



## 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, NOVEMBER 9, 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

##### NEW BUSINESS:

1. 20180185 SCHMIDT SINGLE-FAMILY EXTENSION, Cobb Alley Lot 1, extension of an area variance to construct a new single-family residence; seeking relief from the minimum mean lot width and minimum lot size, minimum front and rear yard setbacks, and maximum principal building coverage requirements in the Urban Residential-3 District.
2. 20200713 SOUTHERN NEW SINGLE-FAMILY RESIDENCE, 131 Middle Avenue, area variance to construct a new single-family residence with detached garage; seeking relief from the maximum accessory building coverage and minimum patio setback to an adjacent lot line in the Urban Residential - 2 (UR-2) District.
3. 20200714 LATERRA SINGLE-FAMILY ADDITION, 379 Caroline Street, area variance to construct a one-story addition to an existing single-family residence; seeking relief from the maximum principal building coverage in the Urban Residential - 1 (UR-1) District.
4. 20200725 RITE AID PHARMACY SIGNAGE, 155 Ballston Avenue, area variance to construct a wall sign for an existing commercial building; seeking relief from the maximum height of a logo or lettering and maximum area of a wall sign in the Highway General Business (HGB) District.
5. 20200617 GENNETT SINGLE-FAMILY DECK, 67 Kaydeross Park Road, area variance to construct a rear deck addition to an existing single-family residence; seeking relief from the minimum rear, side, and total side yard setback requirements in the Suburban Residential - 2 (SR-2) District.

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

As of 11/6/2020 12:10 PM

CONTINUED BUSINESS:

1. 20200544 NAPOLI SINGLE-FAMILY ADDITIONS, 28 Granite Street, area variance to construct combine two lots and demolish an existing single-family residence, make additions to an existing single-family residence, and construct a two-story detached structure with first-floor parking and second-floor dwelling; seeking relief from the minimum front yard setback, maximum principal building coverage, maximum number of principal buildings on a lot, and minimum lot size requirements in the Urban Residential – 3 (UR-3) District.
2. 20200675 BONITATIBUS SINGLE-FAMILY FENCE, 28 Ruggles Road, area variance to construct a fence around a sport court for a single-family residence; seeking relief from the maximum residential fence height requirement in the Rural Residential (RR) District.
3. ~~20200552 BELLAMORE SECOND PRINCIPAL STRUCTURE, 157 Excelsior Ave, area variance to construct a second principal structure with a dwelling for an existing single-family residence; seeking relief from the maximum number of principal buildings on a lot and minimum lot size requirements in the Urban Residential – 1 (UR-1) District.~~
4. 20200678 99 FIFTH AVE NEW SINGLE-FAMILY, 99 Fifth Avenue, area variance to construct a new single-family residence on a vacant lot; seeking relief from maximum principal coverage and minimum front yard setback requirements in the Urban Residential - 1 (UR-1) District.
5. 20200635 WELL NOW URGENT CARE SIGNAGE, 204 South Broadway, area variance to construct signage on a commercial building; seeking relief from the minimum ground clearance for an awning, maximum lettering height on signage, and to permit a wall sign on an elevation not fronting a street requirements in the Transect - 5 (T-5) District.
6. ~~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.~~

**B. APPROVAL OF MEETING MINUTES: 6/8/2020, 10/19/2020**

**C. UPCOMING MEETINGS**

Workshop: November 16, 6:00 PM via Zoom Meeting: November 23, 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.

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.

AS OF 11/6/2020 12:10 PM