



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. 19, 2016
CITY COUNCIL CHAMBERS – 7:00 P.M.

Salute The Flag

6:30 P.M. Workshop

Roll Call

New Business

1. 2876.1 BENTON SUBDIVISION

58 Fifth Avenue, consideration of rehearing of a previously determined area variance application for a two-lot subdivision in the Urban Residential – 1 District.

Documents:

[2876.1 BENTONTRUSTSUBDIVISION_APP_REDACTED.PDF](#)
[2876 BENTONSUBDIVISION_APPREDACTED.PDF](#)

Old 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](#)
[2921 REGATTAVIEWINTERPRETATION_DCARRAFFIDAVIT.PDF](#)
[2921 REGATTAVIEWINTERPRETATIONZONINGCOMPLIANCEDETERMINATION.PDF](#)
[2921 REGATTAVIEWINTERPRETATION_PMALECORR12-8-16_REDACTED.PDF](#)
[2921 REGATTAVIEWINTERPRETATION_KGOLBERGCORR11-21-16_REDACTED.PDF](#)
[2921 REGATTAVIEWINTERPRETATION_PGS11A-11BAPPDXC.PDF](#)
[2921 REGATTAVIEWINTERPRETATION_BMORROWCORR_REDACTED.PDF](#)
[2921 REGATTAVIEWINTERPRETATION_JGOLDBERGCORR_REDACTED.PDF](#)
[2921 REGATTAVIEWINTERPRETATION_KGELBERGCORR_REDACTED.PDF](#)
[2921 REGATTAVIEWINTERPRETATION_91CONCEPTPLAN.PDF](#)
[2921 REGATTAVIEWINTERPRETATION_TCURLEYCORR_REDACTED.PDF](#)

2. #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](#)

3. #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](#)

4. #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](#)

5. #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 EMPIRERUNSIGNORE_APP_REDACTED.PDF](#)
[2929 EMPIRERUNSIGNORE_ADDLINFO.PDF](#)
[2929 EMPIRERUNSIGNORE_COUNTYRESPONSE.PDF](#)

6. #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_APP_REDACTED.PDF](#)
[2930 THESPRINGSSIGNAGE_RENDERINGS.PDF](#)

7. #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](#)

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 PETLODGEOSARATOGA_APP_REDACTED.PDF](#)
[2910 PETLODGEOSARATOGA_BUILDINSPECTDENIAL.PDF](#)
[2910 PETLODGEOSARATOGA_COUNTYRESPONSE.PDF](#)
[2910 PETLODGEOSARATOGA_JECCORR12-8-16_REDACTED.PDF](#)
[2910 PETLODGEOSARATOGA_LTRSSUPPORT_REDACTED.PDF](#)
[2910 PETLODGEOSARATOGA_ILUCORR9-26-16_REDACTED.PDF](#)

2. #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](#)

3. #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](#)

4. #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 OBSTARCYKGARAGE_PLANS.PDF](#)
[2915 OBSTARCYKGARAGE_REVISEDPLOTS.PDF](#)
[2915 OBSTARCYKGARAGE_REVISEDPLOTPLAN.PDF](#)
[2915 OBSTARCYKGARAGEAPP_ZONINGCALCS.PDF](#)
[2915 OBSTARCYKGARAGE_REQDRCADVISOPIN.PDF](#)
[2915 OBSTARCYKGARAGEAPP_SSPPFCORR.PDF](#)

5. #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](#)

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 ARMERDESORBORESIDENCE_BUILDINSPECTDENIAL.PDF](#)
[2880 ARMERDESORBORESIDENCE_ADDTLINFO5-20-16.PDF](#)
[2880 ARMERDESORBORESIDENCEADD_ELEVATIONS5-5-16.PDF](#)
[2880 ARMERDESORBORESIDENCEADD_CORRBLACK_REDACTED.PDF](#)
[2880 ARMERDESORBORESIDENCEADD_REVISEDMAP4-11-16.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 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_COUNTYREFERRAL.PDF](#)
[2891 BALLSTONAVESUBDIVISION_SUPPINFORECD6-6-16_REDACTED.PDF](#)

OTHER BUSINESS:

- a. CARAVAN: TBD
- b. APPROVAL OF DRAFT MEETING MINUTES: Nov. 21
- c. NEXT ZONING BOARD MEETING: JANUARY 9

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.

