



CITY OF SARATOGA SPRINGS ZONING BOARD OF APPEALS

CITY HALL – 474 BROADWAY
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ZBA Meeting – Monday, November 27, 2017

City Council Chambers – 7:00 p.m.

AGENDA

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

Salute The Flag

Roll Call

New Business

1. #3005 CONNORS RESIDENCE

87 Ludlow, area variance for renovation including increasing roof height to an existing single-family residence; seeking relief from the minimum front yard setback requirement in the Urban Residential – 3 District.

Documents:

[3005 CONNORSADDITION_APP_REDACTED.PDF](#)
[3005 CONNORSADDITION_PARLIMANCORR11-27-17_REDACTED.PDF](#)
[ZBI DENIAL.PDF](#)

Old Business

1. #3004 JASTRZAB ADDITION

166 Grand Avenue, area variance for construction of an addition to an existing single-family residence; seeking relief from the minimum side yard and minimum total side yard setbacks and maximum principal building coverage requirements in the Urban Residential – 2 District.

Documents:

[3004 JASTRZABADDITION_APPF_REDACTED.PDF](#)
[ZBI DENIAL.PDF](#)
[3004 JASTRZABADDITION_APPCORR11-20-17_REDACTED.PDF](#)

2. #2998 PENNEY ADDITION

96 Fifth Avenue, area variance for construction of an addition to an existing single-family residence; seeking relief from the minimum side yard and total side yard setbacks and maximum principal building coverage requirements in the Urban Residential - 1 District.

Documents:

[2998 PENNEYADDITION_APP_REDACTED.PDF](#)
[2998 PENNEYADDITION_FLRPLANS10-13-17.PDF](#)
[2998 PENNEYADDITION_BLANCHARDCORR10-16-17_REDACTED.PDF](#)
[2998 PENNEYADDITION_UPDATES11-20-17.PDF](#)

Adjourned Items

1. #3001 ZIMMERMAN SUBDIVISION

139 Grand Avenue, area variance associated with a two-lot residential subdivision; seeking relief from the minimum average lot width and minimum lot size (lot 1) and minimum lot area (lot 2) and minimum total side yard setback for existing residence on proposed lot 1 in the Urban Residential — 3 District.

Documents:

[3001 ZIMMERMANSUBDIVISION_APP_REDACTED.PDF](#)
[3001 ZIMMERMANSUBDIVISION_PAGE6.PDF](#)
[3001 ZIMMERMANSUBDIVISION_SEAF_REDACTED.PDF](#)
[3001 ZIMMERMANSUBDIVISION_VARIOUSCORR10-16-17_REDACTED.PDF](#)
[3001 ZIMMERMANSUBDIVISION_APPLTRTONEIGH_10-20-17_REDACTED.PDF](#)
[3001 ZIMMERMANSUBDIVISION_FEAF10-23-17F_REDACTED.PDF](#)
[3001 ZIMMERMANSUBDIVISION_CAPONECORR10-24-17_REDACTED.PDF](#)
[3001 ZIMMERMANSUBDIVISION_NONCONFORMPROPS10-26-17_REDACTED.PDF](#)
[3001 ZIMMERMANSUBDIVISION_WOODWORTHCORR10-27-17_REDACTED.PDF](#)
[3001 ZIMMERMANSUBDIVISION_ZIMMERMANCORR10-27-17_REDACTED.PDF](#)
[3001 ZIMMERMANSUBDIVISION_SCHNURRCORR10-27-17_REDACTED.PDF](#)
[3001 ZIMMERMANSUBDIVISION_BOKANCORR10-27-17_REDACTED.PDF](#)
[3001 ZIMMERMANSUBDIVISION_NOUDCORR10-27-17_REDACTED.PDF](#)
[3001 ZIMMERMANSUBDIVISION_HAYESCORR10-29-17_REDACTED.PDF](#)
[3001 ZIMMERMANSUBDIVISION_ZUCHIINOCORR10-29-17_REDACTED.PDF](#)
[3001 ZIMMERMANSUBDIVISION_MCDONALDCORR10-29-17_REDACTED.PDF](#)
[3001 ZIMMERMANSUBDIVISION_BOKANCORR10-29-17_REDACTED.PDF](#)
[3001 ZIMMERMANSUBDIVISION_HANSONCORR10-29-17_REDACTED.PDF](#)
[3001 ZIMMERMANSUBDIVISION_ARTSDISTRICTCORR10-30-17_REDACTED.PDF](#)
[3001 ZIMMERMANSUBDIVISION_POLITCORR10-30-17_REDACTED.PDF](#)
[3001 ZIMMERMANSUBDIVISION_AMYOTCORR10-30-17_REDACTED.PDF](#)
[3001 ZIMMERMANSUBDIVISION_TOTINOCORR11-6-17_REDACTED.PDF](#)
[3001 ZBI DENIAL.PDF](#)

2- #2017.1 ADELPHI HOTEL EXPANSION

19-23 Washington Street, deferral of Lead Agency status to the Planning Board associated with construction of a hotel and spa; seeking relief from the frontage build-to and build-out requirements in the Transect — 6 District.

