



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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Bill Moore
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Keith Kaplan
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Adam McNeill
Secretary
George "Skip" Carlson
Gary Hasbrouck
Oksana M. Ludd
James Helicke

ZBA Meeting – Monday, January 12, 2015
City Council Chambers – 7:00 p.m.

AGENDA

WORKSHOP: 6:30PM

SALUTE THE FLAG

ROLL CALL

DISCUSSION ITEM:

1. **#2774 COMPLEXIONS SIGN**, 268 Broadway, area variance to install a wall sign in the Transect – 6 District. This application was previously heard on July 14th and 28th.

NEW BUSINESS:

2. **#2777.1 CITY CENTER PARKING GARAGE**, surface parking lot bound by York Street, High Rock, Lake and Maple Avenues, area variance for construction of a parking structure, seeking relief to impede solar access to a neighboring property in the Transect – 6 District.
3. **#2808 EMBASSY SUITES**, area variance for two wall signs, seeking relief to permit more than one wall sign, to permit placement on a building elevation without street frontage, for placement above the first floor level of the building, to exceed the maximum size of signs, maximum height of lettering and to permit internally illuminated channel letters in the Transect – 6 District.
4. **#2786 RITE AID REDEVELOPMENT**, 90 West Avenue and 242 Washington Street, interpretation and 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.

OLD BUSINESS:

5. **#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.
6. **#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.

ADJOURNED ITEMS:

7. **#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.
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 requirement in the UR-1 district.

OTHER BUSINESS

- a. APPROVAL OF DECEMBER 8 AND 15, 2014 DRAFT MEETING MINUTES
- b. NEXT ZONING BOARD MEETING: JANUARY 26, 2014