



**CITY OF SARATOGA SPRINGS**  
**ZONING BOARD OF APPEALS**  
CITY HALL - 474 BROADWAY  
SARATOGA SPRINGS, NEW YORK 12866  
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Bill Moore, *Chair*  
Keith Kaplan, *Vice Chair*  
Adam McNeill, *Secretary*  
Gary Hasbrouck  
James Helicke  
Susan Steer  
Cheryl Grey  
Oksana Ludd, *alternate*

**ZBA Meeting – Monday, Jan. 23, 2017**  
CITY COUNCIL CHAMBERS – 7:00 P.M.

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

**Salute The Flag**

**Roll Call**

**New Business**

**1. #2942 TEAKWOOD BUILDERS SHOWROOM**

75 Church Street, area variance for an addition to an existing commercial building; seeking relief from the build-to, build-out and two-story requirement in the Transect-5 District.

Documents:

[2942 TEAKWOODBUILDERSRENO\\_APP\\_REDACTED.PDF](#)

**2. #2939 SBDT VENTURES, LLC LOTS**

34 & 36 Newton Avenue, area variance to create two residential building lots; seeking relief from the minimum average lot width and minimum lot size requirements for each of the lots in the Urban Residential – 2 District.

Documents:

[2939 SBDTVENTURES\\_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](#)

**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 an attached garage with dwelling unit; seeking relief from the minimum average lot width and minimum lot size requirements for a two-family residence, minimum side yard setback, minimum total side yard setback, and maximum principal building coverage 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](#)

**6. #2933 PLAZA 15 STORAGE, LLC**

vacant parcel off of Jones Road/Plaza Road (private road), area variance for construction of a 70,000 sq. ft. two-story, 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](#)  
[2933 PLAZA15STORAGE\\_COUNTYRESPONSE.PDF](#)

**7. #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, minimum total side yard setback (for building and parking) and minimum parking requirements in the Rural Residential and Tourist Related Business Districts.

Documents:

[2910 PETLODGE\\_RESUBMISSION1-13-17\\_REDACTED.PDF](#)  
[2910 PETLODGEOFSARATOGA\\_APP\\_REDACTED.PDF](#)  
[2910 PETLODGE\\_SEQRNEGDEC\\_REDACTED.PDF](#)  
[2910 PETLODGEOFSARATOGA\\_JECCORR12-8-16\\_REDACTED.PDF](#)  
[2910 PETLODGEOFSARATOGA\\_LTRSSUPPORT\\_REDACTED.PDF](#)  
[2910 PETLODGEOFSARATOGA\\_ILUCORR9-26-16\\_REDACTED.PDF](#)

**Adjourned Items**

**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](#)

**2. #2932 DEVAL 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 DEVALCARRIAGEHOUSE\\_APP\\_REDACTED.PDF](#)  
[2932 DEVALCARRIAGEHOUSE\\_DEVALCOR11-30-16\\_REDACTED.PDF](#)  
[2932 DEVALCARRIAGEHOUSE\\_1986SITEPLAN.PDF](#)

**3. #2915 OBSTARCYK 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 OBSTARCYKGARAGE\\_APP\\_REDACTED1.PDF](#)  
[2915 OBSTARCYKGARAGE\\_REVISEDPLANS.PDF](#)  
[2915 OBSTARCYKGARAGE\\_REVISEDPLOTPLAN.PDF](#)  
[2915 OBSTARCYKGARAGE\\_PLANS.PDF](#)  
[2915 OBSTARCYKGARAGEAPP\\_ZONINGCALCS.PDF](#)  
[2915 OBSTARCYKGARAGEAPP\\_SSPFCORR.PDF](#)  
[2915 OBSTARCYKGARAGE\\_REQDRCADVISOPIN.PDF](#)

**4. #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: DEC. 19
- c. NEXT ZONING BOARD MEETING: FEBRUARY 13

*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.*