



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, September 14, 2015
City Council Chambers – 7:00 p.m.

AGENDA

WORKSHOP: 6:30PM

SALUTE THE FLAG

ROLL CALL

NEW BUSINESS:

1. **#2752.1 SARATOGA PELICAN ASSOCIATES LOBBY**, 232 Broadway, area variance extension of previous approval for expansion of lobby area to an existing hotel; relief from the build-to, build-out and two-story requirements of the Transect – 6 District.
2. **#2848 SULLIVAN RESIDENTIAL ADDITION**, 95 Vista Drive, area variance to construct an addition to an existing single-family residence; seeking relief from the minimum rear yard setback requirement in the Water's Edge PUD.
3. **#2849 LICHTENBERGER SINGLE-FAMILY**, 24 Diamond Street, area variance for demolition of existing single-family residence and construction of a new single-family residence; seeking relief from the minimum front yard setback, minimum side yard setback, minimum total side yard setback and maximum principal building coverage requirements in the Urban Residential – 3 District.
4. **#2850 STOUT DETACHED GARAGE**, 126 Lincoln Avenue, area variance to construct a detached garage; seeking relief from the minimum side yard setback requirement in the Urban Residential – 2 District.
5. **#2853 BARBANEL AND NIEFIELD RESIDENTIAL ADDITION**, 171 Elm Street, area variance to demolish and rebuild the rear portion of an existing single-family residence; seeking relief from the minimum side yard setback and maximum principal building requirements in the Urban Residential – 2 District.
6. **#2851 HONDA SIGNAGE**, 3402 Route 9 (South Broadway), area variance to construct wall signs; seeking relief from the maximum number of wall signs on an elevation, placement of signs above the first floor level and maximum height of lettering/logo requirements in the Office Medical Business – 1 & 2 Districts.
7. **#2852 STARLING RESIDENTIAL EXPANSION**, 134 Crescent Street, area variance to construct second-story expansions to an existing single-family residence; seeking relief from the minimum front yard setback requirement in the Urban Residential – 2 District.

8. **#2855 BAKER RESIDENTIAL ADDITION**, 43 Granite Street, area variance to construct an addition to an existing single-family residence; seeking relief from the minimum (each) side yard setback and minimum total side yard setback requirements in the Urban Residential – 1 District.
9. **#2854 WITT CONSTRUCTION SINGLE-FAMILY**, Cherry Hill Lane lot #4, area variance for construction of a new single-family residence; seeking relief from the minimum front yard setback requirement in the Rural Residential District.

OLD BUSINESS:

10. **#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.

ADJOURNED ITEMS:

11. **#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.
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. **#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.
14. **#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 AND 27, 2015
- b. NEXT ZONING BOARD MEETING: SEPT. 28, 2015