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 – Monday, October 24, 2016
City Council Chambers – 7:00 p.m.

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

Salute The Flag

Roll Call

Old Business

1. **#2914 SAMES MIXED-USE BUILDING**
   20 Bowman Street, area variance to convert existing one-story building to eating and drinking and add a second-story for a residential unit, seeking relief from the minimum front and side yard setbacks for the second-story addition and minimum front, side and rear yard setbacks to parking in the Tourist Related Business district.

   Documents:

   2914 SAMESMIXED-USEBUILD_APP_REDACTED.PDF
   2914 SAMESMIXEDUSEBUILD_APPREVISED_REDACTED.PDF
   2914 SAMESMIXEDUSEBUILD_KDILLERCORR_REDACTED.PDF
   2914 SAMESMIXEDUSEBUILD_ABODDENCORR_REDACTED.PDF
   2914 SAMESMIXEDUSEBUILD_JCLARKCORR_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. **#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 and minimum rear and side yard setbacks for an existing deck in the Urban Residential – 3 District.

   Documents:

   2920 ALBERTSONRESIDENCE_APP_REDACTED.PDF
   2920 ALBERTSONRESIDENCE_ADDTLINFO_REDACTED.PDF

4. **#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_PHOTOS.PDF
   2907 DELARMRESIDENCEADD_PLANS.PDF
   2907 DELARMRESIDENCEADDITION_BUILDINSPECTDENIAL.PDF
   2907 DELRMRESIDENCEADDITION_PUBLICCOMM_REDACTED.PDF

5. **#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_APPREDACTED.PDF
   2899 SOUTHBROADWAYINNSPASIGN_BUILDINSPECTDENIAL.PDF
   2899 SOUTHBROADWAYINNSPA_COUNTYRESPONSE.PDF

New Business

1. **#2922 NEWPORT NEWS SHIPBUILDING SIGN**
   33 Cady Hill Blvd., area variance for installation of a wall sign in the Industrial General District; seeking relief from the requirement that the sign be placed on a façade that has street frontage.

   Documents:

   2922 NEWPORTNEWSSHIPBUILDSIGN_APP_REDACTED.PDF

2. **#2924 NOONAN RESIDENCE**
   39 Schuyler Drive, area variance for additions to an existing single-family residence; seeking relief from the maximum principal building coverage, minimum front yard setback, minimum side yard and total side yard setback requirements in the Urban Residential – 1 District.

   Documents:

   2924 NOONANRESIDENCE_APP_REDACTED.PDF

Adjourned Items

1. **#2910 PET LODGE OF SARATOGA**

vacant lands on east side of Route 9/South Broadway (tax parcel nos. 191.8-1-1-6), area variance to construct a pet boarding facility and associated site work; seeking relief from the minimum side yard (each) and minimum total side yard setback requirements 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. **#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 OBSTARCZYKGARAGE_PLANS.PDF
2915 OBSTARCZYKGARAGEAPP_SSPFCORR.PDF
2915 OBSTARCZYKGARAGEAPP_ZONINGCALCS.PDF
2915 OBSTARCZYKGARAGE_REVISEDPLOTPLAN.PDF
2915 OBSTARCZYKGARAGE_REVISEDPLANS.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. **#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_ADDTLINFO5-20-16.PDF
2880 ARMERDESORBORESIDENCEADD_ELEVATIONS5-5-16.PDF
2880 ARMERDESORBORESIDENCEADD_REVISEDMAP4-11-16.PDF
2880 ARMERDESORBORESIDENCE_BUILDINSPECTDENIAL.PDF
2880 ARMERDESORBORESIDENCEADD_CORRBLACK_REDACTED.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_APP_REDACTED.PDF
2890 BARLOWRESIDENCEADDITION_BUILDINSPECTDENIAL.PDF

7. **#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_COUNTYREFERRAL.PDF
2891 BALLSTONAVESUBDIVISION_SUPPINFORECVD6-6-16_REDACTED.PDF

OTHER BUSINESS:

a. Caravan: Wed., Oct. 19 at 1pm
b. Approval of Draft Meeting Minutes: September 26
c. Next Zoning Board Meeting: Mon., November 7

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.