



CITY OF SARATOGA SPRINGS

ZONING BOARD OF APPEALS

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Keith Kaplan, *Chair*
Brad Gallagher, *Vice Chair*
Cheryl Grey
Matthew Gutch
Christopher Mills
Suzanne Morris
Gage Simpson
Kathleen O'Connor, *alternate*

ZONING BOARD OF APPEALS MEETING
6:30 P.M., MONDAY, JANUARY 27, 2020

NOTE LOCATION: RECREATION CENTER, 15 VANDERBILT AVE

DRAFT AGENDA

Salute to the Flag

Roll Call

A. ZBA APPLICATIONS UNDER CONSIDERATION

NEW BUSINESS:

1. [#20191188 PET LODGE GENERATOR](#), 3320 Route 9, area variance to install a generator for an existing pet boarding facility; seeking relief from the minimum side yard setback for an accessory structure in the Rural Residential (RR) 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. [#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.
3. [#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.
4. [#20190956 KRISTENSEN RESIDENCE](#), 200 East Avenue, area variance to construct a detached garage for an existing single family residence; seeking relief from the minimum side yard setback in the Urban Residential - 3 (UR-3) District.

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5. [#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.
6. [#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.
7. ~~[#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.~~
Application adjourned to a later date.
8. [#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 and maximum principal building coverage 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 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.

[#20191030 FLAHERTY RESIDENCE](#), 172 Fifth Avenue, Area variance to remove existing shed and construct a detached pool house accessory structure for use as habitable space and to maintain an existing single-family residence; seeking relief to permit finished space in an accessory structure and minimum front yard setback in the Urban Residential - 1 (UR-1) 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.

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#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 – I 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, 1/6/2020

D. UPCOMING MEETINGS

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

Workshop: March 16, 6:00 PM

Meeting: March 23, 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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