



**CITY OF SARATOGA SPRINGS**  
**ZONING BOARD OF APPEALS**  
— □ —  
CITY HALL - 474 BROADWAY  
SARATOGA SPRINGS, NEW YORK 12866  
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Adam McNeill, *Secretary*  
Gary Hasbrouck  
James Helicke  
Susan Steer  
Cheryl Grey  
Oksana Ludd, *alternate*

ZBA Meeting – Monday, July 10, 2017  
City Council Chambers – 7:00 p.m.

6:30 P.M. Workshop

**Roll Call**

**Salute The Flag**

**New Business**

**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. #2924.1 NOONAN ADDITION MODIFICATION**

39 Schuyler Drive, area variance modification to demolish and rebuild an existing single-family residence; relief previously granted from the minimum front yard setback, minimum side yard setback, minimum total side yard setback and maximum principal building requirements in the Urban Residential – 1 District.

Documents:

[2924.1 NOONANMODIFICATION\\_APP\\_REDACTED.PDF](#)

**3. #2985 GLOSE ADDITION**

27 Northway Court, area variance for an addition to an existing single-family residence; seeking relief from the minimum total side yard setback requirement in the Urban Residential – 2 District.

Documents:

[2985 GLOSEADDITION\\_APP\\_REDACTED.PDF](#)

**4. #2986 WASSON ADDITION**

3 Schuyler Drive, area variance for rear sunroom addition to an existing single-family residence; seeking relief from the maximum principal building requirement in the Urban Residential – 1 District.

Documents:

[2986 WASSONRESIDENCE\\_APP\\_REDACTED.PDF](#)

**5. #2987 SALZ POOL**

66 White Street, area variance to construct a pool; seeking relief from the maximum accessory building coverage requirement in the Urban Residential – 3 District.

Documents:

[2987 SALZPOOL\\_APP\\_REDACTED.PDF](#)

**6. #047-143.1 CONNORS RESIDENCE**

87 Ludlow Street, use variance modification to remove a condition of approval that approved two apartments in a converted barn structure in the Urban Residential – 3 District.

Documents:

[047-143.1 CONNORSRESIDENCE\\_APP.PDF](#)

**7. #2943 VERDILE RESIDENCE (FORMERLY BENTON TRUST RESIDENCE)**

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

Documents:

[2943 BENTONTRUSTSINGLEFAMILY\\_PBADVISOPIN.PDF](#)  
[2943 BENTONTRUSTRESIDENCE\\_UPDATESRECD2-2-17\\_REDACTED.PDF](#)  
[2943 BENTONTRUSTRESIDENCE\\_UPDATESRECD6-26-17\\_REDACTED.PDF](#)  
[2943 BENTONTRUSTSINGLEFAMILY\\_APP\\_REDACTED.PDF](#)

**Old Business**

**1. #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](#)

**2. #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](#)

**3. #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\\_SURVEY.PDF](#)  
[2662.1 PEEK MODIFICATION RESOLUTION.PDF](#)  
[2969 PEEKCARRIAGEHOUSE\\_APP\\_REDACTED.PDF](#)

**Adjourned Items**

**1. #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](#)

**2. #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\\_DEVALCOR11-30-16\\_REDACTED.PDF](#)  
[2932 DEVALCARRIAGEHOUSE\\_1986SITEPLAN.PDF](#)  
[2932 DEVALCARRIAGEHOUSE\\_APP\\_REDACTED.PDF](#)

**3. #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\\_COUNTYRESPONSE.PDF](#)  
[2957 MANEYMULTIFAMILY\\_SSPPCORR.PDF](#)  
[2957 MANEYMULTIFAMILY\\_APP\\_REDACTED.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 LAKELOCAL\\_APP\\_REDACTED.PDF](#)  
[2931 LAKELOCAL\\_2NDSUBMISSIONRECD3-28-17\\_REDACTED.PDF](#)

**OTHER BUSINESS:**

- a. CARAVAN: TBD
- b. APPROVAL OF DRAFT MEETING MINUTES: JUNE 12 AND 26
- c. NEXT ZBA MEETING: JULY 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.*