



## CITY OF SARATOGA SPRINGS

### ZONING BOARD OF APPEALS

CITY HALL - 474 BROADWAY  
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### ZBA Meeting – Monday, March 7, 2016 City Council Chambers – 7:00 p.m.

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

#### Salute The Flag

#### Role Call

#### New Business

##### 1. #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](#)

#### Old Business

##### 1. #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\\_BUILDINSPECTDENIAL.PDF](#), [2876 BENTONSUBDIVISION\\_NEIGHBORSUPPORTRECVD2-5-16\\_REDACTED.PDF](#), [2876 BENTONSUBDIVISION\\_ADDTNLINFORECVD2-12-16.PDF](#)

##### 2. #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](#)

##### 3. #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 ANWHOLDINGCONDOS\\_NEIGHBORCORRREVCD2-21-16\\_REDACTED.PDF](#), [2759.1 ANWHOLDINGS\\_BUILDINSPECTDENIAL.PDF](#), [2759.1 ANWHOLDINGCONDOS\\_CORRSBREWTON\\_RECVD2-29-16\\_REDACTED.PDF](#)

##### 4. #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](#), [2875 PERRONRESIDENCEGARAGE\\_BUILDINSPECTDENIAL.PDF](#), [2875 PERRONRESIDENCEGARAGE\\_REVISEDSITEPLANRECVD2-22-16.PDF](#), [2875 PERRONRESIDENCEGARAGE\\_SSPFLETTER.PDF](#)

##### 5. #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 BOUGHTONGARAGE\\_APP\\_REDACTED.PDF](#), [2865 BOUGHTONGGARAGE\\_REVISIONS.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. APPROVAL OF DRAFT MEETING MINUTES**

FEB. 8 AND 22, 2016

**2. NEXT ZONING BOARD WORKSHOP:**

MAR. 14, 2016

**3. NEXT ZONING BOARD MEETING:**

MAR. 21, 2016