



CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS
CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
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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 – Monday, March 21, 2016
City Council Chambers – 7:00 p.m.

AGENDA

6:30 P.M. Workshop

Salute The Flag

Role Call

New Business

1. #2879 FARINA/WEXLER RESIDENCE

179 Nelson Avenue, area variance to construct a rear porch addition to an existing two-family residence; seeking relief from the maximum principal building coverage and the minimum rear yard setback requirements in the Urban Residential – 3 District.

Documents: [2879 FARINAWEXLERRESIDENCEADD_179NELSONAVE_REDACTED.PDF](#)

2. #2882 BEYER SUBDIVISION

199 West Circular Street, area variance to provide for a two-lot residential subdivision; seeking relief from the minimum lot area requirement in the Urban Residential – 2 District.

Documents: [2882 BEYERSUBDIVISION_APPLICATION_REDACTED.PDF](#)

3. #2881 SARATOGA SPRINGS DENTISTRY

286 Church Street, area variance to erect a freestanding sign; seeking relief from the maximum size for such sign in an Urban Residential – 2 District.

Documents: [2881 SARATOGASPRINGSIDENTISTRYSIGNAGE_APP_REDACTED.PDF](#)

4. #2689.1 REJUVENATION HOMES MODIFICATION

30 Lafayette Street, area variance modification for constructed changes to a new single-family residence and detached garage; seeking additional relief from the minimum rear yard and minimum distance between principal and accessory buildings in the Urban Residential – 2 District.

Documents: [2689.1 REJUVENATIONHOMESMOD_APP_REDACTED.PDF](#)

Old Business

1. #2877 DUGAS POOL HOUSE

65 York Avenue, area variance to maintain a constructed pool house; seeking relief from the minimum side yard setback requirement for an accessory structure in the Urban Residential – 3 District.

Documents: [2877 DUGASPOOLHOUSE_BUILDINSPECTDENIAL.PDF](#), [2877 DUGASPOOLHOUSE_APP_REDACTED.PDF](#), [2877 DUGASPOOLHOUSE_FENCE PLANS.PDF](#), [2877 DUGASPOOLHOUSE_FENCE PLANS LETTER.PDF](#)

2. #2807.1 MURPHY LANE SINGLE-FAMILY RESIDENCE

39 Murphy Lane, area variance modification for constructed and proposed changes to a previously approved project for renovation and conversion of an existing barn structure to a single-family residence in the Urban Residential – 3 District.

Documents: [2807.1 MURPHYLANBARNRENO_NEIGHBORCORRREDACTED_REDACTED.PDF](#), [2807.1 MURPHYLANBARNRENO_39MURPHYLN.PDF](#), [2807.1 MURPHYLANBARNRENO_CORRJADAGOSTINORECVD3-11-16.PDF](#), [2807.1 MURPHYLANBARNRENO_CORRMMITTLER_RECVD3-1-16.PDF](#), [2807.1 MURPHYLANBARNRENO_NEIGHBORCORRRECVD2-22-16_REDACTED.PDF](#), [2807.1 MURPHYLANBARNRENO_UPDATEDMATERIALSRECVD2-18-16.PDF](#), [2807.1 MURPHYLANBARNRENO_REQINFO3-14-16.PDF](#)

3. #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_CORRBMCTAGUE_REVCD3-9-16_REDACTED.PDF](#), [2759.1 ANWHOLDINGSCONDOS_CORRJVALETTA_RECVD3-9-16_REDACTED.PDF](#), [2759.1 ANWHOLDINGSCONDOS_CORRMPETER_RECVD3-1-16_REDACTED.PDF](#), [2759.1 ANWHOLDINGSCONDOS_CORRSCOHEEN_RECVD3-2-16_REDACTED.PDF](#), [2759.1 ANWHOLDINGSCONDOS_PRESENTATION2-22-16.PDF](#), [2759.1 ANWHOLDINGSCONDOS_AERIALVIEW_RECVD3-1-16.PDF](#), [2759.1 ANWHOLDINGSCONDOS_CORRSBREWTON_RECVD2-29-16_REDACTED.PDF](#), [2759.1 ANWHOLDINGSCONDOS_NEIGHBORCORRREVCD2-21-16_REDACTED.PDF](#), [2759.1 ANWHOLDINGS_BUILDINSPECTDENIAL.PDF](#), [2759.1 ANWHOLDINGSCONDOS_APP_REDACTED.PDF](#), [2759.1 ANWHOLDINGSCONDOS_NEIGHBORCORRREVCD3-11-3-13-16_REDACTED.PDF](#), [2759.1 ANWHOLDINGSCONDOS_POWERPOINT3-14-16.PDF](#)

Adjourned Items

1. #2865 BOUGHTON GARAGE

~~1 Alger Street, area variance to construct an attached garage with second-story master suite addition to an existing single-family residence; seeking relief from the minimum front yard setback (Alger); minimum total side yard setback and maximum principal building coverage requirements in the Urban Residential – 3 District.~~ Application adjourned to April 11.

Documents: [2865 BOUGHTONGARAGE_APP_REDACTED.PDF](#), [2865 BOUGHTONGGARAGE_REVISIONS.PDF](#)

2. #2856 MOORE HALL

28 Union Avenue/35 White Street, area variance to convert the existing building to a 53-unit apartment building; seeking relief from the minimum lot size and minimum parking requirement in the Urban Residential – 4 District.

Other Business

1. NEXT ZONING BOARD MEETING:

APR. 11, 2016

