




CITY OF SARATOGA SPRINGS

ZONING BOARD OF APPEALS

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CITY HALL - 474 BROADWAY
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Gary Hasbrouck
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Susan Steer

ZBA Meeting – Monday, May 18, 2015
City Council Chambers – 7:00 p.m.

AGENDA

WORKSHOP: 6:30PM

SALUTE THE FLAG

ROLL CALL

OLD BUSINESS:

1. **#2830 KLEINHAUT AND ABERG RESIDENTIAL ADDITION**, 12 Ashton Lane, area variance for construction of a fireplace to an existing single-family residence; seeking relief from the minimum side yard and minimum total side yard setback requirements in the Urban Residential – 3 District.
2. **#2831 TRACY NEW SINGLE-FAMILY RESIDENCE**, 62 Van Dam, area variance to demolish an existing single-family residence and build new single-family residence; seeking relief from the minimum front yard, minimum side yard setback (west), minimum side yard setback (east), and maximum principal building coverage requirements in the Urban Residential – 3 District.
3. **#2832 BRADY NEW SINGLE-FAMILY RESIDENCE**, 99 Fifth Avenue, area variance to construct a new single-family residence; seeking relief from the maximum principal building coverage requirement in the Urban Residential – 1 District.
4. **#2834 ALTMAN RESIDENTIAL ADDITION**, 103 York Avenue, area variance to construct additions to an existing single-family residence; seeking relief from the minimum front yard setback, minimum side yard setback and minimum total side yard setback requirements in the Urban Residential – 3 District.
5. **#2836 LEVY RESIDENTIAL ADDITION**, 40 Franklin Street, area variance to construct rear deck and stair additions to an existing residence; seeking relief from the minimum rear yard setback, minimum side yard setback (east and west), minimum total side yard setback and maximum principal building coverage requirements in the Urban Residential – 4 District.

ADJOURNED ITEMS:

6. **#2833 KIRBY BURNT HILLS REALTY, LLC NEW MULTI-FAMILIES**, 6 – 14 Kirby Road, area variance to demolish five existing four-unit residences and construct two (2) twenty-seven (27) unit buildings; seeking relief from the minimum lot size per dwelling unit, maximum principal building coverage and minimum parking requirements in the Urban Residential – 4 District.

7. **#2835 HICKEY SUBDIVISION**, 10 Avery Street, area variance for a two-lot subdivision; seeking relief from the minimum mean lot width and minimum lot size requirements for each of the lots in the Urban Residential – 3 District.
8. **#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.
9. **#2823 CELESTE ACCESSORY STRUCTURE**, 32 Fifth Avenue, area variance to raise roof of an existing garage and use as living space; seeking relief from the minimum rear and side yard setbacks and to permit finished/habitable space in an accessory structure.
10. **#2817.1 ADELPHI HOTEL EXPANSION**, 19-23 Washington Street, area variance to construct a banquet facility, additional hotel rooms and renovate the existing stone mansion; seeking relief from the minimum frontage build-out requirement in the Transect – 6 District.
11. **#2824 KING'S TAVERN KITCHEN**, 241 Union Avenue, use variance to expand the nonconforming bar/tavern use of the property to include food service; seeking relief to provide a kitchen within the existing building in the Urban Residential – 3 District.
12. **#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.
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.

OTHER BUSINESS

- a. APPROVAL OF DRAFT MEETING MINUTES: APRIL 13 AND 27, 2015
- b. NEXT ZONING BOARD MEETING: JUNE 8, 2015