Documents:

[2017.1 ADELPHIEXPANSION_SITEPLAN APPF_REDACTED.PDF](#)
[2017.1 ZBI DENIAL.PDF](#)
[2017.1 ADELPHIEXPANSION_PLANS.PDF](#)
[2017.1 ADELPHIEXPANSION_PUBLICCORR_REDACTED.PDF](#)

3- #2991 CARUSO GARAGE

565 Grand Avenue, area variance to maintain an existing residential garage; seeking relief from the minimum side yard setback requirement in the Rural Residential District.

Documents:

[2991 CARUSOGARAGE_APP_REDACTED.PDF](#)
[2991 CARUSOGARAGE_PHOTOS9-6-17.PDF](#)
[2991 CARUSOGARAGE_LAROCHECORR9-8-17_REDACTED.PDF](#)
[ZBI DENIAL — CARUSO.PDF](#)

4- #2984 SONG & WANG SUBDIVISION

21 Murphy Lane, consideration for Coordinated SEQRA Review associated with an 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_REVISEDAPP7-31-17_REDACTED.PDF](#)

5- #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](#)

6. #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](#)
[2988 KOSIBARESIDENCEGARAGE_VARIANCECHARTREVISED7-17-17.PDF](#)
[2988 KOSIBARESIDENCEGARAGE_REVISED PLOT PLAN 7-17-17.PDF](#)
[ZBI DENIAL.PDF](#)

7. #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_ELEVATIONS_REDACTED.PDF](#)
[2989 PEPPERSCORNER_TRAFFIC ANALYSIS_REDACTED.PDF](#)
[2989 PEPPERSCORNER_COUNTY RESPONSE.PDF](#)
[2989 PEPPERSCORNER_TYCHO STOP CORR_REDACTED.PDF](#)
[2989 PEPPERSCORNER_DIXON CORR 7-20-17.PDF](#)
[2989 PEPPERSCORNER_SUPPORT PETITION 7-21-17.PDF](#)
[2989 PEPPERSCORNER_MORAN CORR 7-24-17_REDACTED.PDF](#)
[2989 PEPPERSCORNER_DIXON PETITION 7-24-17_REDACTED.PDF](#)
[2989 PEPPERSCORNER_HANAWAY CORR 7-24-17_REDACTED.PDF](#)
[2989 PEPPERSCORNER_DIXON CORR 7-24-17_REDACTED.PDF](#)
[2989 PEPPERSCORNER_CIPOLLO CORR 7-24-17_REDACTED.PDF](#)
[2989 PEPPERSCORNER_BROPHY CORR 7-24-17_REDACTED.PDF](#)
[2989 PEPPERSCORNER_BROPHY CORR 7-17-17_REDACTED.PDF](#)
[2989 PEPPERSCORNER_ZBI LETTER.PDF](#)

8. #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 DEVAL CARRIAGEHOUSE_APP_REDACTED.PDF](#)
[2932 DEVAL CARRIAGEHOUSE_DEVAL COR 11-30-16_REDACTED.PDF](#)
[2932 DEVAL CARRIAGEHOUSE_1986 SITE PLAN.PDF](#)

9. #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 MANEY MULTIFAMILY_APP_REDACTED.PDF](#)
[2957 MANEY MULTIFAMILY_REVISED APP 8-28-17_REDACTED.PDF](#)
[2957 MANEY MULTIFAMILY_SSPF CORR.PDF](#)
[17-036.1 MANEY MULTIFAMILY_SSPF CORR 9-26-17.PDF](#)
[17-036.1 MANEY MULTIFAMILY_UPDATES 9-27-17_REDACTED.PDF](#)
[2957 MANEY MULTIFAMILY_COUNTY RESPONSE.PDF](#)
[2957 MANEY MULTIFAMILY_COUNTY RESPONSE 2.PDF](#)

10. #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 LAKE LOCAL_APP_REDACTED.PDF](#)
[2931 LAKE LOCAL_2ND SUBMISSION RECVD 3-28-17_REDACTED.PDF](#)

11. #2992 NORTHBURG CAMPGROUND

62 Muldowney Road, initiation of Coordinated SEQRA Review associated with a use variance for a

~~campground; seeking relief from the permitted uses in a Rural Residential District.~~

~~Documents:~~

~~[2992NORTHBURGCAMPGROUND_APP_REDACTED.PDF](#)
[2992NORTHBURGCAMPGROUND_FEAF_REDACTED.PDF](#)
[2992NORTHBURGCAMPGROUND_NYSDOHISUBPART7-3.PDF](#)
[2992NORTHBURGCAMPGROUND_WETLANDINFO.PDF](#)
[NORTHBURG COST.PDF](#)
[2992NORTHBURGCAMPGROUND_COUNTYRESPONSE.PDF](#)
[ZBI DENIAL - NORTHBURG.PDF](#)~~

12. #2997 ED'S GARAGE

~~578 Lake Avenue; appeal of the Zoning and Building Inspector's determination that the existing automobile garage is not a lawful pre-existing non-conforming use in the Rural Residential District.~~

~~Documents:~~

~~[2997 DIEHL GARAGE_APP_REDACTED.PDF](#)~~

OTHER BUSINESS:

- a. Caravan: TBD
- b. Approval of Draft Meeting Minutes:
- c. Next ZBA Meeting: Dec. 11

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.