



## CITY OF SARATOGA SPRINGS

ZONING BOARD OF APPEALS

City Hall - 474 Broadway  
Saratoga Springs, New York 12866  
Tel: 518-587-3550 x.515 fax: 518-580-9480  
www.saratoga-springs.org

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 6, 2019 NOTE LOCATION CHANGE

### NOTE LOCATION CHANGE

RECREATION CENTER – 15 Vanderbilt Ave.

### DRAFT AGENDA

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

[PROJECT DOCUMENTS](#)

##### 3. #20190233 RITZENBERG RESIDENCE

215 Caroline Street, area variance for an existing outdoor pizza oven and open shed enclosure; seeking relief from the minimum side yard setback requirement in the Urban Residential – 3 District.

[PROJECT DOCUMENTS](#)

##### 4. #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](#)

##### 5. #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.

[PROJECT DOCUMENTS](#)

#### Old Business

##### 1. #20190223 SANSON & WRIGHT RESIDENCE

39 York Avenue, area variance for partial demolition and new construction of additions to an existing single-family residence; seeking relief from the maximum principal building coverage requirement in the Urban Residential – 3 District.

[PROJECT DOCUMENTS](#)

##### 2. #20190246 LAKE LOCAL PARKING

550 Union Avenue, area variance for construction of parking area associated with the redevelopment of the eating and drinking and marina uses in the Water Related Business District.

[PROJECT DOCUMENTS](#)

#### Adjourned Items

**1. #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.

**2. #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.

**3. #3022 DEVALI 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. #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.

**5. #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.

**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 140 room hotel, 80 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: 4/8/19

**UPCOMING MEETINGS:**

Workshop to discuss any and all pending applications: May 13, 6:00 PM

Meeting: May 20, 6:30 PM

Meeting: June 3, 6:30 PM

Public workshops lead by Camiros, Ltd. on the Technical Review Report:

- Tuesday, May 21 at 6pm, presentation before City Council meeting.
- Wednesday, May 22 two workshops - afternoon and evening (time and location TBD).

**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.***