



## CITY OF SARATOGA SPRINGS

### ZONING BOARD OF APPEALS

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CITY HALL - 474 BROADWAY  
SARATOGA SPRINGS, NEW YORK 12866  
PH) 518-587-3550 FX) 518-580-9480  
WWW.SARATOGA-SPRINGS.ORG

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**ZBA Meeting – Monday, July 27, 2015**  
**City Council Chambers – 7:00 p.m.**

### **AGENDA**

**WORKSHOP: 6:30PM**

**SALUTE THE FLAG**

**ROLL CALL**

#### **NEW BUSINESS:**

1. **#2842 STEWART'S SHOPS FREEZER ADDITION**, 87 West Avenue, area variance for a freezer addition to an existing convenience store; seeking relief from the build-to-line, minimum frontage build-out and minimum two-story requirements within the Transect-5 District.
2. **#2843 MCCLELLAN REO, LLC**, 70 Lake Avenue, use variance modification from previously granted real estate office to office and medical office in the Urban Residential – 2 District.

#### **OLD BUSINESS:**

3. **#2791.1 FOX RESIDENTIAL ADDITION**, 72 Union Avenue, area variance for an addition to an existing multi-family residence and installation of parking; seeking relief from the maximum principal building coverage and from the minimum setback to parking in the Urban Residential – 4 District.
4. **#2844 SBDT VENTURES, LLC SINGLE-FAMILY**, 60 Franklin Street, area variance for a lot line adjustment and to construct a new single-family residence; seeking relief from the minimum mean lot width requirement for the lot and minimum front yard setback, minimum side yard (both sides) setback, minimum total side yard setback, minimum rear yard setback and maximum principal building coverage requirements in the Urban Residential – 4 District.
5. **#2845 NAHILL FRONT PORCH**, 121 Circular Street, area variance for a front porch addition to an existing multi-family residence; seeking relief from the minimum front yard setback (Circular St.), minimum front yard setback (Caroline St.) and maximum principal building coverage requirements in the Urban Residential – 3 District.
6. **#2846 SEFCIK RESIDENTIAL ADDITION**, 222 East Avenue, area variance to construct an addition to an existing single-family residence; seeking relief from the minimum total side yard setback requirement in the Urban Residential – 1 District.

## ADJOURNED ITEMS:

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: JULY 13, 2015
- b. NEXT ZONING BOARD MEETING: SEPT. 14, 2015