TOWN OF COLONIE

Zoning Board of Appeals
Public Operations Center
347 Old Niskayuna Road
Latham, New York 12110

Peter G. Crummey
Town Supervisor

Phone (518) 783-2706 Fax (518) 783-2772
https://www.colonie.org/boards/zba/

Peter R. Crouse
Chairman

MINUTES OF MEETING
ZONING BOARD OF APPEALS
September 4, 2024

Chairman, Peter R. Crouse called the meeting of the Town of Colonie Zoning Board of Appeals to order on **September 4, 2024,** at **7:01 p.m**. at the Public Operations Center, 347 Old Niskayuna Road, Latham, New York.

Present:	Peter R. Crouse, Chairman James Campbell Christopher Rueckert Nicholas Viggiani George Vogt	Absent:	Kirk Huang Tracy Swanson

The meeting minutes of **August 21, 2024,** were reviewed. Member Viggiani made a motion to approve the minutes. Member Vogt seconded the motion. Upon calling the vote, the minutes were approved unanimously.

A public hearing was held on the application of **Michael Lang** for the premises located at **15 Fenway Drive. Michael Lang** made a presentation to the Board. Member Viggiani made a motion to approve the variance as presented. Member Rueckert seconded the motion. Upon calling the vote, the motion to approve the variance as presented passed unanimously.

There being no more business, Member Campbell made a motion to close the meeting at 7:12 p.m. Member Viggiani seconded the motion and the motion to close passed unanimously.

Approved: _____ Date: _____
Chairman Peter R. Crouse

TOWN OF COLONIE

Building Department
Public Operations Center
347 Old Niskayuna Road
Latham, New York 12110

Peter G. Crummey
Town Supervisor

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: August 20, 2024

To: Members of the Zoning Board of Appeals

From: Chretien T. Voerg, P.E., Director

Subject: **Zoning Board of Appeals Agenda – September 18, 2024**

New Hearings:

24-037 **1024 Watervliet Shaker Road – Chris Potter, Agent for Stewart's Shops Corp.**

24-035 **261 Troy Schenectady Road – Nicholas Costa, Advance Engineering & Surveying, PLLC. Agent for Valente Building Group, LLC.**

Peter G. Crummey
Town Supervisor

TOWN OF COLONIE

Zoning Board of Appeals

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/

Peter R. Crouse
Chairman

Ryan M. Caponera, Esq.
Counsel

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 **18th day of September 2024,** at **7:00 p.m.** to hear the appeal of **Chris Potter, Agent for Stewart's Shops Corp.,** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **1024 Watervliet Shaker Road.** The proposed construction of a 4,500 square foot mini mart with accessory waste refuse container enclosure located in the Neighborhood Commercial Office Residential (NCOR) Zoning District with a 12 foot side yard setback and a 64 foot distance from the container enclosure to a Single Family Residential (SFR) Zoning District boundary is not compliant with the 15 foot minimum side yard setback and the minimum 200 foot distance from an SFR Zoning District boundary required by the Town of Colonie Land Use Law Article VI Sections 190-24, 190-25, 190-26 D(4) and 190 Attachment #2 of the Dimensional Table. The proposed construction of a 4,500 square foot mini mart with accessory fuel pumps with canopies and a free standing air machine located in the NCOR Zoning District with a 145 foot distance from the fuel pumps with canopies to a SFR Zoning District boundary and with a 92 foot distance from the free standing air pump to a SFR Zoning District boundry is not compliant with the minimum 200 foot distance from a SFR Zoning District Boundary required by the Town of Colonie Land Use Law Article VI 190-26 D(4). 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. (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 August 20, 2024

Commercial Zoning Verification

Town of Colonie Building and Fire Services Department
Public Operations Center, 347 Old Niskayuna Road
Latham, New York 12110

Phone (518) 783-2706
www.colonie.org/departments/building

Peter G. Crummey
Town Supervisor

RECEIVED
JUL 1 2 2024
TOC
BUILDING DEPT.

THIS APPLICATION IS FOR ZONING VERIFICATION FOR ANY COMMERCIAL PROJECT
FEES ARE DUE AT THE TIME OF APPLICATION
THIS FORM WILL BE ON FILE FOR 1 YEAR

ny proposal which requires a Town of Colonie Building and Zoning Permit or an approval issued by the Town of Colonie Planning Board/Department must first be viewed by the zoning enforcement officer of the Town of Colonie to determine whether the proposal violates any provision(s) of the Town of Colonie Zoning Laws. he Officer's determination is based solely upon the information submitted on/with this form and such determination is subject to review and change if the project is odified or further information becomes available at a subsequent date. The officer reserves the right to request further information as deemed necessary. A sapproval of the application by the zoning officer means the project, as designed, cannot proceed for the reasons provided. If you the applicant disagree with the oning officer's determination you may appeal said determination to the Town of Colonie Zoning Board of Appeals. A new Application for Zoning Verification may ed to be submitted if the applicable zoning laws change before the proposed action is completed.

OTE: IF OWNER IS NOT THE SIGNEE, THE SIGNEE SWEARS THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER ND THAT THE SIGNEE IS AUTHORIZED TO MAKE SUCH APPLICATION.

. GENERAL INFORMATION: CASE #Z 202400754

Address of site of proposed action:

Number	Street	City	State	Zip
1024	Watervliet Shaker Road	Albany	NY	12205

ame of applicant Stewart's Shops Corp.

Number	Street	City	State	Zip
PO Box 435		Saratoga Springs	NY	12866

pplicant's phone (W) 518-581-1200 (Cell) 518-301-1466

mail Address cpotter@stewartsshops.com

ontact person Chris Potter

mail Address cpotter@stewartsshops.com

hone number (W) 518-581-1200 (Cell) 518-301-1466

roperty owner(s) Stewart's Shops Corp.

Number	Street	City	State	Zip
PO Box 435		Saratoga Springs	NY	12866

DISAPPROVED
BY TOWN OF COLONIE BUILDING DEPT.

Describe the present use of the building and property. (If vacant, so note and list last prior use & tenant).
The present use is a convenience store and a bar.

APPLICANT'S PROPOSED ACTION:

A. Is the proposed action a:

- ☑ New building ☐ Addition ☐ Renovation ☐ Accessory Structure ☐ Other
- ☐ New tenant (business name)_____ ☐ (Including Alterations)
- ☐ Change of use (new use) _____
- ☐ Temporary tent (Date tent will be erected)_____ (Date tent will be removed)_____
- ☐ Site change or other (describe below) _____

B. Proposed use (check where applicable):

☐ Office	☐ Warehouse / Storage	☐ Motor Vehicle Repair Shop	☐ Supermarket	☐ Massage
☐ Bank	☐ Fast Food Establishment	☐ Motor Vehicle Service Station	☐ Wholesale	☐ Messeur
☐ Retail	☐ Restaurant / Bar	☐ Motor Vehicle Sales	☐ Industrial	☐ Police Handout
☐ Bakery	☐ Convenience Food Store	☑ Mini Mart	☐ Day Care Child/Adult	
☐ Hotel	☐ Personal Service Business	☐ Multifamily Dwelling	☐ Nightclub	
☐ School	☐ Wireless Telecom Facility	☐ Place of Worship	☐ Other	

DESCRIBED THE PROPOSED USE IN DETAIL IN A COMPLETE DESCRIPTIVE NARRATIVE.

onstruct convenience store with fuling canopy, under ground fuel storage tanks and propane exchange. Dumpster Enclosure

OVER

4. Parcel is located in a NCOR zoning district (refer to Town of Colonie Zoning Map)

5. SITE INFORMATION: IF THE APPLICANT PROPOSES ONLY A TENANT CHANGE, THIS SECTION MAY NOT BE REQUIRED TO BE COMPLETED. HOWEVER, THIS SECTION MUST BE COMPLETED AND TWO (2) COPIES OF THE PROPOSED SITE PLAN MUST BE SUBMITTED FOR ANY PROPOSAL WHICH INCLUDES A CHANGE OF USE, TEMPORARY TENT, ADDITION, ACCESSORY STRUCTURE OR NEW BUILDING.

A. TEMPORARY TENT: Plan may be hand drawn by the applicant and must depict the existing structure(s), if any, the proposed structure/tent, the lot layout, and all new and existing building setbacks.

B. MAJOR/MINOR OR NONCONFORMING COMMERCIAL SITE OR USE: Plan must be drawn by a licensed N.Y.S. engineer, architect, surveyor or landscape architect and have upon it; the address of the property, all easements, area of the parcel, abutting public highways, frontage of the lot on public highway, all building setback dimensions, the proposed structure, parking, building heights, and all zoning districts within 300 feet of the site. In OR, COR, HCOR and NCOR zoning districts, the site plan must show existing buildings and front yard setback dimensions for abutting properties on each side.

NOTE: MAJOR/MINOR/NONCONFORMING USE Site Development Proposals are defined in the Town of Colonie Land Use Law Section 190-11(A)(B).

C. Area of Property: 1.117± acres and 48,683± square feet Lot Size width 209± depth 209±
Length of property on a developed street 411± feet
Is this a corner lot? Yes X No ____ Frontage on each street 227± ft. 184± ft.
Is this a through lot? Yes ____ No X Frontage on each street ____ ft. ____ ft.

Building setbacks:	Existing	Proposed		Existing	Proposed
Front yard	55± & 37± ft.	141± & 49± ft.	Right side yard	30± & 41± ft.	77± & 49± ft.
Rear/Front yard	115± & 131± ft.	16± & 145± ft.	Left side yard	20± & 22± ft.	65± & 64± ft.

Existing Building Height (at peak) 20± ft. 1 stories New Building Size: Length 60 ft. Width 75 ft.
Proposed Building Height (at peak) 26± ft. 1 stories Density Sq. Ft. per acre ____ Units per acre ____

Gross floor area: existing 5,329 sq. ft. proposed 4,500 sq. ft. total 4,500 sq. ft.

