



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

ZBA Meeting – Monday, April 24, 2017
City Council Chambers – 7:00 p.m.

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

Salute The Flag

Roll Call

New Business

1. 2959 NAHILL PORCH

121 Circular Street, area variance to construct a new front porch addition to an existing multi-family residence; seeking relief from the minimum front yards (Caroline and Circular) and maximum principal building coverage requirements in the Urban Residential – 3 District.

Documents:

[2959 NAHILLRESIDENCEPORCH_APP_REDACTED1.PDF](#)

2. 2960 WHALEN GARAGE

39 Second Street, area variance to permit finished/habitable space in an accessory structure (residential) in the Urban Residential – 2 District.

Documents:

[2960 WHALENGARAGE_APP_REDACTED.PDF](#)

3. 2961 MCMAHON ADDITION

96 White Street, area variance to construct a second-story addition to an existing single-family residence; seeking relief from the minimum side yard setback requirement in the Urban Residential – 3 District.

Documents:

[2961 MCMAHONADDITION_APP_REDACTED.PDF](#)

4. 2962 MUMFORD/KLEPETAR GARAGE

58 Newton Avenue, area variance to construct an attached garage addition to an existing single-family residence; seeking relief from the minimum side yard and total side yard setbacks in the Urban Residential – 2 District.

Documents:

[2962 MUMFORDKLEPETARGARAGE_APP_REDACTED.PDF](#)

Old Business

1. #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](#)

2. #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](#)

3. #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](#)
[2955 SIMPSONRESIDENCEADDITION_SPSSCORR.PDF](#)

Adjourned Items

1. #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](#)

2. #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](#)

3. #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](#)

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_APP_REDACTED.PDF](#)
[2932 DEVALLCARRIAGEHOUSE_DEVALLCOR11-30-16_REDACTED.PDF](#)
[2932 DEVALLCARRIAGEHOUSE_1986SITEPLAN.PDF](#)

5. #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](#)
[2957 MANEYMULTIFAMILY_SSPFCORR.PDF](#)

6. #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, APRIL 10
- c. NEXT ZONING BOARD MEETING: MAY 8

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.