



CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS

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CITY HALL - 474 BROADWAY
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ZBA Meeting – Monday, January 26, 2015
City Council Chambers – 7:00 p.m.

AGENDA

WORKSHOP: 6:30PM

SALUTE THE FLAG

ROLL CALL

NEW BUSINESS:

1. **#2774 COMPLEXIONS SIGN**, 268 Broadway, area variance to install wall signs/banners; seeking relief from the maximum number of wall signs, maximum extension from the building and to permit banner signs in the Transect – 6 District.
2. **#2805 THE HAMLET BUILDING**, 46-52 Marion Ave., area variance for a recently constructed approximate 20,700 sq. ft. one-story commercial (retail) building; seeking relief from the minimum two-story requirement in the Transect-5 District.
3. **#2089 BALL CORP SIGN**, 11 Adams Road, area variance for construction of a freestanding sign, seeking relief from the maximum size for such sign in the Industrial – General District.
4. **#2817 ADELPHI HOTEL EXPANSION**, 19-23 Washington Street, consideration of SEQRA Lead Agency deferral to the Planning Board for construction of a new wedding/banquet facility.

OLD BUSINESS:

1. **#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.
2. **#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.
3. **#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.

ADJOURNED ITEMS:

4. **#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.
5. **#2807 MURPHY LANE BARN RENOVATION**, Murphy Lane & South Alley, area variance for renovation of an existing barn/carriage house into a single family residence; seeking relief from the minimum lot size, minimum average lot width, maximum principal building coverage, minimum front, rear, and side yard setback requirements in the Urban Residential-3 District.
6. **#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: FEBRUARY 9, 2014