



## City of Saratoga Springs

### ZONING BOARD OF APPEALS

City Hall • 474 Broadway  
 Saratoga Springs, New York 12866  
 518.587.3550  
[www.saratoga-springs.org](http://www.saratoga-springs.org)

ZBA Members
Alice Smith (Alternate)
Brad Gallagher (Vice Chair)
Brendan Dailey
Cheryl Grey
Emily Bergmann
Gage Simpson (Chair)
John Daley (Alternate)
Shafer Gaston

- NOTE: This meeting is being held IN- PERSON at City Hall
- To participate or provide input during the meeting, please attend the meeting in person
- To view the webcast live or once recorded, go to [www.saratoga-springs.org](http://www.saratoga-springs.org).
- Comments may be submitted up to 12PM on the day of the meeting using the [Public Comment form](#) on the Planning Department page.

### ZONING BOARD OF APPEALS AGENDA Monday, September 18, 2023, at 6:30 p.m.

#### Procedural Business

Agenda Order	Project #	Project	Project Location	Project Description	Ordinance Type
1	<a href="#">20220217</a>	<b>17 Park Area Variance</b>	17 Park Place	Motion to cordinare and defer SEQR lead to the Planning Board to permit the construction of a new single-family home with a detached multi-unit carriage house within the Urban Residential-4 (UR-4) District	ZO

#### New Business

Agenda Order	Project #	Project	Project Location	Project Description	Ordinance Type
2	<a href="#">20230577</a>	<b>55 State Garage Addition</b>	55 State St	Area variance to permit the expansion of the principal home in the urban Residential -3 (UR-3) District.	UDO
3	<a href="#">20230575</a>	<b>19 Railroad Movie Signage</b>	19 Railroad	Area variance to permit the rebranding of an existing movie theatre in the Urban Core UC/T-6 District	UDO
4	<a href="#">20230558</a>	<b>38 Oak Two Car Garage with Dwelling</b>	38 Oak	Area variance to permit the construction of a second dwelling above a garage in the Urban Residential-3 (UR-3) District	UDO
5	<a href="#">20230517</a>	<b>2 Loughberry Front Porch Roof</b>	2 Loughberry	Area variance to permit the the expansion of the front porch in the Urban Residential -1 (UR-1) District	UDO
6	20230497	<b>77 Franklin SF Residence Construction Area Variance</b>	77 Franklin	Area variance to permit the construction of a single-family home within the urban residential-3 (UR-3) District.	UDO
7	<a href="#">20230473</a>	<b>64 Dyer Switch Recreation Area Variance</b>	64 Dwyer Switch	Area variance to permit the construction of an accessory recreation game court in the Rural Residential (RR) District.	UDO
8	<a href="#">20230464</a>	<b>174 York Second Story, Extend Footprint</b>	174 York	Area variance to permit and expansion to the existing building within the Urban Residential -2 (UR-2) District.	UDO

#### Continued Business

Agenda Order	Project #	Project	Project Location	Project Description	Ordinance Type
9	<a href="#">20230457</a>	<b>34 York Area Variance</b>	34 York	Area variance to permit the demolition and reconstruction of a two-story outbuilding to be used as a secondary dwelling unit within the Urban Residential -3 (UR-3) District.	UDO
10	<a href="#">20230440</a>	<b>13 Briarwood Two Story Addition</b>	13 Briarwood	Area variance to permit the addition of a master bedroom to the residential structure in the Urban Residential -1 (UR-1) District	UDO
11	<a href="#">20230087</a>	<b>85 Nelson Use Variance</b>	85 Nelson	Use variance to permit the conversion of an unlawful multi-family home to a two-family home within the Urban Residential-2 District	UDO

#### 3. Upcoming Meetings

October 02, 2023 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.*

