



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, Feb. 13, 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. #2943 BENTON TRUST RESIDENCE

58 Fifth Avenue, area variance to construct a single-family residence; seeking relief from the minimum front yard, minimum side yard, minimum total side yard and minimum rear yard setbacks, and maximum principal building coverage requirements in the Urban Residential – 1 District.

Documents:

[2943 BENTONTRUSTSINGLEFAMILY_APP_REDACTED.PDF](#)
[2943 BENTONTRUSTRESIDENCE_UPDATESRECVD2-17_REDACTED.PDF](#)
[2943 BENTONTRUSTSINGLEFAMILY_PBADVISOPIN.PDF](#)

3. #2944 MCCARTHY TWO-FAMILY

14 Stratton Street, area variance for construction of additions to an existing two-family residence; seeking relief from the minimum front and side yard setback requirements in the Urban Residential – 2 District.

Documents:

[2944 MCCARTHYRESIDENCE_APP_REDACTED.PDF](#)

4. #2945 BONACIO RESIDENCE

22 Greenfield Avenue, area variance for additions to an existing single-family residence; seeking relief from the minimum front yards (Greenfield and Woodlawn) and minimum side yard setbacks, and maximum principal building coverage (two structures combined) requirements in the Urban Residential – 1 District.

Documents:

[2945 BONACIORESIDENCE_APP_REDACTED.PDF](#)

5. #2946 HOMEWOOD SUITES SIGNS

3368 South Broadway, area variance for construction of three wall signs, seeking relief from the maximum number of wall signs, placement above the first floor level of the building, and for placement of a wall sign on a building façade without street frontage requirements in the Tourist Related Business District.

Documents:

[2496 HOMEWOODSUITESSIGNAGE_APP_REDACTED.PDF](#)

Old Business

1. #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_PLANS.PDF](#)
[2915 OBSTARCZYKGARAGE_REVISIEDPLANS.PDF](#)
[2915 OBSTARCZYKGARAGE_REVISIEDPLOTPLAN.PDF](#)
[2915 OBSTARCZYKGARAGEAPP_ZONINGCALCS.PDF](#)
[2915 OBSTARCZYKGARAGEAPP_SSPFCORR.PDF](#)
[2915 OBSTARCZYKGARAGE_REQDRCADVISOPIN.PDF](#)

2. #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](#)
[2933 PLAZA15STORAGE_SEQRNEGDEC.PDF](#)

3. #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](#)

4. #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 SBDVENTURES_APP_REDACTED.PDF](#)

Adjourned Items

1. #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_APP_REDACTED.PDF](#)
[2932 DEVALLCARRIAGEHOUSE_DEVALLCOR11 -30-16_REDACTED.PDF](#)
[2932 DEVALLCARRIAGEHOUSE_1986SITEPLAN.PDF](#)

2. #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: JAN. 9
- c. NEXT ZONING BOARD MEETING: FEBRUARY 27

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.