



# CITY OF SARATOGA SPRINGS

## ZONING BOARD OF APPEALS

CITY HALL – 474 BROADWAY  
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Kathleen O'Connor, *alternate*

ZONING BOARD OF APPEALS MEETING  
6:30 P.M., MONDAY, NOVEMBER 18, 2019

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

### DRAFT AGENDA

Salute to the Flag

Roll Call

#### A. ZBA APPLICATIONS UNDER CONSIDERATION

##### *NEW BUSINESS:*

1. [#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.
2. [#20191013 TOBROCKE RESIDENCE](#), 19 Bog Meadow Run, area variance to construct a detached pool house accessory structure for use as habitable space for an existing single-family residence; seeking relief to permit finished space in an accessory structure in the Rural Residential (RR) District.
3. [#20191053 CHAMPAGNE RESIDENCE](#), 5 Fifth Avenue, area variance to construct a porch addition to an existing three family residence; seeking relief from the maximum principal building coverage in the Urban Residential – 1 (UR-1) District.
4. [#20190849 OPLINGER RESIDENCE](#), 28 Bog Meadow Run, rehearing of a previously denied area variance to maintain a carport structure as constructed for an existing single-family

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residence; seeking relief from the minimum side yard setback in the Rural Residential (RR) District.

5. [#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.
6. [#20191050 YOUNG & KENDSERSKY RESIDENCE](#), 2 Elks Lane, area variance to maintain a dwelling unit as constructed in an accessory structure; seeking relief from the number of principal structures and minimum average lot width in the Urban Residential – 2 (UR-2) District.
7. [#20191098 BOLDER VENTURES, LLC RESIDENCE](#), 116/118 High Rock Avenue, area variance to construct two detached one-car garages for an existing duplex; seeking relief for minimum setbacks from principal structure and minimum side yard setback for an accessory structure in the Urban Residential – 5 (UR-5) District.

*OLD BUSINESS:*

1. [#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.
2. [#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.
3. ~~[#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.~~

*Adjourned to a later agenda.*

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## B. ADJOURNED APPLICATIONS

#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.

#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:

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#### **D. UPCOMING MEETINGS**

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:**

- 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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