



Peter G. Crummey
Town Supervisor

TOWN OF COLONIE

Zoning Board of Appeals
Public Operations Center
347 Old Niskayuna Road
Latham, New York 12110

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

Peter R. Crouse
Chairman

Peter Molinaro, Esq.
Counsel

TAKE NOTICE, that the Town of Colonie Zoning Board of Appeals will hold a public hearing at the Memorial Town Hall, 534 New Loudon Road, Latham, in the Town of Colonie, on the **15th of March, 2023**, at 7:00 p.m., to hear the appeal of **Nicholas Costa, Advanced Engineering & Surveying PLLC (agent for Yuriy & Yulia Cheban)** from the decision of the Building Department Manager for the Town of Colonie, denying the applicant a Building Permit for the premises located at **176 Dunsbach Ferry Rd**, the proposed minor subdivision of a 65,296 $\pm$ Sq. Ft. lot into two lots, lot 1 – a 14,506 $\pm$ Sq. Ft. lot with an existing single-family dwelling, and lot 2 – a 50,622 $\pm$ Sq. Ft. lot with an 18.79 Ft. front lot line and an 18.79 Ft. lot width at the front building setback line for the future construction of a new single-family dwelling, is not compliant with the 18,000 Sq. Ft. minimum lot size, 80 Ft. minimum front lot line, and an 80 Ft. minimum width at the front building setback line in a Single Family Residential (SFR) Zoning District as stated in the Town of Colonie Land Use Law, Article VI Section 190-24, 190-25 Attachment #2 – Dimensional Table, upon the request for a 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://colonienny.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 23, 2023



Peter G. Crumme
Town Supervisor

TOWN OF COLONIE

Zoning Board of Appeals

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

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

Peter R. Crouse
Chairman

Peter Molinaro, Esq.
Counsel

TAKE NOTICE, that the Town of Colonie Zoning Board of Appeals will hold a public hearing at the Memorial Town Hall, 534 New Loudon Road, Latham, in the Town of Colonie, on the **15th of March, 2023**, at 7:00 p.m., to hear the appeal of **Ray Jewett** from the decision of the Building Department Manager for the Town of Colonie, denying the applicant a Building Permit for the premises located at **624 Watervliet Shaker Rd.**, the proposed modification of a 576 Sq. Ft. detached garage into an accessory dwelling unit is not compliant with the prohibition of an accessory dwelling unit in a detached structure, additionally this is an expansion of non-conforming use in a Commercial Office Residential (COR) Zoning District as stated in the Town of Colonie Land Use Law, Article II & Article VIII Sections 190-26 & 19-34 (B) Attachment # 2 – Dimensional Table, upon the request for a 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://colonienny.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 28, 2023



Peter G. Crummey
Town Supervisor

TOWN OF COLONIE

Zoning Board of Appeals

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

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

Peter R. Crouse
Chairman

Peter Molinaro, Esq.
Counsel

TAKE NOTICE, that the Town of Colonie Zoning Board of Appeals will hold a public hearing at the Memorial Town Hall, 534 New Loudon Road, Latham, in the Town of Colonie, on the **15th of March, 2023**, at 7:00 p.m., to hear the appeal of **AJ Signs** from the decision of the Building Department Manager for the Town of Colonie, denying the applicant a Building Permit for the premises located at **2 Wellness Way**, the proposed construction of an off premises (274.3 Sq. Ft) freestanding sign, located in the Highway Commercial Office Residential (HCOR) Zoning District, requires a "special use" permit with the Zoning Board of Appeals, as stated in the Town of Colonie Land Use Law, Articles VI and VX, 190 Attachment #2 – Table of Permitted Uses and 190 Attachment #5 – Table of Permitted Signs, upon the request for a 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://colonienny.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 23, 2023



Peter G. Crummey
Town Supervisor

TOWN OF COLONIE

Zoning Board of Appeals

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

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

Peter R. Crouse
Chairman

Peter Molinaro, Esq.
Counsel

TAKE NOTICE, that the Town of Colonie Zoning Board of Appeals will hold a public hearing at the Memorial Town Hall, 534 New Loudon Road, Latham, in the Town of Colonie, on the **15th of March, 2023**, at 7:00 p.m., to hear the appeal of **Vincenzo Sofia (agent for Forts Ferry Road LLC)** from the decision of the Building Department Manager for the Town of Colonie, denying the applicant a Building Permit for the premises located at **19 Forts Ferry Rd.**, the proposed change of use of an existing single-family home to an office building; located in the Office Residential (OR) zoning district, has a lot area of 11,250 Sq. Ft where a minimum of 20,000 Sq. Ft. is required, has a side yard setback of 7.3 Ft. for the main building and 12.4 Ft. for existing garage where a minimum of 15 Ft. is required, and is within the minimum 25 Ft. from boundary line of an existing adjacent single-family use, all are not in accordance with the Town of Colonie Land Use Law, Article VI, Sections 190-24, 190-25, 190 Attachment #2 - Dimensional Table, and Note 5, upon the request for a 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://colonienny.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 28, 2023

