CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS
CITY HALL - 474 BROADWAY
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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
City Council Chambers – 7:00 p.m.

AGENDA

ZBA Meeting – Monday, July 18, 2016
City Council Chambers - 7:00 PM

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

Salute The Flag

Role Call

Old Business

1. **#2807.2 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:

   2807.2 MURPHYLNBARNRENO_SUPPLETTER6-14-16.PDF
   2807.2 MURPHYLNBARNRENO_APP_REDACTED.PDF
   2807.2 MURPHYLNBARNRENO_REVISEDNOTICEOFVIOLATION.PDF

2. ~~**#2900 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_CORRSTEWART5-23-16.PDF~~
   ~~2900 MAPLESHADESCORNERSDENTIST_SUPPINFORECVD7-1-16_REDACTED.PDF~~
   ~~2900 MAPLESHADESCORNERSDENTIST_COUNTYRESPONSE.PDF~~
   ~~2900 MAPLESHADECORNERSDENTISTOFFICE_PETITION6-20-16_REDACTED.PDF~~
   ~~2900 MAPLESHADECORNERSDENTISTOFFICE_BUILDINSPECTDENIAL.PDF~~
   ~~2900 MAPLESHADECORNERSDENTISTOFFICE_APP_REDACTED.PDF~~

New Business

1. **#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_COUNTYREFERRAL.PDF
   2891 BALLSTONAVESUBDIVISION_SUPPINFORECVD6-6-16_REDACTED.PDF
   2891 BALLSTONAVESUBDIVISION_APP_REDACTED.PDF

2. **#2902 HOFFMAN CARWASH**
   2214 Ballston Avenue, area variance to construct a wall sign; seeking relief to install such sign above the first floor level of the building in the Highway General Business District.

   Documents:

   2902 HOFFMANCARWASHSIGN_APP_REDACTED.PDF

3. **#2903 CAPOZZOLA HOME OCCUPATION**
   57 Gilbert Road, area variance to maintain a home occupation in a detached garage; seeking relief to permit a home occupation in an accessory structure (residential), to exceed the maximum floor area and number of employees for home occupations in the Rural Residential District.

   Documents:

   2903 CAPOZZOLARESIDENCEHOMEOCCUPATION_APP_REDACTED.PDF

4. **#2904 CAPOZZOLA LOT LINE ADJUSTMENT**
   55 & 57 Gilbert Road, area variance to provide for a lot line adjustment between two lots; seeking relief from the minimum side yard setback requirements for each of the existing residences in the Rural Residential District.

   Documents:

   2904 CAPOZZOLALOTLINEADJUSTMENT_APP_REDACTED.PDF

5. **#2905 MCGUIRE PORCH**
   97 Lawrence Street, area variance for a rear porch addition to an existing single-family residence; seeking relief from the minimum side yard setback requirement in the Urban Residential – 2 District.

   Documents:

   2905 MCGUIRERESIDENCEPORCH_APP_REDACTED.PDF

6. **#2906 PELLET ADDITION**
   14 Heather Lane, area variance for an addition to an existing single-family residence; seeking relief from the minimum side yard and total side yard setback requirements in an Urban Residential – 1 District.

Documents:

2906 PELLETRESIDENCEADD_APP_REDACTED1.PDF

7. **#2786.1 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:

   2786.1 RITEAID_APPLICATION_REDACTED.PDF

8. **#2786.2 RITE AID SIGNAGE**
   90 West Ave./242 Washington St., area variance for proposed sign package for a new pharmacy/retail establishment; seeking relief from the maximum number of wall signs, maximum area for wall signs, placement of wall signs above the first floor level of the building, maximum area for a freestanding sign, to permit directional signage, maximum area for directional signage, and to permit temporary signage (banner) in the Transect-5 District.

   Documents:

   2786.2 RITEAIDSIGNAGE_APP_REDACTED.PDF

Adjourned Items

1. ~~**#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_AMILLERCORR4-25-16_REDACTED.PDF~~
   ~~2889 CDJTTOWNHOUSES_APP_REDACTED.PDF~~
   ~~2889 CDJTTOWNHOUSES_BUILDINSPECTDENIAL.PDF~~

2. ~~**#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 ARMERDESORBORESIDENCE_BUILDINSPECTDENIAL.PDF~~
   ~~2880 ARMERDESORBORESIDENCE_ADDTLINFO5-20-16.PDF~~
   ~~2880 ARMERDESORBORESIDENCEADD_ELEVATIONS5-5-16.PDF~~
   ~~2880 ARMERDESORBORESIDENCEADD_CORRBLACK_REDACTED.PDF~~
   ~~2880 ARMERDESORBORESIDENCEADD_REVISEDMAP4-11-16.PDF~~

3. ~~**#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~~

Other Business

1. **APPROVAL OF DRAFT MEETING MINUTES**

2. **NEXT ZONING BOARD MEETING: JULY 25, 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.