



CITY OF SARATOGA SPRINGS

ZONING BOARD OF APPEALS

City Hall - 474 Broadway
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Keith Kaplan, Vice Chair
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Chris Hemstead
Kathleen O'Connor, Alternate
Rebecca Kern, Alternate

Zoning Board Meeting 6:30 PM – Monday, March 21, 2019 NOTE LOCATION CHANGE

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RECREATION CENTER – 15 Vanderbilt Ave.

AGENDA

Salute The Flag

Roll Call

ZBA Applications Under Consideration

New Business

1. **#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.

[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. **#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.

[PROJECT DOCUMENTS](#)

4. **#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](#)

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 (Beekman and Oak Sts.) and maximum principal building coverage requirements within the Neighborhood Complementary Use-1 District.

[PROJECT DOCUMENTS](#)

2. **#20190079 SJK PROPERTIES RESIDENCE**

78 Mitchell Street, area variance for a new single-family residence and accessory structures; seeking relief from the maximum principal and accessory building coverages, minimum rear yard setback and minimum setback from principal to accessory building for the detached garage in the Urban Residential – 3 District.

[PROJECT DOCUMENTS](#)

3. **#20190076 CRISAFULLI RESIDENCE**

94 North Street, area variance for an addition to an existing single-family dwelling; seeking relief from the minimum side yard (both sides), total side yard and rear yard setbacks and maximum principal building coverage requirements in the Urban Residential – 3 District.

[PROJECT DOCUMENTS](#)

Adjourned Items

1. #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.

2. #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

3. #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.

4. #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.

5. #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~~

Approval Of Meeting Minutes:

UPCOMING MEETINGS:

Workshop: March 11, 6:00 PM

Meeting: March 18, 6:30 PM

Meeting: April 8, 6:30 PM

Workshop: April 15, 6:00 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.

SARATOGA SPRINGS PLANNING BOARD - GUIDELINES FOR PUBLIC INPUT -

The Planning Board reviews a wide variety of applications and its primary responsibilities include four land development decisions including New York State Environmental Quality Review (SEQR), Special Use Permit (SUP), Site Plan (SP) and Subdivision (SD).

The rules regarding public input depend on the type of application before the Planning Board.

SEQR and SP: The Planning Board reserves the right to allow **public comment** as deemed necessary. The total duration for all public comments should not exceed fifteen (15) minutes with each individual speaker limited to a total of two (2) minutes.

SUP and SD: The Planning Board is required to conduct a **public hearing** with proper notice to all neighbors residing within 250 feet of the project. Each individual speaker will be limited to a total of three (3) minutes.

For all applications: Speakers providing public input will be timed to ensure compliance. Applicants' initial presentation to the Board will be limited to 15 minutes.

GENERAL GUIDELINES FOR SPEAKERS:

Planning Board members are volunteers appointed by the Mayor to serve seven-year terms. Each member has a single vote and a quorum (4 or more members) is required to vote on an application.

- All meetings are video recorded and webcast; please provide public input in a respectful manner.
- Public input will occur after the Applicant has presented the project to the Planning Board.
- Speak clearly into the microphone and state your name and address.
- Speakers will be timed – two (2) minute limit for public comment and three (3) minute limit for public hearing. Be concise, it's OK to speak for less than the time limit.
- Individuals may not donate their allotted time to other speakers.
- Face the Planning Board at all times, do not engage in direct discussions with the audience.
- Do not repeat points made by previous speakers.
- No laughing, heckling, speaking or clapping from the audience.
- Comments to the Board should specifically relate to the application under consideration and be directly relevant to the evaluation criteria.
- It is best to identify a designated speaker to summarize comments from multiple individuals.
- Written comments will be distributed to the Board and made part of the public record.

- Please note that the Planning Board has no jurisdiction over code enforcement.

The Planning Board appreciates meaningful and thoughtful input from the community.

To learn more about the application review process, please contact the City Planning Department.

Bradley Birge: 518-587-3550 x2515 bbirge@saratoga-springs.org

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.