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

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ZBA Meeting – Monday, December 18, 2017
City Council Chambers – 7:00 p.m.

AGENDA

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

Salute The Flag

Roll Call

Old Business

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_REVISEDAPP7-31-17_REDACTED.PDF
   2984 SONGWANGSUBDIVISION_ADDTLINFO10-16-17_REDACTED.PDF
   2984 SONGWANGSUBDIVISION_PBADVISORYOPIN.PDF
   2984 SONGWANGSUBDIVISION_LOTCOMPARISONS.PDF

New Business

1. **#2759.2 ANW HOLDINGS RESIDENTIAL DEVELOPMENT EXTENSION**
   27 Jumel Place, area variance extension for an approved area variance to demolish existing structure and construct seven single-family residences (condominiums); previous relief granted from the maximum principal building coverage, minimum front and rear yard setbacks, maximum number of principal structures on one lot and maximum height for a residential fence requirements in the Urban Residential – 3 District.

   Documents:

   2759.2 ANWHOLDINGS_APP_REDACTED.PDF
   2759.2 ANWHOLDINGS_SEQR_REDACTED.PDF
   2759.2 ANWHOLDINGS_SITEPHOTOS.PDF
   2759.2 ANWHOLDINGS_SITEPLANSF.PDF
   2759.2 ANWHOLDINGS_WATERMAINPLAN_REDACTED.PDF
   2759.2 DOWNTONWALKEXT_DRAFTSWPPP_REDACTED.PDF
   2759.1 ANWHOLDINGS_RESO_27JUMELPL.PDF

2. **#3006 BOUCHER SUBDIVISION**
   2 Glenmore Avenue, area variance for a proposed six-lot residential subdivision; seeking relief from the minimum lot size requirement for two of the lots in the Urban Residential – 2 District.

   Documents:

   3006 BOUCHERSUBDIVISION_APP_REDACTED.PDF

3006 BOUCHERSUBDIVISION_TAXMAP.PDF

3. **# 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
2980 CODEBLUEINTERP_ZBIDENIAL.PDF
2980 CODEBLUEINTERP_ZBIDETERMINATION.PDF
2980 CODEBLUEINTERP_ECORENOCORR6-23-17_REDACTED.PDF
2980 CODEBLUEINTERP_PRESENTATION6-26-17.PDF

Adjourned Items

1. ~~**#2953 STATION PARK MIXED-USE DEVELOPMENT**~~

~~Washington Street and Station Lane, area variance for a proposed multi-use development containing a 110 room hotel, 88 senior housing units, 41 assisted living units, 90 townhouses, and 28,060 sq. ft. of retail; seeking relief from the frontage build-to and build-out, minimum two-story and maximum building height requirements in the Transect-5 district.~~

~~Documents:~~

~~2953 STATIONLANEMIXEDUSE_COUNTYRESPONSE.PDF~~
~~2953 STATIONLANEMIXEDUSE_APP_REDACTED.PDF~~
~~2953 STATIONLANEMIXEDUSE_REVISEDAPP11-30-17_REDACTED.PDF~~

2. ~~**#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_RENDERING10-19-17.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_WOODWORTHCORR10-27-17.PDF~~
~~3001 ZIMMERMANSUBDIVISION_HAYESCORR10-29-17_REDACTED.PDF~~
~~3001 ZIMMERMANSUBDIVISION_ZUCHHINOCORR10-29-17_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~~

3. ~~**#2817.1 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:~~

~~2817.1 ADELPHIEXPANSION_SITEPLAN APPF_REDACTED.PDF~~
~~2817.1 ADELPHIEXPANSION_PLANS.PDF~~
~~2817.1 ADELPHIEXPANSION_PUBLICCORR_REDACTED.PDF~~
~~2817.1 ZBI DENIAL.PDF~~

4. ~~**#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~~

~~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_REVISEDPLOTPLAN7-17-17.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_TRAFFICANALYSIS_REDACTED.PDF~~
~~2989 PEPPERSCORNER_ELEVATIONS_REDACTED.PDF~~
~~2989 PEPPERSCORNER_ZBILETTER.PDF~~
~~2989 PEPPERSCORNER_COUNTYRESPONSE.PDF~~
~~2989 PEPPERSCORNER_TYCHOSTUPCORR_REDACTED.PDF~~
~~2989 PEPPERSCORNER_DIXONCORR7-20-17.PDF~~
~~2989 PEPPERSCORNER_SUPPORTPETITION7-21-17.PDF~~
~~2989 PEPPERSCORNER_MORANCORR7-24-17_REDACTED.PDF~~
~~2989 PEPPERSCORNER_DIXONPETITION7-24-17_REDACTED.PDF~~
~~2989 PEPPERSCORNER_HANAWAYCORR7-24-17_REDACTED.PDF~~
~~2989 PEPPERSCORNER_BROPHYPHOTOS7-24-17.PDF~~
~~2989 PEPPERSCORNER_DIXONCORR7-24-17_REDACTED.PDF~~
~~2989 PEPPERSCORNER_CIPOLLOCORR7-24-17_REDACTED.PDF~~
~~2989 PEPPERSCORNER_BROPHYCORR7-24-17_REDACTED.PDF~~
~~2989 PEPPERSCORNER_BROPHYCORR7-17-17_REDACTED.PDF~~

~~8. #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_1986SITEPLAN.PDF~~
~~2932 DEVALLCARRIAGEHOUSE_DEVALLCOR11-30-16_REDACTED.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 MANEYMULTIFAMILY_APP_REDACTED.PDF~~
~~2957 MANEYMULTIFAMILY_REVISEDAPP8-28-17_REDACTED.PDF~~
~~17.036.1 MANEYMULTIFAMILY_UPDATES9-27-17_REDACTED.PDF~~
~~2957 MANEYMULTIFAMILY_COUNTYRESPONSE.PDF~~
~~2957 MANEYMULTIFAMILY_COUNTYRESPONSE2.PDF~~
~~2957 MANEYMULTIFAMILY_SSPFCORR.PDF~~
~~17.036.1 MANEYMULTIFAMILY_SSPFCORR9-26-17.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 LAKELOCAL_APP_REDACTED.PDF~~
~~2931 LAKELOCAL_2NDSUBMISSIONRECVD3-28-17_REDACTED.PDF~~
~~2931 LAKELOCAL_PHASE2ARCHAEOLOGY10-12-17_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_NYSDOHSUBPART7-3.PDF~~
~~2992NORTHBURGCAMPGROUND_WETLANDINFO.PDF~~
~~NORTHBURG COST.PDF~~
~~ZBI DENIAL - NORTHBURG.PDF~~
~~2992NORTHBURGCAMPGROUND_COUNTYRESPONSE.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 DIEHLGARAGE_APP_REDACTED.PDF~~

OTHER BUSINESS:

a. Caravan: TBD
b. Approval of Draft Meeting Minutes: Oct. 30 and Nov. 13
c. Next ZBA Meeting: Dec. 18

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.