



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: March 20, 2025
To: Members of the Zoning Board of Appeals
From: Chretien T. Voerg, P.E., Director
Subject: **Zoning Board of Appeals Agenda – April 2, 2025**

Adjourned Hearings:

24-048 86 Fonda Road – Cillis Builders
25-001 24 Lincoln Avenue – Paul Rinella

New Hearings:

25-007 25 Pheasant Ridge Drive – Maryrita Dobiel
25-008 590 Broadway – L. Sipperly & Associates, DPC (Federal Express)



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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 **2nd day of April, 2025, at 7:00 p.m.** to hear the appeal of **Cillis Builders** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **86 Fonda Road**. The proposed construction of a 4,464±-square-foot two-family dwelling, replacing an existing 2,088±-square-foot two-family dwelling is not compliant with the prohibition of enlargement of a non-conforming use in a Single Family Residential (SFR) zoning district as stated in the Town of Colonie Land Use Law, Article VIII, Section 190-34, Attachment #2 - Dimensional Table. 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 SEQOR 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. Landlords are strongly encouraged to notify tenants of the contents of this notice.

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

DATED March 20, 2025



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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 **15th day of January 2025, at 7:00 p.m.** to hear the appeal of **Paul Rinella** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **24 Lincoln Avenue**. The proposed construction of a 45 ft. x 45 ft. (2,025 sq. ft.) three-bay residential storage building on a vacant 7,500 sq. ft. corner lot with a 20 ft. front yard setback does not comply with the required 30 ft. minimum front yard setback as stated in the Town of Colonie Land Use Law, Article VI, Sections 190-24, 190-26, and 190 Attachment #3 – Dimensional Table for Prior Established Lots. Furthermore, the proposed construction of an accessory structure on a vacant lot is not a permitted use in a Single Family Residential (SFR) zoning district as stated in the Town of Colonie Land Use Law, Article V, Sections 190-18 and 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://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 December 24, 2024



TOWN OF COLONIE

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Latham, New York 12110

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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 **2nd day of April 2025, at 7:00 p.m.** to hear the appeal of **Maryrita Dobiell** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **25 Pheasant Ridge Drive**. The proposed construction of a 12-foot by 24-foot oval aboveground pool in a front yard on a corner lot with a 25-foot front yard setback is not compliant with the prohibition of accessory structures in a front yard in a Single Family Residential (SFR) zoning district as stated in the Town of Colonie Land Use Law, Article VI, Sections 190-24, 190-26(A), 190-26(C)(4), and Attachment #3 – Dimensional Table for Prior Established Lots. 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. Landlords are strongly encouraged to notify tenants of the contents of this notice.

ZONING BOARD OF APPEALS
PETER R. CROUSE, CHAIRMAN

DATED March 20, 2025



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Peter R. Crouse
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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 **2nd day of April 2025, at 7:00 p.m.** to hear the appeal of **L. Sipperly & Associates, DPC (Federal Express)** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **590 Broadway**. The proposed construction of a barbed wire perimeter security fence requires a Special Use Permit (SUP) prior to the issuance of a building permit as stated in the Code of the Town of Colonie Article IV, section 62-45(E). The Zoning Board of Appeals will hear the request for a Special Use Permit (SUP) as required by 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. Landlords are strongly encouraged to notify tenants of the contents of this notice.

ZONING BOARD OF APPEALS
PETER R. CROUSE, CHAIRMAN

DATED March 20, 2025