



# CITY OF SARATOGA SPRINGS

## ZONING BOARD OF APPEALS

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Keith Kaplan, *Chair*  
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Christopher Mills  
Gage Simpson  
Kathleen O'Connor, *Alternate*

### ZONING BOARD OF APPEALS MEETING 6:30 P.M., MONDAY, SEPTEMBER 28, 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**

##### PROCEDURAL ITEM:

1. [20200591 DINES TWO-LOT SUBDIVISION](#), 35 and 37-39 Ash Street, Initiation of coordinated SEQRA Review and consideration of Lead Agency status for an area variance associated with a proposed two-lot subdivision; seeking relief from the minimum and total side yard setbacks, maximum principal building coverage, minimum setback to a patio, and minimum lot size dimensions for both lots in the Urban Residential - 3 (UR-3) District.

##### NEW BUSINESS:

1. [20200573 CONNORS SINGLE FAMILY RESIDENCE](#), 87 Ludlow Street, modification to an area variance to construct an addition to an existing single-family residence; seeking relief from the minimum front yard setback requirement in the Urban Residential – 3 (UR-3) District.
2. [20200584 OLMSTEAD SINGLE-FAMILY ADDITION](#), 53 Greenfield Avenue, area variance to construct an entry porch addition to an existing single-family addition; seeking relief from the minimum front yard setback in the Urban Residential - I (UR-I) District.
3. [20200545 VALENTE CONDOMINIUM GARAGE](#), 64 Ludlow Street, area variance to construct a 10-stall garage for an existing condominium building; seeking relief from the maximum principal building coverage in the Urban Residential - I (UR-I) District.
4. [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

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on a lot, and minimum lot size requirements in the Urban Residential – 3 (UR-3) District.

**CONTINUED BUSINESS:**

1. [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.
2. [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.

**B. APPROVAL OF MEETING MINUTES: AUGUST 3, 2020**

**C. UPCOMING MEETINGS**

Workshop: October 5, 6:00 PM via Zoom      Meeting: October 19, 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.

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