



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

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CITY HALL - 474 BROADWAY  
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**ZBA Meeting – Monday, December 15, 2014**  
**City Council Chambers – 7:00 p.m.**

**AGENDA**

**WORKSHOP: 6:30PM**

**SALUTE THE FLAG**

**ROLL CALL**

**OLD 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. **#2778 GUARINO & HANER TWO-FAMILY RESIDENCES**, 21 Park Place, area variance to construct (2) two-family residences and one detached garage on a lot occupied by an existing three-family residence; seeking relief from the minimum front yard setback (both two-families) and maximum principal building coverage requirements in the Urban Residential – 4 District.
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. **#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.
8. **#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.
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. **#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.
11. **#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.
12. **#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. APPROVAL OF NOVEMBER 17 AND 24, 2014 DRAFT MEETING MINUTES
- b. NEXT ZONING BOARD MEETING: JANUARY 12, 2014