



CITY OF SARATOGA SPRINGS

ZONING BOARD OF APPEALS

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CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
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Bill Moore
Chair
Keith Kaplan
Vice Chair
Adam McNeill
Secretary
George "Skip" Carlson
Gary Hasbrouck
James Helicke
Susan Steer

6:30 P.M. Workshop

Salute The Flag

Role Call

New Business

1. #2870 Orangecat Properties, LLC Two-Family

78 South Franklin Street, area variance for demolition of existing structure and construction of a new two-family residence; seeking relief from the minimum average lot width and lot area requirements and from the minimum front yard and rear yard setbacks for the new residence in the Urban Residential – 3 District.

Documents: [2870 ORANGECAT RENOVATION_APP_REDACTED.PDF](#)

2. #2871 GROSECLOSE AND POLNAC RESIDENCE

136 Circular Street, area variance for a new front porch addition to an existing single-family residence; seeking relief from the minimum front and side yard setback requirements within the Urban Residential – 3 District.

Documents: [2871 GROSECLOSEPOLNACPORCH_APP_REDACTED.PDF](#)

3. #2872 SBDT VENTURES, LLC SINGLE-FAMILY

66 Franklin Street, Area variance for a lot line adjustment and to construct a new single-family residence and detached garage; seeking relief from the minimum mean lot width requirement for the lot, minimum front yard setback, minimum side yard (both sides) setback, minimum total side yard setback and maximum principal building coverage requirements for the house and minimum side yard and rear yard setback requirements for the garage in the Urban Residential – 4 District.

Documents: [2872 SBDTVENTURESSINGLEFAMILY_APP_REDACTED.PDF](#)

Old Business

1. #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.

Adjourned Items

1. #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.

2. #2808.1 CONGRESS HOTEL, LLC SIGNS

46 Congress Street South, area variance for construction of wall and freestanding signs for Embassy Suites, seeking relief from the maximum number of wall signs, maximum area of wall and freestanding signs, placement of wall signs on an elevation without street frontage, placement of a wall sign above the first floor level of the building and maximum height of logo within the Transect – 6 District.

Other Business

1. Appointment Of Officers

2. Next Zoning Board Meeting Jan. 25, 2016

3. Approval Of Draft December Meeting Minutes