



CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS
CITY HALL - 474 BROADWAY
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Bill Moore, *Chair*
Keith Kaplan, *Vice Chair*
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Gary Hasbrouck
James Helicke
Susan Steer
Cheryl Grey
Oksana Ludd, *alternate*

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

AGENDA

6:30 P.M. Workshop

Salute The Flag

Roll Call

New Business

1. #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](#)

2. #2885.1 CARR RESIDENCE MODIFICATION

13 Oakland Drive, area variance modification to demolish and rebuild an existing single-family residence; relief previously granted from the minimum front yard setback (Oakland Dr.), minimum front yard setback (Lawrence St.) and maximum principal building coverage in the Urban Residential – 1 District.

Documents:

[2885.1 CARRRESIDENCEMOD_APP.PDF](#)
[2885.1 CARRRESIDENCEMOD_NEWPLAN.PDF](#)
[2885.1 CARRRESIDENCEMOD_ORIGPLAN.PDF](#)

3. #2988 KOSIBA GARAGE APARTMENT

5 Beekman Street, area variance to construct a detached garage with dwelling unit; seeking relief from the minimum lot size requirement for a second single-family residence, to permit more than one principal building on a lot and minimum rear yard setback requirements in the Urban Residential – 3 District.

Documents:

[2988 KOSIBARESIDENCEGARAGE_APPF_REDACTED.PDF](#)

4. #2989 PEPPER'S CORNER MARKET

173 Lake Avenue, area variance to demolish the existing structure and construct a new 1,960 sq. ft. market for two retail tenants and two wall signs; seeking relief from the minimum parking requirement and to permit two wall signs in the Urban Residential – 3 District.

Documents:

[2989 PEPPERSCORNER_APP_REDACTED.PDF](#)
[2989 PEPPERSCORNER_ZBLETTER.PDF](#)
[2989 PEPPERSCORNER_ELEVATIONS_REDACTED.PDF](#)
[2989 PEPPERSCORNER_TRAFFICANALYSIS_REDACTED.PDF](#)
[2989 PEPPERSCORNER_TYCHOSTUPCORR_REDACTED.PDF](#)

Old Business

1. #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](#)

2. #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](#)

3. #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](#)
[1947 ZBA MTG. MINS..PDF](#)
[047-143.1 CONNORSRESIDENCE_EAFPARTI_REDACTED.PDF](#)

4. #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_APP_REDACTED.PDF](#)
[2943 BENTONTRUSTSINGLEFAMILY_PBADVISOPIN.PDF](#)
[2943 BENTONTRUSTRESIDENCE_UPDATEPRESERVED-2-17_REDACTED.PDF](#)

5. **#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](#)

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](#)

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](#)

[2984 SONGWANGSUBDIVISION_NEWHOUSESPECsRECVD7-6-17.PDF](#)

[LOT 2 21 MURPHY LANE.JPG](#)

2. **#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](#)

3. **#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](#)

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_COUNTYRESPONSE.PDF](#)

[2957 MANEYMULTIFAMILY_SSPFCORR.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_APP_REDACTED.PDF](#)

[2931 LAKELOCAL_2NDSUBMISSIONRECVD3-28-17_REDACTED.PDF](#)

OTHER BUSINESS:

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

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.