



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, FEBRUARY 10, 2020

NOTE LOCATION: RECREATION CENTER, 15 VANDERBILT AVE

DRAFT AGENDA

Salute to the Flag

Roll Call

A. ZBA APPLICATIONS UNDER CONSIDERATION

PROCEDURAL ITEM:

- ~~1. [#20200022 TOP DOG ENTERPRISES SUBDIVISION](#), 46-46a Seward 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 average lot width for both of the proposed lots, minimum and total side yard setback on proposed lot 1, total side yard setback on proposed lot 2, maximum principal coverage on proposed lots 1 and 2, and front and side yard setbacks for an accessory structure on proposed lot 2 in the Urban Residential - 1 (UR-1).
Application postponed to a future agenda.~~

NEW BUSINESS:

1. [#20200030 PASTECKI SINGLE-FAMILY ADDITION MODIFICATION](#), 12 Schuyler Drive, modification of an area variance to permit additions to a single-family residence as constructed; seeking relief from the minimum and total side yard setbacks in the Urban Residential - 1 (UR-1) District.

OLD 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.
2. ~~[#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.
Application withdrawn~~

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.

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3. [#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 - I (UR-1) District.
4. [#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.

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 - I (UR-I) 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 – I 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 – 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: 1/06/2020, 1/27/2020

D. UPCOMING MEETINGS

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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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