



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

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

**Salute The Flag**

**Roll Call**

**New Business**

**1. #2953 STATION PARK MIXED-USE DEVELOPMENT**

Washington Street and Station Lane, Consideration for Coordinated SEQRA Review for the proposed project.

Documents:

[2953 STATIONLANEMIXEDUSE\\_APPF\\_REDACTED.PDF](#)

**2. #2944.1 MCCARTHY TWO-FAMILY**

14 Stratton Street, area variance modification for construction of an addition to an existing two-family residence; seeking relief to expand a nonconforming use in the Urban Residential – 2 District.

Documents:

[2944.1 MCCARTHYRESIDENCEAMEND\\_APP\\_REDACTED.PDF](#)  
[2944 MCCARTHYRESIDENCE\\_APP\\_REDACTED.PDF](#)

**3. #2834.1 ALTMAN RESIDENTIAL ADDITION**

103 York Avenue, area variance modification for constructed changes to an existing single-family residence; seeking relief from the minimum front yard setback, minimum side yard setback and minimum total side yard setback requirements in the Urban Residential – 3 District.

Documents:

[2834.1 ALTMANRESIDENCE\\_APPF\\_REDACTED.PDF](#)

**4. #2950 MCBAIN POOL**

41 Granite Street, area variance to install a pool; seeking relief from the minimum front yard setback, maximum accessory building coverage, and for placement of a pool in the front yard requirements in the Urban Residential – 1 District.

Documents:

[2950 MCBAINPOOL\\_APP\\_REDACTED.PDF](#)

**5. #2951 SHELTERS OF SARATOGA ADDITION**

14 Walworth Street, area variance for an addition to an existing residence; seeking relief from the minimum average lot width, minimum side and rear yard setbacks and maximum principal building coverage for the building addition and minimum front, rear and side yard setbacks to parking in the Urban Residential – 4 District.

Documents:

[2951 SHELTERSOF SARATOGA\\_APP\\_REDACTED.PDF](#)  
[2951 SHELTERSOF SARATOGA\\_FLOORPLAN.PDF](#)  
[2951 SHELTERSOF SARATOGA\\_MASIECORR\\_REDACTED.PDF](#)  
[2951 SHELTERSOF SARATOGA\\_COUNTYRESPONSE.PDF](#)  
[2951 SHELTERSOF SARATOGA\\_SUPPLTRRECVD3-27-17\\_REDACTED.PDF](#)

**Old Business**

**1. #2948 PERRY CARRIAGE HOUSE**

173 Phila Street, area variance for additions to an existing carriage house; seeking relief from the minimum side and rear yard setback requirements in the Urban Residential – 3 District.

Documents:

[2948 PERRYCARRIAGEHOUSE\\_APP\\_REDACTED.PDF](#)

**2. #2949 PASTECKI RESIDENCE**

12 Schuyler Drive, area variance for an addition to an existing single-family residence; seeking relief from the minimum side yard and total side yard setbacks and maximum principal building coverage requirements in the Urban Residential – 1 District.

Documents:

[2949 PASTECKIRESIDENCE\\_APP\\_REDACTED.PDF](#)

**Adjourned Items**

**1. #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\\_UPDATESRECV D2-2-17\\_REDACTED.PDF](#)  
[2943 BENTONTRUSTSINGLEFAMILY\\_PBADVISOPIN.PDF](#)

**2. #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](#)

**3. #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: MAR. 13
- c. NEXT ZONING BOARD MEETING: APRIL 10

***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.***