



**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 24, 2017  
City Council Chambers – 7:00 p.m.

6:30 P.M. Workshop

Salute The Flag

Roll Call

**New Business**

**1. 2959 NAHILL PORCH**

121 Circular Street, area variance to construct a new front porch addition to an existing multi-family residence; seeking relief from the minimum front yards (Caroline and Circular) and maximum principal building coverage requirements in the Urban Residential – 3 District.

Documents:

[2959 NAHILLRESIDENCEPORCH\\_APP\\_REDACTED1.PDF](#)

**2. 2960 WHALEN GARAGE**

39 Second Street, area variance to permit finished/habitable space in an accessory structure (residential) in the Urban Residential – 2 District.

Documents:

[2960 WHALENGARAGE\\_APP\\_REDACTED.PDF](#)

**3. 2961 MCMAHON ADDITION**

96 White Street, area variance to construct a second-story addition to an existing single-family residence; seeking relief from the minimum side yard setback requirement in the Urban Residential – 3 District.

Documents:

[2961 MCMAHONADDITION\\_APP\\_REDACTED.PDF](#)

**4. 2962 MUMFORD/KLEPETAR GARAGE**

58 Newton Avenue, area variance to construct an attached garage addition to an existing single-family residence; seeking relief from the minimum side yard and total side yard setbacks in the Urban Residential – 2 District.

Documents:

[2962 MUMFORDKLEPETARGARAGE\\_APP\\_REDACTED.PDF](#)

**Old Business**

**1. #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](#)

**2. #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](#)

**3. #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 SIMPSONRESIDENCEADDITION\\_SPSSCORR.PDF](#)  
[2955 TINROOFRESIDENCEADDITION\\_BLOMBARDOCORR4-10-17\\_REDACTED.PDF](#)  
[2955 TINROOFRESIDENCEADDITION\\_BLOMBARDOCORR4-23-17\\_REDACTED.PDF](#)

**Adjourned Items**

**1. #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](#)

**2. #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](#)

**3. #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](#)

**4. #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

**5. #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  
2957 MANEYMULTIFAMILY\_SSPFCORR.PDF

**6. #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, APRIL 10
- c. NEXT ZONING BOARD MEETING: MAY 8

**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.**