



# 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 17, 2025

Acting Chairman James Campbell called the meeting of the Town of Colonie Zoning Board of Appeals to order on **September 17, 2025**, at **7:00 p.m.** at the Public Operations Center, 347 Old Niskayuna Road, Latham, New York.

Present:	Acting Chairman	James Campbell	Absent:	Chairman	Peter R. Crouse
	Member	Steven Girvin		Member	P.J. Blanchfield
	Member	George Vogt IV		Member	Christopher Rueckert
	Member	Frederick Weinraub			
	Counsel	Michael Paulsen, Esq.			

The meeting minutes of **September 3, 2025**, were reviewed. Member Vogt made a motion to approve the minutes. Member Girvin seconded the motion. Upon roll call, the minutes were unanimously approved.

A public hearing was held on the application of **Kings Contracting and Property Maintenance LLC** for the premises located at **15 Monroe Avenue**. Tony Dadamo made a presentation to the Board. Member Vogt made a motion to approve the variance as presented. Member Weinraub seconded the motion. Upon calling the vote, the motion to approve the variance passed unanimously.

A public hearing was held on the application of **F & D Builders** for the premises located at **3975 Albany Street**. Ted DeLucia made a presentation to the Board. Member Girvin made a motion to adjourn the hearing to the October 15, 2025, Zoning Board of Appeals meeting. Member Vogt seconded the motion. Upon calling the vote, the motion to adjourn the hearing passed unanimously.

A public hearing was held on the application of **Vision Planning Consultants, LLC** for the premises located at **120 & 130 Cordell Road**. Ted DeLucia made a presentation to the Board. Member Girvin made a motion to adjourn the hearing to the October 15, 2025, Zoning Board of Appeals meeting. Member Weinraub seconded the motion. Upon calling the vote, the motion to adjourn the hearing passed unanimously.

A public hearing was held on the application of **Chigozie Nwosu** for the premises located at **15 Edenfield Street**. Bruce Whatley made a presentation to the Board. Acting Chairman Campbell made a motion to adjourn the hearing to the October 1, 2025, Zoning Board of Appeals meeting. Member Vogt seconded the motion. Upon calling the vote, the motion to adjourn the hearing passed unanimously.

A public hearing was held on the application of **Whitman Holdings, LLC** for the premises located at **435 New Karner Road**. Brian Whitman made a presentation to the Board. Member Weinraub made a motion to adjourn the hearing to the October 1, 2025, Zoning Board of Appeals meeting. Member Vogt seconded the motion. Upon calling the vote, the motion to adjourn the hearing passed unanimously.

MINUTES OF MEETING  
ZONING BOARD OF APPEALS  
September 17, 2025  
Page 2

A public hearing was held on the application of **Woodhaven Land Partners #2, LLC** for the premises located at **302 Troy Schenectady Road**. Dick Schlansker made a presentation to the Board. Member Weinraub made a motion to adjourn the hearing to the October 1, 2025, Zoning Board of Appeals meeting. Member Girvin seconded the motion. Upon calling the vote, the motion to adjourn the hearing passed unanimously.

There being no more business, Member Vogt made a motion to close the meeting at 8:32 p.m. Member Girvin seconded the motion and, upon roll call, the motion to close passed unanimously.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairman Peter R. Crouse



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: 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



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 **17<sup>th</sup> 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 complaint 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](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** September 4, 2025



# TOWN OF COLONIE

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

Peter G. Crummey  
Town Supervisor

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<https://www.colonie.org/boards/zba/>

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 **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**



Peter G. Crummey  
Town Supervisor

# 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 **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://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 5, 2025**



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

**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.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**



Peter G. Crummey  
Town Supervisor

# TOWN OF COLONIE

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

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<https://www.colonie.org/boards/zba/>

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 **1<sup>st</sup> 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 SEQOR 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** September 18, 2025

Application for Zoning Verification and Building/Zoning Permit



RESIDENTIAL

TOWN OF COLONIE
Public Operations Center
347 Old Niskayuna Road
Latham, NY 12110-2286

Building Department
518-783-2706
Fax 518-783-2772

Permit No. 202500783

INSTRUCTIONS

Any proposal which requires a Town of Colonie Building and Zoning Permit must first be reviewed by the zoning enforcement officer of the Town of Colonie to determine whether the proposal violates any zoning provision(s) of the Town of Colonie Land Use Law. The zoning enforcement 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 zoning enforcement officer reserves the right to request further information if deemed necessary. Disapproval of the application by the zoning enforcement officer means the project, as designed, cannot proceed for the reasons provided. If you disagree with the zoning enforcement officer's determination, you may appeal said determination to the Town of Colonie Zoning Board of Appeals. A new Application for Zoning Verification may be required if applicable zoning laws change before the proposed action is completed.

