



**TOWN OF BALLSTON
ZONING BOARD AGENDA
OCTOBER 5, 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 meeting agenda as one file, click this link, [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 – Wellnow Area Variance (ZBA 2022-009)

1508 Route 50, 1502 Route 50, 975 Route 67; SBL 216.-1-35, 216.-1-36, 216.-1-37

- Application for a front setback variance for the construction of a health care facility
- SEQRA Unlisted Action, open
- Document link: [Wellnow - 1508 Route 50](#)

2 – 76 Connolly Road Area Variance (ZBA 2022-010)

SBL 239.14-1-8

- Application for a side yard setback variance for the construction of a garage
- **Public Hearing scheduled**

3- 88 Connolly Road Area Variances (ZBA 2022-011)

SBL 239.14-1-2

- Application for lot size, lot width, and front setback area variances for the construction of a single-family residence
- **Public Hearing scheduled**



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4 – 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
- **Public Hearing scheduled**

5 – 2 Robinhoods Court Area Variance (ZBA 2022-013)

SBL 239.-2-38.3

- Application for a front setback variance for a newly built single-family residence
- **Public Hearing scheduled**
- Download link: [2 Robinhoods Court](#)

NEW BUSINESS

6 – 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
- Download link: [20 Sherwood Lane](#)

7 – 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
- Download link: [92 Connolly Road](#)



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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.