



CITY OF SARATOGA SPRINGS

ZONING BOARD OF APPEALS

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Keith Kaplan, *Chair*
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Cheryl Grey
Matthew Gutch
Christopher Mills
Suzanne Morris
Gage Simpson
Kathleen O'Connor, *alternate*

ZONING BOARD OF APPEALS MEETING
6:30 P.M., MONDAY, MARCH 9, 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 four-lot subdivision; seeking relief from the minimum average lot width and size for proposed lots 2, 3, and 4, and minimum rear yard setback from a principal structure on proposed lot 1 in the Urban Residential – 1 (UR-1) District.

OLD BUSINESS:

1. [#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.
2. [#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.

B. ADJOURNED APPLICATIONS

[#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.

[#20191030 FLAHERTY RESIDENCE](#), 172 Fifth Avenue, Area variance to remove existing shed and construct a

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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: 2/24/2020

D. UPCOMING MEETINGS

Workshop: March 16, 6:00 PM

Meeting: March 23, 6:30 PM

Workshop: April 20, 6:00 PM

Meeting: April 27, 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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