SITE PLAN REQUIRED

If the proposed action includes a garage, pool, shed, addition, other accessory structure or a new building, a site plan must be submitted with this application. Site plan requirements are as follows: Depending on the type of construction, a hand-drawn plan may be done by the applicant. The plan must depict the existing structure(s), if any, the proposed structure, the lot layout, and all new and existing building setbacks.

APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Building/Zoning Permit pursuant to the N.Y.S. Uniform Fire Prevention & Building Code for the construction of buildings, additions or alterations, or for removal or demolition, as herein described. The signee and/or owner agrees to comply with all applicable laws, ordinances, and regulations, as well as any conditions expressed on this application, and will allow all inspectors to enter the premises for required inspections.

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

Address of Site: 4 Catalina Drive
Latham, NY 12110
City State Zip
Property Owner's Name: Drake, JOHN/LISA
(Applicant)
Address: same

Phone W H/Cell 965-5210

Property Owner's Email:
Sterling Home Solutions
Contractor's Business Name:
(insurance must match business name)

Address: 1 Barney Rd, Ste 105
Clifton Park, NY 12065
City State Zip
Phone W 833-6800 Cell 630-4168

ESTIMATED COST \$68,000 Flr. Area 256

PERMIT FEE \$
(This fee is not refundable)

\*all permits, co's and cc's will be issued to the property owner

INSURANCE INFORMATION REQUIRED

Owners performing work must submit a CE-200 obtained from www.businessexpress.ny.gov

By signing this application, the owner/contractor doing work acknowledges their responsibility for verification of all required subcontractor insurance.

Contractors must prove compliance with Section 57 of the Worker's Compensation Law by producing one of the following:

C-105.2 U-26.3 SI-12 X CE-200

Contractor's General Liability

Insured's Name Sterling Home Solutions
(must match business name)

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

ADVISORY NOTE: THERE ARE SEVERAL PARCELS OF LAND IN THE TOWN OF COLONIE THAT CONTAIN FEDERAL WETLANDS. BEFORE EXCAVATING, WE ADVISE CONTACTING THE ARMY CORP. OF ENGINEERS AT (518) 270-0588.

YOU MUST CALL FOR REQUIRED INSPECTIONS. SEE PERMIT CARD FOR INSPECTIONS NEEDED

INSURANCE INFORMATION REQUIRED

FOR OFFICIAL USE ONLY

The application of \_\_\_\_\_ Dated \_\_\_\_\_, 20\_\_\_\_
Is hereby approved (disapproved) and permission granted (refused) for the construction, reconstruction, or alteration of a building and/or accessory structure as set forth on this application.

Reason for approval (refusal) of permit: \_\_\_\_\_

Proposed use: \_\_\_\_\_

Variance Granted # \_\_\_\_\_

Dated: \_\_\_\_\_, 20\_\_\_\_

**PROPOSED ACTION:**

a) Describe Present Use of Property:  One Family     Two Family     Vacant Land     Other (specify)

b) Is the proposed action a:     New Building     Addition     Renovation  
 Accessory Structure     Garage     Shed     Deck     Pool     Other  
 Home Occupation:  
 Accessory Dwelling Unit

Describe the proposed use or construction in detail: Sunroom + Deck  
Sunroom 16' X 16'    Deck 12' X 16'

c) Gross Floor Area: Existing: \_\_\_\_\_ square feet  
Proposed: 256 square feet  
Total: \_\_\_\_\_ square feet

d) Parcel is located in a SFR zoning district. (If unknown, verify with Building Department.)

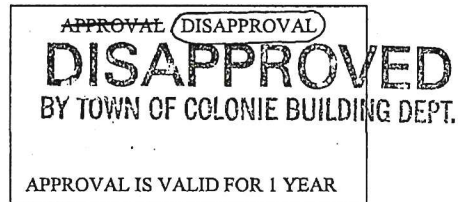
**SITE INFORMATION:** (DO NOT COMPLETE THIS SECTION IF THERE WILL BE NO EXTERIOR ALTERATION OF THE STRUCTURE/SITE)

Size of lot: .32 acre \_\_\_\_\_ sq. ft.

