



# CITY OF SARATOGA SPRINGS

## ZONING BOARD OF APPEALS

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

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**