



# CITY OF SARATOGA SPRINGS

## ZONING BOARD OF APPEALS

CITY HALL – 474 BROADWAY  
SARATOGA SPRINGS, NEW YORK 12866  
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Chris Hemstead, *alternate*  
Kathleen O'Connor, *alternate*

ZONING BOARD OF APPEALS MEETING  
6:30 P.M., MONDAY, JANUARY 6, 2020

**NOTE LOCATION: RECREATION CENTER, 15 VANDERBILT AVE**

### DRAFT AGENDA

Salute to the Flag

Roll Call

#### A. ZBA APPLICATIONS UNDER CONSIDERATION

##### *NEW BUSINESS:*

1. [#20191162 HANLEY RESIDENCE](#), 74 Fifth Avenue, area variance to demolish an existing single-family residence and to construct a new single-family residence with attached garage; seeking relief from the maximum principal building coverage and minimum front, rear, side, and total side yard setbacks in the Urban Residential – 1 (UR-1) District.
2. [#20191180 PEPPERS CORNER LLC, TWO-FAMILY](#), 173 Lake Avenue, area variance to demolish an existing retail building and construct a new two-family residence with attached garages; seeking relief from the minimum front and side yard setbacks, maximum principal building coverage, minimum lot size, and minimum average lot width in the Urban Residential – 3 (UR-3) District.
3. [#20191195 FERGUSON RESIDENCE](#), 280 West Circular Street, area variance to construct a new single-family residence with attached garage on a vacant lot; seeking relief from the maximum principal building coverage, total side yard setback, and minimum average lot width in the Urban Residential – 2 (UR-2) District.

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4. [#20191198 MAYHEW & HURLY RESIDENCE](#), 127 Division Street, area variance to construct additions to an existing single-family residence and to maintain an accessory structure; seeking relief from the maximum principal building coverage, single and total side yard setbacks, and side yard setback for an accessory structure in the Urban Residential – 3 (UR–3) District.
5. [#20191169 VALENTIN RESIDENCE](#), 62 Bensonhurst Avenue, Area variance to construct a deck and stair addition to an existing single-family residence; seeking relief from the total side yard setback and minimum principal building coverage in the Urban Residential – 2 (UR–2) District.

*OLD BUSINESS:*

1. [#20190908 TOWERS RESIDENCE](#), 91 Union Ave, area variance to demolish an existing detached garage and construct a new second principal structure with a dwelling unit for an existing single-family residence; seeking relief from the minimum side and front yard setbacks and coverage for a principal structure, minimum lot width, and side yard setback for an accessory structure in the Urban Residential – 4 (UR–4) District.
2. [#20191083 O'CONNOR RESIDENCE](#), 122 Madison Street, area variance to construct additions to an existing single family residence including a second story addition, front porch, and rear deck; seeking relief from the minimum side yard setback in the Urban Residential – 2 (UR–2) District.
3. [#20191085 BLACK RESIDENCE](#), 94 York Ave, area variance to construct a detached two-car garage with a carport and in-ground pool and to maintain a shed for an existing single-family residence; seeking relief from the maximum accessory building coverage and side yard setback and minimum patio setback in the Urban Residential – 3 (UR–3) District.

**B. ADJOURNED APPLICATIONS**

#20190071 STELLATO RESIDENCE, 148 Woodlawn Avenue, area variance for an addition to an existing single-family dwelling and carport addition to the existing carriage house and to

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permit a dwelling unit as constructed in an accessory structure; seeking relief from the minimum principal building coverage, maximum number of principal buildings on a lot, minimum lot size requirements, and minimum setbacks for a principal building in the Urban Residential – 3 (UR-3) District.

#20190687 LOECK RESIDENCE, 4 Cherry Tree Lane, area variance to permit the construction of a dwelling unit in a detached two-story garage accessory structure for an existing single-family residence; seeking relief to from the minimum lot size requirements and front yard setback in the Rural Residential (RR) District.

#3022 DEVALL SUBDIVISION, 59 Franklin Street, area variance associated with a two-lot subdivision; seeking relief from the minimum average lot width for the proposed lot and minimum side yard setback to parking in the Urban Residential-4 District.

#20190156 MAIORIELLO RESIDENCE, 663 Crescent Avenue, area variance associated with a proposed two-lot subdivision; seeking relief from the minimum average lot width and minimum lot size requirements for the Rural Residential District.

#20190052 WILLARD RESIDENCE, 832 North Broadway, area variance for a new single-family residence and detached garage; seeking relief from the minimum front yard setback (Fourth St.) for the detached garage (accessory structure) in the Urban Residential – 1 District.

#20190025 ELDER RESIDENCE, 704 North Broadway, area variance to convert an existing detached garage to a guest house and construction of a pool cabana; seeking relief from the minimum front and side yard setback and to permit more than one principal building on a lot for the guest house and to permit finished space in an accessory structure for the pool cabana in the Urban Residential – 1 District.

~~#2953 STATION PARK MIXED-USE DEVELOPMENT, Washington Street and Station Lane, area variance for a proposed multi-use development containing a 110 room hotel, 88 senior housing units, 41 assisted living units, 90 townhouses, and 28,060 sq. ft. of retail; seeking relief from the frontage build-to and build-out, minimum two-story and maximum building height requirements in the Transect-5 District.~~

**C. APPROVAL OF MEETING MINUTES: 12/16/2019**

**D. UPCOMING MEETINGS**

Workshop: January 13, 6:00 PM

Meeting: January 27, 6:30 PM

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Workshop: February 3, 6:00 PM

Meeting: February 10, 6:30 PM

Meeting: February 24, 6:30 PM

Workshop: March 2, 6:00 PM

Meeting: March 9, 6:30 PM

#### **GENERAL MEETING GUIDELINES:**

- Applicant presentations to the Board will be limited to 15 minutes.
- Public comments from the audience during public hearings will be limited to 3 minutes.
- All speakers will be timed to ensure compliance.
- Individuals may not donate their allotted time to other speakers.
- Please be respectful to the speakers while they are addressing the Board.
- Comments to the Board should relate specifically to the application under consideration and the review criteria.
- All written comments will be distributed to the Board and made part of the public record.

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