Is this a corner lot? Yes  No  If yes, corner lot: feet \_\_\_\_\_ Through lot? Yes  No

Does the parcel front upon a developed public street? Yes  No  If yes, length of frontage on street: feet 106.14

Building Setbacks:	Existing	Proposed
Front Yard Depth:	feet <u>65</u>	feet <u>N/A</u>
Left Side Yard:	feet <u>14</u>	feet <u>14 45' ±</u>
Right Side Yard:	feet <u>18</u>	feet <u>18 15' ±</u>
Rear/Front Yard Depth:	feet <u>34</u>	feet <u>18</u>
Existing Building Height (at peak):	feet <u>25 ±</u>	stories <u>2</u>
Proposed Height (at peak):	feet <u>12'</u>	stories <u>1</u>



SIGNATURE: \_\_\_\_\_

PRINT NAME: Ricky V Rainbow

DATED: 7/25/25

TITLE IN COMPANY: Project Manager

*If DISAPPROVED, an appeal must be taken within sixty days after the filing in the Town Clerk's office of any order, requirement, decision, interpretation or determination, from which the appeal is taken.*

**FOR OFFICIAL USE ONLY**

I, J.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     IS NOT IN ACCORDANCE  
with Chapter 190 of the Colonie Land Use Law that are effective as of this date.

Dated: 7/25/25

\_\_\_\_\_  
SIGNATURE OF ZONING OFFICER

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.

Are there easements on the property	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is existing use nonconforming	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Parcel in/near a floodplain	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Variance granted on property	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Parcel in/near a wetland	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Subdivision of record on file	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
On/near a protected watercourse	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Does the Grandfather Provision apply	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Copy of assessor's card(s) attached	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If yes, Pre-1987 <input type="checkbox"/> 1987 to 2006 <input checked="" type="checkbox"/>	
Copy of County tax map attached	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Existing Violation or outstanding permit	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
S. B. L. # <u>19.1-4-62</u>			

YES  NO  VIOLATION – CHAPTER 190-8 - CONSTRUCTION STARTED WITHOUT ZONING/BUILDING PERMIT

You may now file for a:

Building permit application     Special Use Permit (Planning & Economic Development)  
 Application for a Zoning Variance or Interpretation     Application to Town Board for Open Development Area

**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 13, 2025

1. The undersigned, John/Lisa Drake of 4 Catalina Drive (S.B.L. # 19.1-4-62), hereby gives notice of appeal from the decision of the Building Department Director made on the 25<sup>th</sup> day of July, 2025, in refusing to issue a Building and Zoning Permit on the grounds 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 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.

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 House was built further back due to town taking much of front yard for Pul-de-Sac leaving rear yard smaller

- 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:

Due to house being pushed back it leaves very little area to build in the rear yard. Only 11' which is tight for any structure

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:

To give the home owners a 7' variance which is 28% variance of Required Setback

Attached hereto is a plot plan of said property, showing house, driveway, setbacks, proposed Sunroom + Deck + "Temporary" Turnaround together with that could very easily be permanent or certain long term if Road is not extended

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):

Due to the drainage easement of the three properties behind the proposed Sunroom would not over crowd other homes.

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: Ricky V Rainbow  
Print Name: Ricky V Rainbow  
Address: 1 Barney Rd, Suite 105  
Clifton Park, NY 12065

STATE OF New York  
COUNTY OF Saratoga

SS:

Owner or lessee if other than above

Subscribed and sworn to before me this 15th  
day of Sept, 2025

Name \_\_\_\_\_  
Mailing \_\_\_\_\_  
Address \_\_\_\_\_

Dennis J Mitchell  
DENNIS J MITCHELL  
Notary Public, State of New York  
Lic. #01M16187308  
Qualified in Saratoga County  
Commission Expires May 10, 2028

