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
Cheryl Grey, alternate
Oksana Ludd, alternate

ZBA Meeting
City Council Chambers – 7:00 p.m.

AGENDA

7:00 P.M. **ZBA Meeting – Monday, June 20, 2016**

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

Salute The Flag

Role Call

New Business

1. **#2896 ICE HOUSE TENT**
   70 and 72 Putnam Street, area variance to erect a permanent tent; seeking relief from the minimum two-story, build-to line and maximum frontage build-out requirements in the Transect-6 District.

   Documents: 2896 ICEHOUSETENT_APPLICATION_REDACTED.PDF

2. **#2786.1 RITE AID EXTENSION**
   90 West Ave./242 Washington St., area variance extension for demolition and reconstruction of pharmacy/retail establishment in the Transect-5 District.

   Documents: 2786.1 RITEAID_APPLICATION_REDACTED.PDF

3. **#2898 HABITAT FOR HUMANITY TWO-FAMILY**
   26 Cherry Street, area variance for construction of a two-family residence; seeking relief from the minimum side yard setback (each side) and minimum total side yard setback requirements in the Urban Residential – 4 District.

   Documents: 2898 HABITATFORHUMANITY_UPDATEDPLANS5-24-16.PDF, 2898 HABITATFORHUMANITY_APP_REDACTED.PDF

4. **#2899 SOUTH BROADWAY INN & SPA SIGN**
   120 South Broadway, area variance for a freestanding sign; seeking relief from the maximum size and height requirements in the Transect – 5 District.

   Documents: 2899 SOUTHBROADWAYINNSPASIGN_APP_REDACTED.PDF

5. **#2056.1 LESSARD WINDOW WELL**
   12 Third Street, area variance to maintain a constructed escape window well; seeking relief from the minimum front yard setback requirement in the Urban Residential – 1 District.

   Documents: 2056.1 LESSARDRESIDENCEADDITION_APP_REDACTED.PDF

6. **#2807.2 SOUTH ALLEY, LLC SINGLE-FAMILY**
   Murphy Lane, interpretation appeal of the Zoning and Building Inspector determination that an area variance modification was required to continue construction of the single-family residence.

   Documents: 2807.2 MURPHYLNBARNRENO_APP_REDACTED.PDF

7. **#2990 MAPLE SHADE CORNERS, LLC OFFICE**
   34 Marion Avenue, use variance for a medical office; seeking relief from the permitted uses in an Urban Residential – 2 District.

   Documents: 2900 MAPLESHADECORNERSDENTISTOFFICE_APP_REDACTED.PDF, 2900 MAPLESHADECORNERSDENTISTOFFICE_CORRSTEWARTS5-23-16.PDF

Old Business

1. **#2894 LAWRENTZ HOME OCCUPATION**
   126 Crescent Street, area variance to construct a detached garage with second-story music studio; seeking relief to permit a home occupation within a residential accessory structure in an Urban Residential – 2 District.

   Documents: 2894 LAWRENTZRESIDENCEHOMEOCCUPATION_ADDTLINFO.PDF, 2894 LAWRENTZRESIDENCEHOMEOCCUPATION_BUILDINSPECTDENIAL.PDF, 2894 LAWRENTZRESIDENCEHOMEOCCUPATION_APP_REDACTED.PDF

2. **#2897 CITY COTTAGE, LLC LOT LINE ADJUSTMENT**
   23 Jumel Place and 178 East Avenue, area variance to provide for a lot line adjustment between two lots, seeking relief from the minimum lot size and minimum average lot width requirements for one of the lots in the UR-3 District.

   Documents: 2897 CITYCOTTAGELOTLINEADJUSTMENT_APP_REDACTED.PDF, 2897 CITYCOTTAGELOTLINEADJUSTMENT_APPAMEND6-2-16.PDF, 2897 CITYCOTTAGELOTLINEADJUSTMENT_BUILDINSPECTDENIAL.PDF, 2897 CITYCOTTAGELOTLINEADJUSTMENT_REVISEDNARR.PDF

3. **#2880 ARMER/DESORBO RESIDENCE**
   117 Middle Avenue, area variance for additions to an existing single-family residence; seeking relief from the minimum side and rear yard setbacks and maximum principal building requirements in the Urban Residential – 3 District.

