



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

AGENDA

WORKSHOP: 6:30PM

SALUTE THE FLAG

ROLL CALL

NEW BUSINESS:

1. **CONGRESS HOTEL, LLC SIGNS**, 46 Congress Street South, area variance for construction of freestanding and wall signs for Embassy Suites, request to seek advisory opinion from the DRC.
2. **AVANZINO RESIDENCE**, 25 Benton Rd., area variance modification for constructed additions to an existing single-family residence; seeking relief from the minimum front yard setback requirement in the Urban Residential – 1 District.

OLD BUSINESS:

3. **#2868 STEWART'S SHOPS ADDITION**, 87 West Ave., area variance to construct a 789 sq. ft. addition to the existing store; seeking relief from the build-to-line, frontage build-out and two-story requirements in the Transect-5 District.
4. **#2865 BOUGHTON GARAGE**, 1 Alger Street, area variance to construct an attached garage with second-story master suite addition to an existing single-family residence; seeking relief from the minimum front yard setback (Alger), minimum total side yard setback and maximum principal building coverage requirements in the Urban Residential – 3 District.
5. **#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.

ADJOURNED ITEMS:

6. **#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.
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. **#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.
10. **#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: JAN. 2016
- b. DISCUSSION – STATUS OF ADJOURNED ITEMS
- c. APPROVAL OF DRAFT NOVEMBER MEETING MINUTES