6. SIGNATURE OF APPLICANT [signature]
PRINTED OR TYPED APPLICANT NAME Chris Potter DATE 7/11/24

If DISAPPROVED "Such appeal shall be taken within sixty days after the filing in the town clerk's office of any order, requirement, decision, interpretation or determination of the administrative official charged with the enforcement of such ordinance or local law, from which the appeal is taken".

XXXXXXXXXXXXXXXXXXXXXXXX FOR OFFICIAL USE ONLY XXXXXXXXXXXXXXXXXXXXXXXX

I, Christopher B Mastroianni zoning officer of the Town of Colonie do hereby find that the proposed action as described above and any attachments hereto,

IS IN ACCORDANCE ____ SIGNATURE OF ZONING OFFICER APPROVED DATE ____

IS NOT IN ACCORDANCE [signature] SIGNATURE OF ZONING OFFICER DISAPPROVED DATE 7/16/24

with Chapter 190 of the Colonie Land Use Law that is effective as of this date.

The proposed construction of a 4,500 square foot mini mart with accessory waste refuse container enclosure located in the Neighborhood Commercial Office Residential (NCOR) Zoning District with a 12 foot side yard setback and a 64 foot distance from the container enclosure to a Single Family Residential (SFR) Zoning District boundary is not compliant with the 15 foot minimum side yard setback and the minimum 200 foot distance from a SFR Zoning District Boundary required by the Town of Colonie Land Use Law Article VI Sections 190-24, 190-25, 190-26 D(4) and 190 Attachment #2 of the Dimensional Table.

The proposed construction of a 4,500 square foot mini mart with accessory fuel pumps with canopies and a free standing air machine located in the Neighborhood Commercial Office Residential (NCOR) Zoning District with a 145 foot distance from the fuel pumps with canopies to a Single Family Residential (SFR) Zoning District boundary is not compliant with the minimum 200 foot distance from a SFR Zoning District Boundary required by the Town of Colonie Land Use Law Article VI 190-26 D(4).

DISAPPROVED
BY TOWN OF COLONIE BUILDING DEPT

TO THE APPLICANT: THIS IS NOT A BUILDING AND ZONING PERMIT. IF YOU WISH TO PROCEED, PLEASE SUBMIT AN APPLICATION FOR THE FOLLOWING:

- ☐ BUILDING AND ZONING PERMIT APPLICATION (Building Department)
- ☐ APPLICATION FOR ZONING VARIANCE OR INTERPRETATION (Building Department)
- ☐ APPLICATION FOR PLANNING DEPT. APPROVAL (Planning and Economic Development)
- ☐ SPECIAL USE PERMIT USE ____

Variance/SUP granted on property ____ Yes ☐ No ☐ Parcel in/near a wetland Yes ☐ No ☐
Variance # ____ Parcel in/near a flood plain Yes ☐ No ☐
Is existing use nonconforming Yes ☐ No ☐ Watercourse on/near the property Yes ☐ No ☐

YES NO VIOLATION - CHAPTER 190-118 (BUILDING PERMITS REQUIRED)
CONSTRUCTION STARTED WITHOUT OBTAINING BUILDING AND ZONING PERMIT
☐ ☐

Major Zoning Verification $215 ☒ Fee Paid Ch. 1522343 SD 7/11/24

Minor Zoning Verification $115 ☐ Fee Paid ____

Other Zoning Verification $ 65 ☐ Fee Paid ____

All fees are non-refundable

RECEIVED
AUG 16 2024
TOC
BUILDING DEPT.

APPEAL FROM DECISION OF ADMINISTRATIVE OFFICIAL
APPLICATION FOR INTERPRETATION/VARIANCE

Zoning Board of Appeals
Town of Colonie
Appeal and Petition for Interpretation/Variance
Under Building Construction/Zoning Law

To the Zoning Board of Appeals
Town of Colonie

Date: August 5, 2024

(being) (owner)

1. The undersigned, (representing) the (lessee) of (identify property by lot and block or otherwise) SBL #29.2-1-33 located at **1024 Watervliet Shaker Road** hereby gives notice of appeal from the decision of the (Bldg. Dept. Manager) made on the **16th day of July, 2024** in refusing to issue a Building and Zoning Permit on the ground that the same would be in violation of the provisions of the Code of the Town of Colonie for the following reason(s):

The proposed construction of a 4,500 square foot mini mart with accessory waste refuse container enclosure located in the Neighborhood Commercial Office Residential (NCOR) Zoning District with a 12 foot side yard setback and a 64 foot distance from the container enclosure to a Single Family Residential (SFR) Zoning District boundary is not compliant with the 15 foot minimum side yard setback and the minimum 200 foot distance from an SFR Zoning District Boundary required by the Town of Colonie Land Use Law Article VI Sections 190-24, 190-25, 190-26 D(4) and 190 Attachment #2 of the Dimensional Table. The proposed construction of a 4,500 square foot mini mart with accessory fuel pumps with canopies and a free standing air machine located in the Neighborhood Commercial Office Residential (NCOR) Zoning District with a 145 foot distance from the fuel pumps with canopies to a Single Family Residential (SFR) Zoning District boundary is not compliant with the minimum 200 foot distance from a SFR Zoning District Boundary required by the Town of Colonie Land Use Law Article VI 190-26 D(4).

2. Appellant alleges:

a. That there are unusual circumstances and conditions affecting said property that are peculiar to said property and do not apply generally to other property in the vicinity, which circumstances and conditions are as follows:
Currently there are three sets of dumpsters on the property, those for the Stewart's and the Heritage Pub. When the Stewart's is redeveloped, the number of dumpsters will decrease to one. Today, the dumpsters are located 65' from the property and will move 64' feet. This is the closes "Mini-Mart" element to the property line otherwise building setback is closest to SFR zone but placement helps screening for canopy setback.

b. That by reason of the aforesaid unusual and peculiar circumstances and conditions, there are (practical difficulties) (unnecessary hardships) in carrying out the strict letter of the aforesaid provisions of the Building Const./Zoning Law as follows:
The location for the dumpsters and gas canopy was reviewed by the Planning Board and seem generally acceptable. As we've seen in other locations, there is no desire from the Planning Board to relocate the dumpster enclosure to the front of the building where it would be visible from Albany Shaker Road. Reorientation of the building and gas would be more impactful to the SFR zone as it would be directly visible to residence at 134 Vly Road.

3. Because of the aforesaid alleged facts, appellant petitions the Zoning Board of Appeals, in acting on this appeal, to vary or modify the strict application of the aforesaid provisions of the Building Const./Zoning Law to said property, to the following specific extent:

Attached hereto is a plot plan of said property, showing

together with

4. Appellant further alleges that such variance would be in harmony with the spirit of the Building Const./Zoning Law and would not be detrimental to property or persons in the neighborhood and that the public safety and welfare would be secured and substantial justice done by the granting of such variance, for the following reason(s):
Stewart's has successfully achieved this variance in several other locations throughout the town, including Vly Road, Delatour Road and the yet to be constructed location on Central Avenue at Grounds Place.

5. **FOR APPLICATION FOR INTERPRETATION ONLY.** State grounds upon which appellant asserts that the order, requirement, decision, interpretation or determination of the Building Department Manager as stated in paragraph 1.above, is incorrect. (Attach additional pages if necessary)

Charles J. Marshall
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MA6408426
Qualified in Saratoga County
Commission Expires August 24, 2024

The undersigned, being duly sworn, deposes and says that he has read the foregoing document and knows the contents thereof and that the facts set forth therein are true to the best of his knowledge, information and belief.

Signed Chris Potter
Print Name Chris Potter
Address PO Box 435
Saratoga Springs, NY 12866

STATE OF
COUNTY OF Saratoga SS:

Subscribed and sworn to before me this 8th day of August, 2024

Chris Marshall

Owner or lessee if other than above

Name Jason Micone
Mailing Address 412 Vly Rd
Niskayuna NY 12309

12/10/14

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Stewart's Shops Corp.

Name of Action or Project:

Stewart's Shops Redevelopment - Watervliet Shaker Road

Project Location (describe, and attach a location map):

1024 Watervliet Shaker Road and 140 Vly Road

Brief Description of Proposed Action:

Stewart's is the contract vendee for the adjoining tavern establishment at 140 Vly Road. Upon necessary from the Town of Colonie and Albany County, Stewart's will raze both structures for the construction of new ~4,500 square foot convenience store with self-service gasoline filling.

Name of Applicant or Sponsor:	Telephone: (518) 581-1201 ext 4435
Stewart's Shops Corp.	E-Mail: cmarshall@stewartsshops.com

Address:

P.O. Box 435

City/PO:	State:	Zip Code:
Saratoga Springs	New York	12866

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Albany County for Highway Access to Watervliet Shaker Road	☐	☑

3. a. Total acreage of the site of the proposed action? 1.1 acres
   b. Total acreage to be physically disturbed? 1.1 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.1 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Meets but does not exceed.	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
We believe this is a geo-reference for using self populated from NYSDEC EAF Mapper; image provided. b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☑	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: Underground stormwater handling	☐	☑
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

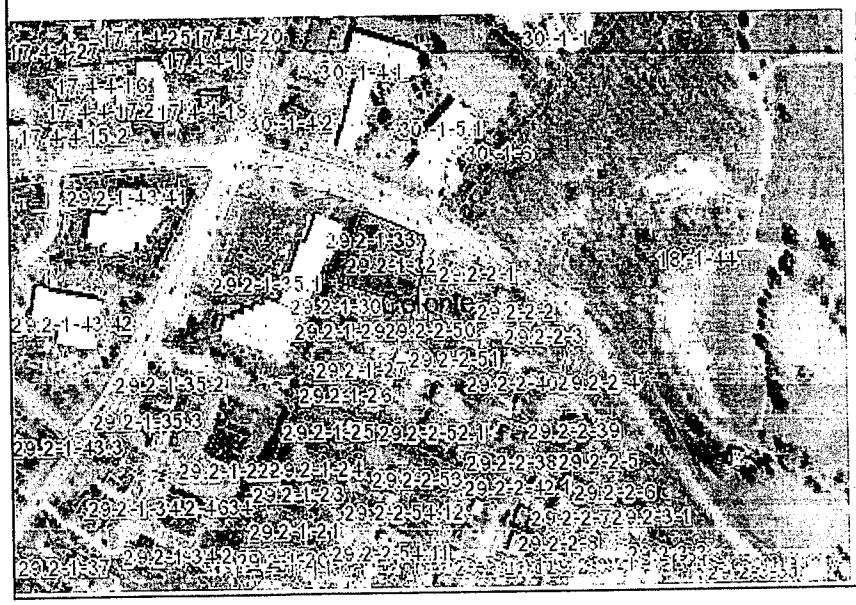
Applicant/sponsor/name: Stewart's Shops Corp. Date: August 7, 2024

