



## CITY OF SARATOGA SPRINGS ZONING BOARD OF APPEALS

CITY HALL – 474 BROADWAY  
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**ZBA Meeting – Monday, January 8, 2018**

City Council Chambers – 7:00 p.m.

## AGENDA

### Roll Call

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

### Salute The Flag

### Old 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](#)  
[2980 CODEBLUEINTERP\\_ECORENOCORR6-23-17\\_REDACTED.PDF](#)  
[2980 CODEBLUEINTERP\\_PRESENTATION6-26-17.PDF](#)  
[2980 CODEBLUEINTERP\\_ECORENOCORR12-15-17\\_REDACTED.PDF](#)  
[2980 CODEBLUEINTERP\\_MCURTAINCORR12-18-17\\_REDACTED.PDF](#)  
[17.017 SHELTERSCODEBLUESUP\\_SEQRANEGDEC.PDF](#)  
[17.017 SHELTERSCODEBLUESUP\\_NOD\\_14WALWORTHST.PDF](#)  
[2980 CODEBLUEINTERP\\_ZBIDETERMINATION.PDF](#)  
[2980 CODEBLUEINTERP\\_ZBIDENIAL.PDF](#)

### New Business

#### 1. ~~#3008 HENNESSY GARAGE~~

~~165 Spring Street, area variance to demolish existing detached garage and construct new detached garage with second story finished space; seeking relief from the maximum accessory building coverage and to permit finished space in an accessory structure (residential) requirements in the Urban Residential – 3 District.~~

#### Documents:

[3008 HENNESSEY GARAGE\\_ZBA\\_APP\\_REDACTED.PDF](#)

#### 2. # 3010 BONANNI ADDITION

95 George Street, area variance for an addition to an existing single-family residence; seeking relief from the minimum side yard setback requirement in the Urban Residential – 3 District.

#### Documents:

[3010 BONANNI ADDITION\\_95GEORGEST\\_APP\\_REDACTED.PDF](#)

**3. #3011 GREEN PORCH**

130 Van Dam Street, area variance for a front porch roof addition to an existing multi-family residence; seeking relief from the minimum front and side yard setback requirements in the Urban Residential – 3 District.

Documents:

[3011 GREEN FRONT PORCH\\_130VANDAM\\_APP\\_REDACTED.PDF](#)

**Adjourned Items**

**1. #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\\_SUPPINFO12-18-17.PDF](#)  
[3006 BOUCHERSUBDIVISION\\_TAXMAP.PDF](#)

**2. #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\\_APP\\_REDACTED.PDF](#)  
[46012\\_SA\\_PBOARD\\_STATIONPARKSUMMARY\\_111017.PDF](#)  
[2953 STATIONLANEMIXEDUSE\\_REVISEDAPP11-30-17\\_REDACTED.PDF](#)  
[2953 STATIONLANEMIXEDUSE-MODIFICATIONCORRESP\\_12-20-17.PDF](#)  
[2953 STATIONLANEMIXEDUSE\\_COUNTYRESPONSE.PDF](#)

**3. #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.

**4. #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](#)

**5. #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\\_LAROCHECORR9-8-17\\_REDACTED.PDF](#)  
[2991 CARUSOGARAGE\\_PHOTOS9-6-17.PDF](#)  
[ZBI DENIAL - CARUSO.PDF](#)  
[2991 CARUSOGARAGE\\_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](#)

**7: #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\\_REVISED PLOT PLAN 7-17-17.PDF](#)  
[2988 KOSIBARESIDENCEGARAGE\\_VARIANCE CHART REVISED 7-17-17.PDF](#)  
[ZBI DENIAL.PDF](#)

**8: #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.~~

**9: #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\\_1986 SITE PLAN.PDF](#)

**10: #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\\_COUNTYRESPONSE2.PDF](#)  
[2957 MANEYMULTIFAMILY\\_REVISED APP 8-28-17\\_REDACTED.PDF](#)  
[2957 MANEYMULTIFAMILY\\_SSPFCORR.PDF](#)  
[17-036.1 MANEYMULTIFAMILY\\_SSPFCORR 9-26-17.PDF](#)  
[17-036.1 MANEYMULTIFAMILY\\_UPDATES 9-27-17\\_REDACTED.PDF](#)  
[2017 12-06\\_18 CHERRY ST - 36 MARVIN ALLEY\\_DRC.PDF](#)  
[2957 MANEYMULTIFAMILY\\_APP\\_REDACTED.PDF](#)

**11: #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](#)  
[2931 LAKELOCAL\\_ZONING COMPLIANCE LETTER\\_12-22-15.PDF](#)  
[2931 LAKELOCAL\\_STOPWORKORDER\\_8-19-16.PDF](#)

**12: #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\\_WETLANDINFO.PDF](#)  
[NORTHBURG COST.PDF](#)  
[ZBI DENIAL - NORTHBURG.PDF](#)  
[2992NORTHBURGCAMPGROUND\\_APP\\_REDACTED.PDF](#)  
[2992NORTHBURGCAMPGROUND\\_COUNTYRESPONSE.PDF](#)  
[2992NORTHBURGCAMPGROUND\\_FEAF\\_REDACTED.PDF](#)  
[2992NORTHBURGCAMPGROUND\\_NYSDOHSUBPART7-3.PDF](#)

**13: #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:**

**OTHER BUSINESS**

- a. Caravan: TBD
- b. Approval of Draft Meeting Minutes: Nov. 27
- c. Next ZBA Meeting: Jan. 8

***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.***