



**TOWN OF BALLSTON
ZONING BOARD AGENDA
NOVEMBER 2, 2022**

7:30 pm

Town Hall Meeting Room
323 Charlton Road, Ballston Spa, NY 12020

DOCUMENT LINKS: All documents for each agenda item are linked under that item. To download all documents related to this agenda as one file, click this link, [2022 Zoning Board Meeting Public Files](#), then choose the file with this meeting date.

Call to Order

Pledge of Allegiance

Approval of Previous Minutes

OLD BUSINESS

1 – Burnt Hills Family Dental Area Variances (ZBA 2022-012)

154 Lakehill Road; SBL 257.10-1-75

- Application for an area variance for expanding a nonconforming business, and a front setback area variance (because it is a corner lot) for a proposed building addition to an existing dental clinic.
- SEQR Unlisted Action, closed
- Document link: [BH Family Dental - 154 Lakehill Road](#)

2 – 20 Sherwood Lane Area Variances (ZBA 2022-014)

SBL 257.10-1-7

- Application for side yard setback and rear yard setback variances for the construction of a garage.
- SEQR Type 2 Action, closed
- **Public Hearing Scheduled**

3 – 92 Connolly Road Area Variances (ZBA 2022-015)

SBL 239.10-2-10

- Application for a variance for two accessory structures within the high-water mark
- SEQR Type 2 Action, closed



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- **Public Hearing Scheduled**
- Document link: [92 Connolly Road](#)

NEW BUSINESS

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

SBL 239.-1-80

- Application for a lot size area variance and lot width area variance for a minor subdivision for four residential building lots
- Document link: [Katz - Outlet 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.