



CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS
CITY HALL - 474 BROADWAY
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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, April 10, 2017
City Council Chambers – 7:00 p.m.

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

Salute The Flag

Roll Call

New Business

1. #2957 MANEY MULTI-FAMILY

18 Cherry Street and 38 Marvin Alley, discussion and consideration for Coordinated SEQRA Review for two residential condominium buildings and associated site work in the Urban Residential – 4 District.

Documents:

[2957 MANEYMULTIFAMILY_APP_REDACTED.PDF](#)

2. #2952 SMITH HOME OFFICE

78 Lincoln Avenue, area variance for a home office in a detached garage; seeking relief to permit finished/habitable space in an accessory structure (residential) in the Urban Residential – 2 District.

Documents:

[2952 SMITHRESIDENCEHOMEOFFICE_APPF_REDACTED.PDF](#)

3. #2954 KAZLO ADDITION

8 Ritchie Place, area variance for an addition to an existing single-family residence; seeking relief from the minimum side yard setback, minimum total side yard setback and maximum principal building coverage requirements in the Urban Residential – 1 District.

Documents:

[2954 KAZLORESIDENCEADDITION_APP_REDACTED.PDF](#)

4. #2955 TIN ROOF, LLC ADDITION

32 Park Place, area variance for an addition to an existing single-family residence; seeking relief from the minimum rear yard setback requirement in the Urban Residential – 2 District.

Documents:

[2955 SIMPSONRESIDENCEADDITION_APP_REDACTED.PDF](#)
[2955 TINROOFRESIDENCEADDITION_BLOMBARDOCORR4-10-17_REDACTED.PDF](#)

5. #2956 GROSSMAN PORCH

169 Union Avenue, area variance for a covered porch addition to an existing residence; seeking relief from the minimum front yard (Ludlow) setback, minimum side yard setback and maximum principal building coverage requirements in the Urban Residential – 4 District.

Documents:

[2956 GROSSMANRESIDENCEPORCH_APP_REDACTED.PDF](#)

6. #2958 ENGLERT PORCH

52 Franklin Street, area variance for an enclosed porch addition to an existing single-family residence; seeking relief from the minimum side yard setback requirement in the Urban Residential – 4 District.

Documents:

[2958 ENGLERTPORCH_APP_REDACTED.PDF](#)

Old Business

1. #2944.1 MCCARTHY TWO-FAMILY

14 Stratton Street, area variance modification for construction of an addition to an existing two-family residence; seeking relief to expand a nonconforming use in the Urban Residential – 2 District.

Documents:

[2944.1 MCCARTHYRESIDENCEAMEND_APP_REDACTED.PDF](#)
[2944 MCCARTHYRESIDENCE_APP_REDACTED.PDF](#)

2. #2950 MCBAIN POOL

41 Granite Street, area variance to install a pool; seeking relief from the minimum front yard setback, maximum accessory building coverage, and for placement of a pool in the front yard requirements in the Urban Residential – 1 District.

Documents:

[2950 MCBAINPOOL_APP_REDACTED.PDF](#)
[2950 MCBAINPOOL_SUPPLTRRS.PDF](#)

3. #2951 SHELTERS OF SARATOGA ADDITION

14 Walworth Street, area variance for an addition to an existing residence; seeking relief from the minimum average lot width, minimum side and rear yard setbacks and maximum principal building coverage for the building addition and minimum front, rear and side yard setbacks to parking in the Urban Residential – 4 District.

Documents:

[2951 SHELTERSOF SARATOGA_APP_REDACTED.PDF](#)
[2951 SHELTERSOF SARATOGA_MTUCKCORR_REDACTED.PDF](#)
[2951 SHELTERSOF SARATOGA_NARRATIVE.PDF](#)
[2951 SHELTERSOF SARATOGA_MASIECORR_REVISEDPLANS.PDF](#)
[2951 SHELTERSOF SARATOGA_LTRSOFSUPPT.PDF](#)
[2951 SHELTERSOF SARATOGA_MOA.PDF](#)
[2951 SHELTERSOF SARATOGA_SUPPLTRRECVD3-27-17_REDACTED.PDF](#)
[2951 SHELTERSOF SARATOGA_MASIECORR_REDACTED.PDF](#)
[2951 SHELTERSOF SARATOGA_COUNTYRESPONSE.PDF](#)
[2951 SHELTERSOF SARATOGA_FLOORPLAN.PDF](#)

Adjourned Items

1. #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 BENTONTRUSTSINGLEFAMILY_PBADVISOPIN.PDF](#)
[2943 BENTONTRUSTRESIDENCE_UPDATESRECVD2-2-17_REDACTED.PDF](#)

2. #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](#)

3. #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: MAR. 27
- c. NEXT ZONING BOARD MEETING: APRIL 24

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.