



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: April 3, 2025
To: Members of the Zoning Board of Appeals
From: Chretien T. Voerg, P.E., Director
Subject: **Zoning Board of Appeals Agenda – April 16, 2025**

New Hearings:

25-009 445 Albany Shaker Road – Vision Planning Consultants, LLC

Adjourned Hearings:

24-007 25 Pheasant Ridge Drive – Maryrita Dobiel
24-005 435 New Karner Road – Whitman Holdings, LLC
24-053 17 & 19 Canal Street – Vision Planning Consultants, LLC
25-001 24 Lincoln Avenue – Paul Rinella



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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 **16th day of April 2025, at 7:00 p.m.** to hear the appeal of **Vision Planning Consultants, 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 **445 Albany Shaker Road**. The proposed subdivision of a 25,500±-square-foot lot into two lots (lot 1 – a 12,600±-square-foot lot with an existing single-family dwelling; lot 2 – a 12,900±-square-foot corner lot) for the future construction of a new single-family dwelling with a proposed 31-foot front yard setback (Shaker Drive), is not compliant with the 18,000-square-foot minimum lot size and 40-foot 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, 190-25, and Attachment #2 – Dimensional Table. 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 April 3, 2025