## Short Environmental Assessment Form

### Part 1 - Project Information

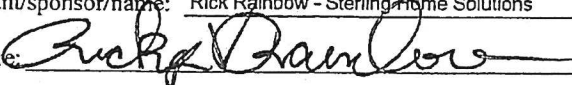
#### Instructions for Completing

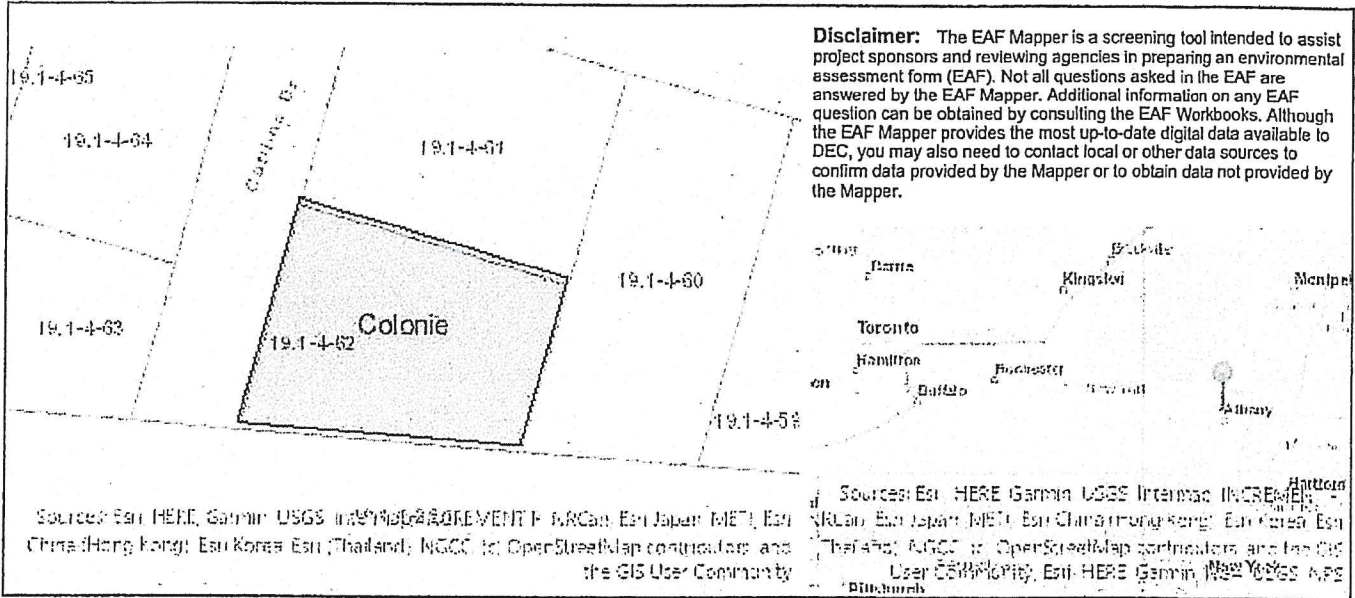
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Sunroom & Deck			
Project Location (describe, and attach a location map): 4 Catalina Drive, Latham, NY 12110			
Brief Description of Proposed Action: Build a four season sunroom and deck			
Name of Applicant or Sponsor: Sterling Home Solutions		Telephone: (518) 833-6800	
Address: 1 Barney Road, Suite 105		E-Mail: admin@sterlinghomesolutions.com	
City/PO: Clifton Park		State: New York	Zip Code: 12065
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.			NO <input checked="" type="checkbox"/>
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:			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Rick Rainbow - Sterling Home Solutions</u> Date: <u>September 9, 2025</u>		
Signature: <u></u> Title: <u>Project Manager</u>		