Signature: Charles Marshall Title: Real Estate Director

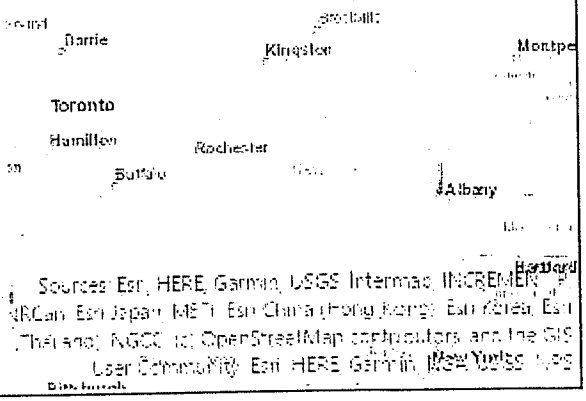
PRINT FORM

EAF Mapper Summary Report

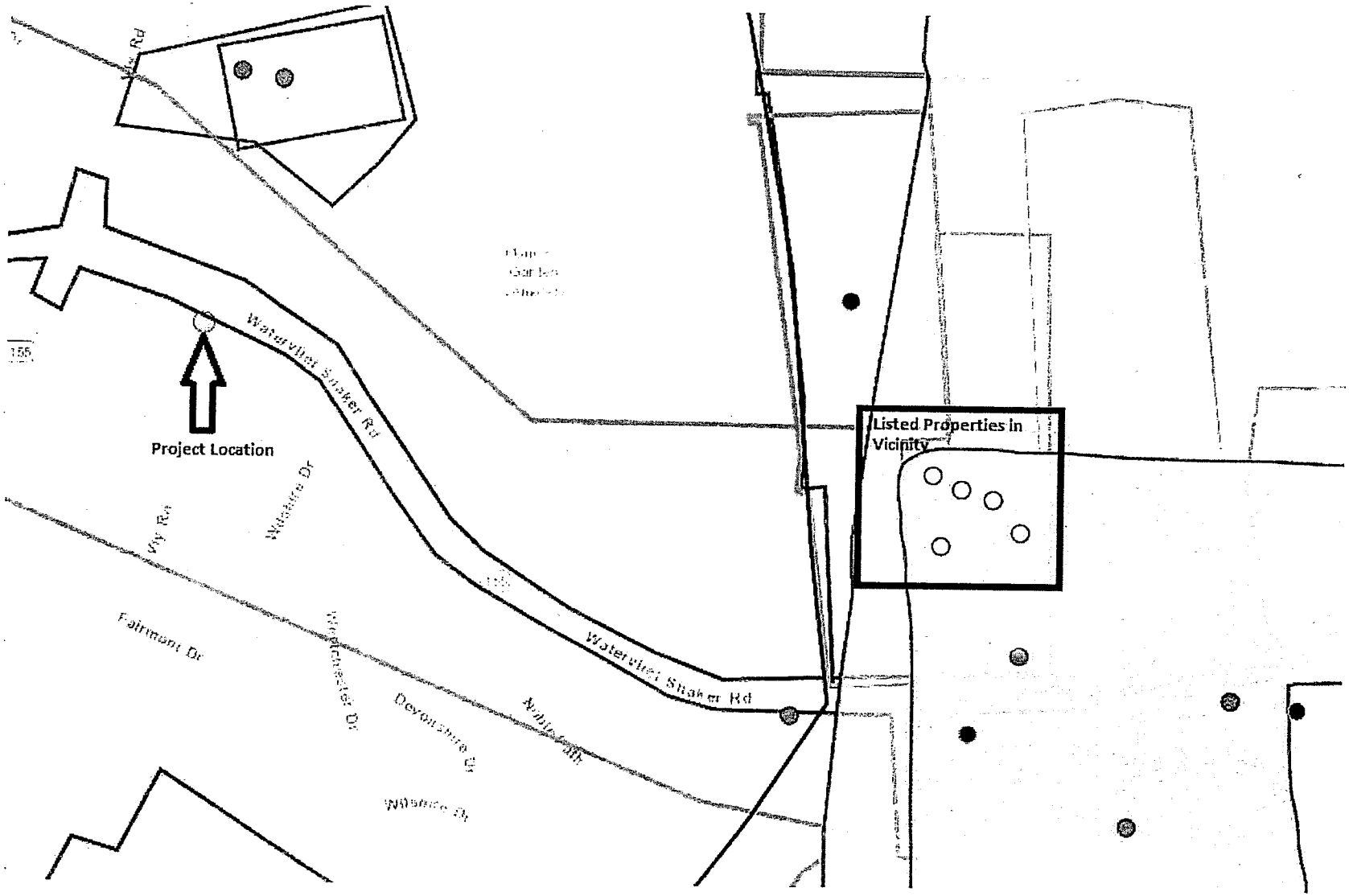
Wednesday, August 7, 2024 3:33 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



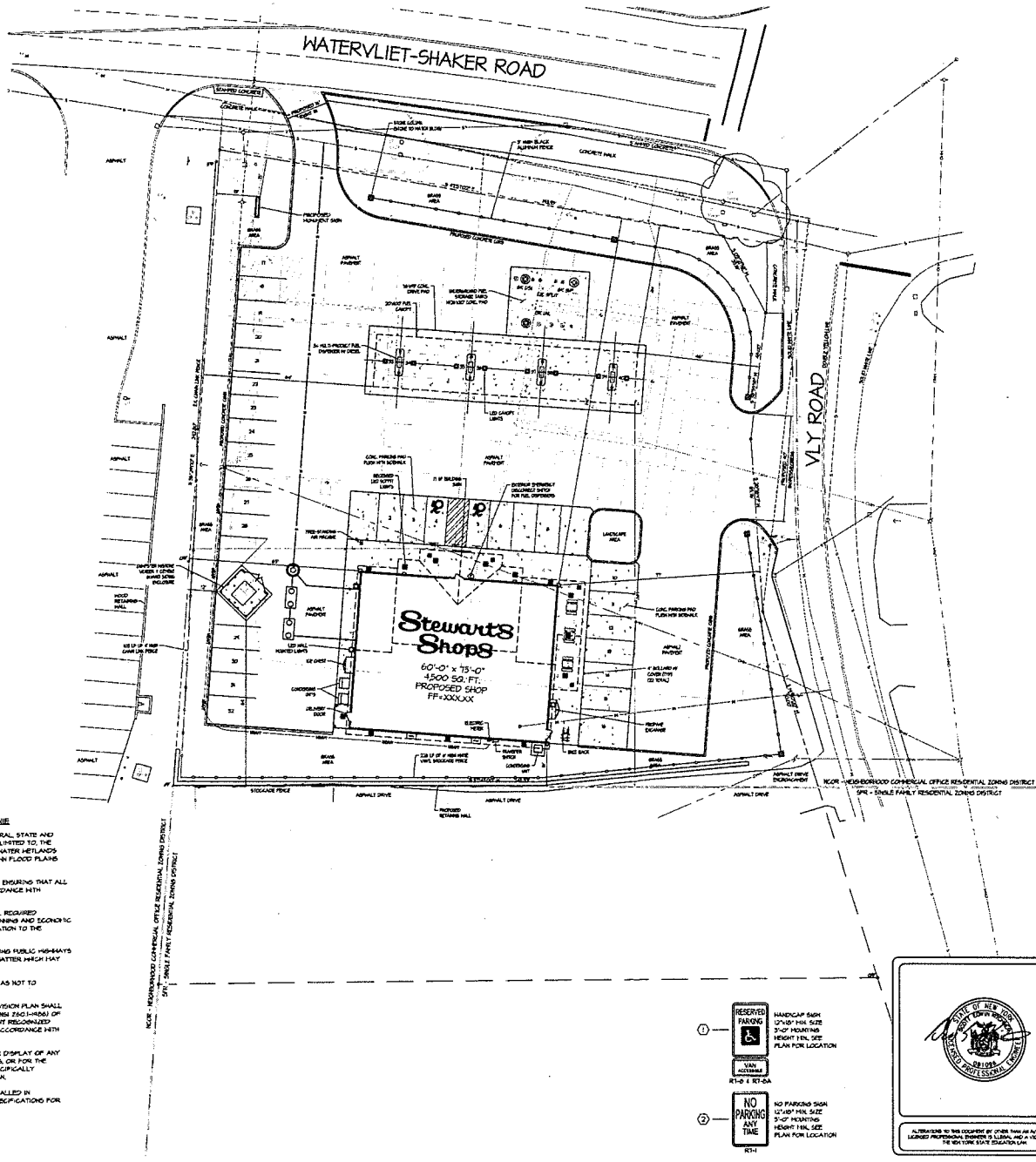
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

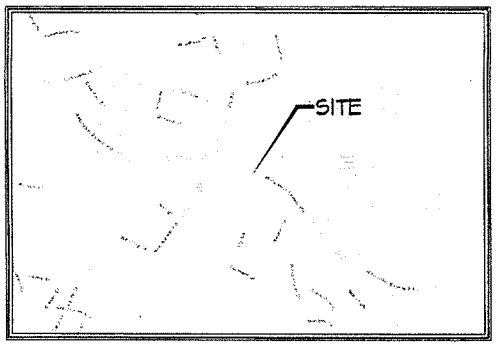

Project Location
Listed Properties in Vicinity
Watervliet Shaker Rd
Watervliet Shaker Rd
Fairmont Dr
Devonshire Dr
Wilsonia Dr

