



City of Saratoga Springs

ZONING BOARD OF APPEALS

City Hall • 474 Broadway
Saratoga Springs, New York 12866
518.587.3550

www.saratoga-springs.org

ZBA Members
Keith Kaplan (Chair)
Brad Gallagher (Vice Chair)
Cheryl Grey
Matthew Gutch
Gage Simpson
Emily Bergmann
John S. Daley (Alternate)
Justin Farrington

NOTE: This meeting is being held VIRTUALLY USING ZOOM VIDEOCONFERENCING

- To view the webcast live or once recorded, go to www.saratoga-springs.org.
- To participate or provide input during the meeting, [register here](#)
- Comments may be submitted up to 12 PM on the day of the meeting using the [Public Comment form on the Planning Department page](#).

ZONING BOARD OF APPEALS MEETING AGENDA

Monday, March 14, 2022, at 6:30 p.m.

Salute the Flag

Roll Call

1. Approval of Meeting Minutes
2. ZBA Applications Under Consideration

Procedural Business

Agenda Order	Project #	Project	Project Location	Project Description

New Business

Agenda Order	Project #	Project	Project Location	Project Description
1	20220087	126 West Area Variance	126 West	Area variance to permit the construction of a mixed-use development, including Four (4) townhouses, office space, and a studio apartment within the Transect-4 (T-4) District.
2	20220083	17 Clark Area Variance	17 Clark	Area variance to permit the finished space in an accessory building used as an art studio within the Urban Residential -3 (UR-3) District
3	20220056	19 Andrews Area Variance	19 Andrews	Area variance to permit the modification of a single-family home construction within the Urban Residential -2 (UR-2) District.
4	20220045	145 Union Area Variance	145 Union	Area variance to permit the demolish and reconstruct rear porch and construct a side addition in the Urban Residential -4(UR-4) District

Continued Business

Agenda Order	Project #	Project	Project Location	Project Description
5	20220043	199 W. Circular Area Variance	199 W. Circular	Area variance to permit the construction of a second story addition and porch in the Urban Residential -2 (UR-2) District
6	20211162	115 Ballston Area Variance	115 Ballston Ave	Area Variance to permit the installation of an illuminated directional sign on an existing light post on commercial property within the Highway General Business (HGB) District.
7	20211246	94A North St Area Variance	94A North	Area variance to permit the construction of two-story residence seeking dimensional relief within the Urban Residential -3 (UR-3) District.
8	20220012	13 Seward Area Variance	13 Seward	Area variance to permit the construction of a second Principal structure in the Urban Residential -2 (UR-2) District.
9	20220042	116 State Area Variance	116 State	Area variance to permit the construction of a single-story detached garage and open-air pavilion in the Urban Residential -1 (UR-1) District.
10	20211155	212 Lake Use Variance	212 Lake Ave	Use Variance to permit early childhood private school to be used as daycare within the Urban Residential - 3 (UR-3) District
11	20210696	85 Nelson Use Variance	85 Nelson Ave	Use variance to permit existing three-family residence to be used as a three-family residence within the Urban Residential -2 (UR-2) District.

3. Upcoming Meetings

April 04,2022 at 6:30PM

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. Please check the [website](#) for the latest version.