



**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, April 10, 2017**  
City Council Chambers – 7:00 p.m.

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

**Salute The Flag**

**Roll Call**

**New Business**

**1. #2957 MANEY MULTI-FAMILY**

18 Cherry Street and 38 Marvin Alley, discussion and consideration for Coordinated SEQRA Review for two residential condominium buildings and associated site work in the Urban Residential – 4 District.

Documents:

[2957 MANEYMULTIFAMILY\\_APP\\_REDACTED.PDF](#)

**2. #2952 SMITH HOME OFFICE**

78 Lincoln Avenue, area variance for a home office in a detached garage; seeking relief to permit finished/habitable space in an accessory structure (residential) in the Urban Residential – 2 District.

Documents:

[2952 SMITHRESIDENCEHOMEOFFICE\\_APPF\\_REDACTED.PDF](#)

**3. #2954 KAZLO ADDITION**

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

Documents:

[2954 KAZLORESIDENCEADDITION\\_APP\\_REDACTED.PDF](#)

**4. #2955 TIN ROOF, LLC ADDITION**

32 Park Place, area variance for an addition to an existing single-family residence; seeking relief from the minimum rear yard setback requirement in the Urban Residential – 2 District.

Documents:

[2955 SIMPSONRESIDENCEADDITION\\_APP\\_REDACTED.PDF](#)  
[2955 TINROOFRESIDENCEADDITION\\_BLOMBARDOCORR4-10-17\\_REDACTED.PDF](#)

**5. #2956 GROSSMAN PORCH**

169 Union Avenue, area variance for a covered porch addition to an existing residence; seeking relief from the minimum front yard (Ludlow) setback, minimum side yard setback and maximum principal building coverage requirements in the Urban Residential – 4 District.

Documents:

[2956 GROSSMANRESIDENCEPORCH\\_APP\\_REDACTED.PDF](#)

**6. #2958 ENGLERT PORCH**

52 Franklin Street, area variance for an enclosed porch addition to an existing single-family residence; seeking relief from the minimum side yard setback requirement in the Urban Residential – 4 District.

Documents:

[2958 ENGLERTPORCH\\_APP\\_REDACTED.PDF](#)

**Old Business**

**1. #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](#)

**2. #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](#)  
[2950 MCBAINPOOL\\_SUPPLTRS.PDF](#)

**3. #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\\_MTUOCKORR\\_REDACTED.PDF](#)  
[2951 SHELTERSOF SARATOGA\\_NARRATIVE.PDF](#)  
[2951 SHELTERSOF SARATOGA\\_MASIECORR\\_REVISIEDPLANS.PDF](#)  
[2951 SHELTERSOF SARATOGA\\_LTRSOF SUPPT.PDF](#)  
[2951 SHELTERSOF SARATOGA\\_MOA.PDF](#)  
[2951 SHELTERSOF SARATOGA\\_SUPPLTRRECVD3-27-17\\_REDACTED.PDF](#)  
[2951 SHELTERSOF SARATOGA\\_MASIECORR\\_REDACTED.PDF](#)  
[2951 SHELTERSOF SARATOGA\\_COUNTYRESPONSE.PDF](#)  
[2951 SHELTERSOF SARATOGA\\_FLOORPLAN.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 BENTONTRUSTSINGLEFAMILY\\_PBADVISOPIN.PDF](#)  
[2943 BENTONTRUSTRESIDENCE\\_UPDATESRECD2-2-17\\_REDACTED.PDF](#)

**2. #2932 DEVALCARRIAGEHOUSE**

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. 27
- c. NEXT ZONING BOARD MEETING: APRIL 24

**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.**