



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

<https://www.colonie.org/boards/zba>

Wayne Spenziero
Manager

MEMORANDUM

Date: March 16, 2022

To: Members of the Zoning Board of Appeals

From: Wayne Spenziero, Building Department Manager

Subject: **Zoning Board of Appeals Agenda – April 6, 2022**

New Hearing:

22-006 60 Pollock Road - Brett Steenburgh (agent for Mike Caruso)

22-010 24 Hudson Avenue – Donald and Dena DeLude

22-009 228 Watervliet Shaker Road - Christopher Ciolfi, Evolution Site Services, LLC. ("Evolution"), Bonded Concrete, Inc. ("Landowner") and Cellco Partnership (d/b/a/ "Verizon Wireless")



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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 **6th of April, 2022**, at 7:00 p.m., to hear the appeal of **Brett Steenburgh (agent for Mike Caruso)** from the decision of the Building Department Manager for the Town of Colonie, denying the applicant a Building Permit for the premises located at **60 Pollock Road**, the proposed subdivision of the lot at 60 Pollock Road into (3) lots for the future construction of (2) single family dwellings on Lot 1 and 3 which have 55.03' front lot lines and front building setback lines, is not compliant with the 80' minimum front lot line and 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 and #190 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 March 2, 2022



Peter G. Crummey
Town Supervisor

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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 **6th of April, 2022**, at 7:00 p.m., to hear the appeal of **Donald and Dena DeLude** from the decision of the Building Department Manager for the Town of Colonie, denying the applicant a Building Permit for the premises located at **24 Hudson Avenue**, the proposed construction of a 442± sq. ft. garage/front porch addition on a corner lot with a 37.2'± front yard setback (Hudson Ave.) and a 3.5'± front yard setback (Marquette Ave.- paper street) is not compliant with the 40' minimum front yard setback required in a Single Family Residential (SFR) zoning district as stated in the Town of Colonie Land Use Law, Article VI, Section 190-24 and 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 March 17, 2022



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Town Supervisor

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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 **6th day of April, 2022**, at 7:00 p.m., to hear the application for a Wireless Telecommunications Special Use Permit by **Christopher Ciolfi, Evolution Site Services, LLC. ("Evolution"), Bonded Concrete, Inc. ("Landowner") and Cellco Partnership (d/b/a/ "Verizon Wireless")** located at **228 Watervliet Shaker Road**. The application of Evolution Site Services, LLC. Bonded Concrete, Inc. (Landowner) and Cellco Partnership (d/b/a "Verizon Wireless") collectively "Applicant", propose the construction, operation and maintenance of an unmanned Public Utility Facility/Wireless Telecommunications Facility at 228 Watervliet Shaker Road. The construction of a free-standing open lattice style tower 140' tall and a 4' lighting rod to support wireless antennas of Verizon Wireless and future co-location by additional wireless carriers, together with all associated antennas, equipment cabinets, access/utilities and other appurtenances secured within a (75'x75') fenced compound and (100'x100') lease area. The parcel is located in an Industrial (IND) Zoning District is approved for a Wireless Telecommunications Special Use Permit (WTSUP) to the Zoning Board of Appeals as required under the Town of Colonie Land Use Law, Section 189-5A.

ZONING BOARD OF APPEALS

PETER R. CROUSE, CHAIRMAN

DATED March 14, 2022