



# CITY OF SARATOGA SPRINGS

## ZONING BOARD OF APPEALS

CITY HALL – 474 BROADWAY  
SARATOGA SPRINGS, NEW YORK 12866  
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Keith Kaplan, *Chair*  
Brad Gallagher, Secretary  
Cheryl Grey  
Matthew Gutch  
Christopher Mills  
Suzanne Morris  
Gage Simpson  
Chris Hemstead, alternate  
Kathleen O'Connor, alternate

ZONING BOARD OF APPEALS MEETING  
6:30 P.M., MONDAY, OCTOBER 28, 2019

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

### DRAFT AGENDA

Salute to the Flag

Roll Call

#### A. ZBA APPLICATIONS UNDER CONSIDERATION

##### *NEW BUSINESS:*

1. [#20180242 BRASSEUR SINGLE FAMILY EXTENSION](#), 12 Fish Creek View, extension for an area variance to demolish existing seasonal residence and construct a new single-family residence; seeking relief from the minimum front yard, minimum side yard (each) and minimum total side yard setbacks in the Rural Residential District.
2. [#20190938 SANSON & WRIGHT RESIDENCE](#), 39 York Ave, area variance for partial demolition and new construction of additions to an existing single-family residence; seeking relief from the maximum principal building coverage requirement in the Urban Residential – 3 (UR-3) District.
3. ~~[#20190849 OPLINGER RESIDENCE](#), 28 Bog Meadow Run, consideration to rehear previously denied area variance to maintain a carport structure as constructed for an existing single-family residence; seeking relief from the minimum side yard setback in the Rural Residential (RR) District.~~

*Application adjourned to 11/18/2019.*

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AS OF 10/22/2019 12:47 PM

4. [#20190928 JUSTIN RESIDENCE](#), 18 Nelson Ave, area variance to permit a dwelling unit as constructed in an accessory structure; seeking relief from the total side yard setback in the Rural Residential (RR) District.

*OLD BUSINESS:*

1. [#20190937 MOLDOVAN RESIDENCE](#), 32 Casino Drive, area variance to construct a front entry addition to an existing single family residence; seeking relief from the front yard setback in the Urban Residential – 1 (UR-1) District.
2. [#20190786 FLEMING RESIDENCE](#), 75 Ludlow Street, area variance for the construction of two porch additions, a swimming pool, and new detached garage to an existing single-family residence; seeking relief from the minimum front and side yard setbacks, maximum accessory coverage, and to permit swimming pool in the front yard in the Urban Residential – 3 (UR-3) District.
3. [#20190880 SJK PROPERTIES RESIDENCE](#), 78 Mitchell Street, area variance to finish a detached accessory structure as habitable space for a single-family residence; seeking relief to permit habitable/finished space in an accessory structure and minimum setback for a patio in the Urban Residential – 3 (UR-3) District.
4. [#20190842 VERIZON WIRELESS FACILITY](#), 25 Lake Avenue, area variance to construct a telecommunications facility on the roof of an existing hotel building; seeking relief from the maximum building height in the Transect – 6 (T-6) District.

**B. ADJOURNED APPLICATIONS**

[#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.

[#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,

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minimum lot size requirements, and minimum setbacks for a principal building in the Urban Residential – 3 (UR-3) 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: SEPTEMBER 23, 2019**

**D. UPCOMING MEETINGS**

Meeting: November 18, 6:30 PM

Workshop: November 25, 6:00 PM

Meeting: December 2, 6:30 PM

Workshop: December 9, 6:00 PM

Meeting: December 16, 6:30 PM

**GENERAL MEETING GUIDELINES:**

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- 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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