



CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS
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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, June 26, 2017
City Council Chambers – 7:00 p.m.

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

Salute The Flag

Roll Call

New Business

1. # 2980 CODE BLUE INTERPRETATION

14 Walworth Street, interpretation appeal of determination of the Zoning and Building Inspector that the proposed Code Blue emergency shelter is consistent with a use defined as neighborhood rooming house in the Urban Residential – 4 District.

Documents:

[2980 CODEBLUEINTERP_APP_REDACTED.PDF](#)

2. #2981 KIRKLAND POOL

2 Coesa Drive, area variance for a pool, seeking relief to permit placement within the front yard in the Urban Residential – 1 District.

Documents:

[2981 KIRKLANDPOOL_APP_REDACTED.PDF](#)

3. #2982 LANCASTER ADDITION

74 Oak Street, area variance for a rear two-story addition to an existing single-family residence; seeking relief from the minimum front yard setback (Walnut St.), side yard setback and maximum principal building requirements in the Urban Residential – 2 District.

Documents:

[2982 LANCASTERADDITION_APP_REDACTED.PDF](#)

4. #2983 SMISLOFF ADDITION

109 Washington Street, area variance for an exterior stair and rear/deck walkway addition to an existing multi-family residence; seeking relief from the minimum front yard setback (Walworth St.), side yard setback and maximum principal building requirements in the Urban Residential – 4 District.

Documents:

[2983 SMISLOFFADDITION_APPF_REDACTED.PDF](#)

5. #2984 SONG & WANG SUBDIVISION

21 Murphy Lane, area variance for a two-lot residential subdivision; seeking relief from the minimum average lot width (for lots 1&2) and minimum lot area, minimum side yard and minimum total side yard setback requirements for lot 2 in the Urban Residential – 2 District.

Documents:

[2984 SONGWANGSUBDIVISION_APP1_REDACTED.PDF](#)

6. #2969 PEEK CARRIAGE HOUSE

34 York Avenue, area variance to demolish an existing barn/garage and rebuild a new garage with habitable space; seeking relief from the maximum accessory building coverage requirement and to permit habitable/finished space in an accessory structure (residential) in the Urban Residential – 3 District.

Documents:

[2969 PEEKCARRIAGEHOUSE_APP_REDACTED.PDF](#)
[2969 PEEKCARRIAGEHOUSE_SURVEY.PDF](#)
[2662.1 PEEK MODIFICATION RESOLUTION.PDF](#)

Old Business

1. #2964 SKIDMORE COLLEGE ROWING EXPANSION

Staffords Bridge & Meadowbrook Roads, area variance for construction of a training facility and boat storage buildings to existing rowing facility; seeking relief from the minimum front yard setback requirement for buildings and parking area in the Rural Residential District.

Documents:

[2964 SKIDMOREROWING_APP_REDACTED.PDF](#)
[2964 SKIDMOREROWING_COUNTYRESPONSE.PDF](#)

2. #2970 SKIDMORE SCIENCE CENTER ADDITION

815 Broadway, area variance for an addition to the Dana Science Center; seeking relief to exceed the maximum building height with placement of mechanical equipment in the Institutional Educational District.

Documents:

[2970 SKIDMORESCIENCECENTER_AXON.PDF](#)
[2970 SKIDMORESCIENCECENTER_BUILDINGSECTIONS.PDF](#)
[2970 SKIDMORESCIENCECENTER_PENTHOUSEPLAN.PDF](#)
[2970 SKIDMORESCIENCECENTER_VISIBILITYMEMO.PDF](#)
[2970 SKIDMORESCIENCECENTER_APP_REDACTED.PDF](#)

3. #2965 MARTINEZ ADDITION

114 Fifth Avenue, area variance for a rear living room addition to an existing single-family residence; seeking relief from the minimum rear yard setback and maximum principal building requirements in the Urban Residential – 1 District.

Documents:

[2965 MARTINEZADDITION_APP_REDACTED.PDF](#)

4. #2971 BUTTON ADDITION

21 Elizabeth Lane, area variance for a front entry and porch addition to an existing single-family residence; seeking relief from the minimum side yard setback and maximum principal building coverage requirements in the Urban Residential – 1 District.

Documents:

[2971 BUTTONPORCH_APP_REDACTED.PDF](#)
[2971 BUTTONPORCH_APPREVISED_REDACTED.PDF](#)
[2971 BUTTONPORCH_SETBACKMEASURE 6-16-17.PDF](#)
[2971 BUTTONPORCH_CORRCREYDT_REDACTED.PDF](#)
[2971 BUTTONPORCH_CORRTFILION_REDACTED.PDF](#)

Adjourned Items

1. #2966 BEHAN ACCESSORY STRUCTURE INTERPRETATION

66 White Street, interpretation appeal of determination of the Zoning and Building Inspector that permitted water and sewer connections to a previously approved residential garage in the Urban Residential – 3 District.

Documents:

[2966 BEHANGARAGE_APP_REDACTED.PDF](#)
[ZBI DETERMINATION.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. #2932 DEVAL 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 DEVALCARRIAGEHOUSE_APP_REDACTED.PDF](#)
[2932 DEVALCARRIAGEHOUSE_DEVALCOR11-30-16_REDACTED.PDF](#)
[2932 DEVALCARRIAGEHOUSE_1986SITEPLAN.PDF](#)

4. #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](#)
[2957 MANEYMULTIFAMILY_COUNTYRESPONSE.PDF](#)

5. #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_2NDSUBMISSIONRECVD3-28-17_REDACTED.PDF](#)
[2931 LAKELOCAL_APP_REDACTED.PDF](#)

OTHER BUSINESS:

- a. CARAVAN: TBD
- b. APPROVAL OF DRAFT MEETING MINUTES: MAY 8 AND MAY 22
- c. NEXT ZBA MEETING: JUNE 26

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.