



## CITY OF SARATOGA SPRINGS

ZONING BOARD OF APPEALS

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Bill Moore, Chair  
Keith Kaplan, Vice Chair  
Brad Gallagher  
Susan Steer  
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Jerry Luhn  
Chris Hemstead  
Kathleen O'Connor, Alternate  
Rebecca Kern, Alternate

Zoning Board Meeting 6:30 PM – Monday, April 8, 2019 NOTE LOCATION CHANGE

### NOTE LOCATION CHANGE

#### RECREATION CENTER – 15 Vanderbilt Ave.

### AGENDA

#### Salute The Flag

#### Roll Call

#### ZBA Applications Under Consideration

##### New Business

##### 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 District.

##### [PROJECT DOCUMENTS](#)

##### 2. #2019188 TRAUTNER RESIDENCE

232 Nelson Avenue, area variance for demolition of existing front porch and construction of a new front pergola to an existing residence; seeking relief from the minimum side yard setback requirement in the Urban Residential – 3 District.

##### [PROJECT DOCUMENTS](#)

##### 3. #2019221 OBSTARCZYK RESIDENCE

147 Spring Street, area variance for constructed changes to a previously approved area variance for construction of a detached garage; seeking additional relief from the minimum side yard setback requirement in the Urban Residential – 3 District.

##### [PROJECT DOCUMENTS](#)

##### Old Business

##### 1. #20190030 FALVEY MULTI-USE BLDG

65 Beekman Street, area variance for a new 2-story, multi-use building; seeking relief from the minimum front yard setbacks for the building (Beekman and Oak Sts.), and minimum front yard setback to parking (Oak St.) and maximum principal building coverage requirements within the Neighborhood Complementary Use-1 District.

##### [PROJECT DOCUMENTS](#)

##### 2. #2019164 MARZOLI RESIDENCE

109 Fifth Avenue, area variance for an addition of an egress escape well to an existing single-family residence; seeking relief from the maximum principal building coverage requirement in the Urban Residential – 1 District.

##### [PROJECT DOCUMENTS](#)

##### 3. #20190204 AIROSMITH DEVELOPMENT

318 West Avenue, area variance associated with a proposed mixed office and residential development; seeking relief from the frontage build-to-line in the Transect-4 District.

##### [PROJECT DOCUMENTS](#)

##### Adjourned Items

##### 1. #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.

2. #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.

3. #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 District.

4. #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.

5. #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.

6. #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.

7. #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.~~

Approval Of Meeting Minutes:

UPCOMING MEETINGS:

Workshop: April 15, 6:00 PM

Meeting: April 22, 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'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.

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.

**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.**