LEGEND

FIRE HYDRANT	
WATER VALVE	WV
GAS VALVE	GV
SEWER MANHOLE	
SEWER CLEANOUT	
CURB INLET	
CATCH BASIN	
GUY WIRE	
UTILITY POLE	
SIGNPOST	
TRAFFIC SIGNAL CONTROL BOX	
POLE LIGHT	
MONITORING WELL	W
BOLLARD	
IRRIGATION SLEEVE	IR
OVERHEAD UTILITIES	OHU
WATER SERVICE, 1" TYPE "K" COPPER	W
SEWER SERVICE, 4" SDR 26	S
STORM PIPE, PROPOSED, HDPE	
STORM PIPE, EXISTING	
STOCKADE FENCE	
CHAINLINK FENCE	
SPLITRAIL FENCE	
U/G ELECTRICAL/TELE SERVICE	UEAT
U/G ELECTRICAL CONDUIT	UE
U/G GAS LINE	G
U/G CAMERAL CONDUIT	UCAM
DIESEL PRODUCT LINE	DSL
SUPER PRODUCT LINE	SUP
UNLEADED PRODUCT LINE	UNL
EXISTING MAJOR CONTOUR	100
EXISTING MINOR CONTOUR	99
PROPOSED MAJOR CONTOUR	100
PROPOSED MINOR CONTOUR	99
PROPOSED SPOT ELEVATION	100.00
EXISTING UNCHANGED SPOT ELEVATION	100.00

NOTES:
1. SOME FEATURES ALLOWING MAY NOT APPEAR BEEN USED.
2. DASHED LINES INDICATE NON VISIBLE.
3. DOTTED LINES INDICATE REMOVED ITEMS.





SITE LOCATION MAP

TOWN OF COLONIE - ALBANY COUNTY
TAX MAP S.B.L.# 24.02-1-32 & 24.02-1-33
ZONING DISTRICT - NEIGHBORHOOD COMMERCIAL OFFICE RESIDENTIAL (NCOR)

	REQUIRED	PROPOSED
MINIMUM LOT AREA	6,000 SQ. FT.	48,683 SQ. FT. (1.117 ACRES)
MINIMUM LOT WIDTH & FRONTAGE	60 FEET	164 FEET
MINIMUM GREENSPACE COVERAGE	15%	29%
FRONT BLDG SETBACK - (NORTH)	25 FEET MAXIMUM	141 FEET
FRONT BLDG SETBACK - (EAST)	30 FEET	77 FEET
REAR BLDG SETBACK - (WEST)	15 FEET	85 FEET
REAR BLDG SETBACK - (SOUTH)	15 FEET	16 FEET
FRONT GAS CANOPY SETBACK (NORTH)	30 FEET	49 FEET
SIDE GAS CANOPY SETBACK (EAST)	15 FEET	46 FEET
SIDE GAS CANOPY SETBACK (WEST)	15 FEET	64 FEET
REAR GAS CANOPY SETBACK (SOUTH)	15 FEET	145 FEET
MAXIMUM BUILDING HEIGHT	40 FEET	26 FEET
MAXIMUM BUILDING FOOTPRINT	15,000 SQ. FT.	6,500 SQ. FT.
STEWARTS BUILDING SIGN	47 SQ. FT.	1 @ 21 SQ. FT. EA.
FREESTANDING SIGN	43 SQ. FT.	1 @ 35 SQ. FT.
PARKING	1 PER 100 SQ. FT. 5,X15,000=150 SPACES	40 SPACES TOTAL

EXISTING SITE USAGE DATA			PROPOSED SITE USAGE DATA		
GREENSPACE	14,518 SQ. FT.	30%	GREENSPACE	12,327 SQ. FT.	25%
BUILDING	3,329 SQ. FT.	7%	BUILDING&CANOPY	8,500 SQ. FT.	17%
CONCRETE	346 SQ. FT.	1%	CONCRETE	7,410 SQ. FT.	15%
PAVEMENT	28,240 SQ. FT.	58%	PAVEMENT	23,446 SQ. FT.	47%

REQUESTED WAIVERS:

1. BUILDING EXCEEDS THE MAXIMUM FRONT YARD SETBACK.
2. PARKING AND FUEL CANOPY LOCATED IN THE FRONT YARD.
3. LANDSCAPING INTERIOR TO THE PARKING AREA.

SIGN FORMULA:
PERMITTED FREESTANDING SIGN AREA "A"=2(BF/1,000)+(PF/100) WHERE BF IS THE AREA IN SQUARE FEET OF THE BUILDING FOOTPRINT, AND PF IS THE LENGTH IN FEET OF THE PRIMARY FRONTAGE. "A" NEED NOT BE LESS THAN 32 SQUARE FEET AND SHALL NOT BE GREATER THAN 150 SQUARE FEET.
"A"=2(3,473/1,000)+(114/100)
"A"=48.15 SQ. FT.

PERMITTED SIGN AREA "A"=0.42L+16, WHERE L IS THE LENGTH IN FEET OF THE STORE FRONT. "A" NEED NOT BE LESS THAN THIRTY (30) SQ. FT. AND SHALL NOT BE GREATER THAN SEVENTY-FIVE (75) SQ. FT.
"A"=0.42(75)+16
"A"=47.5 SQ. FT.

NOTES:

1. SITE IS ENTIRELY INSIDE THE LATHAM WATER DISTRICT.
2. PRIOR TO ANY EARTH DISTURBANCE A PRECONSTRUCTION MEETING MUST TAKE PLACE WITH WITH THE STORMWATER MANAGEMENT OFFICE.
3. HOURS OF OPERATION SHALL BE 4:00AM-12:00AM.

INTERIOR LANDSCAPED ISLANDS:

36 SF PER SPACE
20 x 40 = 800 SF REQUIRED
402 SQ. FT. LANDSCAPED AREA PROVIDED

PLANNING BOARD DECISION

STANDARD NOTES REQUIRED BY THE TOWN OF COLONIE

1. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO, THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR), FRESHWATER WETLANDS PERMIT REGULATIONS, THE TOWN GRADING LAW, AND THE TOWN FLOOD PLAINS MANAGEMENT LAW.
2. THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL IMPROVEMENTS ARE COMPLETED AND MAINTAINED IN ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS, AND STANDARDS.
3. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS ARE SATISFACTORILY COMPLETED, AND PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT HAS ISSUED WRITTEN AUTHORIZATION TO THE BUILDING DEPARTMENT.
4. THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL, AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
5. ALL SITE LIGHTING SHALL BE DESIGNED AND INSTALLED SO AS NOT TO ILLUMINATE ADJACENT PROPERTIES OR HIGHWAYS.
6. ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SUBDIVISION PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60.1-1986) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARD, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
7. NO PORTION OF THIS SITE SHALL BE USED FOR STORAGE OR DISPLAY OF ANY PRODUCT OR MATERIAL, OR FOR PARKING OF ANY VEHICLES, OR FOR THE CONDUCT OF ANY OTHER BUSINESS OPERATIONS, UNLESS SPECIFICALLY DESIGNATED FOR SUCH USE ON THIS SITE DEVELOPMENT PLAN.
8. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

1 — RESERVED PARKING — VAN ACCESSIBLE — R1-8 & R1-8A
HANDICAP SIGN
12"x18" MIN. SIZE
5'-0" MOUNTING HEIGHT MIN. SEE PLAN FOR LOCATION

2 — NO PARKING ANY TIME — R7-1
NO PARKING SIGN
12"x18" MIN. SIZE
5'-0" MOUNTING HEIGHT MIN. SEE PLAN FOR LOCATION

STATE OF NEW YORK — DAVID TOWN BRIGHT — 081093 — LICENSED PROFESSIONAL ENGINEER

ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

STORE NAME, ABBREVIATION & NO.: COLONIE - COLH - 406

SITE LOCATION: 1024 WATERVLIET SHAKER RD - ALBANY, NY 12205

DATE	NO.	REVISIONS
11/9/23	1	BLDG LOCATION

Stewart's Shops
SARATOGA SPRINGS, NY 12866
TEL. (518)581-1200 FAX (518)581-1204

DRAWN BY: CP
SCALE: 1" = 20'
DATE: 11/9/23
DRAWING NO. S-2

TITLE: PROPOSED SITE PLAN

Peter G. Crummey
Town Supervisor

TOWN OF COLONIE

Zoning Board of Appeals
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/

Peter R. Crouse
Chairman

Ryan M. Caponera, Esq.
Counsel

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 **18th day of September 2024**, at **7:00 p.m.** to hear the appeal of **Nicholas Costa, Advance Engineering & Surveying, PLLC (Agent for Valente Building Group, 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 **261 Troy Schenectady Road**. The proposed subdivision of a 1.77 acre lot into (3) lots for the future construction of two family dwellings is a permitted use which requires a Special Use Permit in a Commercial Office Residential (COR) Zoning District as stated in the Town of Colonie Land Use Law, Article V, Section 190-20(A), 190-21, Attachment #1 – Table of Permitted Uses. The Zoning Board of Appeals will hear the request for a Special Use Permit to permit such construction and use, and a SEQR Determination for such request. 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 August 9, 2024

BUILDING AND FIRE SERVICES DEPARTMENT

TOWN OF COLONIE
PUBLIC OPERATIONS CENTER
347 OLD NISKAYUNA ROAD
LATHAM, NEW YORK 12110-2286

(518) 783-2706
Z 20240075G

ZONING VERIFICATION – SUBDIVISION / MERGER

RECEIVED SW Jul 2 0 2024 BUILDING & ZONING DEPT. TOWN OF COLONIE

APPLICATION FOR ZONING VERIFICATION FOR A SUBDIVISION OR MERGER OF LAND
(SUBMIT TO TOWN OF COLONIE BUILDING DEPARTMENT)

THIS FORM WILL BE ON FILE IN THE BUILDING DEPARTMENT FOR 1 YEAR

THIS FORM IS TO BE USED IF YOU PROPOSE A COMMERCIAL SUBDIVISION OR MERGER
ANOTHER FORM IS AVAILABLE IF YOUR PROPOSAL IS FOR SOMETHING BESIDES A SUBDIVISION OR MERGER.

