



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 18, 2025  
To: Members of the Zoning Board of Appeals  
From: Chretien T. Voerg, P.E., Director  
Subject: **Zoning Board of Appeals Agenda – September 3, 2025**

## **New Hearings:**

25-027 1 Sharon Court – Lance & Cassandre Rowe  
25-028 2 Lindbergh Drive – Aqeel Abbas Mughal  
25-029 1338 Loudon Road – Kings Motors, LLC

## **Adjourned Hearings:**

25-022 302 Troy Schenectady Road – Woodhaven Land Partners #2, 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 **3<sup>rd</sup> day of September 2025, at 7:00 p.m.** to hear the appeal of **Lance & Cassandre Rowe** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **1 Sharon Court**. The proposed construction of an 8-foot by 12-foot shed in a front yard on a corner lot with a 50-foot front yard setback (Meadowbrook Road) is not compliant 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 #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.

**ZONING BOARD OF APPEALS  
PETER R. CROUSE, CHAIRMAN**

**DATED August 18, 2025**



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**ZONING BOARD OF APPEALS  
PETER R. CROUSE, CHAIRMAN**

**DATED August 18, 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 **3<sup>rd</sup> day of September 2025, at 7:00 p.m.** to hear the appeal of **Kings Motors, 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 **1338 Loudon Road**. The proposal of an automobile repair shop and automobile sales center located within the Neighborhood Commercial Office Residential (NCOR) zoning district is not compliant with the Town of Colonie Land Use Law Article VI, Sections 190-18 and 190, Attachment #1 - Table of Permitted 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://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 18, 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 **6<sup>th</sup> day of August 2025, at 7:00 p.m.** to hear the appeal of **Woodhaven Land Partners #2, 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 **302 Troy Schenectady Road**. The proposed construction of an 11,200-square-foot mixed-use commercial/residential building, located in the Commercial Office Residential (COR) zoning district, with 24,000 square feet in proposed density exceeds the 11,340 square foot maximum allowable density and exceeds the maximum number of allowable residential units (proposed 6 units where 3 are 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://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.

**ZONING BOARD OF APPEALS  
PETER R. CROUSE, CHAIRMAN**

**DATED July 16, 2025**