



CITY OF SARATOGA SPRINGS

ZONING BOARD OF APPEALS

CITY HALL – 474 BROADWAY
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Keith Kaplan, *Chair*
Brad Gallagher, Secretary
Cheryl Grey
Christopher Mills
Suzanne Morris
Gage Simpson
Chris Hemstead, alternate
Kathleen O'Connor, alternate

ZONING BOARD OF APPEALS MEETING
6:30 P.M., MONDAY, SEPTEMBER 23, 2019

NOTE LOCATION: RECREATION CENTER, 15 VANDERBILT AVE

DRAFT AGENDA

Salute to the Flag

Roll Call

A. ZBA APPLICATIONS UNDER CONSIDERATION

PROCEDURAL ITEM:

1. [#20190849 OPLINGER RESIDENCE](#), 28 Bog Meadow Run, consideration to rehear previously denied area variance to maintain a carport structure as constructed for an existing single-family residence; seeking relief from the side yard setback in the Rural Residential (RR) District.

NEW BUSINESS:

1. [#20180188 MOTO HOLDINGS RESIDENCE](#), 77 South Franklin Street, extension of previously approved area variance to construct a new single-family residence and detached garage; seeking relief from the minimum mean lot width and minimum lot size and minimum front and rear yard setbacks and maximum principal building coverage requirements for the house and minimum side and rear yard setbacks and maximum accessory building coverage for the detached garage in the Urban Residential-3 (UR-3) District.

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2. [#20190861 EVERT RESIDENCE](#), 3 Haggerty Lane, area variance to construct a detached two-car garage for a new single-family residence; seeking relief from the minimum front yard setback in the Suburban Residential – 2 (SR-2) District.
3. [#20190840 ABNEY RESIDENCE](#), 118 Middle Avenue, area variance to construct a detached accessory structure for use as habitable space for an existing single-family residence; seeking relief to permit habitable/finished space in an accessory structure in the Urban Residential – 3 (UR-3) District.
4. [#20190862 HABITAT FOR HUMANITY RESIDENCE](#), 8 Locust Grove Road, area variance to construct a new single-family residence; seeking relief from the total side yard setback in the Rural Residential (RR) District.
5. [#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.
6. [#20190880 SJK PROPERTIES RESIDENCE](#), 78 Mitchell Street, area variance to finish a detached accessory structure as habitable space for a single-family residence; seeking relief to permit habitable/finished space in an accessory structure and minimum setback for a patio in the Urban Residential – 3 (UR-3) District.

OLD BUSINESS:

1. [#20190834 BYRNE RAMP ADDITION](#), 203 Church Street, to construct an ADA compliant ramp to an existing office building; seeking relief from the minimum front, side, and total side yard setbacks in the Office Medical/Business – 2 (OMB-2) District.
2. [#20190731 CRISAFULLI RESIDENCE](#), 94 North Street, area variance for the construction of a new single-family residence; seeking relief from the minimum principal building coverage in the Urban Residential – 3 (UR-3) District.
3. [#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-

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family residence; seeking relief to from the minimum lot size requirements and front yard setback in the Rural Residential (RR) District.

4. [#20190804 ISRAEL RESIDENCE](#), 184 Spring Street, area variance to maintain a constructed 2 story addition with covered porch and living space above on an existing single-family residence; seeking relief from the minimum side yard setback requirement in the Urban Residential – 3 District.
5. [#20190786 FLEMING RESIDENCE](#), 75 Ludlow Street, area variance for the construction of two porch additions, a swimming pool, and new detached garage to an existing single-family residence; seeking relief from the minimum front and side yard setbacks, maximum accessory coverage, and to permit swimming pool in the front yard in the Urban Residential – 3 (UR-3) District.
6. [#20190863 BEYER RESIDENCE](#), 201 West Circular Street, area variance to maintain an AC unit, pool pump and new single family home as constructed; seeking relief from the maximum principal building coverage and minimum front and side yard setbacks for principal and accessory structures in the Urban Residential – 2 (UR-2) District.

B. ADJOURNED APPLICATIONS

[#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.

[#20190071 STELLATO RESIDENCE](#), 148 Woodlawn Avenue, area variance for an addition to an existing single-family dwelling and construction of a carport addition to the existing carriage house; seeking relief from the minimum side yard, total side yard and rear yard setbacks and maximum principal building coverage requirements in the Urban Residential – 3 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 – 1 District.

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~~#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 - 1 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: JULY 8, 2019, JULY 22, 2019, AUGUST 12, 2019

D. UPCOMING MEETINGS

Meeting: October 7, 6:30 PM

Workshop: October 21, 6:00 PM

Meeting: October 28, 6:30 PM

Meeting: November 18, 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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