Any proposal which requires a Town of Colonie Building and Zoning Permit or an approval issued by the Town of Colonie Planning Board/Department must first be reviewed by the zoning enforcement officer of the Town of Colonie to determine whether the proposal violates any provision(s) of the Town of Colonie Zoning Law. The officer's determination is based upon the information submitted on this form and such determination is subject to review and change if the project is modified at a subsequent date. The officer reserves the right to request further information if it is deemed necessary. A disapproval of the application by the zoning officer means the project, as designed, cannot proceed for the means provided. If you the applicant disagree with the zoning officer's determination you may appeal said determination to the Town of Colonie Zoning Board of Appeals. The applicant further agrees and understands that a new "Application for Zoning Verification" may have to be submitted if the applicable zoning laws change before the proposed action is completed.

. GENERAL INFORMATION (MUST BE TYPEWRITTEN OR PRINTED LEGIBLY)

Address of site of proposed subdivision:

261 Troy-Schenectady Road Latham NY 12110
Number Street City State Zip Code

Name of Applicant: Valente Building Group, LLC

Address of Applicant:
1 Madison Street, Suite 300 Troy NY 12180
Number Street City State Zip Code

Applicant's telephone numbers: W 518 432 4470 Cell

Contact Person Nicholas Costa-Advance Engineering & Surveying, PLLC

Contact Person's Address
11 Herbert Drive Latham NY 12110
Number Street City State Zip Code

Contact Person's telephone numbers: W Cell 518 698 3772

Property Owner(s): Valente Building Group, LLC

Address of Property Owner:
1 Madison Street, Suite 300 Troy NY 12180
Number Street City State Zip Code

Property Owner's telephone numbers: W 518 432 4470 H

. FEE

A non-refundable fee is required at time of application or when processed and ready for pickup.

Minor Subdivision / Merger (1 – 4 lots) $240.00 Check # _____ Cash _____
Major Subdivision / Merger (over 4 lots) $390.00 Check # _____ Cash _____

. PLOT PLAN

A plot plan with the following information must be submitted with this application. Failure to provide the required information will result in denial of this application for zoning verification.

-zoning district boundaries within 300 ft. of site
-outside boundary of the parcel(s) to be subdivided
-boundary of all proposed lots
-typical lot layout with setbacks
-building setback line(s) and distance from front property line to the building setback line
-proposed streets / existing public highways
-right of way of all streets affected by project or to be constructed
-a note describing the scale used
-proposed street names
-proposed lot numbers
-any existing buildings, with setback dimensions to any new lot or street line
-area of each proposed lot (sq. ft.)
-width of lot at front property line and also at front setback line
-any proposed signs
-title block with name of subdivision and date of map
-north arrow

Over

4. APPLICANT'S PROPOSED SUBDIVISION / MERGER:

Describe Present Use: Vacant lands

Describe the proposed subdivision / merger in detail:

The applicant is proposing to develop the existing parcel with three new residential buildings that will contain a total of 6 units.

5. SITE STATISTICS:

How many existing parcels comprise the project site? one (1)

Total number of parcels after subdivision or merger? one (1)

The project site is located in what zoning district(s)? COR-Commercial Office Residential

(Refer to Town of Colonie Zoning Map/Laws)

Total area of existing parcel(s): acres 1.77+/-, and square feet 77,284+/-

Proposed Lots:

Maximum lot size: square feet 36,745+/-

Minimum lot size: square feet 18,336+/-

Proposed Streets:

Streets proposed to be constructed? Yes ___ No X

If no; is the parcel on a dedicated street? Yes X No ___

What is the minimum right-of-way width proposed? 50 ft.

What is the minimum frontage on a street a proposed lot will have ___ ft?

Buildings:

How many units are proposed? six (6)

What are the proposed uses? Residential Apartments

What is the density (units per acre)? 3.4

What is the maximum height of any building to be constructed? 35+/- feet

Stories (If known at this time)? 2 stories

SIGNATURE OF APPLICANT: [signature]

PRINTED OR TYPED COPY OF SIGNATURE: Nicholas Costa, Agent for Applicant DATE 6/18/24

XXXXXXXXXX ZONING OFFICERS DECISION BELOW XXXXXXXXXX

Are there easements on the property	Yes ___	No ✓	Was the parcel created or divided since 1966	✓ Yes	___ No
Parcel in/near a floodplain	Yes ___	No ✓	Protected watercourse on/near the property	✓ Yes	___ No
Parcel in/near a wetland	Yes ___	No ✓	Is existing use nonconforming	___ Yes	✓ No
Variance granted on property	Yes ✓	No ✓	Subdivision of record on file	___ Yes	___ No
Copy of Assessor's card(s) attached	Yes ✓	No ✓	Existing violation or outstanding permit	___ Yes	✓ No
Copy of County Tax Map	Yes ___	No ✓			

YES NO VIOLATION – CHAPTER 190-8 (BUILDING PERMITS REQUIRED)

☐ ☒ CONSTRUCTION STARTED WITHOUT OBTAINING ZONING AND BUILDING PERMIT.

APPROVED / DISAPPROVED

DRAFT

TOWN OF COLONIE ZONING BOARD

TO THE APPLICANT:

You may now file an:

___ Application for Subdivision Approval (Planning and Economic Development)

___ Application for a Zoning Variance or Interpretation (Zoning Board of Appeals)

✓ Application for a Special Use Permit (~~Planning Board~~) ZONING BOARD

___ Application for Open Development Area (Town Board)

___ Application for Zoning Verification (Building & Fire Services)

*This approval is subject to receiving approval from the Town of Colonie Planning & Economic Development Department

I, D. S. MAHAN, zoning officer of the Town of Colonie do hereby find that the proposed action as described above, and in any attachments hereto,

IS IN ACCORDANCE _____ APPROVED DATE _____

SIGNATURE OF ZONING OFFICER

IS NOT IN ACCORDANCE [signature] DISAPPROVED DATE 7/20/24

SIGNATURE OF ZONING OFFICER

With the Chapter 190 of the Colonie Land Use Law that are effective as of this date.

The proposed subdivision of a 1.77 acre lot into (3) lots for the future construction of a Two Family Dwelling is a Permitted Use which requires a Special Use Permit in a Commercial Office Residential (COR) Zoning District as stated in the Town of Colonie Land Use Law, Article V, Section 190-20(A), 190-21, Attachment #1 – Table of Permitted Uses.

APPEAL FROM DECISION OF ADMINISTRATIVE OFFICIAL
APPLICATION FOR INTERPRETATION/VARIANCE

Zoning Board of Appeals
Town of Colonie
Appeal and Petition for Interpretation/Variance
Under Building Construction/Zoning Law

To the Zoning Board of Appeals
Town of Colonie

Date: July 30, 2024

(being) (owner)

1. The undersigned, (representing) the (lessee) of (identify property by lot and block or otherwise) **SBL #19.20-7-61** located at **261 Troy Schenectady Road** hereby gives notice of appeal from the decision of the (Bldg. Dept. Manager) made on the **26th day of July, 2024** in refusing to issue a Building and Zoning Permit on the ground that the same would be in violation of the provisions of the Code of the Town of Colonie for the following reason(s):

The proposed subdivision of a 1.77 acre lot into (3) lots for the future construction of a Two Family Dwelling is a Permitted Use which requires a Special Use Permit in a Commercial Office Residential (COR) Zoning District as stated in the Town of Colonie Land Use Law, Article V, Section 190-20(A), 190-21, Attachment #1 – Table of Permitted Uses.

2. Appellant alleges:

a. That there are unusual circumstances and conditions affecting said property that are peculiar to said property and do not apply generally to other property in the vicinity, which circumstances and conditions are as follows:

See attached responses

b. That by reason of the aforesaid unusual and peculiar circumstances and conditions, there are (practical difficulties) (unnecessary hardships) in carrying out the strict letter of the aforesaid provisions of the Building Const./Zoning Law as follows:

See attached responses

3. Because of the aforesaid alleged facts, appellant petitions the Zoning Board of Appeals, in acting on this appeal, to vary or modify the strict application of the aforesaid provisions of the Building Const./Zoning Law to said property, to the following specific extent:

See attached responses

Attached hereto is a plot plan of said property, showing _____

together with _____

4. Appellant further alleges that such variance would be in harmony with the spirit of the Building Const./Zoning Law and would not be detrimental to property or persons in the neighborhood and that the public safety and welfare would be secured and substantial justice done by the granting of such variance, for the following reason(s): _____

See attached responses

5. **FOR APPLICATION FOR INTERPRETATION ONLY.** State grounds upon which appellant asserts that the order, requirement, decision, interpretation or determination of the Building Department Manager as stated in paragraph 1.above, is incorrect. (Attach additional pages if necessary) _____

The undersigned, being duly sworn, deposes and says that he has read the foregoing document and knows the contents thereof and that the facts set forth therein are true to the best of his knowledge, information and belief

Signed _____

Print Name Dean Marotta

Address 1 Madison Street Suite 300
Troy NY 12180

STATE OF New York
COUNTY OF Rensselaer SS:

Subscribed and sworn to before me this 7th day of August, 2024

Daniella M Redgrave

12/10/14

DANIELLA M REDGRAVE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RE6044585
Qualified in Saratoga County
Commission Expires November 17, 2026

Owner or lessee if other than above

Name _____
Mailing Address _____

Advance Engineering & Surveying, PLLC
Consulting in: Civil & Environmental Engineering • Land Surveying • Land Development
11 Herbert Drive
Latham, N.Y. 12110
Phone: (518) 698-3772
Email:ncostape@gmail.com

Nicholas Costa, PE

APPEAL FROM DECISION OF ADMINISTRATIVE OFFICIAL APPLICATION FOR INTERPRETATION/VARIANCE

261 Troy-Schenectady Road Responses to Appeal Questions

The Applicant is seeking a Special Use Permit (SUP) for the construction of Two Family Dwellings at the 1.77 acres parcel located at 261 Troy-Schenectady Road being subdivided into three lots and as permitted in the COR Zoning District as stated in the Town of Colonie Land Use Law, Article V, Section 190-20(A), 190-21, Attachment #1-Table of Permitted Uses.

