



ZONING BOARD OF APPEALS

MINUTES (FINAL)

MONDAY, MAY 11, 2020

6:30 P.M.

RECREATION CENTER

CALL TO ORDER: Keith Kaplan, Chairman, called the meeting to order at 6:30 P.M.

SALUTE TO THE FLAG:

PRESENT: Keith Kaplan, Chairman; Brad Gallagher, Vice Chairman; Cherie Grey; Gage Simpson; Christopher Mills; Kathleen O'Connor, Alternate

ABSENT: Matthew Gutch; Suzanne Morris

LATE ARRIVAL: Christopher Mills arrived at 6:34 P.M.

STAFF: Susan Barden, Principal Planner, City of Saratoga Springs
Bradley Birge, Administrator, Planning and Economic Development, City of Saratoga Springs

ANNOUNCEMENT OF RECORDING OF PROCEEDING:

The proceedings of this meeting are being recorded for the benefit of the secretary. Because the minutes are not a verbatim record of the proceedings, the minutes are not a word-for-word transcript of the recording.

ZBA APPLICATIONS UNDER CONSIDERATION:

PROCEDURAL ITEM:

Keith Kaplan, Chairman stated this evenings application is a procedural item. The ZBA will consider SEQRA Lead Agency Status for the project. The applicant's agent will provide a brief overview of the project. The Board will then discuss Lead Agency Status for the application.

1. **#20200208 STEWART'S SHOP REDEVELOPMENT.** 402 Lake Avenue consideration of SEQRA Lead Agency (area variances) for the redevelopment/expansion of this facility for a 4,130 square foot convenience store with two self-serve gasoline canopies in the Rural Residential District.

Applicant: Stewart's Shops

Agent: Chuck Marshall

Mr. Marshall stated the applicant is proposing the redevelopment of the Stewart Shop located at the corner of Lake Avenue and Gilbert Road in the City of Saratoga Springs. The property previously received a use variance when the store was initially constructed and continues to operate under that existing variance. The current site will be expanded by purchasing .4 acres from a neighbor. The new site will house a 4,134 square foot store with an attached shed. This construction will require several variances, one for lot coverage, one for the side yard setback and one for a canopy set back. Tonight the Board will discuss Lead Agency Status and initiate coordinated review. In 1990 the ZBA issued a SEQRA Negative Declaration and determined this was an unlisted action.

Keith Kaplan, Chairman stated staff and the City will be reviewing the application to determine if there are other areas of relief which could require additional relief being required. Following the presentation this evening it seems it would be appropriate to defer Lead Agency Status to the Planning Board since there will be issues with the land and traffic and this is the realm of the Planning Board's expertise.

It was the consensus of the Board members that Lead Agency Status should be deferred to the Planning Board.

Christopher Mills made a motion in the matter of the application of the Stewart's Shop Redevelopment, 402 Lake Avenue that the Zoning Board of Appeals initiates coordinated review and defers Lead Agency Status for SEQRA to the Planning Board.

Gage Simpson seconded the motion.

Keith Kaplan, Chairman asked if there was any further discussion. None heard.

VOTE:

Keith Kaplan, Chairman, in favor; Brad Gallagher, Vice Chairman, in favor; Christopher Mills, in favor; Cherie Grey, in favor; Gage Simpson, in favor; Kathleen O'Connor, in favor

MOTION PASSES: 6-0

APPROVAL OF MEETING MINUTES:

Approval of meeting minutes was deferred to the May 18, 2020 meeting of the Zoning Board of Appeals.

MOTION TO ADJOURN:

There being no further business to discuss Keith Kaplan, Chairman adjourned the meeting at 6:42 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 5-18-20