



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. **#2768.1 KAY-GRAHAM MULTI-FAMILY**
109 Washington Street, area variance extension for a three-family residence; relief granted (6/23/2014) from the minimum lot size and minimum parking requirement in the Urban Residential – 4 District.

Documents: [2768.1 KAYMULTIFAMILY_APP_REDACTED.PDF](#)
2. **#2873.2 WEST BAR & GRILLE EXPRESS SIGNS**
2 West Avenue, area variance for construction of a freestanding sign, seeking relief from the maximum area for a freestanding sign within the Transect – 5 District.

Documents: [2873.2 WESTBARANDGRILLESIGNAGE_APPLICATION_REDACTED.PDF](#)
3. **#2735.1 MOORE HOME OCCUPATION**
75 South Franklin, area variance modification for a home occupation seeking relief to permit the accessory use within a previously approved (finished interior) detached garage in the Urban Residential-3 District.

Documents: [2735.1 MOOREGARAGEMOD_APPLICATION_REDACTED.PDF](#)
4. **#2733.1 ARNOLD GARAGE**
795 North Broadway, area variance modification for constructed changes to an attached garage and maintenance of an A/C unit; additional relief required from the minimum side yard setback and maximum principal building coverage requirements and minimum rear yard setback requirement for the accessory structure in the Urban Residential – 1 District.

Documents: [2733.2 ARNOLDGARAGEMODIFICATION_APPLICATION.PDF](#)
5. **#2874 REED RESIDENTIAL ADDITION**
12 Clubhouse Dr., area variance for a residential addition to an existing single-family residence (attached townhouse); seeking relief from the minimum total side yard setback requirement in the Urban Residential – 4 District.

Documents: [2874 REEDRESIDENCEADD_APPLICATION_REDACTED.PDF](#)

Old Business

1. **#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.

Documents: [2808.1 EMBASSYSUITESIGN_APP_REDACTED.PDF](#)
2. **#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.

Documents: [2865 BOUGHTONGARAGE_APP_REDACTED.PDF](#)
3. **#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](#)
4. **#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](#), [2016 01 11_136 CIRCULAR STREET_ZBA LTR.PDF](#), [16_0112_MEMO_SARATOGAZBA_COVERAGESUMMARY.PDF](#)
5. **#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](#)

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.

Other Business

1. **APPOINTMENT OF OFFICERS**
2. **NEXT ZONING BOARD MEETING**
FEB. 8, 2016

