



CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS
□
CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
PH) 518-587-3550 FX) 518-580-9480
WWW.SARATOGA-SPRINGS.ORG

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Gary Hasbrouck
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Susan Steer
Cheryl Grey, *alternate*
Oksana Ludd, *alternate*

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

AGENDA

ZBA Meeting – Monday, Jan. 9, 2017
City Council Chambers – 7:00 p.m.

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

Salute The Flag

Roll Call

New Business

1. #2876.1 BENTON SUBDIVISION

58 Fifth Avenue, area variance for a two-lot subdivision; seeking relief from the minimum average lot width and minimum lot size requirements for both lots in the Urban Residential – 1 District.

Documents:

[2876.1 BENTONTRUSTSUBDIVISION_APP_REDACTED.PDF](#)
[2876 BENTONSUBDIVISION_APPREDACTED.PDF](#)

2. #2937 QUAY GARAGE

111 Catherine Street, area variance to finish the interior of an existing garage; seeking relief to permit finished/habitable space in an accessory structure in the Urban Residential – 2 District.

Documents:

[2937 QUAYRESIDENCEGARAGE_APP_REDACTED.PDF](#)
[2937 QUAYRESIDENCEGARAGE_MEYERSCORR_REDACTED.PDF](#)

3. #2941 HENNESSEY RESIDENCE

101 North Street, area variance for additions to an existing single-family residence; seeking relief from the minimum side yard setback requirement in the Urban Residential – 3 District.

Documents:

[2941 HENNESSYRESIDENCEADD_APP_REDACTED.PDF](#)

4. #2940 STEIMLE TWO-FAMILY

63 Ash Street, area variance to construct a detached garage/dwelling unit; seeking relief from the minimum average lot width and minimum lot size requirements for a two-family, to permit more than one principal building on a lot, minimum total side yard setback, minimum rear yard setback and maximum principal building coverage (two structures combined) requirements in the Urban Residential – 3 District.

Documents:

[2940 STEIMLEGARAGE_APP12-06-16_REDACTED.PDF](#)

5. #2938 FOX TWO-FAMILY

217 Caroline Street, area variance for an addition to an existing multi-family residence; seeking relief from the minimum side yard setback and maximum principal building coverage requirements in the Urban Residential – 3 District.

Documents:

[2938 FOX2FAMILYRESIDENCE_APP_REDACTED.PDF](#)

Old Business

1. #2930 THE SPRINGS SIGNS

60 and 74 Weibel Avenue, area variance for additions to two existing freestanding signs; seeking relief from the maximum size of freestanding signs in the Transect – 5 District.

Documents:

[2930 THESPRINGSSIGNAGE_APP_REDACTED.PDF](#)
[2930 THESPRINGSSIGNAGE_RENDERINGS.PDF](#)

Adjourned Items

1. #2910 PET LODGE OF SARATOGA

vacant lands on east side of Route 9/South Broadway (tax parcel nos. 191.8-1-1-6), area variance to construct a pet boarding facility and associated site work; seeking relief from the minimum side yard (each) and minimum total side yard setback requirements in the Tourist Related Business and Rural Residential Districts.

Documents:

[2910 PETLODGEOSARATOGA_APP_REDACTED.PDF](#)
[2910 PETLODGE_SEQRNEGDEC_REDACTED.PDF](#)
[2910 PETLODGEOSARATOGA_JECCORR12-8-16_REDACTED.PDF](#)
[2910 PETLODGEOSARATOGA_LTRSSUPPORT_REDACTED.PDF](#)
[2910 PETLODGEOSARATOGA_ILUCORR9-26-16_REDACTED.PDF](#)
[2910 PETLODGEOSARATOGA_COUNTYRESPONSE.PDF](#)
[2910 PETLODGEOSARATOGA_BUILDINSPECTDENIAL.PDF](#)

2. #2933 PLAZA 15 STORAGE. LLC

vacant parcel off of Jones Road/Plaza Road (private road), consideration for Coordinated SEQRA Review for construction of a 70,000 sq. ft. self-storage building; seeking relief from the frontage build-to and build-out requirements in the Transect – 4 District.

Documents:

[2933 PLAZA15STORAGE_APP_REDACTED.PDF](#)

3. **#2932 DEVALL CARRIAGE HOUSE**

59 Franklin Street, area variance for construction of a three-car carriage house with second story dwelling unit; seeking relief from the minimum front yard setback (Cherry St.) and minimum side yard setback requirements in the Urban Residential – 4 District.

Documents:

[2932 DEVALLCARRIAGEHOUSE_DEVALLCOR11-30-16_REDACTED.PDF](#)
[2932 DEVALLCARRIAGEHOUSE_APP_REDACTED.PDF](#)

4. **#2915 OBSTARCZYK GARAGE**

147 Spring Street, area variance to construct a detached, two-car, two-story garage, seeking relief from the minimum side yard setback and minimum distance between accessory and principal structure in the Urban Residential – 3 District.

Documents:

[2915 OBSTARCZYKGARAGE_APP_REDACTED1.PDF](#)
[2915 OBSTARCZYKGARAGE_REVISEDPLOTPLAN.PDF](#)
[2915 OBSTARCZYKGARAGE_PLANS.PDF](#)
[2915 OBSTARCZYKGARAGE_REVISEDPLANS.PDF](#)
[2915 OBSTARCZYKGARAGEAPP_ZONINGCALCS.PDF](#)
[2915 OBSTARCZYKGARAGEAPP_SSPFCORR.PDF](#)
[2915 OBSTARCZYKGARAGE_REQDRCADVISOPIN.PDF](#)

5. **#2931 LAKE LOCAL**

550 Union Avenue, consideration for Coordinated SEQRA Review for expansion and construction of eating and drinking establishment, marina and docks and tourist accommodations in the Water Related Business and Rural Residential Districts.

Documents:

[2931 LAKELOCAL_APP_REDACTED.PDF](#)

OTHER BUSINESS:

- a. CARAVAN: TBD
- b. APPROVAL OF DRAFT MEETING MINUTES: JUNE 6, NOV. 21, DEC. 12, DEC. 19
- c. NEXT ZONING BOARD MEETING: JANUARY 23

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.