



CITY OF SARATOGA SPRINGS

ZONING BOARD OF APPEALS

CITY HALL - 474 BROADWAY
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ZBA Meeting – Monday, February 24, 2014
City Council Chambers – 7:00 p.m.

DRAFT AGENDA

WORKSHOP: 6:30PM

SALUTE THE FLAG

ROLL CALL

NEW BUSINESS:

1. **#2708 CELLCO/VERIZON WIRELESS TELECOMMUNICATIONS FACILITY**, 2202 Route 50 South, use and area variance for a new telecommunications facility including a 110' high stealth tower; seeking relief for the use and from minimum setback to the tower in a Highway General Business District.
2. **#2750 SARATOGA ACQUISITION, LLC SINGLE-FAMILY**, 20 Fifth Avenue, area variance for installation of a pool and front porch addition to an existing single-family residence; seeking relief from the maximum principal and accessory building coverages and minimum side yard setback requirements of the Urban Residential – 1 District.
3. **#2749 569 NORTH BROADWAY, LLC EXPANSION**, 569 North Broadway, use and area variance for expansion of an existing medical office use; seeking relief to convert a portion of the second floor space from residential to medical office and from the minimum parking requirement in the Urban Residential – 4 District.
4. **#2751 JAMES TWO-FAMILY**, 24 York Avenue, area variance to maintain an existing two-family residence; seeking relief from the minimum lot area and average lot width requirements of the Urban Residential – 3 District.
5. **#2748 422 BROADWAY, LLC SIGNS**, 422 Broadway, area variance to install two wall signs on the side of the building, seeking relief to extend more than 6" from the face of the building in a Transect-6 District.

OLD BUSINESS

6. **#2745 PAVILION GRAND SIGNS**, 30 Lake Avenue, area variance for wall signs; seeking relief to permit placement of a wall sign above the first floor level and to exceed the maximum size for street address identification in the Transect – 6 District.

7. **#2744 BATTAGLINO ADDITIONS**, 90 Fifth Avenue, area variance for construction of residential additions (new front porch and master bedroom/bath addition) to an existing single-family residence; seeking relief from the minimum front yard and maximum principal building coverage requirements in the Urban Residential – 1 District.
8. **#2741 WOODLAWN DEVELOPMENT, LLC MULTI-FAMILY**, 100-108 Woodlawn Avenue, area variance for construction of a two-family residence, parking structure and parking associated with the redevelopment of a nonconforming multi-family residential use; seeking relief to allow more than one principal building on a lot, maximum principal building coverage, minimum site to remain permeable, minimum side (two) yard setback to parking, minimum rear yard setback to two-family residence in the Urban Residential – 3 District.
9. ~~**#2747 CONGREGATION & YESHIVA PARDES DORMITORY**~~, 1 Veterans Way, area variance for expansion of the existing school including construction of an approximate 10,000 sq. ft. residential building; seeking relief from the maximum principal building coverage in the UR-4 district.
10. ~~**#2746 TEAKWOOD BUILDERS, INC. RENOVATION**~~, 79 Henry Street, area variance to construct parking area for the proposed renovation of an existing agriculture supply store for office and retail uses; seeking relief from the minimum parking aisle width requirement.

OTHER BUSINESS

- a. APPROVAL OF MEETING MINUTES: FEBRUARY 10, 2014
- b. NEXT ZONING BOARD MEETING: MARCH 10, 2014

Note: This agenda is subject to change. To verify the actual agenda prior to the meeting, please contact the Zoning Office at 587-3550 extension 2533.

As of 2/20/2014 10:19 AM