CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS

CITY HALL - 474 BROADWAY
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Gary Hasbrouck
James Helicke
Susan Steer
Cheryl Grey, alternate
Oksana Ludd, alternate

ZBA Meeting – Monday, April 11, 2016
City Council Chambers – 7:00 p.m.

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

Salute The Flag

Role Call

New Business

1. **#2856.1 MOORE HALL**
   28 Union Avenue/35 White Street, initiation of coordinated SEQRA review for proposed demolition of an existing dormitory building and construction of 26 dwelling units in an Urban Residential – 4 District.

   Documents: 2856.1 MOOREHALL2_APPLICATION_REDACTED.PDF

2. **#2883 ASHTON GARAGE**
   149 Grand Avenue, area variance to construct a detached garage; seeking relief from the maximum accessory building coverage requirement in the Urban Residential – 3 District.

   Documents: 2883 ASHTONGARAGE_APPLICATION_REDACTED.PDF

3. **#2884 TRUECUTZ BARBER SHOP**
   44 Jefferson Street, use variance to permit a barber shop; seeking relief from the permitted uses in the Urban Residential – 2 District.

   Documents: 2884 TRUECUTZ_APPLICATION_REDACTED.PDF

4. **#2885 CARR RESIDENTIAL ADDITION**
   13 Oakland Drive, area variance to construct additions to an existing single-family residence; seeking relief from the minimum front yard setback (Oakland Dr.), minimum front yard setback (Lawrence St.) and maximum principal building coverage in the Urban Residential – 1 District.

   Documents: 2885 CARRRESIDENCEADDITIONS_APPLICATION_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 yard setback and minimum rear yard setback requirements in the Urban Residential – 3 District.

   Documents: 2880 ARMERDESORBORESIDENCEADD_APP_REDACTED.PDF

Old Business

1. **#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 MURPHYLNBARNRENO_NEIGHBORCORRRECVD3-14--3-21-16_REDACTED.PDF, 2807.1 MURPHYLNBARNRENO_REQINFO3-14-16.PDF, 2807.1 MURPHYLNBARNRENO_NEIGHBORCORRRECVD2-22-16_REDACTED.PDF, 2807.1 MURPHYLNBARNRENO_CORRJDAGOSTINORECVD3-11-16.PDF, 2807.1 MURPHYLNBARNRENO_CORRMMITTLER_RECVD3-1-16.PDF, 2807.1 MURPHYLNBARNRENO_NEIGHBORCORRREDACTED_REDACTED.PDF, 2807.1 MURPHYLNBARNRENO_UPDATEDMATERIALSRECVD2-18-16.PDF, 2807.1 MURPHYLNBARNRENO_39MURPHYLN.PDF

2. **#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.

   Documents: 2865 BOUGHTONGARAGE_APP_REDACTED.PDF, 2865 BOUGHTONGGARAGE_REVISIONS.PDF

3. **#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, 2879 FARINAWEXLERRESIDENCE_BUILDINSPECTDENIAL.PDF

4. **#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 SARATOGASPRINGSDENTISTRYSIGNAGE_APP_REDACTED.PDF, 2881 SARATOGADENTISTRYSIGNAGE_BUILDINSPECTDENIAL.PDF

5. **#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, 2689.1 REJUVENATIONHOMES_BUILDINSPECTDENIAL.PDF

Adjourned Items

1. **#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.~~
   Application adjourned to April 25.

   Documents: 2882 BEYERSUBDIVISION_REQADVISOPINPB.PDF, TAX MAP WITH LOT SIZES.PDF, 2882 BEYERSUBDIVISION_APPLICATION_REDACTED.PDF, 2882 BEYERSUBDIVISION_BUILDINSPECTDENIAL.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.~~ Application adjourned to April 25.

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~~. Application adjourned to April 25.

   Documents: 2759.1 ANWHOLDINGCONDOS_APP_REDACTED.PDF, JUMEL-POWERPOINT-3-14-16.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 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 ANWHOLDINGSCONDOS_NEIGHBORCORRREVCD2-21-16_REDACTED.PDF

Other Business

1. **NEXT ZONING BOARD MEETING:**
   APR . 25, 2016