



**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*  
Gary Hasbrouck  
James Helicke  
Susan Steer  
Cheryl Grey  
Oksana Ludd, *alternate*

**ZBA Meeting – Monday, Feb. 13, 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. #2943 BENTON TRUST RESIDENCE**

58 Fifth Avenue, area variance to construct a single-family residence; seeking relief from the minimum front yard, minimum side yard, minimum total side yard and minimum rear yard setbacks, and maximum principal building coverage requirements in the Urban Residential – 1 District.

Documents:

[2943 BENTONTRUSTSINGLEFAMILY\\_APP\\_REDACTED.PDF](#)  
[2943 BENTONTRUSTRESIDENCE\\_UPDATESRECVD2-2-17\\_REDACTED.PDF](#)  
[2943 BENTONTRUSTSINGLEFAMILY\\_PBADVISOPIN.PDF](#)

**3. #2944 MCCARTHY TWO-FAMILY**

14 Stratton Street, area variance for construction of additions to an existing two-family residence; seeking relief from the minimum front and side yard setback requirements in the Urban Residential – 2 District.

Documents:

[2944 MCCARTHYRESIDENCE\\_APP\\_REDACTED.PDF](#)

**4. #2945 BONACIO RESIDENCE**

22 Greenfield Avenue, area variance for additions to an existing single-family residence; seeking relief from the minimum front yards (Greenfield and Woodlawn) and minimum side yard setbacks, and maximum principal building coverage (two structures combined) requirements in the Urban Residential – 1 District.

Documents:

[2945 BONACIORESIDENCE\\_APP\\_REDACTED.PDF](#)

**5. #2946 HOMEWOOD SUITES SIGNS**

3368 South Broadway, area variance for construction of three wall signs, seeking relief from the maximum number of wall signs, placement above the first floor level of the building, and for placement of a wall sign on a building façade without street frontage requirements in the Tourist Related Business District.

Documents:

[2496 HOMEWOODSUITESSIGNAGE\\_APP\\_REDACTED.PDF](#)

**Old Business**

**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\\_REVISEDPLAN.PDF](#)  
[2915 OBSTARCZYKGARAGEAPP\\_ZONINGCALCS.PDF](#)  
[2915 OBSTARCZYKGARAGEAPP\\_SSPFCORR.PDF](#)  
[2915 OBSTARCZYKGARAGE\\_REQDRCADVISOPIN.PDF](#)

**2. #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](#)  
[2933 PLAZA15STORAGE\\_SEQRNEGDEC.PDF](#)

**3. #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 BENTONTRUSTSUBDIVISION\\_APP\\_REDACTED.PDF](#)

**4. #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 SBDVENTURES\\_APP\\_REDACTED.PDF](#)

**Adjourned Items**

**1. #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\\_APP\\_REDACTED.PDF](#)

[2932 DEVALLCARRIAGEHOUSE\\_DEVALLCOR11-30-16\\_REDACTED.PDF](#)

[2932 DEVALLCARRIAGEHOUSE\\_1986SITEPLAN.PDF](#)

**2. #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 LAKELOCAL\\_APP\\_REDACTED.PDF](#)

**OTHER BUSINESS:**

- a. CARAVAN: TBD
- b. APPROVAL OF DRAFT MEETING MINUTES: JAN. 9
- c. NEXT ZONING BOARD MEETING: FEBRUARY 27

*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.*