



# TOWN OF BALLSTON ZONING BOARD OF APPEALS AGENDA

**May 3, 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](http://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 – 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
- SEQR Unlisted Action, open
- **Public Hearing scheduled**
- Document links:
  - [05-03-2023 Meeting - Burnt Hills Fire District 811 Route 50](#)
  - [04-05-2023 Meeting - Burnt Hills Fire District 811 Route 50](#)

### 2 – 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
- SEQR Type 2 Action, exempt from review
- **Public Hearing scheduled**
- Document links:
  - [05-03-2023 Meeting - 336 Hop City Road](#)
  - [04-05-2023 Meeting - 336 Hop City Road](#)



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## 3 – 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
- SEQR Type 2 Action, exempt from review
- **Public Hearing scheduled**
- Document links:
  - [05-03-2023 Meeting - 974 Benedict Road](#)
  - [04-05-2023 Meeting - 974 Benedict Road](#)

## 4 – 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
- SEQR Type 2 Action, exempt from review
- **Public Hearing scheduled**
- Document links:
  - [05-03-2023 Meeting - 220 Scotch Bush Road](#)
  - [04-05-2023 Meeting - 220 Scotch Bush Road](#)

## 5 – 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.”
- SEQR Type 2 Action, exempt from review
- **Public Hearing scheduled**
- Document link:
  - [05-03-2023 Meeting - Splash Car Wash Route 67 & Eastline Road](#)
  - [04-05-2023 Meeting - Splash Car Wash Route 67 & Eastline Road](#)



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## **NEW BUSINESS**

### **6 - Astro Chemical Area Variance (ZBA 2022-018)**

3 Mill Road Extension; SBL 257.16-1-13

- Application for a lot coverage area variance for the construction of a building addition
- SEQRA Unlisted Action, open
- Document link:
  - [05-03-2023 Meeting - Astro Chemical 3 Mill Road Extension](#)

## **Public Hearing Rules**

- 1) One turn per person to speak to the Board. No donation or aggregation of time from others.
- 2) Three-minute time limit to speak with warning at two-minute mark. Submit additional comments in writing to the Zoning Board of Appeals.
- 3) Only speak during your turn at the standing microphone. No side or group discussions.
- 4) When speaking, please state your name and address for the record.
- 5) Address comments to the Board, not to the applicant or audience. Speak slowly, loudly, and clearly into the microphone.
- 6) No foul language or swearing. No insulting, offensive, or threatening remarks or behavior.
- 7) There will be no discussion between the public and the applicant or the Board. There will be no response to your questions or comments at the meeting from either the applicant or the Board. All will be considered.