2. Appellant alleges:

(a) That there are unusual circumstances and conditions affecting said property that are peculiar to said property and do not apply generally to other property in the vicinity, which circumstances and conditions are as follows:

The subject parcel is located in the COR (Commercial Office Residential) Zone per the Town of Colonie Code. The property can be developed with a mix of uses (refer to the Permitted Use listed in the attachment at the end of this document). The applicant made application to the Town to develop the parcel with a Commercial (retail) building with an approximate area of 4,600 square feet (SF) in 2019. Since 2021, the applicant has actively pursued potential tenants and has been unsuccessful in signing tenants (see letter from real estate broker). The parcel does have some challenges for possible Commercial tenants in that the building cannot be located in close proximity or adjacent to Troy-Schenectady Road, where it would have more visibility and accessibility. As shown on the Site Plan, the parcel along Troy-Schenectady Road is encumbered by large easements that contain a NYSDOT Culvert and the Town of Colonie Trunk Sanitary Sewer; the topography in this area is also very challenging (very steep). These circumstances and conditions are unique to the subject parcel. It is our opinion that when the Zoning Line was placed on the Zoning Map it was intended that the frontage of the parcels would be developed as COR, with the proposed building fronting along the main

roadway (Troy-Schenectady Road) as it is required at all COR zoned parcels. However, this parcel cannot be developed in that intended method due to the constraints noted above. In a Commercial development visibility is critical and will impact the success of the business and attraction of the future tenants to locate at the parcel.

(b) That by reason of the aforesaid unusual and peculiar circumstances and conditions, there are (practical difficulties) (~~unnecessary hardships~~) in carrying out the strict application of the aforesaid provisions of the Building Code/Zoning Law as follows:

The applicant of the subject parcel would have practical difficulties in carrying out the strict application of the Zoning Law. The applicant has marketed the site for Commercial use and has received no commitment from possible tenants (see letter from real estate broker). The parcel zoning allows the use of the site for the mix-use of in the Commercial, Office and Residential development by obtaining a Specila Use Permit (SUP) from the ZBA. The applicant has attempted to develop the parcel for Commercial and has not received any interest. The current market for Office space is not feasible due to the very low demand for Office Space and high vacancy rate. The parcel is located adjacent to the Single Family Residential (SFR) zone that has been very active and successfully developed. Adjacent to the parcel on its easterly boundaries there is a development (Surrey Hill Development) that is similar to the residential development that is being proposed by the Applicant (Two Family Dwellings). The proposed residential development is complimentary to what surrounds the parcel. (See Attached Permitted Uses from the Town Code at the end of this document).

3. Because of the aforesaid alleged facts, appellant petitions the Zoning Board of Appeals in acting on this appeal, to vary or modify the strict application of the aforesaid provisions of the Building Const. /Zoning Law as follows:

Approve the Special Use Permit (SUP) requested by the Applicant that will permit the Residential development of the parcel in a neighborhood with existing uses that are complimentary and the proposed use will preserve the residential integrity that dominates the area. The proposed Residential use is allowed in the Zone with the issuance of a SUP.

Attached hereto is a plot plan of said property, showing *the proposed development of the three lots with Two Family Dwellings on each lot*
together with *proposed access drives connecting to the road and the existing conditions of the subject parcel and the available municipal infrastructure.*
4. Appellant further alleges that such a variance would be in harmony with the spirit of the Building Const./Zoning Law and would not be detrimental to property or persons in the neighborhood and that the public safety and welfare would be secured and substantial justice done by the granting of such variance, for the following reason(s):

As noted above the proposed Residential Use of the property is permitted and matches the existing uses in the neighboring parcels. The proposed architectural style of the Two Family Dwellings attempt to replicate some of the architectural designs exhibited at the nearby existing residential development (Schuyler Manor Subdivision). The proposed design compliments the adjacent properties (Schuyler Manor Subdivision and Surrey Hill Townhome Development) and will not be detrimental to the properties or persons in the neighborhood and the public safety & welfare would be secured and substantial justice done by the granting of the requested Special Use Permit.

261 t-s road resp questions-08.2024.docx

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Proposed Residential Apartments

Project Location (describe, and attach a location map):
261 Troy-Schenectady Road

Brief Description of Proposed Action:
Applicant is proposing to subdivide the 1.77 +/- acres parcel into three (3) lots that will be developed with Two Family Dwelling on each lot along with the associated access drives and municipal utility services for domestic water & sanitary sewer.

Name of Applicant or Sponsor:	Telephone: 518 432 4470
Valente Building Group LLC	E-Mail: dean@rjvalente.com

Address:
1 Madison Street, Suite 300

City/PO:	State:	Zip Code:
Troy	NY	12180

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Colonie Zoning Board of Appeals - Special Use Permit	☐	☑

3. a. Total acreage of the site of the proposed action? 1.77+/- acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.77+/- acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	✓	☐
b. Consistent with the adopted comprehensive plan?	☐	✓	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	✓	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✓	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	✓
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	✓	☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	✓
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	✓
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	✓
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	✓	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	✓	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	✓
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	✓	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☑ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☑
Stormwater runoff from the proposed development will be managed on-site in accordance with the requirement of the NYSDEC and the Town of Colonie for new development.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

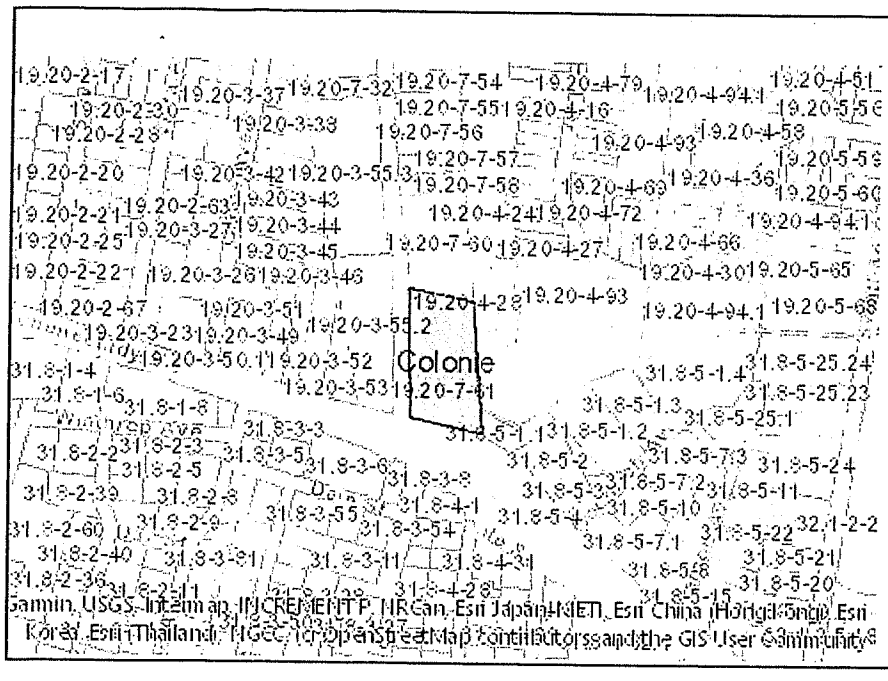
Applicant/sponsor/name: Alonte Building Group LLC Date: 08.06.24

Signature: N. Costa Title: Agent for Applicant

PRINT FORM

EAF Mapper Summary Report

Friday, March 17, 2023 6:28 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

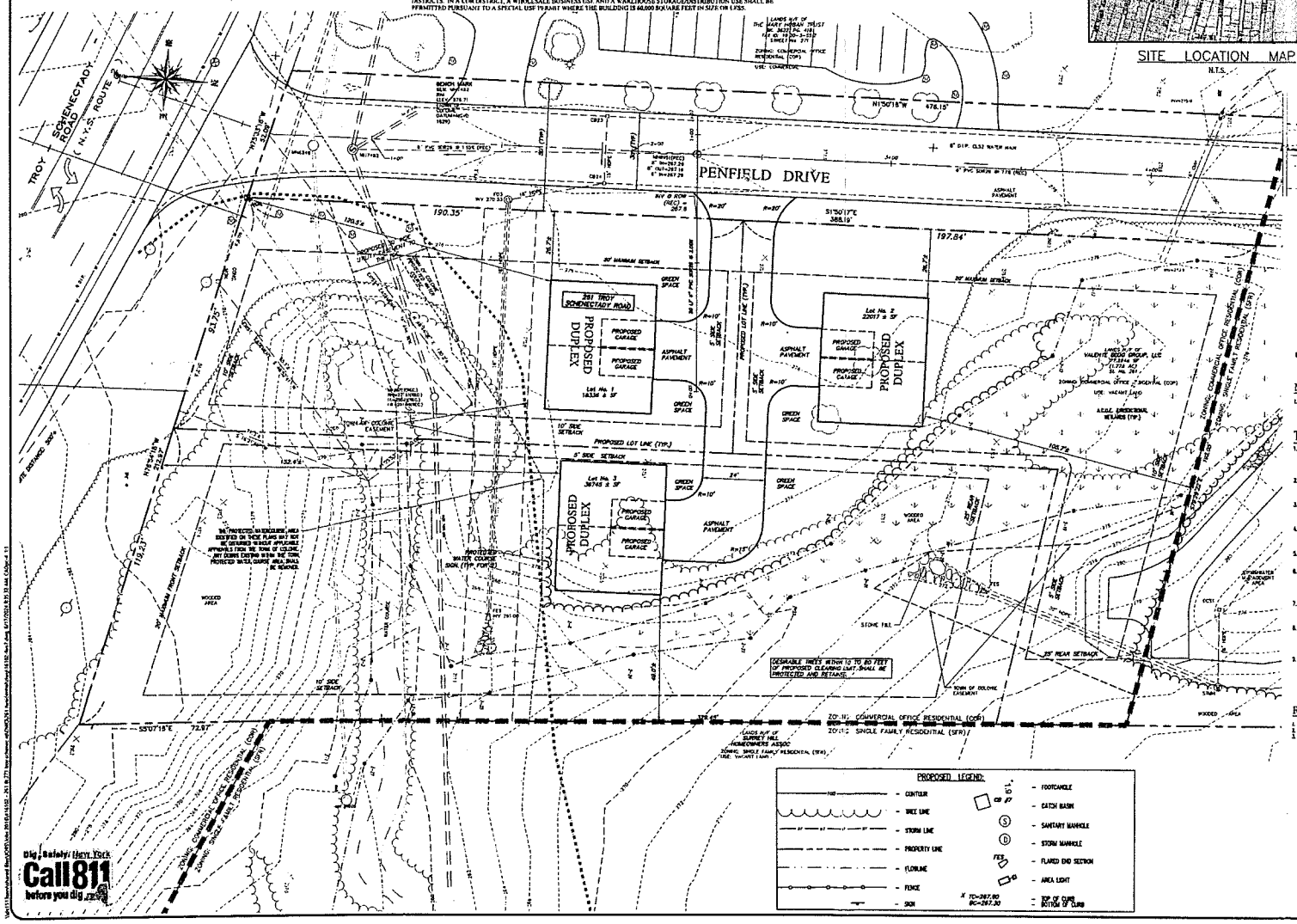
ZONING AND LAND USE:

