



CITY OF SARATOGA SPRINGS

ZONING BOARD OF APPEALS

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

Zoning Board Meeting 6:30 PM – Monday, May 20, 2019

NOTE LOCATION CHANGE

RECREATION CENTER – 15 Vanderbilt Ave.

AGENDA

Announcement:

Unified Development Ordinance Technical Review Report presentation and discussion:

- Tuesday, May 21 at 6:00 pm, presentation before City Council meeting - Rec Center.
- Wednesday, May 22:
 - 12:00 pm – Saratoga Arts Council
 - 6:00 pm – Rec Center

Salute The Flag

Roll Call

ZBA Applications Under Consideration

New Business

1. #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](#)

2. #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.

[PROJECT DOCUMENTS](#)

3. #20190420 RAYMOND WATKINS 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](#)

4. #20190419 VERDILE RESIDENCE MODIFIED

60 Fifth Ave, area variance for constructed changes to a previously approved area variance for construction of principal building and stone patio; 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](#)

Old Business

1. #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) in the Urban Residential – 2 District.

[PROJECT DOCUMENTS](#)

2. #20190233 RITZENBERG 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 (Webster), front yard setback (Adams) and maximum principal building coverage requirements in the Urban Residential – 2 District.

[PROJECT DOCUMENTS](#)

3. #20190262 MATHEWS AND LANGE RESIDENCE

15 Echo Ridge Drive, area variance for an addition to an existing single-family residence; seeking relief from the minimum side yard and minimum total side yard setback requirements in the Suburban Residential – 2 District.

[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 District

[PROJECT DOCUMENTS](#)

Adjourned Items

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 requirement in the Urban Residential – 3 District.

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. #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.

4. #3022 DEVALLO 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.

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.

Approval Of Meeting Minutes:

UPCOMING MEETINGS:

Meeting: June 03, 6:30 PM

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.

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.