



CITY OF SARATOGA SPRINGS ZONING BOARD OF APPEALS

CITY HALL – 474 BROADWAY
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ZBA Meeting – Monday, January 22, 2018

City Council Chambers – 7:00 p.m.

AGENDA

6:30 P.M. **Workshop - Election Of Officers**

Salute The Flag

Roll Call

New Business

1. 3008 Hennessey 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. 3007 Bolder Ventures Subdivision

116 High Rock Avenue, area variance for a proposed two-lot subdivision; seeking relief from the minimum average lot width requirement for each of the lots and minimum front yard, side yard and total side yard setbacks and maximum principal building coverage requirements for each of the residences in the Urban Residential – 4 District

Documents:

[3007 BOLDERVENTURESUBDIVISION_AREA MAP.PDF](#)
[3007 BOLDERVENTURESUBDIVISION_EXISTING FLOOR PLAN.PDF](#)
[3007 BOLDERVENTURESUBDIVISION_LOTPERMEABILITY.PDF](#)
[3007 BOLDERVENTURESUBDIVISION_LOTSURVEY.PDF](#)
[3007 BOLDERVENTURESUBDIVISION_PICS_12-14-17.PDF](#)
[3007 BOLDERVENTURESUBDIVISION_PLOT PLAN.PDF](#)
[3007 BOLDERVENTURESUBDIVISION_PROPOSED FLOOR PLAN.PDF](#)
[3007 BOLDERVENTURESUBDIVISION_APPLICATION_REDACTED.PDF](#)

3. 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](#)

Old Business

1. 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](#)

2. 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](#)
[3011 GREEN FRONT PORCH_PLOTPLAN.PDF](#)

Adjourned Items

1. 2776-2 Guarino/Haner Extension

21 Park Place, area variance extension for construction of two (2) two-family residences; seeking relief from the minimum front yard setback and maximum principal building coverage requirements in the Urban Residential – 3 District.

2. 2953 Station Park Mixed Use Development

Washington Street and Station Lane, area variance for a proposed multi-use development containing a 140 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.

3. 3001 Zimmerman Subdivision

439 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. 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.

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.

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.

7. 2900 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.

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.

10. 2957 Maney Multi-Family

48 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.

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.~~

~~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.~~

~~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.~~

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Other Business

- a. Caravan: TBD
- b. Approval of Draft Meeting Minutes: Dec. 18
- c. Next ZBA Meeting: Feb. 5

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.