



CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS
CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
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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, October 24, 2016
City Council Chambers – 7:00 p.m.

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

Salute The Flag

Roll Call

Old 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](#)
[2914 SAMESMIXEDUSEBUILD_KDILLERCORR_REDACTED.PDF](#)
[2914 SAMESMIXEDUSEBUILD_ABODDENCORR_REDACTED.PDF](#)
[2914 SAMESMIXEDUSEBUILD_JCLARKCORR_REDACTED.PDF](#)

2. #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](#)

3. #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 and minimum rear and side yard setbacks for an existing deck in the Urban Residential – 3 District.

Documents:

[2920 ALBERTSONRESIDENCE_APP_REDACTED.PDF](#)
[2920 ALBERTSONRESIDENCE_ADDTLINFO_REDACTED.PDF](#)

4. #2911 NATHAN HOME OCCUPATION

36 Bensonhurst Avenue, area variance to construct a detached garage with second-story home office, seeking relief to permit habitable/finished space in an accessory structure in an Urban Residential – 2 District.

Documents:

[2911 NATHANHOMEOFFICE_APP_REDACTED.PDF](#)
[2911 NATHANHOMEOFFICE_ADDTLMATERIALS.PDF](#)
[2911 NATHANHOMEOFFICE_ADDTLINFO9-28-16.PDF](#)
[2911 NATHANHOMEOFFICE_REVISEDLOORPLAN10-17-16.PDF](#)

5. #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_PHOTOS.PDF](#)
[2907 DELARMRESIDENCEADD_PLANS.PDF](#)
[2907 DELARMRESIDENCEADDITION_BUILDINSPECTDENIAL.PDF](#)
[2907 DELARMRESIDENCEADDITION_PUBLICCOMM_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_DRCADVISOPIN.PDF](#)
[2786.2 RITEAIDSIGNAGE_COUNTYRESPONSE.PDF](#)
[2786.2 RITEAIDSIGNAGE_UPDATEDMATERIALS.PDF](#)
[2786.2 RITEAIDSIGNAGE_SIGNPACKAGE.PDF](#)
[2786.2 RITEAIDSIGNAGE_ENTRANCE.PDF](#)
[2786.2 RITEAIDSIGNAGE_DPMTWITHINSIGN.PDF](#)
[2786.2 RITEAIDSIGNAGE_SIGNEDPLANS.PDF](#)
[2786.2 RITEAIDSIGNAGE_APPROVEDTEMPSIGNAGE.PDF](#)

7. #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](#)
[2903 CAPOZZOLAHOMEOCCUPATION_ADDTLINFO10-18-16.PDF](#)
[2903 CAPOZZOLARESIDENCEHOMEOCCUPATION_NEIGHBORSUPP_REDACTED.PDF](#)

8. **#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 SOUTHBROADWAYINNSPAIGN_APPREDACTED.PDF](#)
[2899 SOUTHBROADWAYINNSPAIGN_BUILDINSPECTDENIAL.PDF](#)
[2899 SOUTHBROADWAYINNSPA_COUNTYRESPONSE.PDF](#)

New Business

1. **#2921 REGATTA VIEW, LLC RESIDENTIAL DEVELOPMENT**

NYS Route 9P, Dyer Switch Road and Regatta View Drive, interpretation appeal from determination of the Zoning and Building Inspector that the Interlaken PUD legislation fails to provide proof of compliance for the proposed development.

Documents:

[2921 REGATTAVIEWINTERPRETATION_APP_REDACTED.PDF](#)

2. **#2922 NEWPORT NEWS SHIPBUILDING SIGN**

33 Cady Hill Blvd., area variance for installation of a wall sign in the Industrial General District; seeking relief from the requirement that the sign be placed on a façade that has street frontage.

Documents:

[2922 NEWPORTNEWSSHIPBUILDSIGN_APP_REDACTED.PDF](#)

3. **#2924 NOONAN RESIDENCE**

39 Schuyler Drive, area variance for additions to an existing single-family residence; seeking relief from the maximum principal building coverage, minimum front yard setback, minimum side yard and total side yard setback requirements in the Urban Residential – 1 District.

Documents:

[2924 NOONANRESIDENCE_APP_REDACTED.PDF](#)

Adjourned Items

1. **#2910 PET LODGE OF SARATOGA**

vacant lands on east side of Route 9/South Broadway (tax parcel nos. 191.8-1-1-6), area variance to construct a pet boarding facility and associated site work; seeking relief from the minimum side yard (each) and minimum total side yard setback requirements in the Tourist Related Business and Rural Residential Districts.

Documents:

[2910 PETLODGEOFSARATOGA_APP_REDACTED.PDF](#)
[2910 PETLODGEOFSARATOGA_COUNTYRESPONSE.PDF](#)
[2910 PETLODGEOFSARATOGA_BUILDINSPECTDENIAL.PDF](#)
[2910 PETLODGEOFSARATOGA_ILUCORR9-26-16_REDACTED.PDF](#)
[2910 PETLODGEOFSARATOGA_LTRSSUPPORT_REDACTED.PDF](#)

2. **#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_REDACTED1.PDF](#)
[2915 OBSTARCZYKGARAGE_PLANS.PDF](#)
[2915 OBSTARCZYKGARAGEAPP_SSPFCORR.PDF](#)
[2915 OBSTARCZYKGARAGEAPP_ZONINGCALCS.PDF](#)
[2915 OBSTARCZYKGARAGE_REVISEDLOTPLAN.PDF](#)
[2915 OBSTARCZYKGARAGE_REVISEDPLANS.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. **#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_BUILDINSPECTDENIAL.PDF](#)
[2889 CDJTTOWNHOUSES_AMILLERCORR4-25-16_REDACTED.PDF](#)

5. **#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_ADDTLINFO5-20-16.PDF](#)
[2880 ARMERDESORBORESIDENCEADD_ELEVATIONS5-5-16.PDF](#)
[2880 ARMERDESORBORESIDENCEADD_REVISEDMAP4-11-16.PDF](#)
[2880 ARMERDESORBORESIDENCE_BUILDINSPECTDENIAL.PDF](#)
[2880 ARMERDESORBORESIDENCEADD_CORRBLACK_REDACTED.PDF](#)

6. **#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](#)

7. **#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_COUNTYREFERRAL.PDF](#)

[2891 BALLSTONAVESUBDIVISION_SUPPINFORECVD6-6-16_REDACTED.PDF](#)

OTHER BUSINESS:

- a. CARAVAN: WED., OCT. 19 AT 1PM
- b. APPROVAL OF DRAFT MEETING MINUTES: SEPTEMBER 26
- c. NEXT ZONING BOARD MEETING: MON., NOVEMBER 7

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.