



TOWN OF BALLSTON ZONING BOARD OF APPEALS AGENDA

April 5, 2023 at 6:30 pm

Town Hall Meeting Room and Zoom Webinar for Viewing Only
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 continued**
- Document links:
 - [04-05-2023 Meeting - Katz Outlet Road](#)
 - [02-01-2023 Meeting - Katz Outlet Road](#)
 - 01-04-2023 Meeting – no submission
 - 12-07-2022 Meeting – no submission
 - [11-02-2022 Meeting - Katz Outlet road](#)

2 – 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
- **Public Hearing scheduled**
- Document link:
 - [04-05-2023 Meeting - Goode Street and Orchard Terrace](#)
 - [03-01-2023 Meeting - Goode Street and Orchard Terrace](#)



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NEW BUSINESS

3 – Burnt Hills Fire District Signage Variances (ZBA 2023-004)

811 Route 50; SBL 257.10-1-92

- Application for signage variances for sign square footage, height and an LED digital display
- Document link:
 - [04-05-2023 Meeting - Burnt Hills Fire District 811 Route 50](#)

4 – 336 Hop City Road Area Variance (ZBA 2023-005)

SBL 226.-1-22

- Application for a side yard setback variance for the construction of a two-car garage with carport.
- Document link:
 - [04-05-2023 Meeting - 336 Hop City Road](#)

5 – 974 Benedict Road Area Variance (ZBA 2023-006)

SBL 249.-3-69.2

- Application for an area variance to allow a one-acre existing lot to be used as a building lot
- Document link:
 - [04-05-2023 Meeting - 974 Benedict Road](#)

6 – 220 Scotch Bush Road Area Variances (ZBA 2023-007)

SBL 248.-1-81.141

- Application for two lot area variances and one lot width area variance for a minor subdivision for the construction of a home
- Document link:
 - [04-05-2023 Meeting - 220 Scotch Bush Road](#)

7 – Splash Car Wash Law Interpretation (ZBA 2023-008)

Lot 4 of Eastline Road PUDD at Route 67 and Eastline Road; SBL 228.-4-1.3

- Application for an interpretation of the law as applies to 5C of Eastline Commons PUDD and § 138-3 of the Zoning Law; as to whether a drive-through car wash and accessory vacuum stalls would be considered a “retail business with or without a drive-through window.”
- Document link:
 - [04-05-2023 Meeting - Splash Car Wash Route 67 & Eastline Road](#)



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~~8—973 Route 67 Use Variance (ZBA 2023-009)~~

~~SBL 228.1-24~~

APPLICATION WITHDRAWN

~~• Application for a use variance for a dog grooming business~~

~~• Document link:~~

~~○ [04-05-2023 Meeting—973 Route 67](#)~~

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.