



City of Saratoga Springs

ZONING BOARD OF APPEALS

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www.saratoga-springs.org

ZBA Board Members
Keith Kaplan (Chair)
Brad Gallagher (Vice Chair)
Cheryl Grey
Matthew Gutch
Gage Simpson
Terrance Gallogly
Emily Bergmann
John S. Daley (Alternate)
Shirley A. Poppel (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.
- 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, December 06, 2021, 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	20211050	114 York Area Variance	114 York Street	Area Variance to renovate roof within the Urban Residential -3 (UR-3) 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	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 new Freestanding sign at Congress Place entrance within the Transect -6 (T-6) District

Continued Business

Agenda Order	Project #	Project	Project Location	Project Description
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.
5	20210985	138 Jefferson Area Variance	138 Jefferson St	Area variance to renovate existing front porch within the Urban Residential -2 (UR-2) District
6	20210905	5 Jumel Place Area variance	5 Jumel Place	Area variance to convert the existing accessory structure to a secondary principal building within the Urban residential -3 (UR-3) District
7	20210869	338 Caroline Area Variance	338 Caroline Street	Area variance to construct porch, garage, and rear addition within the Urban Residential- 1 (UR-1) District
8	20210715	303 Nelson Avenue	303 Nelson Avenue	Area variance to renovate existing carriage house (garage) into an upper-level office and finished space with a half bathroom and no kitchen within the Urban Residential -3 (UR-3) District

3. Upcoming Meetings

January 10, 2022 at 6:30 PM at City Hall

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.