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

ZBA Meeting – TUESDAY, October 11, 2016

City Council Chambers – 7:00 p.m.

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

Salute The Flag

Roll Call

New Business

1. **#2910 PET LODGE OF SARATOGA**
   vacant lands on east side of Route 9/South Broadway (tax parcel nos. 191.8-1-1-6), coordination of SEQRA review and area variance to construct a pet boarding facility and associated site work in the Tourist Related Business and Rural Residential Districts.

   Documents:

   2910 PETLODGEOFSARATOGA_APP_REDACTED.PDF
   2910 PETLODGEOFSARATOGA_COUNTYRESPONSE.PDF
   2910 PETLODGEOFSARATOGA_BUILDINSPECTDENIAL.PDF
   2910 PETLODGEOFSARATOGA_ILUCORR9-26-16_REDACTED.PDF
   2910 PETLODGEOFSARATOGA_LTRSSUPPORT_REDACTED.PDF

2. **#2919 MEANY/MADDEN RESIDENCE**
   9 Aurora Avenue, area variance to maintain air conditioning unit; seeking relief from the minimum side yard setback requirement in Suburban Residential – 1 District.

   Documents:

   2919 MEANEYMADDENRESIDENCE_APP_REDACTED.PDF

3. **#2918 HABITAT FOR HUMANITY SINGLE-FAMILY**
   195 Division Street, area variance for constructed changes to an existing single-family residence; seeking relief from the minimum side yard setback requirement in the Urban Residential – 2 District.

   Documents:

   2918 HABITATFORHUMANITY_APP_REDACTED.PDF

4. **#2920 ROSEBROOK TWO-FAMILY**
   16 E. Harrison St., area variance to maintain a two-family residence; seeking relief from the minimum average lot width and minimum lot size requirements for a two-family residence in the Urban Residential – 3 District.

   Documents:

   2920 ALBERTSONRESIDENCE_APP_REDACTED.PDF

Old Business

1. **#2911 NATHAN HOME OCCUPATION**
   36 Bensonhurst Avenue, area variance to construct a detached garage with second-story home occupation, seeking relief to permit a home occupation in an accessory structure, to permit habitable/finished space in an accessory structure and to exceed the maximum square footage for a home occupation in an Urban Residential – 2 District.

   Documents:

   2911 NATHANHOMEOFFICE_APP_REDACTED.PDF
   2911 NATHANHOMEOFFICE_ADDTLMATERIALS.PDF

2. **#2916 COSTELLO GARAGE**
   109 Elm Street, area variance to finish the interior of an existing detached garage, seeking relief to permit finished/habitable space in an accessory structure in an Urban Residential – 2 District.

   Documents:

   2916 COSTELLOGARAGE_APP_REDACTED.PDF
   2916 COSTELLOGARAGE_FLOORPLAN.PDF

3. **#2912 BATES SINGLE-FAMILY RESIDENCE**
   5 Swanner Lane, area variance to construct residential additions to an existing warehouse building and use as a single-family residence; seeking relief from the rear setback and maximum principal building coverage in the Urban Residential – 3 District.

   Documents:

   2912 BATESRESIDENCEADD_APP_REDACTED.PDF

4. **#2913 DIIULIO GARAGE**
   122 North Street, area variance to construct a detached, two-car, two-story garage with second-story living space; seeking relief to permit finished/habitable space in an accessory structure in an Urban Residential – 3 District.

   Documents:

   2913 DIIULIOGRAGEAPT_APP_REDACTED.PDF

5. **#2917 PATRICIA ADDITION**
   8 McAllister Dr. area variance to construct a rear porch addition to an existing single-family residence; seeking relief from the maximum principal building coverage in an Urban Residential – 1 District.

   Documents:

   2917 PATRICIARESIDENCEPORCH_APP_REDACTED.PDF

6. **#2786.2 RITE AID SIGNAGE**
   90 West Ave./242 Washington St., area variance for proposed sign package for a new pharmacy/retail establishment; seeking relief from the maximum number of wall signs, maximum area for wall signs, placement of wall signs above the first floor level of the building, maximum area for a freestanding sign, to permit directional signage, maximum area for directional signage, and to permit temporary signage (banner) in the Transect-5 District.

