



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 – Monday, Dec. 12, 2016
CITY COUNCIL CHAMBERS – 7:00 P.M.

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

Salute The Flag

Roll Call

1. #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](#)
[2925 SOUTHERNSUBDIVISION_REQFORPBADVISOPIN.PDF](#)
[2925 SOUTHERNSUBDIVISION_PBADVISOPIN.PDF](#)
[2925 SOUTHERNRESIDENCESUB_MDILLONCORR_REDACTED.PDF](#)
[2925 SOUTHERNSUBDIVISION_APPCORR11-30-16_REDACTED.PDF](#)

2. #2832.1 BRADY RESIDENCE

99 Fifth Avenue, area variance extension for construction of a new single-family residence; seeking relief from the maximum principal building coverage in the Urban Residential – 1 District.

Documents:

[2832.1 BRADYRESIDENCE_APP_REDACTED.PDF](#)

3. #2933 PLAZA 15 STORAGE, LLC

vacant parcel off of Jones Road/Plaza Road (private road), consideration for Coordinated SEQRA Review for construction of a 70,000 sq. ft. self-storage building; seeking relief from the frontage build-to and build-out requirements in the Transect – 4 District.

Documents:

[2933 PLAZA15STORAGE_APP_REDACTED.PDF](#)

4. #2932 DEVALL CARRIAGE HOUSE

59 Franklin Street, area variance for construction of a three-car carriage house with second story dwelling unit; seeking relief from the minimum front yard setback (Cherry St.) and minimum side yard setback requirements in the Urban Residential – 4 District.

Documents:

[2932 DEVALLCARRIAGEHOUSE_DEVALLCOR11-30-16_REDACTED.PDF](#)
[2932 DEVALLCARRIAGEHOUSE_APP_REDACTED.PDF](#)

5. #2935 DALEY RESIDENCE

17 Murphy Lane, area variance for an addition to an existing single-family residence; seeking relief from the minimum side and rear yard setbacks in the Urban Residential – 3 District.

Documents:

[2935 DALEYRESIDENCE_APP_REDACTED.PDF](#)

6. #2934 SALZ GARAGE

66 White Street, area variance for construction of a detached garage; seeking relief from the maximum accessory building coverage in the Urban Residential – 3 District.

Documents:

[2934 SALZRESIDENCEGARAGE_APP_REDACTED.PDF](#)

7. #2615.1 KRYGOWSKI RESIDENCE

120 Meadowbrook Road/30 Fishcreek View, area variance for construction of a new single-family residence and detached garage; seeking relief from the minimum total side yard setback for the residence and minimum front and side yard setbacks for the garage in the Rural Residential District.

Documents:

[2615.1 KRYGOWSKIRESIDENCE_APP_REDACTED.PDF](#)
[2615.1 KRYGOWSKIRESIDENCE_PHOTOS.PDF](#)

8. #2936 WITT CONSTRUCTION CARRIAGE HOUSE

563 North Broadway, area variance to convert the existing carriage house into a dwelling unit; seeking relief from the minimum rear yard setback and maximum principal building coverage requirements in the Urban Residential 4 District.

Documents:

[2936 WITTCARRIAGEHOUSE_APP_REDACTED.PDF](#)

9. #2875.1 PERRON CARRIAGE HOUSE

35 Greenfield Avenue, area variance to finish the interior of an existing carriage house; seeking relief from the requirement that accessory structures (residential) be limited to

unfinished and uninhabitable space in the Urban Residential – 1 District.

