



## City of Saratoga Springs

### ZONING BOARD OF APPEALS

City Hall • 474 Broadway  
Saratoga Springs, New York 12866  
518.587.3550

[www.saratoga-springs.org](http://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](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, 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	<a href="#">20211050</a>	114 York Area Variance	114 York Street	Area Variance to rennovate roof wiithin the Urban Residential -3 (UR-3) District
2	<a href="#">20211023</a>	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	<a href="#">20210978</a>	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	<a href="#">20210696</a>	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	<a href="#">20210985</a>	138 Jefferson Area Variance	138 Jefferson St	Area variance to renovate existing front porch within the Urban Residential -2 (UR-2) District
6	<a href="#">20210905</a>	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	<a href="#">20210869</a>	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	<a href="#">20210715</a>	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.*