



CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
PH) 518-587-3550 EX) 518-580-9480
WWW.SARATOGA-SPRINGS.ORG

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ZBA Meeting – Monday, February 8, 2016
City Council Chambers – 7:00 p.m.

6:30 P.M. **Workshop**

Discussion Item

1. #2807.1 MURPHY LANE SINGLE-FAMILY RESIDENCE

39 Murphy Lane, area variance modification for proposed changes to a previously approved barn conversion; seeking additional relief from the minimum front yard and rear yard requirements in the Urban Residential – 3 District.

Documents: [39 MURPHY LN REV-02012016161215.PDF](#), [39 MURPHY PLOT PLAN REV-02012016162452.PDF](#)

Salute The Flag

Role Call

New Business

1. #2876 BENTON SUBDIVISION

58 Fifth Avenue, request to seek an advisory opinion from the Planning Board for a two-lot residential subdivision; relief required from the minimum average lot width and minimum lot area for each lot in the Urban Residential – 1 District.

Documents: [2876 BENTONSUBDIVISION_APPREDACTED.PDF](#)

2. #2862.1 TRIFECTA DEVELOPMENT, LLC SUBDIVISION

136 Lincoln Avenue, area variance modification to provide for a two-lot residential subdivision; seeking relief from the minimum average lot width (both lots) requirements in the Urban Residential – 2 District.

Documents: [2862.1 TRIFECTASUBDIVISIONMOD_APP.PDF](#)

Old Business

1. # 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](#), [2735.1 MOOREGARAGEMOD_SUPPDOCSRECVD2-3-16.PDF](#)

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.

Documents: [2808.1 EMBASSYSUITESIGN_APP_REDACTED.PDF](#), [2808.1 EMBASSYSUITESIGN_COUNTYAPPROVAL.PDF](#), [2808.1 EMBASSYSUITESIGN_ADDTINFORECVD2-4-16.PDF](#)

3. #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](#), [2865 BOUGHTONGGARAGE_REVISIONS.PDF](#)

4. #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 2WESTBARANDGRILLESIGNAGE_APPLICATION_REDACTED.PDF](#), [2873 2WESTBARANDGRILLESIGN_SUPPINFORECVD2-2-16REDUCEDSIZE.PDF](#), [2873 2WESTBARANDGRILLESIGNAGE_COUNTYAPPROVAL.PDF](#)

5. #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](#)

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. NEXT ZONING BOARD MEETING: FEB. 22, 2016