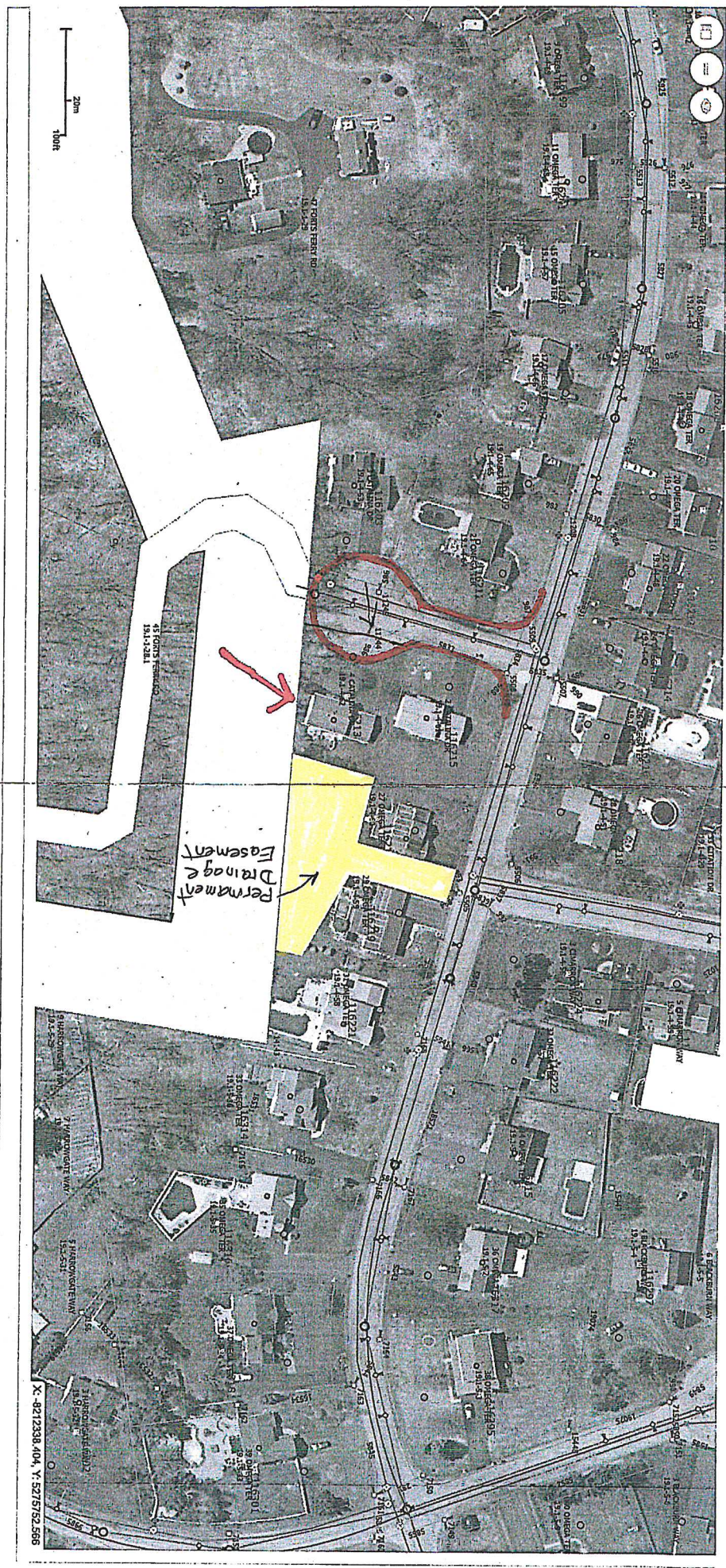


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are 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



Colonia.org  
Business  
Geo Info.

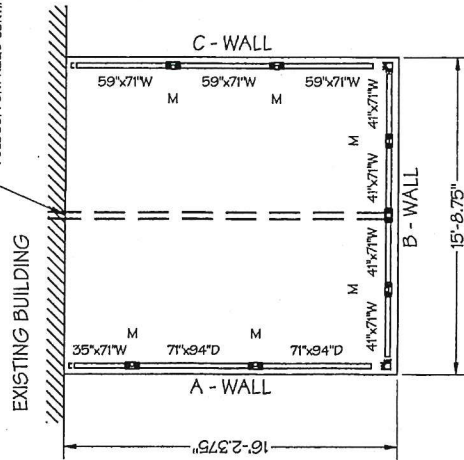
<https://cityworks.colonia.org/CW/OfficeFieldMap>





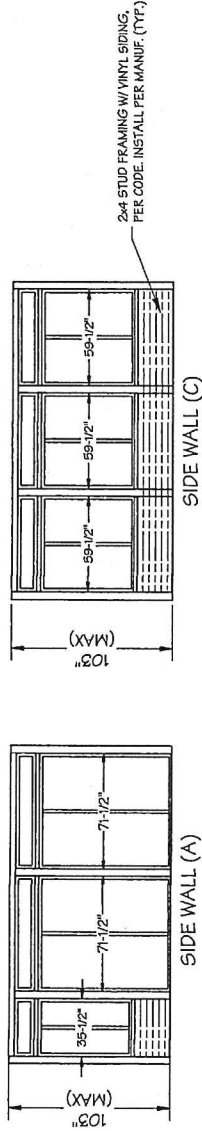
# LAYOUT PLANS

TIE-IN TO EXISTING HOUSE BY CONTRACTOR. FULL SUPPORT REQD CONTINUOUS TO FOUNDATION.