   Documents: 2880 ARMERDESORBORESIDENCE_ADDTLINFO5-20-16.PDF, 2880 ARMERDESORBORESIDENCEADD_ELEVATIONS5-5-16.PDF, 2880 ARMERDESORBORESIDENCEADD_CORRBLACK_REDACTED.PDF, 2880 ARMERDESORBORESIDENCEADD_REVISEDMAP4-11-16.PDF, 2880 ARMERDESORBORESIDENCE_BUILDINSPECTDENIAL.PDF

4. **#2890 BARLOW RESIDENCE**
   2 Cherry Tree Lane, area variance to construct an attached garage and breezeway to an existing single-family residence; seeking relief from the minimum side yard setback requirements in the Rural Residential District.

   Documents: 2890 BARLOWRESIDENCEADDITION_BUILDINSPECTDENIAL.PDF, 2890 BARLOWRESIDENCEADDITION_APP_REDACTED.PDF

5. **#2889 CDJT DEVELOPMENT MULTI-FAMILY**
   124 Jefferson Street, use variance to convert an existing 6-unit senior housing development to multi-family residential including workforce housing; seeking relief from the permitted uses in the Urban Residential-2 District.

   Documents: 2889 CDJTTOWNHOUSES_BUILDINSPECTDENIAL.PDF, 2889 CDJTTOWNHOUSES_AMILLERCORR4-25-16_REDACTED.PDF, 2889 CDJTTOWNHOUSES_APP_REDACTED.PDF

6. **#2759.1 ANW HOLDINGS RESIDENTIAL DEVELOPMENT**

27 Jumel Place, area variance to demolish existing structure and construct seven single-family residences (condominiums); seeking relief from the maximum principal building coverage, minimum front and rear yard setbacks, maximum number of principal structures on one lot and maximum height for a residential fence requirements in the Urban Residential – 3 District.

Documents: 2759.1 ANWHOLDINGCONDOS_APP_REDACTED.PDF, 2759.1 ANWCONDOS_CORRNIELENGAYLORD6-1-16_REDACTED.PDF, 2759.1 ANWCONDOS_CORRTINGLEY6-2-16_REDACTED.PDF, 2759.1 ANWCONDOS_LETTERSOFSUPPORTRECVD5-24-16_REDACTED.PDF, 2759.1 ANWCONDOS_PPPRESENTATION5-23-16.PDF, 2759.1 ANWCONDOS_CORRTINGLEY5-23-16_REDACTED.PDF, 2759.1 ANWHOLDINGCONDOS_SUPPINFO5-20-16.PDF, 2759.1 ANWHOLDINGSCONDOS_ADDTLCORRASOF5-16-16_REDACTED.PDF, 2759.1 ANWHOLDINGSCONDOS_CORRSHOGAN_REDACTED.PDF, 2759.1 ANWHOLDINGSCONDOS_PETITIONSIGS5-5-16_REDACTED.PDF, 2759.1 ANWHOLDINGSCONDOS_CORRCWHALEN5-5-16_REDACTED.PDF, 2759.1 ANWHOLDINGSCONDOS_ADDTLCORRASOF4-18-16_REDACTED.PDF, 2759.1 ANWHOLDINGSCONDOS_ADDTLCORRASOF3-29-16_REDACTED.PDF, 13-109MV (CITY OF SARATOGA SPRINGS-ANW JUMEL DOWNTON WALK.PDF, 2759.1 ANWHOLDINGSCONDOS_NEIGHBORCORRREVCD3-11--3-13-16_REDACTED.PDF, 2759.1 ANWHOLDINGCONDOS_POWERPOINT3-14-16.PDF, 2759.1 ANWHOLDINGSCONDOS_CORRJVALETTA_RECVD3-9-16_REDACTED.PDF, 2759.1 ANWHOLDINGSCONDOS_CORRBMCTAGUE_REVD3-9-16_REDACTED.PDF, 2759.1 ANWHOLDINGSCONDOS_CORRMPETER_RECVD3-1-16_REDACTED.PDF, 2759.1 ANWHOLDINGSCONDOS_PRESENTATION2-22-16.PDF, 2759.1 ANWHOLDINGSCONDOS_AERIALVIEW_RECVD3-1-16.PDF, 2759.1 ANWHOLDINGSCONDOS_CORRSCOHEN_RECVD3-2-16_REDACTED.PDF, 2759.1 ANWHOLDINGSCONDOS_CORRSBREWTON_RECVD2-29-16_REDACTED.PDF, 2759.1 ANWHOLDINGS_BUILDINSPECTDENIAL.PDF, 2759.1 ANWHOLDINGSCONDOS_NEIGHBORCORRREVCD2-21-16_REDACTED.PDF

Adjourned Items

Other Business

1. **APPROVAL OF DRAFT MEETING MINUTES – APRIL 25, MAY 9 AND MAY 23**

2. **NEXT ZONING BOARD MEETING: JULY 11, 2016**

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.