



CITY OF SARATOGA SPRINGS

ZONING BOARD OF APPEALS

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CITY HALL - 474 BROADWAY
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Keith Kaplan
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Adam McNeill
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Gary Hasbrouck
James Helicke
Susan Steer

ZBA Meeting – Monday, June 22, 2015
City Council Chambers – 7:00 p.m.

AGENDA

WORKSHOP: 6:30PM

SALUTE THE FLAG

ROLL CALL

1. **#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.
2. **#2837 HARVEY RESIDENTIAL LOT**, 14 Bensonhurst Avenue, area variance to create a single-family residential lot; seeking relief from the minimum average lot width and minimum lot area requirements in the Urban Residential – 2 District.
3. **#2838 RAMSEY RESIDENTIAL ADDITION**, 116 Fifth Avenue, area variance to construct new deck and handicap ramp additions to an existing single-family residence; seeking relief from the minimum rear yard setback and maximum principal building coverage requirements in the Urban Residential – 1 District.
4. **#2839 SMITH/FITTS RESIDENTIAL ADDITION**, 7 Stratton Street, area variance to construct a second-story addition to an existing single-family residence; seeking relief from the minimum side yard setback, minimum side yard setback requirement in the Urban Residential – 3 District.
5. **#2840 OKOSKY RESIDENTIAL ALTERATION**, 11 Lakewood Drive, area variance to construct an egress window well to an existing single-family residence; seeking relief from the minimum side yard setback requirement in the Urban Residential – 1 District.

ADJOURNED ITEMS:

6. **#2841 HOMBURGER TWO-LOT SUBDIVISION**, 3 East Broadway, area variance to create two single-family residential lots; seeking relief from the minimum mean lot width and minimum lot size requirements for one of the proposed lots in the Urban Residential – 2 District.
7. **#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.

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. **#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.

OTHER BUSINESS

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