



TOWN OF BALLSTON ZONING BOARD OF APPEALS AGENDA

January 4, 2023
7:30 pm

Town Hall Meeting Room
323 Charlton Road, Ballston Spa, NY 12020
www.townofballstonny.org

DOCUMENT LINKS:

- To download all new documents related to this agenda as one file, click the following link and choose the file with this meeting date: [2023 Zoning Board Meeting Public Files](#)
- To download new and/or previously submitted documents for each agenda item, see the links below

Call to Order

Pledge of Allegiance

Approval of Previous Minutes

OLD BUSINESS

1 – Katz Outlet Road Area Variances (ZBA 2022-016)

SBL 239.-1-8

- Application for lot size and lot width area variances for a minor subdivision for four residential building lots
- SEQRA Type 2 Action, exempt from review
- **Public Hearing scheduled**
- Document links:
 - 01-04-2023 Meeting – no submission
 - 12-07-2022 Meeting – no submission
 - [11-02-2022 Meeting - Katz Outlet road](#)

2 - 8 Townley Drive Area Variance (ZBA 2022-017)

SBL 257.15-1-4

- Application for a side yard setback variance for the installation of a shed
- SEQRA Type 2 Action, exempt from review
- **Public Hearing scheduled**
- Document link:
 - 01-04-2023 Meeting – no submission
 - [12-07-2022 Meeting - 8 Townley Drive](#)

3 - Astro Chemical Area Variance (ZBA 2022-018)

3 Mill Road Extension; SBL 257.16-1-13

- Application for a commercial building footprint area variance for the construction of a building addition



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- SEQRA Unlisted Action, complete
- **Public Hearing scheduled**
- Document link:
 - 01-04-2023 Meeting – no submission
 - [12-07-2022 Meeting - Astro Chemical 3 Mill Road Extension](#)

4 - 301 Middleline Road Area Variance (ZBA 2022-019)

SBL 227.-1-6

- Application for a lot width area variance for the future construction of a single-family dwelling
- SEQRA Type 2 Action, exempt from review
- **Public Hearing scheduled**
- Document link:
 - [01-04-2023 Meeting - 301 Middleline Road](#)
 - [12-07-2022 Meeting - 301 Middleline Road](#)

~~5 - Morris Ford Signage Variance (ZBA 2022-020)~~

~~872 State Route 50; SBL 248.-2-40~~

Application Tabled

- ~~• Application for a signage variance for number and square footage of signs~~
- ~~• SEQRA Type 2 Action, exempt from review~~
- ~~• **Public Hearing scheduled**~~
- ~~• Document link:~~
 - ~~○ 01-04-2023 Meeting – no submission~~
 - ~~○ [12-07-2022 Meeting - Morris Ford 872 Route 50](#)~~

6 – Suburban Services Group Area Variance & Law Interpretation (ZBA 2022-021)

852 and 854 Saratoga Road; SBL 257.-3-30, 257.-3-26.1

- Application for an interpretation of the law as it applies to section 138-13 of the Zoning Law, and an area variance for site coverage
- SEQRA Unlisted Action, complete
- **Public Hearing scheduled**
- Document link:
 - 01-04-2023 Meeting – no submission
 - [12-07-2022 - Suburban Services 852-854 Route 50](#)



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7 - 40 Hickory Grove Lane Area Variance (ZBA 2022-022)

SBL 249.10-2-26, 249.10-2-1

- Application for a lot size area variance to allow for a lot line adjustment from the adjacent property
- SEQRA Type 2 Action, exempt from review
- **Public Hearing scheduled**
- Document link:
 - 01-04-2023 Meeting – no submission
 - [12-07-2022 - 40 Hickory Grove Lane](#)

NEW BUSINESS

8 – 75 Lake Road Area Variance (ZBA 2023-001)

SBL 249.-2-49

- Application for an area variance for the construction of a permanent residence
- Document link:
 - [01-04-2023 Meeting - 75 Lake Road](#)

Public Hearing Rules

#1 Five-minute limit with warning at four-minute mark. If you have more to say, please submit it in writing. All submissions will be read.

#2 No foul language, swearing, cursing, insulting or offensive remarks.

#3 Don't repeat comments that were already expressed.

#4 Don't expect a response to your remarks tonight; there is no discussion between public and applicant or Board. All questions will be answered in time.