



CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS
CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
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Gary Hasbrouck
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Susan Steer
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Oksana Ludd, *alternate*

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

AGENDA

7:00 P.M. **ZBA Meeting – Monday, July 11, 2016**
CITY COUNCIL CHAMBERS

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

Salute The Flag

Role Call

New Business

Old Business

1. #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_NEIGHBORCORREVCD2-21-16_REDACTED.PDF
2759.1 ANWHOLDINGSCONDOS_APP_REDACTED.PDF
2759.1 ANWCONDOS_CORRJDALY6-19-16_REDACTED.PDF
2759.1 ANWCONDOS_CORRLRAPPAPORT6-20-16_REDACTED.PDF
2759.1 ANWHOLDINGSCONDOS_CORRTINGLEY6-20-16_REDACTED.PDF
2759.1 ANWHOLDINGSCONDOS_OPPPOSITIONSIGS6-20-16_REDACTED.PDF
2759.1 ANWCONDOS_CORRLMILLER6-17-16_REDACTED.PDF
2759.1 ANWCONDOS_SUPPINFECVD6-16-16_REDACTED.PDF
2759.1 ANWCONDOS_CORRNIENGAYLORD6-1-16_REDACTED.PDF
2759.1 ANWCONDOS_CORRTINGLEY6-2-16_REDACTED.PDF
2759.1 ANWCONDOS_LETTERSOF SUPPORTRECVD5-24-16_REDACTED.PDF
2759.1 ANWCONDOS_PPPRESENTATION5-23-16.PDF
2759.1 ANWCONDOS_CORRTINGLEY5-23-16_REDACTED.PDF
2759.1 ANWHOLDINGSCONDOS_SUPPINFO5-20-16.PDF
2759.1 ANWHOLDINGSCONDOS_ADDTLCORRASOF5-16-16_REDACTED.PDF
2759.1 ANWHOLDINGSCONDOS_CORRSHOGAN_REDACTED.PDF
2759.1 ANWHOLDINGSCONDOS_PETITIONSIGS5-16_REDACTED.PDF
2759.1 ANWHOLDINGSCONDOS_CORRCWHALEN5-5-16_REDACTED.PDF
2759.1 ANWHOLDINGSCONDOS_ADDTLCORRASOF4-18-16_REDACTED.PDF
2759.1 ANWHOLDINGSCONDOS_ADDTLCORRASOF3-29-16_REDACTED.PDF
13-109MV (CITY OF SARATOGA SPRINGS-ANW JUMEL DOWNTOWN WALK.PDF
2759.1 ANWHOLDINGSCONDOS_NEIGHBORCORREVCD3-11-3-13-16_REDACTED.PDF
2759.1 ANWHOLDINGSCONDOS_POWERPOINT3-14-16.PDF
2759.1 ANWHOLDINGSCONDOS_CORRJVALETTA_RECVD3-9-16_REDACTED.PDF
2759.1 ANWHOLDINGSCONDOS_CORRBMCCTAGUE_RECVD3-9-16_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 ANWCONDOS_CORRZONINGENFORCEMENT7-6-16.PDF

2. #2896 ICE HOUSE TENT

70 and 72 Putnam Street, area variance to erect a permanent tent; seeking relief from the minimum two-story, build-to line and maximum frontage build-out requirements in the Transect 6 District.

Documents:

2896 ICEHOUSE TENT_BUILDINSPECTDENIAL.PDF
2896 ICEHOUSE TENT_APPLICATION_REDACTED.PDF

3. #2898 HABITAT FOR HUMANITY TWO-FAMILY

26 Cherry Street, area variance for construction of a two-family residence; seeking relief from the minimum side yard setback (each side) and minimum total side yard setback requirements in the Urban Residential – 4 District.

Documents:

2898 HABITATFORHUMANITY_BUILDINSPECTDENIAL.PDF
2898 HABITATFORHUMANITY_APP_REDACTED.PDF
2898 HABITATFORHUMANITY_UPDATEDPLANS5-24-16.PDF

4. #2990 MAPLE SHADE CORNERS, LLC OFFICE

34 Marion Avenue, use variance for a medical office; seeking relief from the permitted uses in an Urban Residential – 2 District.

Documents:

2900 MAPLESHADECORNERSDENTISTOFFICE_CORRSTEWARTS5-23-16.PDF
2900 MAPLESHADECORNERSDENTISTOFFICE_APP_REDACTED.PDF
2900 MAPLESHADECORNERSDENTISTOFFICE_BUILDINSPECTDENIAL.PDF
2900 MAPLESHADECORNERSDENTISTOFFICE_PETITION6-20-16_REDACTED.PDF
2900 MAPLESHADECORNERSDENTIST_SUPPINFECVD7-1-16_REDACTED.PDF

Adjourned Items

1- **#2007-2 SOUTH ALLEY, LLC SINGLE-FAMILY**

Murphy Lane, interpretation appeal of the Zoning and Building Inspector determination that an area variance modification was required to continue construction of the single family residence.

Documents:

[2007-2 MURPHYLNBARRENO_SUPPLETTER6-14-16.PDF](#)
[2007-2 MURPHYLNBARRENO_APP_REDACTED.PDF](#)
[2007-2 MURPHYLNBARRENO_REVISEDNOTICEOFVIOLATION.PDF](#)

2- **#2099 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:

[2099 SOUTH BROADWAY INN SPA SIGN_APP_REDACTED.PDF](#)
[2099 SOUTH BROADWAY INN SPA SIGN_BUILDINSPECTDENIAL.PDF](#)

3- **#2706-1 RITE-AID EXTENSION**

90 West Ave./242 Washington St., area variance extension for demolition and reconstruction of pharmacy/retail establishment in the Transect-5 District.

Documents:

[2706-1 RITEAID_APPLICATION_REDACTED.PDF](#)

4- **#2009 CDJT TOWNHOUSES 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:

[2009 CDJT TOWNHOUSES_APP_REDACTED.PDF](#)
[2009 CDJT TOWNHOUSES_BUILDINSPECTDENIAL.PDF](#)
[2009 CDJT TOWNHOUSES_AMILLERCORR4-25-16_REDACTED.PDF](#)

5- **#2000 ARMERDESORBO 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:

[2000 ARMERDESORBO RESIDENCE ADD_APP_REDACTED.PDF](#)
[2000 ARMERDESORBO RESIDENCE_BUILDINSPECTDENIAL.PDF](#)
[2000 ARMERDESORBO RESIDENCE_ADDTL INFO 5-20-16.PDF](#)
[2000 ARMERDESORBO RESIDENCE ADD_ELEVATIONS 5-5-16.PDF](#)
[2000 ARMERDESORBO RESIDENCE ADD_CORR BLACK_REDACTED.PDF](#)
[2000 ARMERDESORBO RESIDENCE ADD_REVISED MAP 4-11-16.PDF](#)

6- **#2090 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:

[2090 BARLOW RESIDENCE ADDITION_BUILDINSPECTDENIAL.PDF](#)
[2090 BARLOW RESIDENCE ADDITION_APP_REDACTED.PDF](#)

Other Business

1. APPROVAL OF DRAFT MEETING MINUTES – June 20
2. NEXT ZONING BOARD MEETING: JULY 18, 2016

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.