



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 **5th of April, 2023**, at 7:00 p.m., to hear the appeal of **Jesse Burby** from the decision of the Building Department Manager for the Town of Colonie, denying the applicant a Building Permit for the premises located at **25 St. Joseph St.**, the proposed construction of a 1,600 Sq. Ft., 22 Ft. tall garage with a 5 Ft. rear yard setback, is not compliant with the 25 Ft. Minimum rear yard setback required in a Single Family Residential (SFR) Zoning District as stated in the Town of Colonie Land Use Law, Article VI Sections 190-24 & 190-25 Attachment #3 – Dimensional Table for Prior Established Lots, 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://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 March 3, 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 **5th of April, 2023**, at 7:00 p.m., to hear the appeal of **Salvadore Speciale** from the decision of the Building Department Manager for the Town of Colonie, denying the applicant a Building Permit for the premises located at **41 Frederick Ave.**, the proposed construction of a 960 Sq. Ft. detached garage with a height of 22'7", and a 5 Ft. rear yard setback is not compliant with the 25 Ft. minimum rear yard setback required in a Single Family Residential (SFR) Zoning District as stated in the Town of Colonie Land Use Law, Article VI, Sections 190-24 and 190-26 A, Attachment #3 - Dimensional Table for Prior Established Lots, 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://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 March 9, 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 **5th of April, 2023**, at 7:00 p.m., to hear the appeal of **The Caponera Law Firm, P.C. (agent for Paradise Bay Holding Corp.)** from the decision of the Building Department Manager for the Town of Colonie, denying the applicant a Building Permit for the premises located at **11 Van Rensselaer Rd.**, the proposal for a new tenant with associated outdoor storage for vehicles and equipment, on a parcel that has been vacant for a period longer than 18 months, and is located in the Neighborhood Commercial Office Residential (NCOR) Zoning District, has relinquished its pre-existing non-conforming use status, as stated in the Town of Colonie Land Use Law, Article VIII, Section 190-34 B (2), 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 March 3, 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 **5th of April, 2023**, at 7:00 p.m., to hear the appeal of **Peter Elitzer (agent for TS Latham, 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 **952 Troy Schenectady Rd.**, the proposal to construct a (18,700 Sq. Ft.) warehouse/storage building, on a parcel located in the Commercial Office Residential (COR) Zoning District, requires a "Special Use Permit" from the Zoning Board of Appeals, as stated in the Town of Colonie Land Use Law, Article V, Section 190-22 O, 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 March 9, 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 **5th of April, 2023**, at 7:00 p.m., to hear the appeal of **582 Boght Road Inc.** from the decision of the Building Department Manager for the Town of Colonie, denying the applicant a Building Permit for the premises located at **582 Boght Rd.**, the proposed construction of a 1300 $\pm$ Sq. Ft. single family dwelling on a 10,314 $\pm$ Sq. Ft. lot with a 55 Ft. front lot line and a 63 Ft. width at the front building setback line is not compliant with the 12,000 Sq. Ft. minimum lot size, 75 Ft. minimum front lot line, and 75 Ft. width at the front building setback line required in a Single Family Residential (SFR) Zoning District as stated in the Town of Colonie Land Use Law, Article VI, Sections 190-24, 190-25, Attachment #3, Dimensional Table for Prior Established Lots, 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 March 14, 2023