



TOWN OF BALLSTON ZONING BOARD OF APPEALS AGENDA

March 1, 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 – 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 closed**
- Document link:
 - [03-01-2023 - Suburban Services 852 & 854 Saratoga Road](#)
 - 01-04-2023 Meeting – no submission
 - [12-07-2022 - Suburban Services 852 & 854 Saratoga Road](#)

2 – 75 Lake Road Area Variance (ZBA 2023-001)

SBL 249.-2-49

- Application for an area variance for the construction of a permanent residence
- **Public Hearing Scheduled**
- Document link:
 - 03-01-2023 Meeting – no submission
 - [01-04-2023 Meeting - 75 Lake Road](#)

3 - Wellnow Area Variance (ZBA 2022-009)

1508 Route 50, SBL 216.-1-35

- Application for a front setback variance for the construction of a health care facility



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- SEQRA Unlisted Action, closed
- **Public Hearing Scheduled**
- Document link:
 - 03-01-2023 Meeting – no submission
 - [02-01-2023 Meeting - Wellnow 1508 Route 50](#)
 - [10-05-2022 Meeting - Wellnow 1508 Route 50](#)

4 – 357 Hop City Road (ZBA 2023-002) SBL 226.-1-62

- Application for an area variance for additional horses
- **Public Hearing Scheduled**
- Document link:
 - [03-01-2023 Meeting - 357 Hop City Road](#)
 - [02-01-2023 Meeting - 357 Hop City Road](#)

NEW BUSINESS

5 – Goode Street and Orchard Terrace Area Variances (ZBA 2023-003)

145 Goode Street, 149 Goode Street, 153 Goode Street, 4 Orchard Terrace, 6 Orchard Terrace
SBL 248.17-3-4, 248.-1-51.1, 248.-1-89.111, 248.17-3-2, 248.17-3-3

- Application for seven area variances for multiple lot line adjustments on five properties under the same ownership
- Document link:
 - [03-01-2023 Meeting - Goode Street and Orchard Terrace](#)

Public Hearing Rules

- 1) Five-minute limit with warning at four-minute mark. Submit additional comments in writing. All submissions will be read.
- 2) No foul language, swearing, or cursing. No insulting, offensive, or threatening remarks.
- 3) Don't repeat comments that have already been expressed.
- 4) There is no discussion between the public and the applicant or Board. There will be no response to your comments at the meeting, but all questions will be answered in time.