



## CITY OF SARATOGA SPRINGS

### ZONING BOARD OF APPEALS

CITY HALL - 474 BROADWAY  
SARATOGA SPRINGS, NEW YORK 12866  
PH) 518-587-3550 FX) 518-580-9480  
WWW.SARATOGA-SPRINGS.ORG

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**ZBA Meeting – Monday, December 8, 2014**  
**City Council Chambers – 7:00 p.m.**

### **AGENDA**

**WORKSHOP: 6:30PM**

**SALUTE THE FLAG**

**ROLL CALL**

#### **NEW BUSINESS:**

1. **#2799 STEWART'S SHOPS ADDITION**, 30 Church Street, area variance for construction of a 475 sq. ft. addition to the existing building; seeking relief from the build-to-line, minimum frontage build-out and minimum two-story requirements in the Transect-6 District.
2. **#2801 NELSON TWO-FAMILY RESIDENCE**, 152 & 154 Elm Street, area variance for demolition of two existing single-family residences and construction of one two-family residence; seeking relief from the minimum average lot width and minimum lot size requirements for a two-family residence in the Urban Residential – 3 District.
3. **#2802 CROCKER RESIDENTIAL LOTS**, 35 Greenfield Avenue, area variance to provide for a single-family building lot; seeking relief from the minimum average lot width and minimum lot size requirements for the vacant lot and from the minimum average lot width requirement for the house lot in the Urban Residential – 1 District.
4. **#2803 MCINTYRE RESIDENCES**, 110 Regent Street, area variance to construct two single-family residences on a recently subdivided lot; seeking relief from the minimum side yard and total side yard setbacks for the proposed main house; minimum average lot width and minimum side and rear yards for the proposed carriage house (second principal building); minimum side yard and total side yard setbacks to maintain a wood patio on the existing house at 28-32 White Street in the Urban Residential – 4 District.
5. **#2804 VANDUZER ADDITION**, 6 Mallard Landing, area variance to construct an approximate 600 sq. ft. first-floor master suite addition to an existing single-family residence; seeking relief from the minimum total side yard setback requirement in the Rural Residential District.

#### **OLD BUSINESS:**

6. **#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.

7. **#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.
8. **#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.

**ADJOURNED ITEMS:**

9. **#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.
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 15<sup>th</sup> 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. APPROVAL OF NOVEMBER DRAFT MEETING MINUTES
- c. NEXT ZONING BOARD MEETING: DECEMBER 15, 2014