



CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS
□
CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
(PH) 518-587-3550 (FX) 518-580-9480
WWW.SARATOGA-SPRINGS.ORG

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 – TUESDAY, October 11, 2016

City Council Chambers – 7:00 p.m.

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

Salute The Flag

Roll Call

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

2. **#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 PETLODGEOSARATOGA_APP_REDACTED.PDF](#)
[2910 PETLODGEOSARATOGA_COUNTYRESPONSE.PDF](#)
[2910 PETLODGEOSARATOGA_BUILDINSPECTDENIAL.PDF](#)
[2910 PETLODGEOSARATOGA_ILUCORR9-26-16_REDACTED.PDF](#)

3. **#2919 MEANY/MADDEN RESIDENCE**
9 Aurora Avenue, area variance to maintain air conditioning unit; seeking relief from the minimum side yard setback requirement in Suburban Residential – 1 District.

Documents:

[2919 MEANEYMADDENRESIDENCE_APP_REDACTED.PDF](#)

4. **#2918 HABITAT FOR HUMANITY SINGLE-FAMILY**
195 Division Street, area variance for constructed changes to an existing single-family residence; seeking relief from the minimum side yard setback requirement in the Urban Residential – 2 District.

Documents:

[2918 HABITATFORHUMANITY_APP_REDACTED.PDF](#)

5. **#2920 ROSEBROOK TWO-FAMILY**
16 E. Harrison St., area variance to maintain a two-family residence; seeking relief from the minimum average lot width and minimum lot size requirements for a two-family residence in the Urban Residential – 3 District.

Documents:

[2920 ALBERTSONRESIDENCE_APP_REDACTED.PDF](#)

Old Business

1. **#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](#)
[2911 NATHANHOMEOFFICE_ADDTLMATERIALS.PDF](#)

2. **#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](#)
[2916 COSTELLOGARAGE_FLOORPLAN.PDF](#)

3. **#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 setback and maximum principal building coverage in the Urban Residential – 3 District.

Documents:

[2912 BATESRESIDENCEADD_APP_REDACTED.PDF](#)

4. **#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](#)

5. **#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:

[2917 PATRICIARESIDENCEPORCH_APP_REDACTED.PDF](#)

6. **#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](#)
[2786.2 RITEAIDSIGNAGE_UPDATEDMATERIALS.PDF](#)
[2786.2 RITEAIDSIGNAGE_COUNTYRESPONSE.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 DELARMRESIDENCEADD_APP_REDACTED.PDF](#)
[2907 DELARMRESIDENCEADD_PLANS.PDF](#)
[2907 DELARMRESIDENCEADD_PHOTOS.PDF](#)
[2907 DELARMRESIDENCEADDITION_BUILDINSPECTDENIAL.PDF](#)

2. **#2915 OBSTARCYK 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 OBSTARCYKGARAGE_APP_REDACTED1.PDF](#)
[2915 OBSTARCYKGARAGEAPP_ZONINGCALCS.PDF](#)
[2915 OBSTARCYKGARAGE_PLANS.PDF](#)
[2915 OBSTARCYKGARAGEAPP_SSPFCORR.PDF](#)

3. **#2776.1 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 CAPOZZOLARESIDENCEHOMEOCCUPATION_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 CDJTOWNHOUSES_APP_REDACTED.PDF](#)
[2889 CDJTOWNHOUSES_BUILDINSPECTDENIAL.PDF](#)
[2889 CDJTOWNHOUSES_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 ARMERDESORBORESIDENCEADD_APP_REDACTED.PDF](#)
[2880 ARMERDESORBORESIDENCEADD_ELEVATIONS5-5-16.PDF](#)
[2880 ARMERDESORBORESIDENCEADD_REVISEDMAP4-11-16.PDF](#)
[2880 ARMERDESORBORESIDENCE_ADDTLINFO5-20-16.PDF](#)
[2880 ARMERDESORBORESIDENCEADD_CORRBLACK_REDACTED.PDF](#)
[2880 ARMERDESORBORESIDENCE_BUILDINSPECTDENIAL.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 BARLOWRESIDENCEADDITION_APP_REDACTED.PDF](#)
[2890 BARLOWRESIDENCEADDITION_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 BALLSTONAVESUBDIVISION_APP_REDACTED.PDF](#)
[2891 BALLSTONAVESUBDIVISION_SUPPINFORECVD6-6-16_REDACTED.PDF](#)
[2891 BALLSTONAVESUBDIVISION_COUNTYREFERRAL.PDF](#)

9. **#2899 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:

[2899 SOUTHBROADWAYINNSPA_SIGN_BUILDINSPECTDENIAL.PDF](#)
[2899 SOUTHBROADWAYINNSPA_SIGN_APPREDACTED.PDF](#)
[2899 SOUTHBROADWAYINNSPA_COUNTYRESPONSE.PDF](#)

Other Business

1. **APPROVAL OF DRAFT MEETING MINUTES: SEPT. 26**

2. **NEXT ZONING BOARD MEETING: TUES., OCTOBER 24**

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.