



**City of Saratoga Springs**  
**ZONING BOARD OF APPEALS**

City Hall • 474 Broadway  
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[www.saratoga-springs.org](http://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
Alice Smith (Alternate)

**NOTE: This meeting is being held in-person at City Hall**

- 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, enter the ramp door at City Hall. The door is unlocked 1/2 hour prior to meeting start time and locks again 1 hour after meeting start time.
- 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, April 25, 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	<a href="#">20220207</a>	<b>131 Excelsior Area Variance</b>	131 Excelsior	Area variance to permit the construction of 102 apartment units within the Transect -5 (T-5) District.
2	<a href="#">20220202</a>	<b>31-33 Marion Area Variance</b>	31-33 Marion	Area variance to permit the demolition of the existing garage, mobile station and car wash and to construct convenience store, gasoline canopy, car wash and rental space within the Tourist Related Business (TRB) District.

**Continued Business**

Agenda Order	Project #	Project	Project Location	Project Description
3	<a href="#">20220195</a>	<b>132 Fifth Ave Area Variance</b>	132 Fifth Ave	Area variance to permit the construction of a second-story addition to existing residence within the Urban Residential-1 (UR-1) District.
4	<a href="#">20220184</a>	<b>5 Iroquois Area Variance</b>	5 Iroquois	Area variance to permit the expansion of the primary residence and install pool within the Urban Residential -1 (UR-1) District.
5	<a href="#">20220187</a>	<b>168 Lincoln-Siro's Area Variance</b>	168 Lincoln	Area variance to permit the construction of an addition to the principal building to be used as restrooms to serve the courtyard patrons during track season within the Institutional Horse Track Related (INST-HTR) District.
6	<a href="#">20220155</a>	<b>116 Crescent Area Variance</b>	116 Crescent	Area variance to permit finished space within an accessory structure within the Urban Residential -2 (UR-2) District.
7	<a href="#">20220109</a>	<b>55 Catherine Area Variance</b>	55 Catherine	Area variance to permit the demolition and reconstruction of existing front porch within the Urban Residential -2 (UR-2) District.
8	<a href="#">20220056</a>	<b>19 Andrews Area &amp; Use Variance</b>	19 Andrews	Use variance to permit two-family residence and Area variance to permit the modification of single-family home construction within the Urban Residential -2 (UR-2) District. (Previously Skinner application)
9	<a href="#">20210696</a>	<b>85 Nelson Use Variance</b>	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**

May 16, 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.*