Documents:

2875.1 PERRONCARRIAGEHOUSE_APPCORR10-21-16_REDACTED.PDF
2875.1 PERRONCARRIAGEHOUSE_APP_REDACTED.PDF

10. **#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
2844.1 SBDTVENTURESSINGLEFAMILY_APPCORR_REDACTED.PDF
2844.1 SBDTVENTURESSINGLEFAMILY_PUBCORR.PDF

11. **#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 PETLODGEOPSARATOGA_APP_REDACTED.PDF
2910 PETLODGEOPSARATOGA_BUILDINSPECTDENIAL.PDF
2910 PETLODGEOPSARATOGA_COUNTYRESPONSE.PDF
2910 PETLODGEOPSARATOGA_ILUCORR9-26-16_REDACTED.PDF
2910 PETLODGEOPSARATOGA_LTRSSUPPORT_REDACTED.PDF
2910 PETLODGEOPSARATOGA_JECCORR12-8-16_REDACTED.PDF

12. **#2889 CDJT DEVELOPMENT MULTI-FAMILY**

124 Jefferson Street, use variance to convert an existing 6-unit senior housing development to multi-family residential; seeking relief from the permitted uses in the Urban Residential-2 District.

Documents:

2889 CDJTOWNHOUSES_APP_REDACTED.PDF
2889 CDJTOWNHOUSES_PUBLICCORR_REDACTED.PDF
2889 CDJTOWNHOUSES_BUILDINSPECTDENIAL.PDF
2889 CDJTOWNHOUSES_AMILLERCORR4-25-16_REDACTED.PDF

13. **#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_PG511A-11BAPPDXC.PDF
2921 REGATTAVIEWINTERPRETATION_91CONCEPTPLAN.PDF
2921 REGATTAVIEWINTERPRETATION_DCARRAFFIDAVIT.PDF
2921 REGATTAVIEWINTERPRETATION_KGOLBERGCORR11-21-16_REDACTED.PDF
2921 REGATTAVIEWINTERPRETATION_BMORROWCORR_REDACTED.PDF
2921 REGATTAVIEWINTERPRETATION_JGOLDBERGCORR_REDACTED.PDF
2921 REGATTAVIEWINTERPRETATION_KGOLBERGCORR_REDACTED.PDF
2921 REGATTAVIEWINTERPRETATION_TOURLEYCORR_REDACTED.PDF
2921 REGATTAVIEWINTERPRETATION_PMALECORR12-8-16_REDACTED.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_REVISIEDPLANS.PDF
2915 OBSTARCZYKGARAGE_REVISIEDPLOTPLAN.PDF
2915 OBSTARCZYKGARAGEAPP_ZONINGCALCS.PDF
2915 OBSTARCZYKGARAGEAPP_SSPFCORR.PDF
2915 OBSTARCZYKGARAGE_REQDRCADVISOPIN.PDF

2. **#2929 EMPIRE RUN SIGNS**

130 Excelsior Avenue, area variance for construction of a wall sign and a freestanding sign; seeking relief from the maximum size for the freestanding sign and for placement on a building façade without street frontage for the wall sign requirements in the Transect – 5 District.

Documents:

2929 EMPIRERUNSIGNAGE_APP_REDACTED.PDF
2929 EMPIRERUNSIGNAGE_COUNTYRESPONSE.PDF

3. **#2930 THE SPRINGS SIGNS**

60 Weibel Avenue, area variance for additions to two existing freestanding signs; seeking relief from the maximum size of freestanding signs in the Transect – 5 District.

Documents:

2930 THESPRINGSSIGNAGE_COUNTYRESPONSE.PDF
2930 THESPRINGSSIGNAGE_APP_REDACTED.PDF

4. **#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

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_REVISIEDMAP4-11-16.PDF
2880 ARMERDESORBORESIDENCEADD_ELEVATIONS5-5-16.PDF

[2880 ARMERDESORBORESIDENCE_ADDTLINFO5-20-16.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_COUNTYREFERRAL.PDF](#)
[2891 BALLSTONAVESUBDIVISION_SUPPINFORECVD6-6-16_REDACTED.PDF](#)
[2891 BALLSTONAVESUBDIVISION_APP_REDACTED.PDF](#)

OTHER BUSINESS:

- a. CARAVAN: TBD
- b. APPROVAL OF DRAFT MEETING MINUTES: OCT. 24
- c. NEXT ZONING BOARD MEETING: DECEMBER 19

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.*