



Peter G. Crummey
Town Supervisor

TOWN OF COLONIE

Building Department
Public Operations Center
347 Old Niskayuna Road
Latham, New York 12110

Phone (518) 783-2706 Fax (518) 783-2772
www.colonie.org/departments/building
<http://www.colonie.org/boards/zba>

Chretien T. Voerg, P.E.
Director

Date: February 20, 2025
To: Members of the Zoning Board of Appeals
From: Chretien T. Voerg, P.E., Director
Subject: **Zoning Board of Appeals Agenda – March 5, 2025**

New Hearings:

25-004 465 Albany Shaker Road – Osborne Ventures, LLC
25-005 435 New Karner Road – Whitman Holdings, LLC



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Peter R. Crouse
Chairman

TAKE NOTICE that the Town of Colonie Zoning Board of Appeals will hold a public hearing at the Public Operations Center, 347 Old Niskayuna Road, Latham, in the Town of Colonie, on the **5th day of March 2025, at 7:00 p.m.** to hear the appeal of **Osborne Ventures, LLC** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **465 Albany Shaker Road**. The proposed construction of a 6,730 square-foot minimart with a fuel canopy and eight multi-pump dispensers requires a Special Use Permit (SUP) prior to construction within the Neighborhood Commercial Office Residential (NCOR) zoning district as stated in the Town of Colonie Land Use Law Article VI, Section 190, Attachment #1 – Table of Permitted Uses. The Zoning Board of Appeals will hear the request for variance from the provisions of the Code of the Town of Colonie, Chapter 190 to permit such construction and use and a SEQR Determination for such appeal. The public may view and listen to the Zoning Board of Appeals hearing on the Town's website by typing <https://colonieny.iqm2.com/Citizens/Default.aspx> in your web browser. The public may present comments to the Board in person or by emailing infozba@colonie.org. (Emailed comments must be received at least 24 hours in advance). Such comments will be read and addressed by the Chairman during the hearing.

**ZONING BOARD OF APPEALS
PETER R. CROUSE, CHAIRMAN**

DATED February 20, 2025



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ZONING BOARD OF APPEALS
PETER R. CROUSE, CHAIRMAN

DATED February 20, 2025