



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.
- 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, July 24, 2023, at 6:30 p.m.

Procedural Business

| Agenda Order | Project # | Project | Project Location | Project Description | Ordinance Type |
|--------------|--------------------------|------------------------|-------------------------|--|----------------|
| 1 | 20230233 | Station Lane Site Plan | West Ave & Station Lane | Initiation of coordinated SEQRA review for a proposed mixed-use project including 9,500 sq. ft. non-residential space and 68 multi-family residential units in the Neighborhood Center (T-5) district. | UDO |

New Business

| Agenda Order | Project # | Project | Project Location | Project Description | Ord Typ |
|--------------|--------------------------|--|------------------|---|---------|
| 2 | 20230475 | 3 Oak Brook Pool House Shower | 3 Oak Brook | Area variance to permit the installation of a full bath within an accessory structure in the Rural Residential (RR) District. | UD |
| 3 | 20230381 | 17 Aurora Patio Area Variance | 17 Aurora | Area variance to permit the placement of a patio in the Oak Ridge PUD | UD |
| 4 | 20230440 | 13 Briarwood Two Story Addition | 13 Briarwood | Area variance to permit the addition of a master bedroom to the residential structure in the Urban Residential -1 (UR-1) District | UD |
| 5 | 20230415 | 70 Fifth Demo & Construction Area Variance | 70 Fifth | Area variance to permit the demolition of the existing house and construction of a new single family residence in the Urban Residential -1 (UR-1) District. | UD |
| 6 | 20230412 | 136 White Variance Extension | 136 White | Area variance to permit a front porch expansion in the urban residential -3 (UR-3) District. | UD |
| 7 | 20230413 | 44 Newton Area Variance - Pool | 44 Newton | Area variance to permit the construction of a pool in the Urban Residential --2 (UR-2) District. | UD |
| 8 | 20230422 | 12 Ballston Chipotle Area Variance | 12 Ballston | Area variance to permit the demolition of the existing structure and reconstruction of a one-story restaurant building in the Transect-5 /NC District | UD |

Continued Business

| Agenda Order | Project # | Project | Project Location | Project Description | Ordinance Type |
|--------------|--------------------------|--|------------------|---|----------------|
| 9 | 20230324 | 96 Catherine Porch and 2nd Floor Renovations | 96 Catherine | Area variance to permit the renovation of an existing house within the Urban Residential-2 District. | UDO |
| 10 | 20230358 | 182 Excelsior Area Variance | 182 Excelsior | Area variance to permit a 2-lot subdivision within the Urban Residential -4 (UR-4) District. | UDO |
| 11 | 20230227 | 69 Phila Garage | 69 Phila | Area variance to permit the placement of a detached garage within the Urban Residential -4 (UR-4) District. | UDO |
| 12 | 20230141 | 130 Circular Carriage House Renovation | 130 Circular | Area variance to permit the expansion of use in the detached garage within the Urban Residential -2 District | UDO |
| 13 | 20230087 | 85 Nelson Use Variance | 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 |
| 14 | 20230279 | 43 Granite Porch | 43 Granite | Area variance to permit the construction of a front porch with roof within the Urban Residential -1 (UR-1) District. | UDO |

3. Upcoming Meetings

August 28, 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.