



CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS

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CITY HALL - 474 BROADWAY
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James Helicke

ZBA Meeting – Monday, November 24, 2014
City Council Chambers – 7:00 p.m.

AGENDA

WORKSHOP: 6:30PM

SALUTE THE FLAG

ROLL CALL

NEW BUSINESS:

1. **#2796 PAVOLDI TWO-FAMILY ADDITION**, 75 Lake Avenue, area variance for construction of a second dwelling unit addition to an existing single-family residence; seeking relief from the minimum front yard setback, side yard (each side) setbacks and total side yard setback requirements in the Urban Residential – 4 District.

OLD BUSINESS:

2. **#2800 PICKETT POOL**, 589 North Broadway, area variance for installation of an in-ground pool; seeking relief from the maximum accessory building coverage in the Urban Residential – 1 District.
3. **#2797 MCCUE GARAGE**, 308 Caroline Street, area variance to finish the second-story of an existing detached garage to habitable space; seeking relief to permit finished/habitable space in an accessory structure in the Urban Residential – 1 District.
4. **#2795 HERZOG FENCE**, 142 Lake Avenue, area variance for construction of a residential fence; seeking relief to exceed the maximum height for a residential fence in the Urban Residential – 3 District.
5. **#2794 CHAUVIN FAMILY DENTISTRY SIGN**, 403 Lake Avenue, area variance for construction of a freestanding sign; seeking relief from the maximum size of such sign for a commercial use in a residential district in the Rural Residential District.
6. **#2798 PASEK PORCH**, 21 State Street, area variance to construct a front porch addition to an existing single-family residence; seeking relief from the minimum front yard and maximum principal building coverage requirement in the Urban Residential – 3 District.
7. **#2778 GUARINO & HANER TWO-FAMILY RESIDENCES**, 21 Park Place, area variance to construct a two-family residence, a two-unit addition to an existing three-family residence and two detached garages; seeking relief from the minimum front yard setback and maximum principal building

coverage requirements in the Urban Residential – 4 District.

8. **#2789 THE HAMLET SIGNAGE**, 46 Marion Avenue, area variance to install wall (tenant) signs, seeking relief to permit installation of signs on elevations without street frontage in the Transect – 5 District.
9. **#2788 ROUPAS ANTENNA**, 36 Doten Avenue, area variance to construct a freestanding antennae structure; seeking relief from the maximum height and depth requirements for such structures in a residential district.

ADJOURNED ITEMS:

10. **#2782 BROWN & DAVIDSON ACCESSORY BUILDING**, 10 Perry Street, area variance to finish the interior of a shed; seeking relief to permit finished/habitable space in an accessory building in the Urban Residential – 3 District.
11. **#2792 STONE BUILDINGS**, 68 Weibel Avenue, area variance to maintain existing buildings; seeking relief from the build-to, minimum frontage build-out and minimum two-story requirements in the Transect – 4 District.
12. **#2791 FOX RESIDENTIAL ADDITION**, 72 Union Avenue, area variance for construction of two additional residential units to an existing multi-family residence; seeking relief from the minimum lot area requirement for the 15th unit, maximum principal building coverage and minimum setback from accessory to principal building requirements in the Urban Residential – 4 District.
13. **#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 requirement in the UR-1 district.
14. **#2786 RITE AID REDEVELOPMENT**, 90 West Avenue and 242 Washington Street, area variance for redevelopment and expansion of the pharmacy and associated sign package; seeking relief from the build-to, minimum frontage build-out and minimum two-story requirements in the Transect-5 District.

OTHER BUSINESS

- a. DRAFT 2015 CALENDAR DISCUSSION
- b. NEXT ZONING BOARD MEETING: DECEMBER 8, 2014