



TOWN OF BALLSTON ZONING BOARD OF APPEALS AGENDA

July 6, 2022

Town Hall - 323 Charlton Road

7:30 pm

Call To Order

Pledge Of Allegiance

Approval Of Previous Minutes

OLD BUSINESS

1. 74 Connolly Rd Area Variance (ZBA 2022-005)

SBL 239.14-1-9

- Application for a side yard variance for replacement of a shed.
- **Public Hearing Scheduled**

NEW BUSINESS

1. 1 Saunders Rd Area Variance (ZBA 2022-006)

SBL 238.-2-27.1

Application for a front yard variance for placement of a new shed.

Documents:

[1 SAUNDERS SUBMISSION PACKET.PDF](#)

*****You must appear in person to participate in privilege of the floor*****

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.

#3 No insulting offensive remarks.

#4 Please don't repeat already expressed comments.

#5 Please don't expect a response to remarks tonight; there is no discussion between public and applicant or board. All questions will be answered in time.



TOWN OF BALLSTON
ZONING BOARD OF APPEALS
323 CHARLTON RD
BALLSTON SPA, NY 12020

OFFICE USE ONLY	
Date rec'd	<u>6/6/22</u>
Ref #	_____
Hearing Date:	_____
County Planning	yes no

ZONING BOARD OF APPEALS APPLICATION

APPLICANT/AGENT (Owner Authorization required)

Name Paul Higgins Organization _____ Phone 518-528-3659
 Email: paulhiggins22@yahoo.com Address 1 Saunders Road City Ballston Lake State NY Zip 12019

PROPERTY OWNER

Name Paul Higgins Organization _____ Phone 518-528-3659
 Address 1 Saunders Rd City Ballston Lake State NY Zip 12019

The undersigned applicant and owner hereby apply to the Zoning Board of Appeals for:

- 1. An interpretation of the the Law as it applies to the Section _____ of the Zoning Law.
- 2. A use variance to the Zoning Law, specifically Section _____ of the Zoning Law, is requested.
 (The four conditions of § 138-131G(2)(b) Use Variances must be addressed, attached)
- 3. An area variance to the Zoning Law, specifically Section _____ of the Zoning Law, is requested.
 (The five conditions § 138-131G(3)(b) Area Variances must be addressed, attached)
- 4. Other _____, specifically, Section _____.

LOCATION OF PROPERTY UNDER THIS APPEAL 1 Saunders Rd, Ballston Lake, NY
12019

ZONING DISTRICT: Rural TAX MAP NUMBER(S): ~~238-2-27.1~~

- Does this property have an agricultural exemption? Yes No
- Is this property within 500' of a farm operation or within an Ag District? Yes No If yes, an Ag Data Statement is required.
- Is this property within 500' of a STATE or COUNTY HIGHWAY or a MUNICIPAL BOUNDARY? Yes No
- Does the lot access a public highway? Yes No

INFORMATION REQUIRED FOR THE ZONING BOARD OF APPEALS

Under Current Zoning Law:	ACTUAL	REQUIRED	DIFFERENCE
1) Is lot area sufficient for use? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
2) Is lot width sufficient for use? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<u>100' 42'</u>	<u>42' 100'</u>	<u>58'</u>
3) Is front setback sufficient? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<u>100' 42'</u> ← →	<u>↓ 100'</u>	<u>↓ 58'</u>
4) Is side yard setback sufficient? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<u>60'</u>		
5) Is rear yard setback sufficient? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<u>60'</u>		
6) Other: _____ <input type="checkbox"/> YES <input type="checkbox"/> NO			

Have previous variances or special use permits been granted? Yes No If yes, date granted _____

Applicant/Agent Signature: Paul Higgins Date: 5/24/2022

Please see page 2 for additional submission requirements

To be placed on the agenda, applications must be submitted no later than two weeks before the regularly scheduled meeting. Meetings are held the first Wednesday of the month unless otherwise noted on the town calendar.

