



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, January 31, 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	20211145	11 Bowman Area Variance	11 Bowman Street	Area variance to replace the existing above-the-ground swimming pool and deck with an in-ground swimming pool within the Urban Residential -2 (UR-2) District.
2	20211167	166 Lincoln Area Variance	166 Lincoln Avenue	Area Variance to permit finished space in an accessory structure within the Urban Residential-2 (UR-2) District.

Continued Business

Agenda Order	Project #	Project	Project Location	Project Description
3	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.
4	20210978	St Peters Area Variance- 46 Congress	46 Congress Place	Area variance to install wall sign for St. Peters Family Medicine facing Congress Street, install panel for existing off-premise sign at the corner of Congress Place and Congress St. and Install off-premise new Freestanding sign at Congress Place entrance within the Transect -6 (T-6) District
5	20211095	150 Henry Street Area Variance	150 Henry Street	Area variance to construct two family residence in the Urban Residential-4A (UR-4A) District
6	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
7	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.
8	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.
9	20211022	Lash Blvd Area Variance	120 S. Broadway	Area Variance to erect one freestanding 48 in. x 72 in. Monument, internally lit LED sign within the Transect-5 (T-5) District.
10	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. Upcoming Meetings

February 14, 2022 at 6:30 PM , February 28,2022 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.