



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/boards/zba>

Chretien T. Voerg, P.E.
Director

Date: September 18, 2025
To: Members of the Zoning Board of Appeals
From: Chretien T. Voerg, P.E., Director
Subject: **Zoning Board of Appeals Agenda – October 1, 2025**

Adjourned Hearing(s):

25-018 15 Edenfield Street – Chigozie Nwosu
25-022 302 Troy Schenectady Road – Woodhaven Land Partners #2, LLC
25-026 435 New Karner Road – Whitman Holdings, LLC
25-029 1338 Loudon Road – Kings Motors, LLC

New Hearing(s):

25-033 4 Catalina Drive - John & Lisa Drake



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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 **17th day of September 2025, at 7:00 p.m.** to hear the appeal of **Chigozie Nwosu** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **15 Edenfield Street**. The proposed construction of a 12-foot by 24-foot deck with a 15.5-foot rear yard setback is not compliant with the 25-foot minimum required setback in a Single Family Residential (SFR) zoning district 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.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 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 September 4, 2025



TOWN OF COLONIE

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

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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 **6th 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. (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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Latham, New York 12110

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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 **20th 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. (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



Peter G. Crummey
Town Supervisor

TOWN OF COLONIE

Zoning Board of Appeals
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Latham, New York 12110

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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 **3rd 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.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 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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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 **1st day of October 2025, at 7:00 p.m.** to hear the appeal of **John & Lisa Drake** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **4 Catalina Drive**. The proposed construction of a 16-foot by 16-foot sunroom and a 12-foot by 16-foot deck with an 18-foot rear yard setback is not compliant with the 25-foot minimum rear yard setback required 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(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. (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 September 18, 2025