CITY OF SARATOGA SPRINGS

ZONING BOARD OF APPEALS

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
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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, July 11, 2016**
CITY COUNCIL CHAMBERS

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

Salute The Flag

Role Call

New Business

Old Business

1. **#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 ANWHOLDINGSCONDOS_NEIGHBORCORRREVCD2-21-16_REDACTED.PDF
   2759.1 ANWHOLDINGCONDOS_APP_REDACTED.PDF
   2759.1 ANWCONDOS_CORRJDALEY6-19-16_REDACTED.PDF
   2759.1 ANWCONDOS_CORRLRAPPAPORT6-20-16_REDACTED.PDF
   2759.1 ANWHOLDINGSCONDOS_CORRTINGLEY6-20-16_REDACTED.PDF
   2759.1 ANWHOLDINGSCONDOS_OPPOSITIONSIGS6-20-16_REDACTED.PDF
   2759.1 ANWCONDOS_CORRLMILLER6-17-16_REDACTED.PDF
   2759.1 ANWCONDOS_SUPPINFORECVD6-16-16_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 ANWCONDOS_CORRZONINGENFORCEMENT7-6-16.PDF

2. **#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_BUILDINSPECTDENIAL.PDF
   2896 ICEHOUSETENT_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_BUILDINSPECTDENIAL.PDF
   2898 HABITATFORHUMANITY_APP_REDACTED.PDF
   2898 HABITATFORHUMANITY_UPDATEDPLANS5-24-16.PDF

4. **#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_CORRSTEWARTS5-23-16.PDF
   2900 MAPLESHADECORNERSDENTISTOFFICE_APP_REDACTED.PDF
   2900 MAPLESHADECORNERSDENTISTOFFICE_BUILDINSPECTDENIAL.PDF
   2900 MAPLESHADECORNERSDENTISTOFFICE_PETITION6-20-16_REDACTED.PDF
   2900 MAPLESHADESCORNERSDENTIST SUPPINFORECVD7-1-16 REDACTED.PDF

2900 MAPLESHADESCORNERSDENTIST_COUNTYRESPONSE.PDF

Adjourned Items

1. ~~**#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_SUPPLETTER6-14-16.PDF~~
   ~~2807.2 MURPHYLNBARNRENO_APP_REDACTED.PDF~~

2. ~~**#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~~
   ~~2899 SOUTHBROADWAYINNSPASIGN_BUILDINSPECTDENIAL.PDF~~

3. ~~**#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~~

4. ~~**#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_APP_REDACTED.PDF~~
   ~~2889 CDJTTOWNHOUSES_BUILDINSPECTDENIAL.PDF~~
   ~~2889 CDJTTOWNHOUSES_AMILLERCORR4-25-16_REDACTED.PDF~~

5. ~~**#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 ARMERDESORBORESIDENCEADD_APP_REDACTED.PDF~~
   ~~2880 ARMERDESORBORESIDENCE_BUILDINSPECTDENIAL.PDF~~
   ~~2880 ARMERDESORBORESIDENCE_ADDTLINFO5-20-16.PDF~~
   ~~2880 ARMERDESORBORESIDENCEADD_ELEVATIONS5-5-16.PDF~~
   ~~2880 ARMERDESORBORESIDENCEADD_CORRBLACK_REDACTED.PDF~~
   ~~2880 ARMERDESORBORESIDENCEADD_REVISEDMAP4-11-16.PDF~~

6. ~~**#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~~

Other Business

1. **APPROVAL OF DRAFT MEETING MINUTES – June 20**
2. **NEXT ZONING BOARD MEETING: JULY 18, 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.