, LLC OFFICE**
   34 Marion Avenue, use variance for a medical office; seeking relief from the permitted uses in an Urban Residential – 2 District.

   Documents:

   2900 MAPLESHADECORNERSDENTISTOFFICE_PRESENTATIONTOZBA7-11-16.PDF
   2900 MAPLESHADECORNERSDENTIST_PRESENTATIONTOZBA6-20-16.PDF
   2900 MAPLESHADESCORNERSDENTIST_SUPPINFORECVD7-1-16_REDACTED.PDF
   2900 MAPLESHADESCORNERSDENTIST_COUNTYRESPONSE.PDF
   2900 MAPLESHADECORNERSDENTISTOFFICE_PETITION6-20-16_REDACTED.PDF
   2900 MAPLESHADECORNERSDENTISTOFFICE_BUILDINSPECTDENIAL.PDF
   2900 MAPLESHADECORNERSDENTISTOFFICE_APP_REDACTED.PDF
   2900 MAPLESHADECORNERSDENTISTOFFICE_CORRSTEWARTS5-23-16.PDF

6. **#2891 BALLSTON AVENUE PARTNERS SUBDIVISION**
   96 Ballston Avenue, area variance to provide for a proposed 22 lot subdivision and construct 22 townhouse units; seeking relief from the minimum lot size and minimum average lot width requirements for each of the proposed lots, minimum side yard, minimum total side yard and maximum principal building coverage requirements for each of the townhouse units in the Urban Residential – 2 District.

   Documents:

   2891 BALLSTONAVESUBDIVISION_SUPPINFORECVD6-6-16_REDACTED.PDF
   2891 BALLSTONAVESUBDIVISION_APP_REDACTED.PDF
   2891 BALLSTONAVESUBDIVISION_COUNTYREFERRAL.PDF

Other Business

1. **APPROVAL OF DRAFT MEETING MINUTES: JULY 11, 18, 25, 2016**

2. **NEXT ZONING BOARD MEETING: SEPTEMBER 26, 2016**

Note: This agenda is subject to change up until the time of meeting. Updates will be reflected here as they arise. Check posted agenda here to verify the actual agenda prior to the meeting.