



## CITY OF SARATOGA SPRINGS

### ZONING BOARD OF APPEALS

CITY HALL – 474 BROADWAY

SARATOGA SPRINGS, NEW YORK 12866

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Bill Moore, *Chair*  
Keith Kaplan, *Vice Chair*  
Brad Gallagher, *Secretary*

Cheryl Grey  
Jerry Luhn

Chris Hemstead  
Suzanne Morris

Kathleen O'Connor, *alternate*

Zoning Board Meeting 6:30 PM – Monday, June 3, 2019 NOTE LOCATION CHANGE

## NOTE LOCATION CHANGE

### RECREATION CENTER – 15 Vanderbilt Ave.

## DRAFT AGENDA

### Salute The Flag

### Roll Call

### ZBA Applications Under Consideration

#### 1. New Business

##### a. #20190171 AGIUS PROPERTIES

Tomahawk Lane (Arrowhead Road rear), Initiation of Coordinated SEQRA Review and consideration of Lead Agency status for an area variance associated with a proposed three-lot subdivision; seeking relief from the minimum average lot width for two of the proposed lots, minimum rear yard setback on proposed lot 1, and minimum front and rear yard setbacks on proposed lot 2 in the Suburban Residential – 2 (UR-2) District.

#### [PROJECT DOCUMENTS](#)

##### b. #20180185 (3025) DAWSON/MOTO HOLDINGS RESIDENCE

Cobb Alley/77 South Franklin Street, area variance to construct a new single-family residence; 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 in the Urban Residential - 3 District.

#### [PROJECT DOCUMENTS](#)

##### c. #20180186 (3026) DAWSON/MOTO HOLDINGS RESIDENCE

Cobb Alley/77 South Franklin Street, area variance to construct a new single-family residence; 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 in the Urban Residential-3 District

#### [PROJECT DOCUMENTS](#)

##### d. #20180187 (3027) DAWSON/MOTO HOLDINGS RESIDENCE

Cobb Alley/77 South Franklin Street, area variance to construct a new single-family residence; 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 in the Urban Residential-3 District.

#### [PROJECT DOCUMENTS](#)

##### e. #20190460 TOWNE RESIDENCE

18 MacArthur Drive, area variance for the demolition of an existing 1-story garage and reconstruction of a 2-story garage with second floor living area; seeking relief from the minimum side yard setback, minimum front yard setback, total side yard setback, and maximum principal lot coverage in the Urban Residential – 1 (UR-1) District.

#### [PROJECT DOCUMENTS](#)

## 2. Old Business

a. #20190224 AMO & ROWE RESIDENCE

48 Webster Street, area variance for a second-story addition to an existing single-family residence; seeking relief from the minimum front yard setback (Adams), maximum principal building coverage, and minimum front yard setback (Accessory – A/C unit) requirements in the Urban Residential – 2 District.

[PROJECT DOCUMENTS](#)

b. #20190233 RITZENBERG RESIDENCE

215 Caroline Street, area variance for an existing outdoor pizza oven and open shed enclosure; seeking relief from the minimum side yard setback requirement in the Urban Residential – 3 District.

[PROJECT DOCUMENTS](#)

c. #20190420 RAYMOND WATKIN APT BLD

57 Ballston Ave, area variance for a solar carport accessory structure over an existing parking lot for an existing apartment building; seeking relief from the minimum front yard setback in the Urban Residential – 5 (UR-5) District.

[PROJECT DOCUMENTS](#)

d. #20190263 SAUTTER RESIDENCE

150 Washington Street, area variance for placement of two A/C condenser units; seeking relief from the minimum side yard setback for accessory structure, minimum lot permeability, minimum side yard setback for Principal structural, and minimum front yard setback for Principal structure in the Urban Residential – 3 District.

[PROJECT DOCUMENTS](#)

e. #20190419 VERDILE RESIDENCE MODIFIED

60 Fifth Ave, area variance for constructed changes to a previously approved area variance for construction of principal building; seeking additional relief from the minimum lot line setback and Maximum principal building coverage requirement in the Urban Residential – 1 (UR-1) District.

[PROJECT DOCUMENTS](#)

f. #20190069 ARTISANAL BREW WORKS

41 Geyser Road, appeal of Zoning Officer determination that the existing brewery use, identified as “bottling plant”, in the Industrial – General District does not permit retail, eating and drinking, or outdoor activities (such as food vending, recreational activities or special events).

[PROJECT DOCUMENTS](#)

g. #20190029 VAL-KILL RESIDENCE

40 Second Street, 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.

[PROJECT DOCUMENTS](#)

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## 3. Adjourned Items

a. #20190225 BISHOP SUBDIVISION

223 Maple Avenue, area variance associated with a proposed two-lot subdivision; seeking relief from the minimum average lot width and minimum lot size requirements for proposed lot 2 in the Urban Residential – 2 District.

b. #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.

c. #20190414 ECS PSYCHOLOGICAL SERVICES

210 Church Street, area variance for a second-story open deck and additions on an existing medical office

building; seeking relief from the minimum side yard setback and overall minimum lot permeability in the Office/Medical Business – 2 (OMB-2) District.

d. #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.

e. #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.

f. #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.

g. #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.

h. #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.

**4. Approval Of Meeting Minutes: May 6, 2019**

**5. UPCOMING MEETINGS:**

Workshop: June 10, 6:00 PM

Meeting: June 17, 6:30 PM

**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.

**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.

**Approval Of Meeting Minutes: May 6, 2019**

***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.***