



**City of Saratoga Springs**

**ZONING BOARD OF APPEALS**

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[www.saratoga-springs.org](http://www.saratoga-springs.org)

ZBA Board Members
Emily Bergmann
Gage Simpson
Keith Kaplan (Chair)
Brad Gallagher (Vice Chair)
Cheryl Grey
Matthew Gulch
Terrance Gallogly
John S. Daley (Alternate)

**NOTE: This meeting is being held in person in the Council Room 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, September 27, 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	<a href="#">20210748</a>	<b>24 Bensonhurst Area Variance</b>	24 Bensonhurst	Area variance to bring into compliance existing non-compliant structures and construct a new addition to the residence within the Urban Residential -2 (UR-2) District.
2	<a href="#">20210743</a>	<b>21 Gridley Area Variance</b>	21 Gridley Street	Area variance to construct a garage, a small residential addition, and front porch to residence within the Tourist Related Business (TRB) District
3	<a href="#">20210735</a>	<b>Berry Area Variance</b>	17 Walnut Street	Area variance to construct one-story addition, deck, and covered porch within the Urban Residential-2 (UR-2) District
4	<a href="#">20210722</a>	<b>3 Orenda Springs Area Variance</b>	3 Orenda Springs Drive	Area variance for existing carport within the Urban Residential-1 (UR-1) District

**Continued Business**

Agenda Order	Project #	Project	Project Location	Project Description
5	<a href="#">20200764</a>	<b>Shepanzyk New Single-Family</b>	11 Pine Alley	Area variance to construct a new single-family residence in the Urban Residential - 3 (UR-3) District.
5	<a href="#">20210862</a>	<b>Shepanzyk (2) Area Variance</b>	108 Clinton Street	Area variance to construct a new single-family residence in the Urban Residential - 3 (UR-3) District. Contingent upon relief needs/approval of 11 Pine Alley
6	<a href="#">20210598</a>	<b>Driscoll Use Variance</b>	169 Washington Street	Use variance to convert single-family residence into two-family residence within the Urban residential -2 (UR-2) District
7	<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.
8	<a href="#">20210603</a>	<b>Saxton Area Variance</b>	34 Glenmore Avenue	Area Variance to subdivide lot into two residential lots: requesting relief from Min Average Lot Width within the Urban Residential -2 (UR-2) District.
9	<a href="#">20200208</a>	<b>Stewarts Shop</b>	402 Lake Ave	Area variances for the redevelopment/expansion of the facility for a 4,130 sq.ft. convenience store with two self-serve gasoline canopies in the Rural Residential district.

**3. Upcoming Meetings**

October 18, 2021 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.*