



## CITY OF SARATOGA SPRINGS

### ZONING BOARD OF APPEALS

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CITY HALL - 474 BROADWAY  
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**ZBA Meeting – Monday, February 23, 2015**  
**City Council Chambers – 7:00 p.m.**

### **AGENDA**

**JOINT LAND USE BOARD MEETING: 5:45PM**

**SALUTE THE FLAG**

**ROLL CALL**

**NEW BUSINESS:**

1. **#2807 MURPHY LANE SINGLE-FAMILY RESIDENCE**, Murphy Lane/South Alley, area variance to convert existing barn structure to a single-family residence; seeking relief from the minimum lot size, minimum average lot width, maximum principal building coverage, minimum front yard, rear yard, total side yard and minimum parking requirement in the Urban Residential – 3 District.
2. **#2810 KILDUFF/O'CONNOR RESIDENTIAL ADDITION**, 54 White Street, area variance for an expanded foyer entry and new entry porch to an existing single-family residence; seeking relief from the minimum front yard setback requirement in the Urban Residential – 3 District.
3. **#2812 AMO/ROWE RESIDENTIAL ADDITION**, 48 Webster Street, area variance to construct a covered walkway attaching the existing single-family residence to the existing detach garage; seeking relief from the minimum total side yard setback and maximum principal building coverage requirements in the Urban Residential – 2 District.
4. **#2813 FERRARA RESIDENTIAL ADDITION**, 27 Westbury Drive, area variance to construct a 232 sq. ft. addition to an existing single-family residence to the existing detach garage; seeking relief from the minimum rear yard setback requirement in the Urban Residential – 1 District.
5. **#2814 BELMONTE BUILDERS SINGLE-FAMILY RESIDENCE**, 7 McKenzie's Way, area variance to install a window well to a single-family residence; seeking relief from the minimum side yard setback requirement in the Urban Residential – 2 District.
6. **#2815 BELMONTE BUILDERS SINGLE-FAMILY RESIDENCE**, 5 McKenzie's Way, area variance to install a window well to a single-family residence; seeking relief from the minimum side yard and minimum total side yard setback requirements in the Urban Residential – 2 District.
7. **#2816 BROADWIN RESIDENTIAL LOTS**, 131 Lincoln Avenue and 23 Murphy Lane, area variance to create a new single-family residential lot; seeking relief from the minimum average lot width requirement in the Urban Residential – 2 District.

8. **#2609.1 COHEN GARAGE**, 655 North Broadway, area variance to finish second-story of an existing detached garage for recreation/movie room; seeking relief to permit finished/habitable space in an accessory structure (residential) in the Urban Residential -1 District.
9. **#1976.1 SARATOGA INDEPENDENT SCHOOL**, 459-539 Lake Avenue, use and area variance modifications to construct a second-story addition and recreational facility; seeking to modify a condition of prior approvals limiting student enrollment at the school in the Rural Residential District.

#### **OLD BUSINESS:**

10. **#2809 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.
11. **#2808 EMBASSY SUITES**, 46 Congress Avenue, 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.

#### **ADJOURNED ITEMS:**

12. **#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.
13. **#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.
14. **#2811 DALY GARAGE**, 28 West Circular Street, area variance for construction of a detached 784 sq. ft. two-story, two-car garage with finished space, seeking relief to permit finished/habitable space in an accessory structure (residential) in the Urban Residential - 3 District.
15. **#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.
16. **#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 NOV. 17 AND 24, DEC. 15, 2014 AND JAN. 2015 DRAFT MEETING MINUTES
- b. NEXT ZONING BOARD MEETING: MARCH 9, 2015