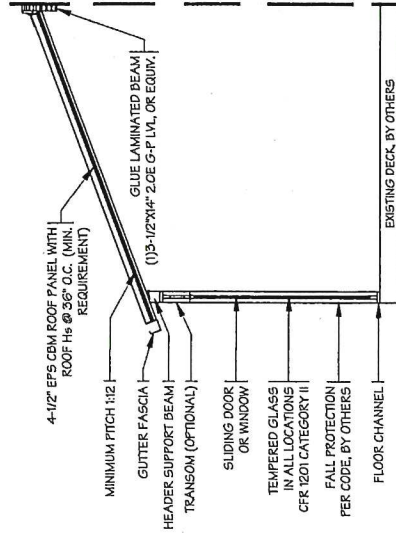


FLOOR PLAN (NOT TO SCALE)

# WALL SECTIONS



# ASSEMBLY DETAILS



TYPICAL GABLE SECTION NOT TO SCALE

NYS PE NOTE: It is a violation of NY State Article 145, Professional Engineering, Land Surveying and Geology, 7209, Special provisions, for any person, unless he or she acting under the direction of a licensed Professional engineer or land surveyor, to alter an item in any way on plans, specifications, plats and reports to which the seal of a professional engineer or land surveyor has been applied.



PROJECT:	DRAKE 4 CATALINE DRIVE LATHAM, NY 12110
CONTRACTOR:	STERLING HOME SOLUTIONS 1 BARNEY ROAD CLIFTON PARK, NY 12066
DRAWN BY:	LYF
DWG NO.:	SHEET 2 OF 4
SCALE:	1" = 75'
REV. R2	DATE: 6/5/25

