



## City of Saratoga Springs

### ZONING BOARD OF APPEALS

City Hall • 474 Broadway  
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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

**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, July 26, 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="#">20210557</a>	<b>Tyler Area Variance</b>	213 Lake Avenue	Area variance to add a second floor and rear addition to existing single-family home within the Urban Residential -3 (UR-3) District.
2	<a href="#">20210586</a>	<b>Levy Area Variance</b>	25 Joseph Street	Area variance to construct a new accessory structure (Pool) to the proposed single-family house within the Urban Residential-2 (UR-2 ) District.
3	<a href="#">20210577</a>	<b>Sgroi Area Variance</b>	331 Caroline Street	Area variance to add second floor to existing single -family home in the Urban Residential -1 (UR-1) District
4	<a href="#">20210716</a>	<b>65 Phila Area Variance</b>	65 Phila Street	Area variance to erect one, non-illuminating temporary 10 sq ft sign within the Urban Residential -4 (UR-4) District

##### Continued Business

Agenda Order	Project #	Project	Project Location	Project Description
5	<a href="#">20210433</a>	<b>48 Outlook Ave Area Variance</b>	48 Outlook Ave	Area variance to construct a rear deck to existing single family residence within the Urban Residential-2 (UR-2) District
6	<a href="#">20210418</a>	<b>77 Wright St Area Variance</b>	77 Wright Street	Area variance for finished space within the existing accessory structure (Carriage House) to the existing Single Family residence within the Urban Residential -2 (UR-2) District
7	<a href="#">20200545</a>	<b>Valente Condominium Garage</b>	64 Ludlow St	Area variance to construct a 10-stall garage for an existing condominium building; seeking relief from the maximum principal building coverage in the Urban Residential - 1 (UR-1) District.
8	<a href="#">20210474</a>	<b>Shepanzyk Area Variance</b>	55 State Street	Area variance to remove existing roof and construct new roof and addition to existing Single-family residence within the Urban Residential-3 (UR-3) District
9	<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.
10	<a href="#">20210490</a>	<b>Sohns Area Variance</b>	28 Stockholm Road	Area variance to construct a new accessory building/garage and new deck to the existing single-family house within the Rural Residential (RR) District.
11	<a href="#">20210551</a>	<b>Dunn Area Variance</b>	1 Garside Road Extension	Area variance to construct new Single -Family Residence with deck and retaining wall to replace previously demolished cottage within the Green Acres Planned Unit Development (PUD).

#### 3. Upcoming Meetings

August 09, 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.*