



CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS
CITY HALL - 474 BROADWAY
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Bill Moore, *Chair*
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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, September 26, 2016
CITY COUNCIL CHAMBERS – 7:00 P.M.

6:00 P.M. **WORKSHOP: – UDO DIAGNOSTIC REPORT**

Salute The Flag

ROLL CALL - BOARD MEMBER JAMES HECLICKE PARTICIPATING BY VIDEOCONFERENCE

#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_APP_REDACTED.PDF](#)
[2900 MAPLESHADECORNERSDENTISTOFFICE_CORRSTEWARTS5-23-16.PDF](#)
[2900 MAPLESHADECORNERSDENTISTOFFICE_PRESENTATIONTOZBA7-11-16.PDF](#)
[2900 MAPLESHADECORNERSDENTIST_PRESENTATIONTOZBA6-20-16.PDF](#)
[2900 MAPLESHADECORNERSDENTIST_SUPPINFORECVD7-1-16_REDACTED.PDF](#)
[2900 MAPLESHADECORNERSDENTIST_COUNTYRESPONSE.PDF](#)
[2900 MAPLESHADECORNERSDENTISTOFFICE_PETITION6-20-16_REDACTED.PDF](#)
[2900 MAPLESHADECORNERSDENTISTOFFICE_BUILDINSPECTDENIAL.PDF](#)
[2900 MAPLESHADECORNERSDENTIST_AFFIDAVITSRECVD9-19-16_REDACTED.PDF](#)

New Business

1. #2914 SAMES MIXED-USE BUILDING

20 Bowman Street, area variance to convert existing one-story building to eating and drinking and add a second-story for a residential unit, seeking relief from the minimum front and side yard setbacks for the second-story addition and minimum front, side and rear yard setbacks to parking in the Tourist Related Business district.

Documents:

[2914 SAMESMIXED-USEBUILD_APP_REDACTED.PDF](#)
[2914 SAMESMIXEDUSEBUILD_APPREVISD_REDACTED.PDF](#)

2. #2911 NATHAN HOME OCCUPATION

36 Bensonhurst Avenue, area variance to construct a detached garage with second-story home occupation, seeking relief to permit a home occupation in an accessory structure, to permit habitable/finished space in an accessory structure and to exceed the maximum square footage for a home occupation in an Urban Residential – 2 District.

Documents:

[2911 NATHANHOMEOFFICE_APP_REDACTED.PDF](#)

3. #2915 OBSTARCZYK GARAGE

147 Spring Street, area variance to construct a detached, two-car, two-story garage, seeking relief from the minimum side yard setback and minimum distance between accessory and principal structure in the Urban Residential – 3 District.

Documents:

[2915 OBSTARCZYKGARAGE_APP_REDACTED.PDF](#)
[2915 OBSTARCZYKGARAGEAPP_SSPFCORR.PDF](#)

4. #2916 COSTELLO GARAGE

109 Elm Street, area variance to finish the interior of an existing detached garage, seeking relief to permit finished/habitable space in an accessory structure in an Urban Residential – 2 District.

Documents:

[2916 COSTELLOGARAGE_APP_REDACTED.PDF](#)

5. #2912 BATES SINGLE-FAMILY RESIDENCE

5 Swanner Lane, area variance to construct residential additions to an existing warehouse building and use as a single-family residence; seeking relief from the rear and side yard setbacks and maximum principal building coverage in the Urban Residential – 3 District.

Documents:

[2912 BATESRESIDENCEADD_APP_REDACTED.PDF](#)

6. #2913 DIULIO GARAGE

122 North Street, area variance to construct a detached, two-car, two-story garage with second-story living space; seeking relief to permit finished/habitable space in an accessory structure in an Urban Residential – 3 District.

Documents:

[2913 DIULIOGRAGEAPT_APP_REDACTED.PDF](#)

7. #2917 PATRICIA ADDITION

8 McAllister Dr. area variance to construct a rear porch addition to an existing single-family residence; seeking relief from the maximum principal building coverage in an Urban Residential – 1 District.

Documents:

Old Business

1. **#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 and total side yard setback requirements in the Urban Residential – 2 District.

Documents:

[2905 MCGUIRERESIDENCEPORCH_APP_REDACTED.PDF](#)
[2905 MCGUIRERESIDENCEPORCH_COVERAGEPERCENTAGES.PDF](#)
[2905 MCGUIRERESIDENCEPORCH_PLOTPLAN.PDF](#)
[2905 MCGUIRERESIDENCEPORCH_SURVEY.PDF](#)

2. **#2582.4 DEMASI & DUNN RESIDENCE**

27 Garside Road, area variance modification for a new single-family residence; seeking relief from the minimum side yard and minimum total side yard setback requirements in the Green Acres PUD.

Documents:

[2582.4 DEMASIDUNNRESIDENCE_APP_REDACTED.PDF](#)
[2582.4 DEMASIDUNNRESIDENCE_BUILDINSPECTDENIAL.PDF](#)

3. **#2901 PARTHEMOS RESIDENCE**

3 Mohegan Court, area variance to maintain a constructed deck, dining room addition and rear enclosed porch to an existing single-family residence; seeking relief from the minimum rear yard setback in the Urban Residential – 2 District.

