



CITY OF SARATOGA SPRINGS

ZONING BOARD OF APPEALS

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Keith Kaplan, *Vice Chair*
Brad Gallagher, Secretary
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Jerry Luhn
Chris Hemstead
Suzanne Morris
Kathleen O'Connor, alternate

ZONING BOARD OF APPEALS MEETING
6:30 P.M., MONDAY, JULY 22, 2019

NOTE LOCATION: RECREATION CENTER, 15 VANDERBILT AVE

AGENDA

Salute to the Flag

Roll Call

A. ZBA APPLICATIONS UNDER CONSIDERATION

PROCEDURAL ITEM:

- ~~1. [#20190656 SASS MULTI FAMILY](#), 32 AND 34 ALLEN DRIVE, area variance for the construction of an addition connecting two existing multi-family residences; seeking relief from the build-to distance from the front lot line and minimum build out along frontage in the Transect-4 (T-4) District.~~

NEW BUSINESS:

1. [#20190577 DRAPER RESIDENCE](#), 74 Adams Road, area variance for the construction of a sunroom addition to an existing single-family residence; seeking relief from the minimum rear yard setback in the Suburban Residential - 2 (SR-2) District.
2. [#20190171 AGIUS PROPERTIES](#), Tomahawk Lane (Arrowhead Road rear), 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.

Note: This agenda is subject to change. To verify the actual agenda prior to the meeting, please contact the Zoning Office at 587-3550 extension 2533.

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3. [#20190605 PEYTON RESIDENCE](#), 18 Shaw Drive, area variance to finish the second floor of a two-story detached garage as habitable space for a single-family residence; seeking relief to permit habitable/finished space in an accessory structure in the Urban Residential – 2 (UR-2) District.

OLD BUSINESS:

4. [#20190534 ABLAMSKY RESIDENCE](#), 41 Webster Street, area variance for the construction of a second-story addition to an existing 1 1/2-story single-family residence; seeking relief from the minimum side yard setback in the Urban Residential – 2 (UR-2) District.
5. [#20190555 SATKOWSKI RESIDENCE](#), 166 Circular Street, area variance to replace an existing six (6) foot high fence with a new eight (8) foot high fence on a residential property; seeking relief from the maximum height for a residential fence in the Urban Residential – 3 (UR-3) District.
6. [#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).
7. [#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).
8. [#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.

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B. ADJOURNED APPLICATIONS

#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.

#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.

#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.

#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.

#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.

#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.

#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.

~~#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~~

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~~requirements in the Transect 5 District.~~

C. APPROVAL OF MEETING MINUTES: MAY 20, 2019; JUNE 17, 2019

D. UPCOMING MEETINGS

Meeting: August 5, 6:30 PM

Meeting: September 9, 6:30 PM

Workshop: September 16, 6:00 PM

Meeting: September 23, 6:30 PM

Meeting: October 7, 6:30 PM

Workshop: October 21, 6:00 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 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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