



CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS
□
CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
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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, Nov. 7, 2016
CITY COUNCIL CHAMBERS – 7:00 P.M.

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

Salute The Flag

Roll Call

New Business

1. #2923 BRITTEN RESIDENCE

23 Crommelin Drive, area variance for an addition to an existing single-family residence; seeking relief from the maximum principal building coverage in the Urban Residential – 1 District.

Documents:

[2923 BITTENRESIDENCEADDITION_APP_REDACTED.PDF](#)

2. #2927 FOUST GARAGE

8 Avery Street, area variance for an existing detached garage; seeking relief from the maximum accessory building coverage in the Urban Residential – 3 District.

Documents:

[2927 FOUSTGARAGE_APP_REDACTED.PDF](#)

3. #2844.1 SBDT VENTURES RESIDENCE

60 Franklin Street, area variance to accommodate the as-built condition of a new single-family residence; seeking additional relief from the maximum principal building coverage, minimum front yard setback, minimum side yard (each) setback and minimum total side yard setback requirements in the Urban Residential – 4 District.

Documents:

[2844.1 SBDTVENTURESSINGLEFAMILY_APP_REDACTED.PDF](#)

4. #2925 SOUTHERN SUBDIVISION

124 York Avenue, area variance associated with a proposed two lot residential subdivision; seeking relief from the minimum lot size and minimum average lot width requirements for each of the lots in the Urban Residential – 3 District.

Documents:

[2925 SOUTHERNRESIDENCESUBDIVISION_APP_REDACTED.PDF](#)

5. #2928 CHARLES SCHWAB SIGNS

46 Marion Avenue, area variance for wall signs; seeking relief from the maximum number of wall signs on a façade, maximum height of lettering, and maximum extension of sign from face of the building requirements in the Transect – 5 District.

Documents:

[2928 CHARLESSCHWABSIGN_APP_REDACTED.PDF](#)

Old Business

1. #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](#)

2. #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.~~ **WITHDRAWN**

Documents:

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

3. #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](#)
[2921 REGATTAVIEWINTERPRETATION_DCARRAFFIDAVIT.PDF](#)
[2921 REGATTAVIEWINTERPRETATION_TCURLEYCORR_REDACTED.PDF](#)

4. **#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](#)
[2922 NEWPORTNEWSSHIPBUILDINGSIGN_COUNTYRESPONSE.PDF](#)

5. **#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](#)
[2924 NOONANRESIDENCE_REVISEDMAP.PDF](#)

Adjourned Items

1. **#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 OBSTARCZYKGARAGE_REVISEDPLANS.PDF](#)
[2915 OBSTARCZYKGARAGE_REVISEDLOTPLAN.PDF](#)
[2915 OBSTARCZYKGARAGEAPP_ZONINGCALCS.PDF](#)
[2915 OBSTARCZYKGARAGEAPP_SSPFCORR.PDF](#)
[2915 OBSTARCZYKGARAGE_REQDRCADVISOPIN.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), 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_BUILDINSPECTDENIAL.PDF](#)
[2910 PETLODGEOFSARATOGA_COUNTYRESPONSE.PDF](#)
[2910 PETLODGEOFSARATOGA_ILUCORR9-26-16_REDACTED.PDF](#)
[2910 PETLODGEOFSARATOGA_LTRSSUPPORT_REDACTED.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_APP2RECVD10-19-16_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 ARMERDESORBORESIDENCEADD_REVISEDMAP4-11-16.PDF](#)
[2880 ARMERDESORBORESIDENCE_ADDTLINFO5-20-16.PDF](#)
[2880 ARMERDESORBORESIDENCEADD_ELEVATIONS5-5-16.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](#)
[2890 BARLOWRESIDENCEADDITION_BUILDINSPECTDENIAL.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_SUPPINFORECVD6-6-16_REDACTED.PDF](#)
[2891 BALLSTONAVESUBDIVISION_COUNTYREFERRAL.PDF](#)

OTHER BUSINESS:

- a. CARAVAN;
- b. APPROVAL OF DRAFT MEETING MINUTES: OCTOBER 11
- c. NEXT ZONING BOARD MEETING: NOVEMBER 21

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.

