



CITY OF SARATOGA SPRINGS

ZONING BOARD OF APPEALS

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CITY HALL - 474 BROADWAY
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ZBA Meeting – Monday, October 19, 2015
City Council Chambers – 7:00 p.m.

AGENDA

WORKSHOP: 6:30PM

SALUTE THE FLAG

ROLL CALL

NEW BUSINESS:

1. **#2741.1 WOODLAWN DEVELOPMENT, LLC APPROVAL EXTENSION**, 100-108 Woodlawn Avenue, extension of area variance granted March 10, 2014 to permit the construction of a single-family carriage house and parking structure and creation of a parking area associated with the reconstruction of a multi-family residential structure.
2. ~~**#2860 80 W. CIRCULAR, LLC SERVICE USE**, 80 West Circular Street, use variance for a service establishment in the north end of the building; seeking relief from the permitted uses within the Warehouse District.~~
3. **#2862 TRIFECTA DEVELOPMENT, LLC SUBDIVISION**, 136 Lincoln Avenue, area variance to provide for a two-lot residential subdivision; seeking relief from the minimum average lot width (both lots), minimum lot size and minimum total side yard setback requirements in the Urban Residential – 2 District.
4. **#2495.1 TUCK RESIDENCE**, 19 Schuyler Drive, area variance to construct a front porch addition to an existing single-family residence; seeking relief from the minimum front yard setback requirement in the Urban Residential – 1 District.
5. **#2861 COONS RESIDENCE**, 77 Madison Street, area variance to demolish and rebuild a single-family residence; seeking relief from the minimum side yard setback requirements in the Urban Residential – 2 District.
6. **#2863 RAILROAD PLACE PARTNERS WALL SIGNS**, 60 Railroad Place, area variance to construct wall signs on the north and south facades of the building; seeking relief from the maximum number of wall signs on one façade and to erect signs on a façade without street frontage in the Transect – 6 District.
7. **#2864 THE CHILDREN'S MUSEUM ADDITION**, 69 Caroline Street, area variance to construct a second-story rear addition to the existing building; seeking relief from the minimum side yard setback requirement in the Urban Residential – 4 District.

OLD BUSINESS:

8. **#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.
9. **#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.
10. **#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.
11. **#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.
12. **#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.
13. **#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.

ADJOURNED ITEMS:

14. **#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.
15. **#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.
16. **#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.
17. **#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.
18. **#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

Note: This agenda is subject to change. To verify the actual agenda prior to the meeting, please contact the Zoning Office at 587-3550 extension 2533.

AS OF 10/19/2015 10:13 AM

a. NEXT ZONING BOARD MEETING: OCT. 26, 2015

Note: This agenda is subject to change. To verify the actual agenda prior to the meeting, please contact the Zoning Office at 587-3550 extension 2533.

AS OF 10/19/2015 10:13 AM