Salute to the Flag

Roll Call

A. ZBA Applications Under Consideration

PROCEDURAL ITEM:

1. #20200087 McAllister Subdivision, 313 Jefferson Street, Initiation of Coordinated SEQRA Review and consideration of Lead Agency status for an area variance associated with a proposed two-lot subdivision; seeking relief from the minimum rear yard setback for lot 1 in the Urban Residential – 2 (UR-2) District.

NEW BUSINESS:

1. #20200055 Ketchoyian Pool House, 11 Liz Ann Drive, area variance to construct a detached pool house accessory structure for an existing single-family residence; seeking relief from the minimum rear yard setback for an accessory structure in the Rural Residential (RR) District.

2. #20200066 Bottini Garage Addition, 57 East Avenue, area variance to construct an addition to an existing accessory structure for an existing single-family residence; seeking relief from the maximum accessory building coverage in the Urban Residential - 2 (UR-2) District.

OLD BUSINESS:

1. #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. 9.3

2. #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.

Adjourned to a future meeting.

B. ADJOURNED APPLICATIONS

#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.

#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: 2/10/2020

D. UPCOMING MEETINGS
   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:

Note: This agenda is subject to change. To verify the actual agenda prior to the meeting, please contact the Zoning Office at 587-3550 extension 2533.
- 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.