CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS
CITY HALL - 474 BROADWAY
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Gary Hasbrouck
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Susan Steer
Cheryl Grey, alternate
Oksana Ludd, alternate

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

AGENDA

ZBA Meeting – Monday, Nov. 21, 2016
CITY COUNCIL CHAMBERS – 7:00 P.M.

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

Salute The Flag

Roll Call

1. **#2921 REGATTA VIEW, LLC RESIDENTIAL DEVELOPMENT**
   NYS Route 9P, Dyer Switch Road and Regatta View Drive, interpretation appeal from determination of the Zoning and Building Inspector that the Interlaken PUD legislation fails to provide proof of compliance for the proposed development.

   Documents:

   2921 REGATTAVIEWINTERPRETATION_APP_REDACTED.PDF
   2921 REGATTAVIEWINTERPRETATION_PGS11A-11BAPPDXC.PDF
   2921 REGATTAVIEWINTERPRETATION_91CONCEPTPLAN.PDF
   2921 REGATTAVIEWINTERPRETATION_DCARRAFFIDAVIT.PDF
   2921 REGATTAVIEWINTERPRETATION_BMORROWCORR_REDACTED.PDF
   2921 REGATTAVIEWINTERPRETATION_JGOLDBERGCORR_REDACTED.PDF
   2921 REGATTAVIEWINTERPRETATION_KGELBERGCORR_REDACTED.PDF
   2921 REGATTAVIEWINTERPRETATION_TCURLEYCORR_REDACTED.PDF

2. **#2931 LAKE LOCAL**
   550 Union Avenue, consideration for Coordinated SEQRA Review for expansion and construction of eating and drinking establishment, marina and docks and tourist accommodations in the Water Related Business and Rural Residential Districts.

   Documents:

   2931 LAKELOCAL_APP_REDACTED.PDF

3. **#2929 EMPIRE RUN SIGNS**
   130 Excelsior Avenue, area variance for construction of a wall sign and a freestanding sign; seeking relief from the maximum size for the freestanding sign and for placement on a building façade without street frontage for the wall sign requirements in the Transect – 5 District.

   Documents:

   2929 EMPIRERUNSIGNAGE_APP_REDACTED.PDF

4. **#2875.1 PERRON CARRIAGE HOUSE**
   35 Greenfield Avenue, area variance to finish the interior of an existing carriage house; seeking relief from the requirement that accessory structures (residential) be limited to unfinished and uninhabitable space in the Urban Residential – 1 District.

   Documents:

   2875.1 PERRONCARRIAGEHOUSE_APP_REDACTED.PDF
   2875.1 PERRONCARRIAGEHOUSE_APPCORR10-21-16_REDACTED.PDF

5. **#2930 THE SPRINGS SIGNS**
   60 Weibel Avenue, area variance for additions to two existing freestanding signs; seeking relief from the maximum size of freestanding signs in the Transect – 5 District.

   Documents:

   2930 THESPRINGSSIGNAGE_APP_REDACTED.PDF

6. **#2927 FOUST GARAGE**
   8 Avery Street, area variance for an existing detached garage; seeking relief from the maximum accessory building coverage in the Urban Residential – 3 District.

   Documents:

   2927 FOUSTGARAGE_APP_REDACTED.PDF
   2927 FOUSTGARAGE_PUBLICCORR_REDACTED.PDF
   2927 FOUSTGARAGE_ADDTLINFORECVD11-14-16.PDF

7. ~~**#2844.1 SBDT VENTURES RESIDENCE**~~
   ~~60 Franklin Street, area variance to accommodate the as-built condition of a new single-family residence; seeking additional relief from the maximum principal building coverage, minimum front yard setback, minimum side yard (each) setback and minimum total side yard setback requirements in the Urban Residential – 4 District.~~

   ~~Documents:~~

   ~~2844.1 SBDTVENTURESSINGLEFAMILY_APP_REDACTED.PDF~~

8. **#2928 CHARLES SCHWAB SIGNS**
   46 Marion Avenue, area variance for wall signs; seeking relief from the maximum number of wall signs on a façade, maximum height of lettering, and maximum extension of sign from face of the building requirements in the Transect – 5 District.

   Documents:

   2928 CHARLESSCHWABSIGN_APP_REDACTED.PDF
   2928 CHARLESSCHWABSIGN_ADDTLINFO.PDF

9. ~~**#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 OBSTARCZYKGARAGE_REVISEDPLANS.PDF~~
~~2915 OBSTARCZYKGARAGE_REVISEDPLOTPLAN.PDF~~
~~2915 OBSTARCZYKGARAGEAPP_ZONINGCALCS.PDF~~
~~2915 OBSTARCZYKGARAGEAPP_SSPFCORR.PDF~~
~~2915 OBSTARCZYKGARAGE_REQDRCADVISOPIN.PDF~~

10. ~~**#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_BUILDINSPECTDENIAL.PDF~~
~~2910 PETLODGEOFSARATOGA_COUNTYRESPONSE.PDF~~
~~2910 PETLODGEOFSARATOGA_ILUCORR9-26-16_REDACTED.PDF~~
~~2910 PETLODGEOFSARATOGA_LTRSSUPPORT_REDACTED.PDF~~

Adjourned Items

1. **#2925 SOUTHERN SUBDIVISION**
124 York Avenue, area variance associated with a proposed two lot residential subdivision; seeking relief from the minimum lot size and minimum average lot width requirements for each of the lots in the Urban Residential – 3 District.

Documents:

2925 SOUTHERNRESIDENCESUBDIVISION_APP_REDACTED.PDF

2. **#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

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 ARMERDESORBORESIDENCEADD_APP_REDACTED.PDF
2880 ARMERDESORBORESIDENCEADD_REVISEDMAP4-11-16.PDF
2880 ARMERDESORBORESIDENCEADD_ELEVATIONS5-5-16.PDF
2880 ARMERDESORBORESIDENCE_ADDTLINFO5-20-16.PDF
2880 ARMERDESORBORESIDENCE_BUILDINSPECTDENIAL.PDF
2880 ARMERDESORBORESIDENCEADD_CORRBLACK_REDACTED.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_APP_REDACTED.PDF
2890 BARLOWRESIDENCEADDITION_BUILDINSPECTDENIAL.PDF

5. **#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

OTHER BUSINESS:

a. CARAVAN: TBD
b. APPROVAL OF DRAFT MEETING MINUTES: NOVEMBER 7
c. NEXT ZONING BOARD MEETING: DECEMBER 12

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.