



Peter G. Crummev  
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/departments/building)  
<http://www.colonie.org/boards/zba>

Chretien T. Voerg, P.E.  
Director

Date: August 5, 2025  
To: Members of the Zoning Board of Appeals  
From: Chretien T. Voerg, P.E., Director  
Subject: **Zoning Board of Appeals Agenda – August 20, 2025**

25-021 25 Grounds Place – Lisa Zeoli

**New Hearings:**

25-023 9 Edenfield Street – David Kaufman

25-024 28 Arcadia Court – Deborah Shank

25-025 18 Western Avenue – Jim Fuller

25-026 435 New Karner Road – Whitman Holdings, LLC



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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 **6<sup>th</sup> day of August 2025, at 7:00 p.m.** to hear the appeal of **Lisa Zeoli** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **25 Grounds Place**. The proposed construction of an 8-foot by 8-foot shed in the rear yard with 5-foot side and rear yard setbacks in a Single Family Residential (SFR) zoning district is not compliant with the previous Zoning Board of Appeals decision (#99-108) prohibiting accessory structures in the rear yard. 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](mailto:infozba@colonie.org). (Emailed comments must be received at least 24 hours in advance). Such comments will be 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** July 16, 2025



Peter G. Crummey  
Town Supervisor

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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 **20<sup>th</sup> day of August 2025, at 7:00 p.m.** to hear the appeal of **David Kaufman** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **9 Edenfield Street**. The proposed construction of an 8-foot by 18-foot shed in a front yard on a corner lot with a 27-foot front yard setback (Baylor Street) is not complaint with the prohibition of accessory structures in a front yard in a Single Family Residential (SFR) zoning district as stated in the Town of Colonie Land Use Law, Article VI, Sections 190-24, 190-26(C)(4), and 190 Attachment #2 – Dimensional Table. 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](mailto:infozba@colonie.org). (Emailed comments must be received at least 24 hours in advance). Such comments will be 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** August 5, 2025



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Town Supervisor

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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 **20<sup>th</sup> day of August 2025, at 7:00 p.m.** to hear the appeal of **Deborah Shank** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **28 Arcadia Court**. The proposed subdivision of a 10,800-square-foot lot into two lots: lot 1 – a 5,400-square-foot lot with a 60-foot front lot line and 60-foot width at the front building setback line for the future construction of a single-family dwelling, and lot 2 – a 5,400-square-foot lot with a 60-foot front lot line and 60-foot width at the front building setback line with an existing single-family dwelling, is not compliant with the 18,000-square-foot minimum lot size, 80-foot minimum front lot line, and 80-foot width at the front building setback line required in a Single Family Residential (SFR) zoning strict as stated in the Town of Colonie Land Use Law, Article VI, Sections 190-24, 190-25, and 190 Attachment #2 – Dimensional Table. 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://colonieny.igq2.com/Citizens/Default.aspx> in your web browser. The public may present comments to the Board in person or by emailing [infozba@colonie.org](mailto:infozba@colonie.org). (Emailed comments must be received at least 24 hours in advance). Such comments will be 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 August 5, 2025**



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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 **20<sup>th</sup> day of August 2025, at 7:00 p.m.** to hear the appeal of **Jim Fuller** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **18 Western Avenue**. The proposed construction of a second story addition with an 11.7-foot front yard setback on a pre-existing nonconforming single family dwelling is not compliant with the prohibition of the enlargement of a nonconforming structure and the 30-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 VIII, Section 190-35, and Article VI, Sections 190-24, 190-26(A), and 190 Attachment #3 – Dimensional Table for Prior Established Lots. 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://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](mailto:infozba@colonie.org). (Emailed comments must be received at least 24 hours in advance). Such comments will be addressed by the Chairman during the hearing. Landlords are strongly encouraged to notify tenants of the contents of this notice.

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**DATED** August 5, 2025



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**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 **20<sup>th</sup> day of August 2025, at 7:00 p.m.** to hear the appeal of **Whitman Holdings, 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 **435 New Karner Road**. The proposed renovations of an existing 41,475-square-foot two-story office building in an Office Residential (OR) zoning district with a proposed 17,975 square feet of commercial use and 23,500 square feet of residential use with 18 residential dwelling units does not comply with the maximum 12 dwelling unit granted by the Zoning Board of Appeals on October 20, 2016, under variance (16-038) or with the maximum 11.9 dwelling units permitted as stated in the Town of Colonie Land Use Law, Article VI, Sections 190-24, 190-25, and 190 Attachment #2 – Dimensional Table, Note 9. 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](mailto:infozba@colonie.org). (Emailed comments must be received at least 24 hours in advance). Such comments will be addressed by the Chairman during the hearing. Landlords are strongly encouraged to notify tenants of the contents of this notice.

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**DATED August 5, 2025**