



CITY OF SARATOGA SPRINGS

ZONING BOARD

City Hall – 474 Broadway
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Keith Kaplan, *Vice Chair*
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James Helicke
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Cheryl Grey
Oksana Ludd, *Alternate*
Rebecca Kern, *Alternate*

Zoning Board Meeting 6:30 PM – Monday, January 7, 2019 NOTE LOCATION CHANGE

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RECREATION CENTER – 15 Vanderbilt Ave.

AGENDA

ELECTION OF OFFICERS

Salute The Flag

Roll Call

New Business

1. **#3078 GRIMMETT RESIDENCE**

30 Joseph Street, area variance for a new single-family residence; seeking relief from the maximum principal building coverage requirement in the Urban Residential – 32 District.

[PROJECT DOCUMENTS](#)

2. **#3079 SHEPARD RESIDENCE**

26 Joshua Road, area variance to maintain a constructed landing and stairs to an existing single-family residence; seeking relief from the minimum side yard and minimum total side yard setback requirements in the Urban Residential – 2 District.

[PROJECT DOCUMENTS](#)

Old Business

~~1. **#3064 CONNERS RESIDENCE**~~

~~87 Ludlow Street, area variance to construct an addition to an existing single-family residence; seeking relief from the maximum principal building coverage requirement in the Urban Residential – 3 District. Adjourned to Jan. 28.~~

2. **#3069 MCFADDEN RESIDENCE**

40 Lefferts Street, area variance to maintain a constructed deck and build a new screened porch to an existing single-family residence; seeking relief from the minimum side yard and total side yard setback requirements in the Urban Residential – 1 District.

[PROJECT DOCUMENTS](#)

3. **#3068 BRANT CARRIAGE HOUSE**

695 North Broadway, area variance to finish the interior of an existing carriage house for sleeping accommodations; seeking relief to permit finished/habitable space in an accessory structure in the Urban Residential-1 District.

[PROJECT DOCUMENTS](#)

4. **#2914 SAMES MIXED-USE BUILDING**

20 Bowman Street, area variance to convert existing one-story building to eating and drinking and add a second-story for a residential unit, seeking relief from the minimum front and side yard setbacks for the second-story addition and minimum front, side and rear yard setbacks to parking in the Tourist Related Business District.

[PROJECT DOCUMENTS](#)

5. #3071 CORBETT RESIDENCE

45 Walton Street, area variance to construct a new front porch addition to an existing single-family residence; seeking relief from the minimum front yard setback requirement in the Urban Residential – 3 District.

[PROJECT DOCUMENTS](#)

6. #3074 ST. PAUL'S LUTHERAN CHURCH SIGN

149 Lake Avenue, area variance to construct a freestanding sign; seeking relief from the maximum size requirement in the Urban Residential – 3 District.

[PROJECT DOCUMENTS](#)

7. #3075 DORE RESIDENCE

36 Forest Avenue, area variance to construct additions to an existing single-family residence; seeking relief from the minimum front yard, minimum side yard and minimum total side yard setbacks and maximum principal building coverage requirements in the Urban Residential – 1 District.

[PROJECT DOCUMENTS](#)

8. #3076 WINSUPPLY OF SARATOGA SIGNS

5 Finley Street, area variance for construction of two wall signs; seeking relief for placement above the first floor level of the building and for placement on a façade without street frontage requirements in the Transect – 5 District.

[PROJECT DOCUMENTS](#)

9. #3077 SARATOGA GOLF AND POLO CLUB

301 Church Street, area variance for construction of platform tennis courts, cabana building and expanded parking area; seeking relief from the minimum rear yard setback to the courts and cabana and minimum side yard setback to parking in the Institutional Parkland/Recreation District.

[PROJECT DOCUMENTS](#)

Adjourned Items

1: ~~3024 FAHY RESIDENCE;~~

~~166 Lincoln Avenue, area variance to construct a new single-family residence; seeking relief from the minimum average lot width and minimum lot size requirement for a second single-family residence, to permit more than one principal building on a lot and minimum rear yard setback requirements in the Urban Residential – 2 District~~

2: ~~#3022 DEVAL 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.~~

3: ~~#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.~~

Other Business

- a. CARAVAN/WORKSHOP: TBD

- b. APPROVAL OF DRAFT MEETING MINUTES: NOVEMBER 19 AND DECEMBER 10
- c. NEXT ZBA MEETING: JANUARY 22, 2019

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're 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.

Submit Public Comments For Zoning Board Of Appeals

[SUBMIT COMMENTS](#) to members of the Zoning Board of Appeals and City Staff about projects on this agenda.

Note: This agenda is subject to change up until the time of meeting. Updates will be reflected here as they arise. Check posted agenda here to verify the actual agenda prior to the meeting.