



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*

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Jerry Luhn

Chris Hemstead

Suzanne Morris

Kathleen O'Connor, *alternate*

Zoning Board Meeting 6:30 PM – Monday, June 17, 2019 NOTE LOCATION CHANGE

NOTE LOCATION CHANGE

RECREATION CENTER – 15 Vanderbilt Ave.

DRAFT AGENDA

Salute The Flag

Roll Call

ZBA Applications Under Consideration

1. **#20180178 (3024) FAHY RESIDENCE**

166 Lincoln Avenue, area variance to construct a single-story addition to an existing single-family residence; seeking relief from the minimum side yard setback in the Urban Residential – 2 District (UR – 2).

[PROJECT DOCUMENTS](#)

2. **#20190500 DELARM RESIDENCE**

96 Quevic Drive, area variance for the demolition of an existing 1-story garage and construction of a 2-story residential addition, construction of a 1-story single car garage, and maintenance of a shed; seeking relief from the minimum front and side yard setbacks for the residential addition and minimum side yard setback for the shed maintenance in the Urban Residential – 1 (UR-1) District.

[PROJECT DOCUMENTS](#)

3. **#20190504 DRAMBOUR RESIDENCE**

42 Newton Avenue, area variance to construct an addition to connect an existing single-family residence to an existing accessory garage; seeking relief from the minimum side yard setback and minimum total side yard setback in the Urban Residential – 2 District (UR – 2).

[PROJECT DOCUMENTS](#)

4. **#20190516 DGD HOLDINGS RESIDENCE**

19 Shaw Drive, area variance to construct a new single-family residence; seeking relief from the maximum principal building coverage in the Urban Residential – 2 District (UR – 2).

[PROJECT DOCUMENTS](#)

5. **#20190520 MALONEY RESIDENCE**

30 Ludlow Street, area variance to construct a covered porch attached to an existing single-family residence; seeking relief from the maximum principal building coverage and the minimum setback from an accessory structure in the Urban Residential – 3 District (UR – 3).

[PROJECT DOCUMENTS](#)

Old Business

1. **#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](#)

2. ~~#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](#)

3. #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](#)

4. ~~#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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Adjourned Items

1. #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.

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2. #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.

3. #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.

4. #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.

5. #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.

6. #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.

7. #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.

8. #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.

9. #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.

UPCOMING MEETINGS:

Meeting: July 8, 6:30 PM

Workshop: July 15, 6:00 PM

Meeting: July 22, 6:30 PM

Meeting: August 5, 6:30 PM

Meeting: September 9, 6:30 PM

Workshop: September 16, 6:00 PM

Meeting: September 23, 6:30 PM

Approval Of Meeting Minutes: 4-22-19, 5-20-19, 6-6-19

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.

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.