Documents:

[2901 PARTHEMOSRESIDENCE_BUILDINSPECTDENIAL.PDF](#)
[2901 PARTHEMOSRESIDENCE_APPLICATION_REDACTED.PDF](#)

4. **#2805.1 THE HAMLET SIGNAGE**

56 Marion Avenue, area variance for construction of freestanding and wall signs; seeking relief from the maximum size for a freestanding sign, placement of wall signs on a building façade without street frontage and to be above the first floor level of the building in the Transect – 5 District.

Documents:

[2805.1 THEHAMLETFREESTANDINGSIGN_BUILDINSPECTDENIAL.PDF](#)
[2805.1 THEHAMLETFREESTANDINGSIGN_APP_REDACTED.PDF](#)
[2805.1 THEHAMLETFREESTANDINGSIGN_UPDATEDRENDERINGS.PDF](#)

5. **#2908 HOVER RESIDENCE**

43 Long Alley, area variance to maintain a two-family residence; seeking relief to maintain residential use on the first floor level of the building in the Transect 6 District.

Documents:

[2908 HOVERRESIDENCE_BUILDINSPECTDENIAL.PDF](#)
[2908 HOVERRESIDENCE_APP_REDACTED.PDF](#)

6. **#2909 GASLIGHT APARTMENTS, LLC MULTI-FAMILY**

69-71 Hamilton Street/10 South Federal Street, area variance to maintain conversion of a portion of existing interior space to an additional residential unit; seeking relief from the minimum lot size per dwelling unit and from the minimum parking requirement in the Urban Residential – 5 District.

Documents:

[2909 GASLIGHTAPTS_COUNTYRESPONSE.PDF](#)
[2909 GASLIGHTAPTS_BUILDINSPECTDENIAL.PDF](#)
[2909 GASLIGHTAPTS_ADDTLINFO.PDF](#)
[2909 GASLIGHTAPTS_APP_REDACTED.PDF](#)

7. **#2910 PET LODGE OF SARATOGA**

~~vacant lands on east side of Route 9/South Broadway (tax parcel nos. 191-8-1-1-6); coordination of SEQRA review and area variance to construct a pet boarding facility and associated site work in the Tourist Related Business and Rural Residential Districts.~~

Documents:

[2910 PETLODGEOFSARATOGA_BUILDINSPECTDENIAL.PDF](#)
[2910 PETLODGEOFSARATOGA_APP_REDACTED.PDF](#)

Adjourned Items

1. **#2907 DELARM RESIDENTIAL ADDITION**

96 Quevic Drive, area variance for construction of an attached garage addition to an existing single-family residence and maintenance of a shed; seeking relief from the minimum front yard and side yard setbacks for the residential addition and minimum side yard and maximum accessory building coverage for the shed in the Urban Residential – 1 District.

Documents:

[2907 DELARMRESIDENCEADDITION_BUILDINSPECTDENIAL.PDF](#)
[2907 DELARMRESIDENCEADD_PHOTOS.PDF](#)
[2907 DELARMRESIDENCEADD_PLANS.PDF](#)
[2907 DELARMRESIDENCEADD_APP_REDACTED.PDF](#)

2. **#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_UPDATEDMATERIALS.PDF](#)
[2786.2 RITEAIDSIGNAGE_APP_REDACTED.PDF](#)
[2786.2 RITEAIDSIGNAGE_COUNTYRESPONSE.PDF](#)

3. **#2778.1 GUARINO/HANER EXTENSION**

21 Park Place, area variance extension for construction of two (2) two-family residences; relief from the minimum front yard setback and maximum principal building coverage granted December 15, 2014.

Documents:

[2776.1 GUARINOHANERPROJECTEXT_APP_REDACTED.PDF](#)
[2776.1 GUARINOHANERPROJECT_BUILDINSPECTDENIAL.PDF](#)

4. **#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 CAPOZZOLARESIDENCEHOME OCCUPATION_APP_REDACTED.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 CDJT TOWNHOUSES_APP_REDACTED.PDF](#)
[2889 CDJT TOWNHOUSES_BUILDINSPECTDENIAL.PDF](#)
[2889 CDJT TOWNHOUSES_AMILLERCORR4-25-16_REDACTED.PDF](#)

6. **#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 ARMER/DESORBO RESIDENCE_ADD_APP_REDACTED.PDF](#)
[2880 ARMER/DESORBO RESIDENCE_BUILDINSPECTDENIAL.PDF](#)
[2880 ARMER/DESORBO RESIDENCE_ADDTLINFO5-20-16.PDF](#)
[2880 ARMER/DESORBO RESIDENCE_ADD_ELEVATIONS5-5-16.PDF](#)
[2880 ARMER/DESORBO RESIDENCE_ADD_CORRBLACK_REDACTED.PDF](#)
[2880 ARMER/DESORBO RESIDENCE_ADD_REVISED MAP4-11-16.PDF](#)

7. **#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 BARLOW RESIDENCE ADDITION_APP_REDACTED.PDF](#)
[2890 BARLOW RESIDENCE ADDITION_BUILDINSPECTDENIAL.PDF](#)

8. **#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 BALLSTON AVENUE SUBDIVISION_APP_REDACTED.PDF](#)
[2891 BALLSTON AVENUE SUBDIVISION_COUNTY REFERRAL.PDF](#)
[2891 BALLSTON AVENUE SUBDIVISION_SUPPINFORM ECVD6-6-16_REDACTED.PDF](#)

Other Business

1. **APPROVAL OF DRAFT MEETING MINUTES: SEPT. 12**

2. **NEXT ZONING BOARD MEETING: OCTOBER 11, 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.