



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 18, 2023
To: Members of the Zoning Board of Appeals
From: Wayne Spenziero, Building Department Manager
Subject: **Zoning Board of Appeals Agenda – May 3, 2023**

New Hearings:

23-024 82 Cordell Rd./93 Fisler Ave. – Mark Zweigenthal
23-027 40 Washington Ave – Michael Wark
23-025 1201 Troy Schenectady Rd. – Christopher Bette (agent for First Columbia LLC)
23-026 261 Troy Schenectady Rd. – Nicholas Costa-Advanced Engineering & Surveying PLLC
(agent for Valente Building Group, LLC)



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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 **3rd of May, 2023**, at 7:00 p.m., to hear the appeal of **Mark Zweigenthal** from the decision of the Building Department Manager for the Town of Colonie, denying the applicant a Building Permit for the premises located at **82 Cordell Rd./93 Fisler Ave.**, the proposed minor subdivision, a lot line adjustment to create a 14,124 $\pm$ Sq. Ft. lot for the future construction of a new single-family dwelling with a 30 Ft. front yard setback (Oliver Ave.) and a 12 Ft. front yard setback (Fisler Ave.) is not compliant with the 18,000 Sq. Ft. minimum lot size and 40 Ft. 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 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 April 10, 2023



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Town Supervisor

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ZONING BOARD OF APPEALS

PETER R. CROUSE, CHAIRMAN

DATED April 12, 2023



Peter G. Crummey
Town Supervisor

TOWN OF COLONIE

Zoning Board of Appeals

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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 **3rd of May, 2023**, at 7:00 p.m., to hear the appeal of **Christopher Bette (agent for First Columbia 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 **1201 Troy Schenectady Rd.**, the proposal to convert 43,000 Sq. Ft. of existing office space to climate-controlled self-storage, construct (5) cold storage structures with a total of 95 bays (including motor vehicle storage), and construct a (64,000 Sq. Ft.) 3-story climate-controlled self-storage facility, located in the Commercial Office Residential (COR) Zoning District, requires a Special Use Approval 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 April 10, 2023



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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 **3rd of May, 2023**, at 7:00 p.m., to hear the appeal of **Nicholas Costa-Advanced Engineering & Surveying PLLC (agent for Valente Building Group 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 **261 Troy Schenectady Rd.**, the proposed construction of (2) (3,292 Sq. Ft.) 3-unit apartment buildings, located in the Commercial Office Residential (COR) Zoning District, proposes no commercial density where more than 3,600 Sq. Ft. is required in order to be considered compliant with mixed-use zoning, per the requirements of the Town of Colonie Land Use Law, Article V & VI, Sections 190-21, 190-24, 190-25, 190 Attachment #1 – Table of Permitted uses, 190 Attachment #2 – Dimensional Table, and Note 9, 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 April 11, 2023