



# CITY OF SARATOGA SPRINGS

## ZONING BOARD OF APPEALS

CITY HALL - 474 BROADWAY  
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Keith Kaplan, *Chair*  
Brad Gallagher, *Vice Chair*  
Cheryl Grey  
Matthew Gutch  
Christopher Mills  
Gage Simpson  
Kathleen O'Connor, *Alternate*

ZONING BOARD OF APPEALS MEETING  
6:30 P.M., MONDAY, AUGUST 3, 2020

**NOTE: THIS MEETING IS BEING HELD VIRTUALLY USING ZOOM VIDEOCONFERENCING**

- To view the webcast live, or once recorded, go to [www.saratoga-springs.org](http://www.saratoga-springs.org).
- To participate or provide input during the meeting, [register here](#).
- Input may also be emailed, no later than 12PM of the day of the meeting, to [Jennifer.merriman@saratoga-springs.org](mailto:Jennifer.merriman@saratoga-springs.org).

### DRAFT AGENDA

Salute the Flag  
Roll Call

#### A. ZBA APPLICATIONS UNDER CONSIDERATION

##### PROCEDURAL BUSINESS:

1. [20200419 LEAFARC MIXED USE LOT SUBDIVISION](#), 63 Spring Street, request for Planning Board Advisory Opinion for an area variance associated with lot line adjustment; seeking relief from the minimum percentage build out along frontage in the Transect-5 (T-5) District.

##### NEW BUSINESS:

2. [#20200087 MCALLISTER SUBDIVISION](#), 313 Jefferson Street, 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.
3. [20200345 GUANILL TWO-FAMILY](#), 144 West Circular Street, use variance to maintain a two-family residence; seeking relief from the permitted uses in the Urban Residential-2 (UR-2) District.
4. [20200441 HORAN ACCESSORY STRUCTURE](#), 54 Granite Street, area variance finish a detached accessory structure as habitable space for an existing single-family residence; seeking relief to permit habitable/finished space in an accessory structure in the from the permitted uses in the Urban Residential-3 (UR-3) District.

##### CONTINUED BUSINESS:

5. [20200306 LACOPPOLA POOL](#), 245 Woodlawn Ave, area variance to increase accessory structure area to allow for a pool; seeking relief from maximum building coverage for an accessory building within the Urban Residential-I district.
6. [20200305 MARSH DECK](#), 3 Callagan Drive, area variance to expand an existing rear deck; seeking relief from

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rear setback within the Urban Residential-2 district.

7. [20200138 GERSIN SHED](#), 9 Waterview Drive, area variance to maintain a shed accessory structure for an existing single-family residence; seeking relief to locate within the “no cut” buffer in the Interlaken PUD District.
8. [20200307 SARATOGA NATIONAL BANK & TRUST ATM SIGNAGE](#), 171 South Broadway, area variance to permit additional signage and branding for ATM kiosks; seeking relief from permitted number, size, and lettering for wall signs within the Transect-5 Neighborhood Center district.
9. [20200214 HOMMEL RESIDENCE](#), 154 Ash Street, area variance to permit a temporary accessory dwelling unit within current garage footprint; seeking relief for existing conditions including maximum lot coverage, minimum front and side yard setbacks within the Urban Residential-2 district.
10. [20180332 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.
11. [20200239 CIONI PORCH](#), 138 Washington Street, area variances to permit rebuilding of a pre-existing side porch along Beekman St. frontage; seeking relief from minimum front setback and maximum lot coverage in the Urban Residential-3 district.
12. [20200102 MCDONALD'S SIGNAGE](#), 197 Broadway, area variance to erect signage; seeking relief from the maximum number of freestanding signs, minimum height clearance for a freestanding sign over a drive, and minimum separation distance between freestanding sign requirements in the Transect-5 District.

**B. APPROVAL OF MEETING MINUTES: 2/10/2020, 2/24/2020, AND 6/8/2020**

**C. UPCOMING MEETINGS**

Workshop: August 31, 6:00 PM via Zoom      Meeting: September 14, 6:30 PM via Zoom

**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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