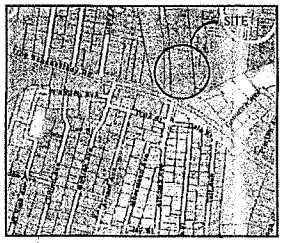
CHAPTER 190 ATTACHMENT 2

TOWN OF COLONIE
DIMENSIONAL TABLE
[AMENDED 6-28-2007 BY L.L. No. 10-2007; 8-28-2008 BY L.L. No. 8-2008; 5-21-2009 BY L.L. No. 4-2009; 4-11-2013 BY L.L. No. 5-2013]

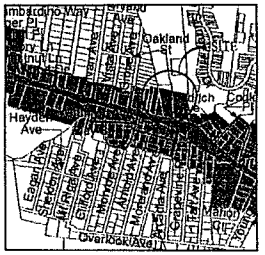
DISTRICT	MAXIMUM HEIGHT[1] (feet)	BUILDING AND LOT REQUIREMENTS						YARD REQUIREMENTS[3]		
		MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA MINIMUM (square feet)	LOT WIDTH AND FRONTAGE MINIMUM[3] (feet)	MINIMUM GREEN SPACE COVERAGE[4]	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)	FRONT SETBACK MINIMUM[4] (feet)	SIDE SETBACK MINIMUM EACH SIDE/TOTAL OF TWO SIDES (feet)[5]	REAR SETBACK MINIMUM (feet)[5]
COR (COMMERCIAL OFFICE RESIDENTIAL)	75	30,000 *	20,000	100	35%	SEE NOTE 9	18,000[9]	20	10/25	15

* PER TOWN BOARD RESOLUTION NO. 53 FOR 2013, SECTION 6 AMENDMENT, CHAPTER 190, SECTION 190-22 (D) OF SUCH LAND USE LAW IS HEREBY CREATED AS FOLLOWS: O. WHOLESALE BUSINESS AND WAREHOUSE STORAGE/DISTRIBUTION IN COR DISTRICTS. IN A COR DISTRICT, A WHOLESALE BUSINESS USE AND A WAREHOUSE STORAGE/DISTRIBUTION USE SHALL BE PERMITTED PURSUANT TO A SPECIAL USE PERMIT WHERE THE BUILDING IS 60,000 SQUARE FEET IN SIZE OR LESS.





SITE LOCATION MAP
N.T.S.



ZONING MAP
N.T.S.

SURVEY NOTES:

1. PROPERTY LINE SHOWN HEREON HAS BEEN COMPILED FROM AN ACTUAL FIELD SURVEY PERFORMED BY ADVANCE ENGINEERING & SURVEYING, PLLC
2. TOPOGRAPHIC AND PLANIMMETRIC INFORMATION SHOWN HEREON GENERATED VIA AERIAL METHODS AND SUPPLEMENTED VIA CONVENTIONAL GROUND METHODS.
3. TAX MAP DESIGNATION : 19.20-3-55.1
4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD
5. SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE
6. PROJECT LOCATION : LAT : N 42-44-54 LONG : W 073-44-30

WETLAND NOTE:

1. LIMITS OF WETLAND AND WETLAND DELINEATION IDENTIFICATION POINTS SHOWN HEREON ARE BASED ON A FIELD ANALYSIS AND DELINEATION PERFORMED BY NORTH COUNTY ECOLOGICAL SERVICES JULY 25, 2016 & OCTOBER 31, 2016 AND SUBSEQUENTLY FIELD LOCATED BY ADVANCE ENGINEERING & SURVEYING, PLLC.

MAP REFERENCES:

1. "CONSERVATION SUBDIVISION, OVERALL SUBDIVISION PLAN, SUBDIVISION PLAN-1, PLAN-2 & PLAN-3 ON THE FIRM ESTATES, L.L.C. 2016-166, TAX ID: 19.20-3-54 & 55.1, 261 & 261A TROY-SCHENECTADY RD., TOWN OF COLONIE, COUNTY OF ALBANY, STATE OF NEW YORK," SHEET MARCH, 2016, LAST REVISED DECEMBER 19, 2016 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON APRIL 11, 2016 IN DRAWER 173 AS MAP NO. 13696.

TOWN OF COLONIE STANDARD SITE PLAN NOTES:

1. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR), FRESHWATER WETLANDS PERMIT REGULATIONS, THE TOWN GRADING LAW, AND THE TOWN FLOOD PLAINS MANAGEMENT.
2. THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL IMPROVEMENTS ARE COMPLETED AND MAINTAINED IN ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS, AND STANDARDS.
3. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS ARE SATISFACTORILY COMPLETED AND THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT HAS ISSUED WRITTEN AUTHORIZATION TO THE BUILDING DEPARTMENT.
4. THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL, AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
5. ALL SITE LIGHTING SHALL BE DESIGNED AND INSTALLED SO AS NOT TO ELIMINATE ADJACENT PROPERTIES OR ROADWAYS.
6. ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SITE DEVELOPMENT PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60.1-1986) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARDS, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
7. NO PORTION OF THIS SITE SHALL BE USED FOR STORAGE OR DISPLAY OF ANY PRODUCT OR MATERIAL, OR FOR PARKING OF ANY VEHICLES, OR FOR THE CONDUCT OF ANY OTHER BUSINESS OPERATION, UNLESS SPECIFICALLY DESIGNATED FOR SUCH USE ON THIS SITE DEVELOPMENT PLAN.
8. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NY STATE STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL AND THE DEPT. OF PUBLIC WORKS AND BUREAU OF ENGINEERING SHALL BE NOTIFIED PRIOR TO ANY SOIL DISTURBANCE OR ISSUANCE OF ANY GRADING PERMIT.
9. PRIOR TO OBTAINING A SEWER CONNECTION PERMIT, CONTRACTOR SHALL PERFORM A TEST PIT TO DETERMINE THE ACTUAL LOCATION & ELEVATION OF THE EXISTING LATERAL IN THE PRESENCE OF A DIVISION OF PUBLIC WATERS INSPECTOR. THE EXISTING LATERAL MAY REQUIRE CCTV TO CONFIRM THE CONDITIONS OF THE LATERAL. IF THERE IS A DISCREPANCY, CONTRACTOR TO NOTIFY THE ENGINEER AND THE DIVISION OF PUBLIC WATERS. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF EXISTING LATERAL, IF NECESSARY.

REQUESTED WAIVERS:

1. PARKING IN FRONT YARD
2. BUILDING MORE THAN 30 FOOT FROM FRONT SETBACK
3. BUILDING FACADE NOT FACING MAIN STREET

OWNER/APPLICANT
VALENTE BUILDING GROUP, LLC
1 MADISON STREET
SUITE 300
TROY, NY 12180

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

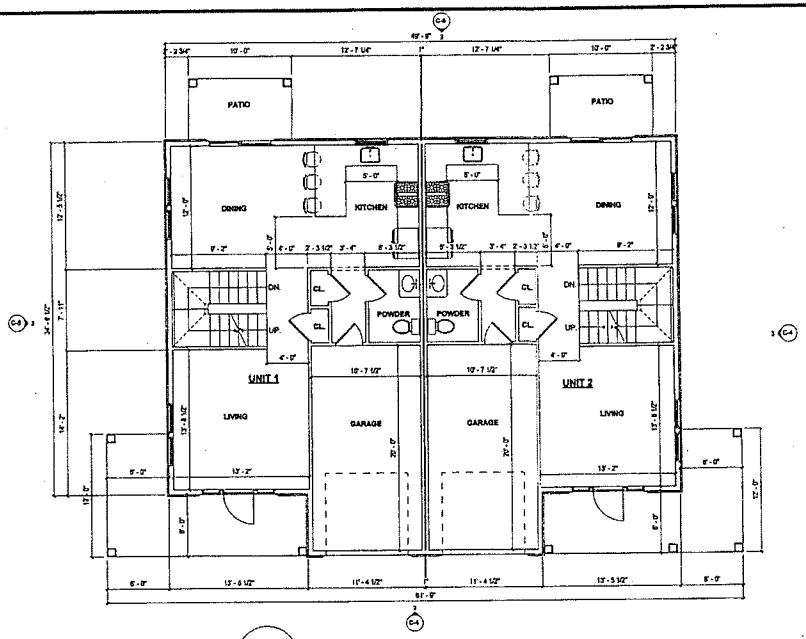
NO.	REVISION	BY	APPR.	DATE
1	ISSUED FOR REVIEW	RND	NC	5-14-2021

Design c/o:
ADVANCE ENGINEERING & SURVEYING, PLLC
CONSULTING IN -
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
COMMERCIAL AND RESIDENTIAL
PHONE: (518) 785-3772
11 HERBERT DRIVE, LATHAM, N.Y. 12110
E-MAIL: NICOLEPE@gmail.com
NICHOLAS COSTA, P.E.