   Documents:

   2786.2 RITEAIDSIGNAGE_APP_REDACTED.PDF
   2786.2 RITEAIDSIGNAGE_UPDATEDMATERIALS.PDF
   2786.2 RITEAIDSIGNAGE_COUNTYRESPONSE.PDF

Adjourned Items

1. **#2907 DELARM RESIDENTIAL ADDITION**
   96 Quevic Drive, area variance for construction of an attached garage addition to an existing single-family residence and maintenance of a shed; seeking relief from the minimum front yard and side yard setbacks for the residential addition and minimum side yard and maximum accessory building coverage for the shed in the Urban Residential – 1 District.

   Documents:

   2907 DELARMRESIDENCEADD_APP_REDACTED.PDF
   2907 DELARMRESIDENCEADD_PLANS.PDF
   2907 DELARMRESIDENCEADD_PHOTOS.PDF
   2907 DELARMRESIDENCEADDITION_BUILDINSPECTDENIAL.PDF
   2907 DELRMRESIDENCEADDITION_PUBLICCOMM_REDACTED.PDF

2. **#2915 OBSTARCZYK GARAGE**
   147 Spring Street, area variance to construct a detached, two-car, two-story garage, seeking relief from the minimum side yard setback and minimum distance between accessory and principal structure in the Urban Residential – 3 District.

   Documents:

   2915 OBSTARCZYKGARAGE_APP_REDACTED1.PDF
   2915 OBSTARCZYKGARAGEAPP_ZONINGCALCS.PDF
   2915 OBSTARCZYKGARAGE_PLANS.PDF
   2915 OBSTARCZYKGARAGEAPP_SSPFCORR.PDF

3. **#2776.1 GUARINO/HANER EXTENSION**
   21 Park Place, area variance extension for construction of two (2) two-family residences; relief from the minimum front yard setback and maximum principal building coverage granted December 15, 2014.

   Documents:

   2776.1 GUARINOHANERPROJECTEXT_APP_REDACTED.PDF
   2776.1 GUARINOHANERPROJECT_BUILDINSPECTDENIAL.PDF

4. **#2903 CAPOZZOLA HOME OCCUPATION**
   57 Gilbert Road, area variance to maintain a home occupation in a detached garage; seeking relief to permit a home occupation in an accessory structure (residential), to exceed the maximum floor area and number of employees for home occupations in the Rural Residential District.

   Documents:

   2903 CAPOZZOLARESIDENCEHOMEOCCUPATION_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_APP_REDACTED.PDF
   2889 CDJTTOWNHOUSES_BUILDINSPECTDENIAL.PDF
   2889 CDJTTOWNHOUSES_AMILLERCORR4-25-16_REDACTED.PDF

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

7. **#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_APP_REDACTED.PDF
   2890 BARLOWRESIDENCEADDITION_BUILDINSPECTDENIAL.PDF

8. **#2891 BALLSTON AVENUE PARTNERS SUBDIVISION**
   96 Ballston Avenue, area variance to provide for a proposed 22 lot subdivision and construct 22 townhouse units; seeking relief from the minimum lot size and minimum average lot width requirements for each of the proposed lots, minimum side yard, minimum total side yard and maximum principal building coverage requirements for each of the townhouse units in the Urban Residential – 2 District.

   Documents:

   2891 BALLSTONAVESUBDIVISION_APP_REDACTED.PDF
   2891 BALLSTONAVESUBDIVISION_SUPPINFORECVD6-6-16_REDACTED.PDF
   2891 BALLSTONAVESUBDIVISION_COUNTYREFERRAL.PDF

9. **#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_BUILDINSPECTDENIAL.PDF
2899 SOUTHBROADWAYINNSPASIGN_APPREDACTED.PDF
2899 SOUTHBROADWAYINNSPA_COUNTYRESPONSE.PDF

Other Business

1. **APPROVAL OF DRAFT MEETING MINUTES: SEPT. 26**
2. **NEXT ZONING BOARD MEETING: TUES., OCTOBER 24**

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.