



# CITY OF SARATOGA SPRINGS

## ZONING BOARD OF APPEALS

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

ZONING BOARD OF APPEALS MEETING  
6:30 P.M., MONDAY, SEPTEMBER 14, 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. [20200358 BISHOP SINGLE-FAMILY ADDITION](#), 6 Iroquois Drive, area variance to construct a one-story addition to an existing single-family residence; seeking relief from the minimum rear yard setback in the Urban Residential-1 (UR-1) District.
2. ~~[20200446 SPEARMAN NEW SINGLE-FAMILY RESIDENCE](#), 63 Jackson Street, area variance to demolish an existing single-family residence and accessory structure and construct a new single-family residence, accessory garage, and pool; seeking relief from the maximum accessory coverage and permitting finished space in an accessory structure in the Urban Residential-2 (UR-2) District.~~
3. [20200459 HAMILTON SINGLE-FAMILY ADDITION](#), 5 Marjorie Drive, area variance to construct a sunroom addition to an existing single family residence and maintain an existing shed; seeking relief from the minimum rear yard setback for a principal and accessory structures in the Urban Residential - 1 (UR-1) District.
4. [20200467 SKINNER SINGLE-FAMILY ADDITION](#), 19 Andrews Street, area variance to construct a two-story addition to an existing single-family residence; seeking relief from the minimum front, side, and total side yard setbacks in the Urban Residential-2 (UR-2) District.

##### CONTINUED BUSINESS:

5. ~~[#20190029 VAL-KILL RESIDENCE](#), 40 Second Street, reconsideration of an area variance to permit a dwelling unit as constructed in an accessory structure; seeking relief from the minimum side yard and rear yard setbacks, maximum principal building coverage, maximum number of principal buildings on a lot and minimum lot size requirements in the Urban Residential-2 (UR-2) District.~~

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

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6. [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.
7. [#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.
8. [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.
9. [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.
10. [20200419 LEAFARC MIXED USE LOT SUBDIVISION](#), 63 Spring Street, Initiation of Coordinated SEQRA Review and consideration of Lead Agency status for an 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.

**B. APPROVAL OF MEETING MINUTES:**

**C. UPCOMING MEETINGS**

Workshop: September 21, 6:00 PM via Zoom    Meeting: September 28, 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.

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- 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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