# VINYL GABLE ENCLOSURE GENERAL LAYOUT

FOR NOTES SEE SHEET 1 - PROJECT NOTES

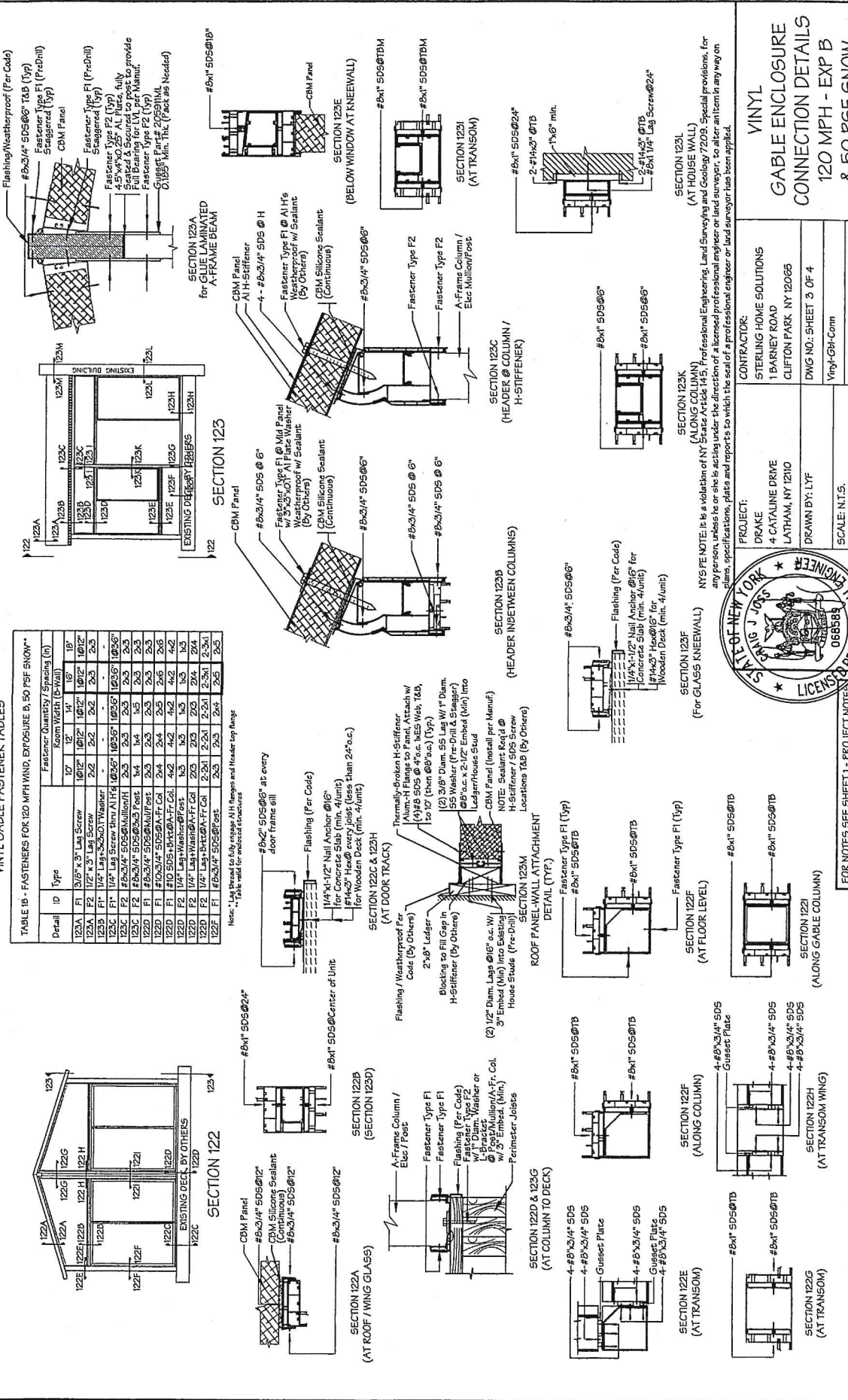
6/9/2025

VINYL GABLE FASTENER TABLES

TABLE 1B - FASTENERS FOR 120 MPH WIND, ENCLOSURE B, 50 PSF SNOW\*

Detail	ID	Type	Fastener Quantity / Spacing (in)	
			Vertical (ft)	Horizontal (ft)
123A	F1	3/8" x 3" Lag Screw	10/12"	16/12"
123B	F2	1/2" x 3" Lag Screw	2/2	2/2
123C	F1	1/4" x 3" Lag Screw	2/2	2/2
123D	F1	1/4" x 3" Lag Screw	2/2	2/2
123E	F1	1/4" x 3" Lag Screw	2/2	2/2
123F	F1	1/4" x 3" Lag Screw	2/2	2/2
123G	F1	1/4" x 3" Lag Screw	2/2	2/2
123H	F1	1/4" x 3" Lag Screw	2/2	2/2
123I	F1	1/4" x 3" Lag Screw	2/2	2/2
123J	F1	1/4" x 3" Lag Screw	2/2	2/2
123K	F1	1/4" x 3" Lag Screw	2/2	2/2
123L	F1	1/4" x 3" Lag Screw	2/2	2/2
123M	F1	1/4" x 3" Lag Screw	2/2	2/2
123N	F1	1/4" x 3" Lag Screw	2/2	2/2
123O	F1	1/4" x 3" Lag Screw	2/2	2/2
123P	F1	1/4" x 3" Lag Screw	2/2	2/2
123Q	F1	1/4" x 3" Lag Screw	2/2	2/2
123R	F1	1/4" x 3" Lag Screw	2/2	2/2
123S	F1	1/4" x 3" Lag Screw	2/2	2/2
123T	F1	1/4" x 3" Lag Screw	2/2	2/2
123U	F1	1/4" x 3" Lag Screw	2/2	2/2
123V	F1	1/4" x 3" Lag Screw	2/2	2/2
123W	F1	1/4" x 3" Lag Screw	2/2	2/2
123X	F1	1/4" x 3" Lag Screw	2/2	2/2
123Y	F1	1/4" x 3" Lag Screw	2/2	2/2
123Z	F1	1/4" x 3" Lag Screw	2/2	2/2

\*Note: 1. Lag Screws to fully engage AH Trimmers and Header Top Rungs.  
2. Table valid for unobstructed structures.



