



# CITY OF SARATOGA SPRINGS

## ZONING BOARD OF APPEALS

CITY HALL - 474 BROADWAY  
SARATOGA SPRINGS, NEW YORK 12866  
PH) 518-587-3550 FX) 518-580-9480  
WWW.SARATOGA-SPRINGS.ORG

Keith Kaplan, *Chair*  
Brad Gallagher, *Vice Chair*  
Terrance Gallogly  
Cheryl Grey  
Matthew Gutch  
Rosemary Ratcliff  
Gage Simpson  
Kathleen O'Connor, *Alternate*

ZONING BOARD OF APPEALS MEETING  
6:30 P.M., MONDAY, FEBRUARY 1, 2021

**NOTE: THIS MEETING IS BEING HELD VIRTUALLY USING ZOOM VIDEOCONFERENCING**

- To view the webcast live, or once recorded, go to [www.saratoga-springs.org](http://www.saratoga-springs.org).
- To participate or provide input during the meeting, [register here](#).
- Input may also be emailed, no later than 12PM of the day of the meeting, to [Jennifer.merriman@saratoga-springs.org](mailto:Jennifer.merriman@saratoga-springs.org).

### DRAFT AGENDA

Salute the Flag  
Roll Call

#### A. ZBA APPLICATIONS UNDER CONSIDERATION

##### PROCEDURAL ITEMS:

1. [20210025 JUST CATS COMMERCIAL BUILDING](#), 1 Driscoll Road, area variance to construct a new commercial structure on a vacant lot; seeking relief for maximum number of monument signs on one lot and parking setback in the Tourist Related Business (TRB) District.

##### NEW BUSINESS:

2. [20200802 ROOHAN ACCESSORY STRUCTURE](#), 551/553 Lake Avenue, area variance to construct an accessory structure for a new single-family residence; seeking relief to permit finished space in an accessory structure in the Rural Residential (RR) District.
3. [20200923 HIGGINS SINGLE-FAMILY ADDITIONS](#), 24 Fifth Avenue, area variance to construct an addition to an existing single-family residence; seeking relief from the minimum front yard setback and maximum principal coverage requirements in the Urban Residential - I (UR-I) District.
4. [20200922 HIGGINS ACCESSORY STRUCTURE](#), 29 Tipton Lane, area variance to maintain an accessory structure for an existing single-family residence; seeking relief to permit finished space in an accessory structure in the Urban Residential - I (UR-I) District.

##### CONTINUED BUSINESS:

5. [20200893 DUBLIN ACCESSORY STRUCTURE](#), 85 Beekman Street, area variance to construct a detached accessory structure for an existing single-family residence; seeking relief from the minimum side yard setback

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and maximum accessory coverage requirements in the Neighborhood Complementary Use - I (NCU-I) District.

6. [20200446 SPEARMAN SINGLE-FAMILY](#), 63 Jackson Street, area variance to demolish an existing single-family residence and accessory structure and construct a new single-family residence, accessory garage, and pool; seeking relief from the maximum accessory coverage and permitting finished space in an accessory structure in the Urban Residential - 2 (UR-2) District.
7. [20200785 DEGREGORIO ACCESSORY STRUCTURE](#), 38 Pine Road, area variance to construct an accessory structure for a single-family residence; seeking relief from the minimum front yard setback and to permit finished space in an accessory structure in the Urban Residential - I (UR-I) District.
8. [20200591 DINES SINGLE-FAMILY](#), 35 Ash Street, area variance associated with a proposed two-lot subdivision; seeking relief from the minimum and total side yard setbacks, maximum principal building coverage, minimum setback to a patio, and minimum lot size requirements for both lots in the Urban Residential - 3 (UR-3) District.
9. [20200827 GREGORY SINGLE-FAMILY ADDITION](#), 328 Caroline Street, area variance to construct additions to an existing single-family residence; seeking relief from the maximum principal coverage, minimum front and side yard setbacks, and minimum accessory side and rear yard setback requirements in the Urban Residential - I (UR-I) District.

**B. APPROVAL OF MEETING MINUTES:** 12/14/2020, 1/11/2021

**C. UPCOMING MEETINGS**

Workshop: February 8, 2021, 6:00 PM via Zoom

Meeting: February 22, 2021, 6:30 PM via Zoom

**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.

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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