




CITY OF SARATOGA SPRINGS

ZONING BOARD OF APPEALS

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CITY HALL - 474 BROADWAY
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Bill Moore
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Gary Hasbrouck
James Helicke
Susan Steer

ZBA Meeting – Monday, September 28, 2015
City Council Chambers – 7:00 p.m.

AGENDA

WORKSHOP: 6:30PM

SALUTE THE FLAG

ROLL CALL

NEW BUSINESS:

1. **#2554.1 KOVACHICK RESIDENCE**, 184 Phila Street, area variance to construct a three-car garage with apartment above; seeking relief from the maximum number of principal structures on any one lot requirement in the Urban Residential – 3 District.
2. **#2856 MOORE HALL**, 28 Union Avenue/35 White Street, area variance to convert the existing building to a 53-unit apartment building; seeking relief from the minimum lot size and minimum parking requirement in the Urban Residential – 4 District.
3. **#2858 SARATOGA ABUNDANT LIFE CHURCH SIGN**, 2325 Route 50, area variance to construct a freestanding sign; seeking relief from the maximum size of sign requirement in the Office Medical Business – 1 District.
4. **#2857 TROUTMAN AND DAGNESE ADDITION**, 29 Beekman Street, area variance for a two-story addition to the rear of an existing two-family residence; seeking relief from the minimum side yard setback requirement in the Neighborhood Complementary Use – 1 District.
5. **#2859 PICKETT CARRIAGE HOUSE**, 589 North Broadway, area variance to finish the interior of an existing carriage house; seeking relief to permit finished/habitable space in an accessory structure in the Urban Residential – 1 District.

OLD BUSINESS:

6. **#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.
7. **#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.
8. **#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.

9. **#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.
10. **#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.
11. **#2854 WITT CONSTRUCTION SINGLE-FAMILY**, Cherry Tree 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.

ADJOURNED ITEMS:

12. **#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.
13. **#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.
14. **#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.
15. **#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.
16. **#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. NEXT ZONING BOARD MEETING: OCT. 12, 2015