



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: April 4, 2022
To: Members of the Zoning Board of Appeals
From: Wayne Spenziero, Building Department Manager
Subject: **Zoning Board of Appeals Agenda – April 20, 2022**

New Hearing:

22-007 Robert Cordell (agent for Marc Derusso), 23 Shepard Ave.
22-011 Ted DeLucia, 201 Nutwood Ave.
22-008 Niagara Mohawk Power Corp. dba National Grid, 1 Lishakill Rd./4093 Albany St.
22-012 Lisha Solar, LLC, 2792 Curry Rd.
22-013 Lisha Solar, LLC, 2772 Curry Rd.
22-014 David Krimmer, ABD Engineers, LLP (Agent for Fred Sharifipour, 1129 Loudon Rd.
22-015 David Krimmer, ABD Engineers, LLP (Agent for Fred Sharifipour, 1133 Loudon Rd.



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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 **20th of April, 2022**, at 7:00 p.m., to hear the appeal of **Robert Cordell, Cordell Consulting Services, LLC (agent for Marc Derusso)** from the decision of the Building Department Manager for the Town of Colonie, denying the applicant a Building Permit for the premises located at **23 Shepard Avenue**, the proposal to convert a single family dwelling to a commercial hair salon located in the Commercial Office Residential (COR) Zoning District is on a parcel with a total of 3,476 sq. ft. of area where a minimum of 20,000 sq. ft. is required. The parcel has a lot width and frontage of 44' where 100' is required. The existing side yard setbacks of 2' and 13.6' with a total of 15.6' is not compliant with the required minimum 10'15' and total of 25', 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://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 11, 2022



Peter G. Crummey
Town Supervisor

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ZONING BOARD OF APPEALS

PETER R. CROUSE, CHAIRMAN

DATED March 22, 2022



TOWN OF COLONIE

Zoning Board of Appeals

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Peter A. Crouse
Chairman

Peter G. Crummey
Town Supervisor

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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 **20th of April, 2022**, at 7:00 p.m., to hear the appeal of **Niagara Mohawk Power Corp. d/b/a National Grid** from the decision of the Building Department Manager for the Town of Colonie, denying the applicant a Building Permit for the premises located at **4093 Albany St./1 Lishakill Rd.**, the proposal to install barbed wire fencing associated with upgrades to existing utility infrastructure, located in a Single Family Residential (SFR) Zoning District, requires a Special Use Permit (SUP) submission and review with the Zoning Board of Appeals, as stated in the Town of Colonie Building Laws, Article IV, Section 62-54E and in accordance with Town of Colonie Land Use Law, Article XI, Section 190-57, 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.

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ZONING BOARD OF APPEALS

PETER A. CROUSE, CHAIRMAN

DATED March 15, 2022



Peter G. Crummey
Town Supervisor

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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 **20th of April, 2022**, at 7:00 p.m., to hear the appeal of **Gillian Black (Agent for Lisha Solar 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 **2792 Curry Road**, the proposal for a Solar Farm on approximately 20 acres $\pm$, located in the Single Family Residential (SFR) Zoning District, is not a permitted use, as stated in the Town of Colonie Land Use Law, Article V, Sections 190-18, 190-21 and 190 Attachment #1 – Table of Permitted Uses, 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.

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ZONING BOARD OF APPEALS

PETER R. CROUSE, CHAIRMAN

DATED March 25, 2022



Peter G. Crummey
Town Supervisor

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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 **20th of April, 2022**, at 7:00 p.m., to hear the appeal of **Gillian Black (Agent for Lisha Solar 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 **2772 Curry Road**, the proposal for a solar farm on approximately 29 acres $\pm$ located in the Single Family Residential (SFR) Zoning District, is not a permitted use, as stated in the Town of Colonie Land Use Law, Article V, Sections 190-28, 190 Attachment #1 – Table of Permitted Uses, 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.

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ZONING BOARD OF APPEALS

PETER R. CROUSE, CHAIRMAN

DATED March 25, 2022



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Town Supervisor

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ZONING BOARD OF APPEALS

PETER R. CROUSE, CHAIRMAN

DATED March 28, 2022



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DATED March 28, 2022