



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. 27, 2017
City Council Chambers – 7:00 p.m.

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

Salute The Flag

Roll Call

New Business

1. **#2926 TEPPER/LANE RESIDENCE**
144 Spring Street, area variance for a front porch addition to an existing single-family residence; seeking relief from the minimum front yard and side yard setback requirements in the Urban Residence – 3 District.

Documents:

[2926 TEPPERLANERESIDENCEPORCH_CITYAGREEMENT_REDACTED.PDF](#)
[2926 TEPPERLANERESIDENCEPORCH_APP_REDACTED.PDF](#)

2. **#2947 POWER RESIDENCE**
84 Walworth Street, area variance for a rear deck and stair addition to an existing residence; seeking relief from the minimum rear yard setback in the Urban Residential – 3 District.

Documents:

[2947 POWERRESIDENCE_APP_REDACTED.PDF](#)

Old 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](#)
[2942 TEAKWOODBUILDERSRENO_SSPFCORR.PDF](#)
[2942 TEAKWOODBUILDERSRENO_COUNTYRESPONSE.PDF](#)
[2942 TEAKWOODBUILDERSRENO_RKLINECORR_REDACTED.PDF](#)
[2942 TEAKWOODBUILDERSRENO_JMORRELLCORR_REDACTED.PDF](#)
[2942 TEAKWOODBUILDERSRENO_EGORMLEYCORR_REDACTED.PDF](#)
[2942 TEAKWOODBUILDERSRENO_NSMITHCORR_REDACTED.PDF](#)
[2942 TEAKWOODBUILDERSRENO_NSAVETTCORR_REDACTED.PDF](#)

2. **#2943 BENTON TRUST RESIDENCE**
~~50 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.~~ Application adjourned to Mar. 13.

Documents:

[2943 BENTONTRUSTSINGLEFAMILY_APP_REDACTED.PDF](#)
[2943 BENTONTRUSTSINGLEFAMILY_PBADVISOPIN.PDF](#)
[2943 BENTONTRUSTRESIDENCE_UPDATESRECVD2-17_REDACTED.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](#)
[2945 BONACIORESIDENCE_ADDTLINFO_REDACTED.PDF](#)
[2945 BONACIORESIDENCE_PERSPECTIVESANDSUPPLETTERS.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](#)
[2946 HOMEWOODSUITESSIGNAGE_SIGNDDETAILS.PDF](#)
[2496 HOMEWOODSUITESSIGNAGE_UPDATESRECVD2-17-17_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. 23
- c. NEXT ZONING BOARD MEETING: MARCH 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.