



**CITY OF SARATOGA SPRINGS**  
**ZONING BOARD OF APPEALS**

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CITY HALL - 474 BROADWAY  
SARATOGA SPRINGS, NEW YORK 12866  
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**ZBA Meeting – Monday, April 21, 2014**  
**City Council Chambers – 7:00 p.m.**

**DRAFT AGENDA**

**WORKSHOP: 6:30PM**

**SALUTE THE FLAG**

**ROLL CALL**

**NEW BUSINESS:**

1. **#2759 ANW HOLDINGS, INC., 27 JUMEL PLACE**, area variance for construction of seven detached single-family residences; seeking relief from the minimum front yard setback, maximum principal building coverage and maximum height for a residential fence in the Urban Residential – 3 District.
2. **#2761 RELLA-BIRNBY RESIDENCE**, 63 Fifth Ave., area variance for construction of an approximate 540 sq. ft. rear addition to the existing single-family residence, seeking relief from the minimum side yard setback and minimum total side yard setback requirements in the Urban Residential – 1 District.
3. **#2760 9N MEDICAL BUILDING, LLC**, 373 Church Street, area variance to construct a 9,800 sq. ft. medical office building, seeking relief from the minimum two-story requirement in the Transect – 4 District.
4. **#2758 EUROPEAN WAX SIGN**, 177 Ballston Avenue, area variance for installation of a wall sign, seeking relief to permit more than one wall sign for a single tenant space and from the maximum area of a sign in a Highway General Business District.
5. **#2762 IRUN LOCAL SIGN**, 18 Congress Street, Suite 3, area variance for installation of a wall sign, seeking relief to permit installation of a wall sign on a building façade without street frontage in the Transect – 6 District.

**OLD BUSINESS:**

6. **#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.

7. **#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.
8. ~~**#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-1 district.~~  
Adjourned to April 28.

#### **OTHER BUSINESS**

- a. APPROVAL OF MEETING MINUTES: MARCH 24, 2014
- b. NEXT ZONING BOARD MEETING: APRIL 28, 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 4/16/2014 9:02 AM