



## City of Saratoga Springs

### ZONING BOARD OF APPEALS

City Hall • 474 Broadway  
Saratoga Springs, New York 12866  
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www.saratoga-springs.org

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

- 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, June 12, 2023, at 6:30 p.m.

#### Procedural Business

Agenda Order	Project #	Project	Project Location	Project Description	Ordinance Type
1	<a href="#">20230143</a>	<b>17 Park Subdivision</b>	17 Park	Preliminary plat review of a proposed two-lot subdivision in the Urban Residential - 4 district.	UDO
2	<a href="#">20230358</a>	<b>182 Excelsior Area Variance</b>	182 Excelsior	Request coordinated SEQR review to permit a 2-lot subdivision within the Urban Residential -4 (UR-4) District.	UDO

#### New Business

Agenda Order	Project #	Project	Project Location	Project Description	Ordinance Type
3	<a href="#">20230282</a>	<b>247 Nelson Carriage House Construction</b>	247 Nelson	Area variance to permit the construction of a detached garage with dwelling above (Second Principal Structure) in the Urban Residential -3 (UR-3) District.	UDO
4	<a href="#">20230279</a>	<b>43 Granite Porch</b>	43 Granite	Area variance to permit the construction of a front porch with roof within the Urban Residential -3 (UR-3) District.	UDO
5	<a href="#">20230307</a>	<b>56 Marvin Second Principal Structure</b>	56 Marvin	Area variance to permit the construction of a second Principal Structure in the Urban Residential -2 (UR-2) District	UDO
6	<a href="#">20230299</a>	<b>24 Joseph Area Variance</b>	24 Joseph	Area variance to permit the construction of a new home in the Urban Residential -2 (UR-2) District.	UDO

#### Continued Business

Agenda Order	Project #	Project	Project Location	Project Description	Ordinance Type
7	<a href="#">20230227</a>	<b>69 Phila Garage</b>	69 Phila	Area variance to permit the placement of a detached garage within the Urban Residential -4 (UR-4) District.	UDO
8	<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
9	<a href="#">20230162</a>	<b>77 Hathorn Deck</b>	77 Hathorn	Area variance to permit the construction of a front deck within the Urban Residential-1 (UR-1) District.	UDO
10	<a href="#">20230161</a>	<b>8 Taylor Shed</b>	8 Taylor	Area variance to permit the rear encroachment of an existing rear patio within the Urban Residential - 2 District.	UDO
11	<a href="#">20220855</a>	<b>139 State St Garage Reno Area Variance</b>	139 State St	Area variance to permit the renovation of an existing home in the Urban Residential-1 (UR-1) District	UDO
12	<a href="#">20230160</a>	<b>138 Jefferson Garage</b>	138 Jefferson	Area variance to permit the reconstruction of exiting garage within the Urban Residential-2 (UR-2) District	UDO
13	<a href="#">20230281</a>	<b>13 Wiswall</b>	13 Wiswall/Long Alley	Area variance to permit the construction of a two unit residential apartment within the Urban Residential -3 (ur-3) District.	UDO

### 3. Upcoming Meetings

July 10, 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.*