SITE PLAN
PROPOSED DUPLEXES
261 TROY SCHENECTADY ROAD
TOWN OF COLONIE
COUNTY OF ALBANY NEW YORK
DATE: FEBRUARY 24, 2020
SCALE: 1" = 20'

SHEET NO.
SITE
SHEET 3 OF 10 16102-RES7

Dig Safely! New York
Call 811
before you dig



1 C-4 DUPLEX-1ST FLOOR PLAN
3/16" = 1'-0"

UNIT AREA :

UNIT 1
- BASEMENT: 700 SQ.FT.
- 1ST FLOOR: 700 SQ.FT.
- 2ND FLOOR: 800 SQ.FT.
- GARAGE: 230 SQ.FT.
- TOTAL: 2430 SQ.FT.

UNIT 2
- BASEMENT: 700 SQ.FT.
- 1ST FLOOR: 700 SQ.FT.
- 2ND FLOOR: 800 SQ.FT.
- GARAGE: 230 SQ.FT.
- TOTAL: 2430 SQ.FT.

3 C-4 DUPLEX-RIGHT ELEVATION
3/16" = 1'-0"

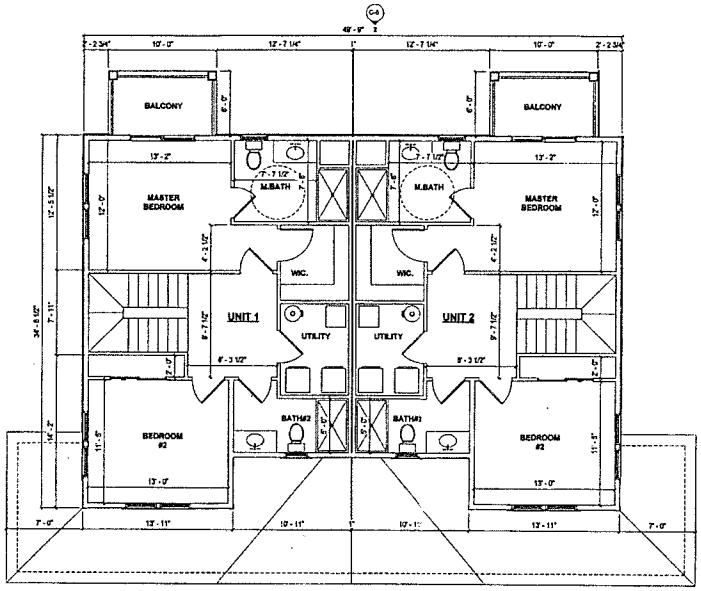
2 C-4 DUPLEX-FRONT ELEVATION
3/16" = 1'-0"

PREPARED BY:
SOFIA ENGINEERING, PLLC
11 Herbert Drive
Latham, NY 12110
Phone: (518) 424-6599
Email: enzo.sofia@gmail.com

REVISIONS

TRIPLEX & DUPLEX
261 TROY SCHENECTADY ROAD
TOWN OF COLONIE
NEW YORK

DATE: 08/22/22
DRAWN BY: BU
APPROVED: VS
SCALE: AS INDICATED
DRAWING NAME: DUPLEX- 1ST FLOOR PLAN /ELEVATIONS
JOB NO.:
DRAWING NUMBER
C-4



1 / C-5 DUPLEX- 2ND FLOOR PLAN
3/16" = 1'-0"

UNIT AREA :

UNIT 1
- BASEMENT: 700 SQ.FT.
- 1ST FLOOR: 700 SQ.FT.
- 2ND FLOOR: 800 SQ.FT.
- GARAGE: 230 SQ.FT.
- TOTAL: 2430 SQ.FT.

UNIT 2
- BASEMENT: 700 SQ.FT.
- 1ST FLOOR: 700 SQ.FT.
- 2ND FLOOR: 800 SQ.FT.
- GARAGE: 230 SQ.FT.
- TOTAL: 2430 SQ.FT.

3 / C-5 DUPLEX-LEFT ELEVATION
3/16" = 1'-0"

2 / C-5 DUPLEX-REAR ELEVATION
3/16" = 1'-0"

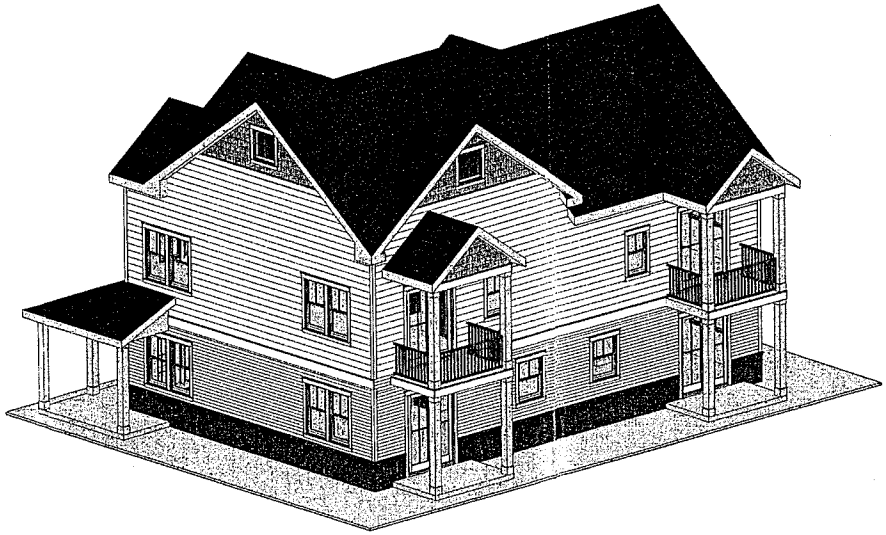
PREPARED BY:
SOFIA ENGINEERING, PLLC
11 Herbert Drive
Latham, NY 12110
Phone: (518) 424-6599
Email: ezra.sofia@gmail.com

REVISIONS

TRIPLEX & DUPLEX
261 TROY SCHENECTADY ROAD
TOWN OF COLONIE
NEW YORK

DATE: 08/22/22
DRAWN BY: BU
APPROVED: VS
SCALE: AS INDICATED
DRAWING NAME: DUPLEX 2ND FLOOR PLAN /ELEVATIONS
JOB NO.:
DRAWING NUMBER
C-5

1 / C-6 DUPLEX-FRONT 3D VIEW



2 / C-6 DUPLEX- REAR 3D VIEW

PREPARED BY:
SOFIA ENGINEERING, PLLC
11 Herbert Drive
Latham, NY 12110
Phone: (518) 424-6599
Email: enzo.sofia@gmail.com

REVISIONS

TRIPLEX & DUPLEX
261 TROY SCHENECTADY ROAD
TOWN OF COLONIE
NEW YORK

DATE: 08/22/22
DRAWN BY: BU
APPROVED: VS
SCALE: AS INDICATED
DRAWING NAME: DUPLEX- 3D VIEWS
JOB NO.:
DRAWING NUMBER
C-6

FALLATI
REAL ESTATE GROUP

March 7, 2023

Zoning Board of Appeals

RE: 261 Troy Schenectady Road

Dear Board Members,

I am the listing real estate broker for the above referenced property. On April 16th, 2021 the property was listed for lease or sale as a 4800 sqft build to suit office/retail building that could be used for one or more tenants. The listing has been in the multiple listing service, also marketed n multiple commercial internet sites, furthermore direct mailings were sent out as well as calls made to potential local users. I have generated some interest in the past two years, however we could not bring a deal to fruition.

In Closing my opinion is there are several vacant commercial buildings located on the Rt. 2 corridor from the Latham Circle to the Town of Watervliet. We have exhausted every effort in the past two years to market this property commercially. It is my opinion this parcel given its location and size, would best be utilized as a residential setting as the housing development above (On the Farms). I am available if you would like to discuss this in more detail.

Sincerely,

Paul Fallati

Paul Fallati · paul@fallatigroup.com · fallatigroup.com
518-461-2709 · 16 Oak Ridge Blvd, Saratoga Springs, NY 12866

ZONING AND LAND USE

	SFR Single-Family Residential	MFR Multifamily Residential	OR Office Residential	CO Commercial Office	NCOR Neighborhood Commercial Office Residential	COR Commercial Office Residential	HCOR Highway Commercial Office Residential	IND Industrial	ABA Airport Business Area	LC Land Conservation	CEM Cemetery
Dwelling, single-family (See additional use standards, restrictions, and exceptions for mixed-use zones below.)	X	X			SUP						
Dwelling, single-family farmhouse	A	A	A	A	A	A	A	A	A	A	
Dwelling, townhouse (See additional use standards, restrictions, and exceptions for mixed-use zones below.)		X	X		X	X	X				
Dwelling, two-family (See additional use standards, restrictions, and exceptions for mixed-use zones below.)		X				SUP					
Elder-care use		SUP	X	X	X	X	X	X	X		
Entertainment or retail adult (See General Regulations Article.)											
Farm	X	X	X	X	X	X	X	X	X	X	X
Farm brewery			SUP		X	X	X	X	X		
Farm stand	A	A	A	A	A	A	A	A	A	A	
Fast-food establishment			A	A	X	X	X	X	X		
Fire station	X	X	X	X	X	X	X	X	X	X	
Fraternity or sorority house	SUP	A	A	A	A	A	A	A	A		
Funeral home				X	SUP	X	X	X	X		X
Garage sale (See General Regulations Article.)	A	A	A	A	A	A	A	A	A		
Garden center						X	X	X	X		
General contractor								X	X		
Golf course	X	X	X	X		X	X	X	X		
Golf course, miniature						X	X	X	X		
Health club			X	X	SUP	X	X	X	X		