To Whom it may Concern:

We are looking to build a 16'x24' shed in our backyard at 1 Saunders Road, Ballston Lake, NY, 12019. We are looking to build this size of a shed due to the lack of not having a garage and we are storing a lot of our goods outside putting them at risk to be either vandalized or stolen. We are looking to build this 16'x24' shed 65' from the back line of our property in, 42' from Wakeman Road in, 75' from Saunders Road in and 122' away from the back of our house.

Please note that the plot map drawn is mocked from a property map that showed we had a garage and an addition off the back of the house which no longer exist and are cross hatched on the map provided here.


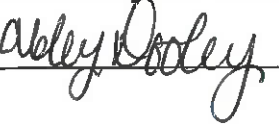
Approx. overall cost for the shed: \$2,800.00

The frame of the shed will be made out of rough cut lumber and we will be purchasing all of the materials for the shed and building it ourselves.

We appreciate your time and consideration in this project that we hope to be able to complete in order to store our valuables and be able to provide our home with more storage opportunities as we grow our family.

Thank you,

Paul & Abby Higgins
1 Saunders Road
Ballston Lake, NY, 12019
Paul:(518) 528-3659
Abby: (518) 937-5178

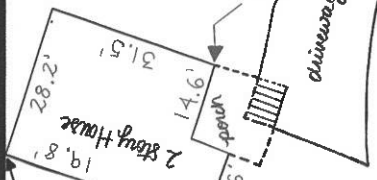



Date: _____

Date: _____

WAKEMAN ROAD

308.18'



driveway

127'



60' front setback line

15' side setback line

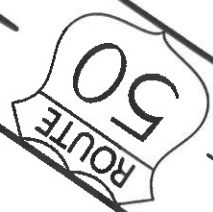
60' front setback line

Lot 410,090 sq. ft.

235.62'

75'

Sawdust Road



Blue Jay

map scale
1" = 50ft.

Warranty Deed

This Indenture, made the 10th day of December, 2019,

Between,

IAN C. WARREN and MEGAN A. WARREN, residing at 1 Saunders Road, Ballston Lake, New York 12019, parties of the first part, and

PAUL HIGGINS, residing at 802 Chestnut Street, Mechancivlle, New York 12118, party of the second part,

Witnesseth that the parties of the first part, in consideration of ONE AND 00/100 DOLLAR (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, do hereby grant and release unto the party of the second part, his heirs, and assigns forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate in the Town of Ballston, County of Saratoga and State of New York, as described in Schedule A attached hereto.

Subject to all enforceable covenants, conditions, easements and restrictions of record, if any, affecting said premises.

Being the same premises conveyed to Ian C. Warren and Megan A. Warren by deed from John H. Bailey, Jr. and Linda A. Zullo, Individually and as Co-Executors of the Estate of Stella E. Bailey, dated January 1, 2005 and recorded in the Saratoga County Clerk's Office on February 1, 2005 in Book 1709 of Deeds at Page 172.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises.

To have and to hold the premises herein granted unto the party of the second part, his heirs, and assigns forever.

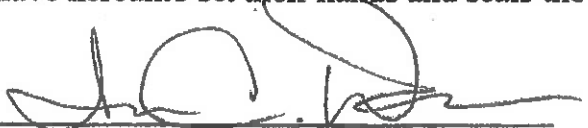
And said parties of the first part covenant as follows:

First, that said party of the second part shall quietly enjoy the said premises;

Second, that said parties of the first part will forever WARRANT the title to said premises.

Third, that, in Compliance with Sec. 13 of the Lien Law, the grantors will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first written.




IAN C. WARREN



MEGAN A. WARREN

STATE OF NEW YORK)
) ss.:
COUNTY OF ALBANY)

On the 10th day of December, in the year 2019, before me, the undersigned, personally appeared IAN C. WARREN and MEGAN A. WARREN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or person upon behalf of which the individuals acted, executed the instrument.



Notary Public

KEVIN G. CASLIN
Notary Public, State of New York
Reg. No. 4995865
Qualified in Albany County
Commission Expires May 4, 2022