



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)

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, January 10, 2022, at 6:30 p.m.

Salute the Flag

Roll Call

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

New Business

Agenda Order	Project #	Project	Project Location	Project Description
1	20211117	85 Beekman Modification	85 Beekman Street	Modification for an Area Variance to permit finished space in a detached accessory structure within the Neighborhood Complementary Use-1 (NCU-1) District
2	20211138	35 Hyde Street Area Variance	35 Hyde Street	Area variance to renovate existing front porch and modify driveway for a single-family residence within the Urban Residential -2 (UR-2) District.
3	20211095	150 Henry Street Area Variance	150 Henry Street	Area variance to construct two family residence in the Urban Residential-4A (UR-4A) District
4	20211112	60-62 Greenfield Area Variance	60-62 Greenfield Ave	Area variance to convert existing two-family to a single-family and construct two car garage and pool in the Urban Residential -3 (UR-3) District.
5	20211120	69 Caroline Use Variance	69 Caroline Street	Use variance to permit the conversion of a children's museum into an educational and community workshop center within the Urban Residential 4 (UR-4) District.

Continued Business

Agenda Order	Project #	Project	Project Location	Project Description
4	20210985	438 Jefferson Area Variance	438 Jefferson St	Area variance to renovate existing front porch within the Urban Residential -2 (UR-2) District
2	20211023	235 Nelson Area Variance	235 Nelson Ave	Area Variance to construct residential addition including garage, sunroom home office, and master suite within the Urban Residential -3 (UR-3) District
3	20211050	114 York Area Variance	114 York Avenue	Area Variance to renovate roof within the Urban Residential -3 (UR-3) District
4	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

January 31, 2022 at 6:30 PM

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.