



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: June 18, 2025
To: Members of the Zoning Board of Appeals
From: Chretien T. Voerg, P.E., Director
Subject: **Zoning Board of Appeals Agenda – July 2, 2025**

New Hearings:

25-017 251 Troy Schenectady Road – Michael Fiacco

Adjourned Hearings:

25-012 1139 Loudon Road – Boght-Oakwood Veterinary Clinic



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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 **2nd day of July 2025, at 7:00 p.m.** to hear the appeal of **Michael Fiacco** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **251 Troy Schenectady Road**. The proposed modification of a nonconforming two-family dwelling into a single-family dwelling in a Commercial Office Residential (COR) zoning district is not an allowable use as stated in the Town of Colonie Land Use Law Article V, Section 190-18 and Attachment #1 – Table of Permitted Uses and is not permitted as stated in Article VIII, Section 190-34 Nonconforming uses. The Zoning Board of Appeals will hear the request for 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. Landlords are strongly encouraged to notify tenants of the contents of this notice.

ZONING BOARD OF APPEALS
PETER R. CROUSE, CHAIRMAN

DATED June 18, 2025



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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 **7th day of May 2025, at 7:00 p.m.** to hear the appeal of **Boght-Oakwood Veterinarian Clinic** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **1139 Loudon Road**. The proposed construction of a new 10,800-square-foot veterinary hospital, garage, animal grooming facility, 3-unit apartment building, dog park, and relocated residence with associated parking and driveways in the Commercial Office Residential (COR) zoning district, which is more than 300 feet in depth from the front property line, is not compliant with the requirement of 100-foot setbacks for buildings and 50-foot setbacks for parking lots from a Single Family Residential (SFR) zoning district as stated in the Town of Colonie Land Use Law, Article VI, Section 190-26 D (1). The proposed commercial building is 84 feet from the boundary line where a minimum 100-foot setback is required and the parking lot is 20 feet from the boundary line where a 50-foot setback is required. The proposed construction of a dumpster enclosure, which is 20 feet from a Single Family Residential (SFR) zoning district is not compliant with the required 100-foot setback from a Single Family Residential (SFR) zoning district as stated in the Town of Colonie Land Use Law, Article VI, Section 190-26 (2). The proposed construction of a new 4,500-square-foot dog park located 49 feet from the lot line is not compliant with the required 200-foot setback from a lot line or 300-foot setback from a Single Family Residential (SFR) zoning district as stated in the Town of Colonie Land Use Law, Article VI, Section 190-22 M (b). The Zoning Board of Appeals will hear the request for 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.igmp2.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 24, 2025