CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS

CITY HALL - 474 BROADWAY
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Susan Steer
Cheryl Grey, alternate
Oksana Ludd, alternate

ZBA Meeting – Monday, May 9, 2016
City Council Chambers – 7:00 p.m.

AGENDA

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

Salute The Flag

Role Call

New Business

1. **#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 in the Rural Residential District.

   Documents: 2890 BARLOWRESIDENCEADDITION_APP_REDACTED.PDF, 2890 BARLOWRESIDENCEADDITION_BUILDINSPECTDENIAL.PDF
2. **#2892 RUTHMAN RESIDENCE**
   3 Garside Road, area variance to construct a new single-family residence; seeking relief from the minimum front yard setback in the Green Acres PUD.

   Documents: 2892 RUTHMANRESIDENCE_APP_REDACTED.PDF, 2892 RUTHMANRESIDENCE_ADDTLINFO.PDF, 2892 RUTHMANRESIDENCE_BUILDINSPECTDENIAL.PDF
3. **#2887 DOWNTON WALK APPEAL**
   27 Jumel Place, interpretation of determination of the Zoning and Building Inspector for proposed construction of seven single-family residences (condominiums) in the Urban Residential – 3 District.

   Documents: 2887 ANWHOLDINGSINTERPRETATION_APP_REDACTED.PDF, 2887 ANWHOLDINGSINTERPRETATION_PETITIONSIGS5-5-16_REDACTED.PDF, 2887 ANWHOLDINGSINTERPRETATION_CORRCWHALEN5-5-16_REDACTED.PDF, 2887 ANWHOLDINGSINTERP_CORRANW.PDF

Old Business

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.

   Documents: 2882 BEYERSUBDIVISION_APPLICATION_REDACTED.PDF, 2882 BEYERSUBDIVISION_BUILDINSPECTDENIAL.PDF, 2882 BEYERSUBDIVISION_REQADVISOPINPB.PDF
2. **#2886 HOLTBY PROPERTY**
   35 Bensonhurst Avenue, area variance to create a single-family residential lot; seeking relief from the minimum lot size and minimum average lot width requirements in the Urban Residential – 2 District.

   Documents: 2886 HOLTBYRESIDENCE_APPLICATION_REDACTED.PDF, 2886 HOLTBYRESIDENCE_ADDTLMAPS5-4-16.PDF, 2886 HOLTBYRESIDENCE_BUILDINSPECTDENIAL.PDF
3. **#2888 SARATOGA AUTO REPAIR SIGN**
   254 Washington Street, area variance for a freestanding sign; seeking relief from the maximum height requirement for such sign in the Transect – 5 District.

   Documents: 2888 SARATOGAAUTOREPAIRSIGN_APP_REDACTED.PDF, 2888 SARATOGAAUTOREPAIRSIGN_COUNTYREVIEW.PDF, 2888 SARATOGAAUTOREPAIRSIGN_BUILDINSPECTDENIAL.PDF
4. ~~**#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, 2880 ARMERDESORBORESIDENCEADD_CORRBLACK_REDACTED.PDF, 2880 ARMERDESORBORESIDENCEADD_REVISEDMAP4-11-16.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_AMILLERCORR4-25-16_REDACTED.PDF, 2889 CDJTTOWNHOUSES_BUILDINSPECTDENIAL.PDF~~

Adjourned Items

1. **#2856.1 MOORE HALL**
   ~~28 Union Avenue/35 White Street, area variance 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. **#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.~~
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_ADDTLCORRASOF4-18-16_REDACTED.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 ANWHOLDINGCONDOS_POWERPOINT3-14-16.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, 2759.1 ANWHOLDINGCONDOS_APP_REDACTED.PDF

Other Business

1. **APPROVAL OF DRAFT MEETING MINUTES**
   APR. 11
2. **NEXT ZONING BOARD MEETING**