**PROJECT:**  
DRAKE  
4 CATALINE DRIVE  
LATHAM, NY 12010  
DRAWN BY: LYF  
SCALE: N.T.S.

**CONTRACTOR:**  
STERLING HOME SOLUTIONS  
1 BARNEY ROAD  
CLIFTON PARK, NY 12065  
DWG NO: SHEET 3 OF 4  
Vinyl-GH-Com

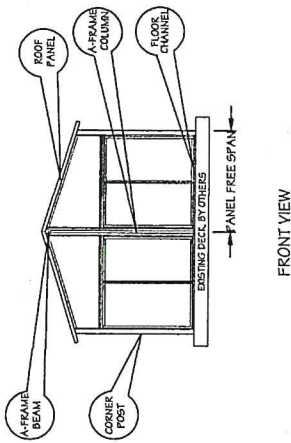
**DATE:** 6/5/25

**NY STATE NOTE:** It is a violation of NY State Article 145, Professional Engineering, Land Surveying and Geology 7209, Special provisions, for any person, unless he or she is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way on plans, specifications, data and reports to which the seal of a professional engineer or land surveyor has been applied.

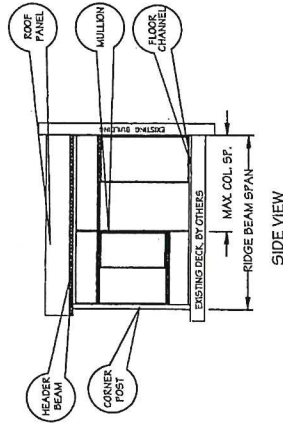
FOR NOTES SEE SHEET 1 - PROJECT NOTES

VINYL GABLE ENCLOSURE CONNECTION DETAILS 120 MPH - EXP B & 50 PSF SNOW

TYPICAL GABLE ENCLOSURE

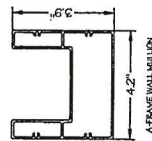


FRONT VIEW

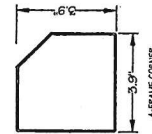


SIDE VIEW

A-FRAME WALL MULLIONS / CORNER

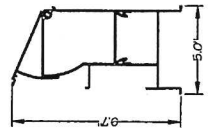


MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOWLOAD (PSF)	PANEL FREE SPAN (FT)
5	100	100
6	100	100
7	100	100
8	100	100
9	100	100
10	100	100
11	100	100
12	100	100
13	100	100
14	100	100
15	100	100
16	100	100
17	100	100
18	100	100
19	100	100
20	100	100
21	100	100
22	100	100
23	100	100
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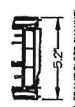


MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOWLOAD (PSF)	PANEL FREE SPAN (FT)
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6	100	100
7	100	100
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9	100	100
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40	100	100
41	100	100
42	100	100
43	100	100
44	100	100
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48	100	100
49	100	100
50	100	100

FLOOR / HEADER / RIDGE BEAM OPTIONS

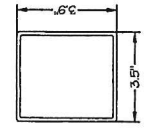


MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOWLOAD (PSF)	PANEL FREE SPAN (FT)
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6	100	100
7	100	100
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9	100	100
10	100	100
11	100	100
12	100	100
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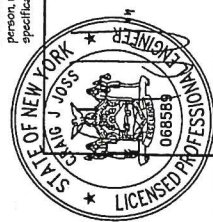
MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOWLOAD (PSF)	PANEL FREE SPAN (FT)
5	100	100
6	100	100
7	100	100
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9	100	100
10	100	100
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41	100	100
42	100	100
43	100	100
44	100	100
45	100	100
46	100	100
47	100	100
48	100	100
49	100	100
50	100	100

A-FRAME COLUMNS



MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOWLOAD (PSF)	PANEL FREE SPAN (FT)
5	100	100
6	100	100
7	100	100
8	100	100
9	100	100
10	100	100
11	100	100
12	100	100
13	100	100
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42	100	100
43	100	100
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47	100	100
48	100	100
49	100	100
50	100	100

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PROJECT:  
 DRAKE  
 4 CATALINE DRIVE  
 LATHAM, NY 12110  
 DRAWN BY: LYF  
 SCALE: N.T.S.

CONTRACTOR:  
 STERLING HOME SOLUTIONS  
 1 BARNEY ROAD  
 CLIFTON PARK, NY 12065  
 DWG NO.: SHEET 4 OF 4  
 REV: R2 DATE: 6/15/25

VINYL  
 GABLE ENCLOSURE  
 STRUCTURAL FRAMING  
 UPTO 120MPH - EXP B

FOR NOTES SEE SHEET 1 - PROJECT NOTES

6/19/2025