



CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS
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CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
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Bill Moore, *Chair*
Keith Kaplan, *Vice Chair*
Adam McNeill, *Secretary*
Gary Hasbrouck
James Helicke
Susan Steer
Cheryl Grey
Oksana Ludd, *alternate*

ZBA Meeting – Monday, Jan. 23, 2017
CITY COUNCIL CHAMBERS – 7:00 P.M.

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

Salute The Flag

Roll Call

New Business

1. **#2942 TEAKWOOD BUILDERS SHOWROOM**
75 Church Street, area variance for an addition to an existing commercial building; seeking relief from the build-to, build-out and two-story requirement in the Transect-5 District.

Documents:

[2942 TEAKWOODBUILDERSRENO_APP_REDACTED.PDF](#)

2. **#2939 SBDT VENTURES, LLC LOTS**
34 & 36 Newton Avenue, area variance to create two residential building lots; seeking relief from the minimum average lot width and minimum lot size requirements for each of the lots in the Urban Residential – 2 District.

Documents:

[2939 SBDTVENTURES_APP_REDACTED.PDF](#)

Old Business

1. **#2930 THE SPRINGS SIGNS**
60 and 74 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](#)

2. **#2937 QUAY GARAGE**
111 Catherine Street, area variance to finish the interior of an existing garage; seeking relief to permit finished/habitable space in an accessory structure in the Urban Residential – 2 District.

Documents:

[2937 QUAYRESIDENCEGARAGE_APP_REDACTED.PDF](#)
[2937 QUAYRESIDENCEGARAGE_MEYERSCORR_REDACTED.PDF](#)

3. **#2941 HENNESSEY RESIDENCE**
101 North Street, area variance for additions to an existing single-family residence; seeking relief from the minimum side yard setback requirement in the Urban Residential – 3 District.

Documents:

[2941 HENNESSYRESIDENCEADD_APP_REDACTED.PDF](#)

4. **#2940 STEIMLE TWO-FAMILY**
63 Ash Street, area variance to construct an attached garage with dwelling unit; seeking relief from the minimum average lot width and minimum lot size requirements for a two-family residence, minimum side yard setback, minimum total side yard setback, and maximum principal building coverage requirements in the Urban Residential – 3 District.

Documents:

[2940 STEIMLEGARAGE_APP12-06-16_REDACTED.PDF](#)

5. **#2938 FOX TWO-FAMILY**
217 Caroline Street, area variance for an addition to an existing multi-family residence; seeking relief from the minimum side yard setback and maximum principal building coverage requirements in the Urban Residential – 3 District.

Documents:

[2938 FOX2FAMILYRESIDENCE_APP_REDACTED.PDF](#)

6. **#2933 PLAZA 15 STORAGE, LLC**
vacant parcel off of Jones Road/Plaza Road (private road), area variance for construction of a 70,000 sq. ft. two-story, 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](#)
[2933 PLAZA15STORAGE_COUNTYRESPONSE.PDF](#)

7. **#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, minimum total side yard setback (for building and parking) and minimum parking requirements in the Rural Residential and Tourist Related Business Districts.

Documents:

[2910 PETLODGE_RESUBMISSION1-13-17_REDACTED.PDF](#)
[2910 PETLODGE OF SARATOGA_APP_REDACTED.PDF](#)
[2910 PETLODGE_SEQRNEGDEC_REDACTED.PDF](#)
[2910 PETLODGE OF SARATOGA_JECCORR12-8-16_REDACTED.PDF](#)
[2910 PETLODGE OF SARATOGA_LTRSSUPPORT_REDACTED.PDF](#)
[2910 PETLODGE OF SARATOGA_ILUCORR9-26-16_REDACTED.PDF](#)

Adjourned Items

1. #2876.1 BENTON SUBDIVISION

58 Fifth Avenue, area variance for a two-lot subdivision; seeking relief from the minimum average lot width and minimum lot size requirements for both lots in the Urban Residential – 1 District.

Documents:

[2876.1 BENTON TRUSTS SUBDIVISION_APP_REDACTED.PDF](#)

2. #2932 DEVALLE 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 DEVALLE CARRIAGE HOUSE_APP_REDACTED.PDF](#)
[2932 DEVALLE CARRIAGE HOUSE_DEVALLE COR 11-30-16_REDACTED.PDF](#)
[2932 DEVALLE CARRIAGE HOUSE_1986 SITE PLAN.PDF](#)

3. #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 OBSTARCZYK GARAGE_APP_REDACTED1.PDF](#)
[2915 OBSTARCZYK GARAGE_REVISED PLANS.PDF](#)
[2915 OBSTARCZYK GARAGE_REVISED PLOT PLAN.PDF](#)
[2915 OBSTARCZYK GARAGE_PLANS.PDF](#)
[2915 OBSTARCZYK GARAGE APP_ZONING CALCULCS.PDF](#)
[2915 OBSTARCZYK GARAGE APP_SSPFCORR.PDF](#)
[2915 OBSTARCZYK GARAGE_REQ DRC ADVISOPIN.PDF](#)

4. #2931 LAKE LOCAL

550 Union Avenue, consideration for Coordinated SEQRA Review for expansion and construction of eating and drinking establishment, marina and docks and tourist accommodations in the Water Related Business and Rural Residential Districts.

Documents:

[2931 LAKE LOCAL_APP_REDACTED.PDF](#)

OTHER BUSINESS:

- a. CARAVAN: TBD
- b. APPROVAL OF DRAFT MEETING MINUTES: DEC. 19
- c. NEXT ZONING BOARD MEETING: FEBRUARY 13

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.