



# TOWN OF BALLSTON ZONING BOARD OF APPEALS AGENDA

February 1, 2023  
7:30 pm

Town Hall Meeting Room  
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 – 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:
  - [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 - 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
- SEQRA Unlisted Action, complete
- **Public Hearing continued**
- Document link:
  - [02-01-2023 Meeting - Astro Chemical 3 Mill Road Extension](#)
  - 01-04-2023 Meeting – no submission
  - [12-07-2022 Meeting - Astro Chemical 3 Mill Road Extension](#)



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## 3 – Morris Ford Signage Variance (ZBA 2022-020)

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

- Application for a signage variance for number and square footage of signs
- SEQRA Type 2 Action, exempt from review
- **Public Hearing scheduled**
- Document link:
  - [02-01-2023 Meeting - Morris Ford 872 Route 50](#)
  - 01-04-2023 Meeting – no submission
  - [12-07-2022 Meeting - Morris Ford 872 Route 50](#)

## 4 – 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:
  - [02-01-2023 Meeting - Suburban Services Group 852 & 854 Route 50](#)
  - 01-04-2023 Meeting – no submission
  - [12-07-2022 Meeting - Suburban Services 852-854 Route 50](#)

## 5 - 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
- SEQRA Unlisted Action, closed
- Document link:
  - [02-01-2023 Meeting - Wellnow 1508 Route 50](#)



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## **NEW BUSINESS**

### **6 – 357 Hop City Road (ZBA 2023-002)** SBL 226.-1-62

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

## **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.