CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS
CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
PH) 518-587-3550 FX) 518-580-9480
WWW.SARATOGA-SPRINGS.ORG

Bill Moore
Chair
Keith Kaplan
Vice Chair
Adam McNeill
Secretary
George "Skip" Carlson
Gary Hasbrouck
James Helicke
Susan Steer

ZBA Meeting – Monday, February 22, 2016
City Council Chambers – 7:00 p.m.

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

Salute The Flag

Role Call

New Business

1. **#2807.1 MURPHY LANE SINGLE-FAMILY RESIDENCE**
   39 Murphy Lane, area variance modification for proposed changes to a previously approved barn conversion to single-family residence; seeking additional relief from the minimum front yard and rear yard requirements in the Urban Residential – 3 District.

   Documents: 2807.1 MURPHYLNBARNRENO_39MURPHYLN.PDF, 2807.1 MURPHYLNBARNRENO_NEIGHBORCORRREDACTED_REDACTED.PDF, 2807.1 MURPHYLNBARNRENO_UPDATEDMATERIALSRECVD2-18-16.PDF

2. **#2876 BENTON SUBDIVISION**
   58 Fifth Avenue, area variance to provide for a two-lot residential subdivision; seeking relief from the minimum average lot width and minimum lot area requirements for each of the proposed lots, and minimum total side yard setback and maximum principal building coverage requirements for the existing house on the proposed new lot in the Urban Residential – 1 District.

   Documents: 2876 BENTONSUBDIVISION_APPREDACTED.PDF, 2876 BENTONSUBDIVISION_ADDTNLINFORECVD2-12-16.PDF, 2876 BENTONSUBDIVISION_NEIGHBORSUPPORTRECVD2-5-16_REDACTED.PDF

3. **#2647.1 NELSON & WILEY PORCH**
   317 Nelson Avenue, area variance to construct a screened porch addition to an existing single-family residence; seeking relief from the minimum rear yard setback and maximum principal building coverage requirements in the Urban Residential – 3 District.

   Documents: 2647.1 NELSONANDWILEYPORCH_APPLICATION_REDACTED.PDF, 2647.1 NELSONWILEYPORCH_BUILDINSPECTDENIAL.PDF

4. ~~**#2877 DUGAS POOL HOUSE**~~
   ~~65 York Avenue, area variance to construct a pool house; seeking relief from the minimum side yard setback requirement for an accessory structure in the Urban Residential – 3 District.~~

   ~~Documents: 2877 DUGASPOOLHOUSE_APP_REDACTED.PDF~~

5. **#2759.1 ANW HOLDINGS RESIDENTIAL DEVELOPMENT**
   27 Jumel Place, area variance to demolish existing structure and build seven-unit condominium project; seeking relief from the maximum principal building coverage, minimum front yard setback and maximum height for a residential fence requirements in the Urban Residential – 3 District.

   Documents: 2759.1 ANWHOLDINGCONDOS_APP_REDACTED.PDF, 2759.1 ANWHOLDINGSCONDOS_NEIGHBORCORRREVCD2-21-16_REDACTED.PDF, 2759.1 ANWHOLDINGS_BUILDINSPECTDENIAL.PDF

6. **#2875 PERRON RESIDENTIAL ADDITION**
   35 Greenfield Avenue, area variance to construct a three car attached garage to an existing single-family residence; seeking relief from the minimum front yard setback (Woodlawn) and maximum

principal building coverage requirements in the Urban Residential – 1 District.

Documents: 2875 PERRONRESIDENCEGARAGE_APP_REDACTED.PDF

7. **#2878 REED DECK**
   12 Clubhouse Drive, area variance to maintain an existing rear deck to an existing single-family residence, seeking relief from the minimum rear yard setback in the Urban Residential – 4 District.

   Documents: 2878 REEDRESIDENCEDECK_APP_REDACTED.PDF

Old Business

1. **#2865 BOUGHTON GARAGE**
   1 Alger Street, area variance to construct an attached garage with second-story master suite addition to an existing single-family residence; seeking relief from the minimum front yard setback (Alger), minimum total side yard setback and maximum principal building coverage requirements in the Urban Residential – 3 District.

   Documents: 2865 BOUGHTONGGARAGE_REVISIONS.PDF, 2865 BOUGHTONGARAGE_APP_REDACTED.PDF

Adjourned Items

1. **#2856 MOORE HALL**
   28 Union Avenue/35 White Street, area variance to convert the existing building to a 53-unit apartment building; seeking relief from the minimum lot size and minimum parking requirement in the Urban Residential – 4 District.

Other Business

1. **NEXT ZONING BOARD MEETING: March 7, 2016**