



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

Peter Molinaro, Esq.
Counsel

TAKE NOTICE, that the Town of Colonie Zoning Board of Appeals will hold a public hearing at the Memorial Town Hall, 534 New Loudon Road, Latham, in the Town of Colonie, on the **19th of October, 2022**, at 7:00 p.m., to hear the appeal of **Jeffrey Wilson** from the decision of the Building Department Manager for the Town of Colonie, denying the applicant a Building Permit for the premises located at **28 Spring Ave.**, the proposed construction of a 10' x 16' accessory structure (shed) in a front yard on a corner lot with a 10' front yard setback (Woodlawn Dr.) is not compliant with the prohibition of accessory structures in a front yard in a Single Family Residential (SFR) Zoning District as stated in the Town of Colonie Land Use Law, Article VI Section 190-24, 190-26 (C) (4) Attachment #3 – Dimensional Table for Prior Established Lots, upon the request for a 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 read and addressed by the Chairman during the hearing.

ZONING BOARD OF APPEALS

PETER R. CROUSE, CHAIRMAN

DATED September 23, 2022



Peter G. Crummey
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ZONING BOARD OF APPEALS

PETER R. CROUSE, CHAIRMAN

DATED September 29, 2022



Peter G. Crummey
Town Supervisor

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TAKE NOTICE, that the Town of Colonie Zoning Board of Appeals will hold a public hearing at the Memorial Town Hall, 534 New Loudon Road, Latham, in the Town of Colonie, on the **19th of October, 2022**, at 7:00 p.m., to hear the appeal of **George Hajnasr** from the decision of the Building Department Manager for the Town of Colonie, denying the applicant a Building Permit for the premises located at **22 Natick St.**, the proposed construction of a new 4,000 $\pm$ Sq. Ft. single family dwelling on a 5,000 Sq. Ft. lot with a 50' front lot line and 50' lot width at the front of the building setback line with a 20' front yard setback and 10' total side yard setbacks is not compliant with the 12,000 Sq. Ft. minimum lot size, 75' front lot line, 75' width at the front building setback line, 30' minimum front yard setback, and 14' total side yard setbacks required in a Single Family Residential (SFR) Zoning District as stated in the Town of Colonie Land use Law, Article VI Section 190-24, 190-26 (A) Attachment # (3) Dimensional Table for Prior Established Lots, upon the request for a 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 read and addressed by the Chairman during the hearing.

ZONING BOARD OF APPEALS

PETER R. CROUSE, CHAIRMAN

DATED October 4, 2022



Peter G. Crummey
Town Supervisor

TOWN OF COLONIE

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Counsel

TAKE NOTICE, that the Town of Colonie Zoning Board of Appeals will hold a public hearing at the Memorial Town Hall, 534 New Loudon Road, Latham, in the Town of Colonie, on the **19th of October, 2022**, at 7:00 p.m., to hear the appeal of **Jim Mesko (agent for JPMI LLC)** from the decision of the Building Department Manager for the Town of Colonie, denying the applicant a Building Permit for the premises located at **69 Sand Creek Rd.**, the proposed 280 sq. ft. addition to an existing commercial building, located in the Neighborhood Commercial Office Residential (NCOR) Zoning District, is an expansion of a non-conforming structure that has a 3.8' side yard setback where a minimum 5' is required, as stated in the Town of Colonie Land Use Law, Articles VI and VIII, Sections 190-24, 190-25, 190-35 B (1) (a) [2], & 190 Attachment #2 – Dimensional Table, upon the request for a 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 read and addressed by the Chairman during the hearing.

ZONING BOARD OF APPEALS

PETER R. CROUSE, CHAIRMAN

DATED September 22, 2022



Peter G. Crummey
Town Supervisor

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ZONING BOARD OF APPEALS

PETER R. CROUSE, CHAIRMAN

DATED September 21, 2022



Peter G. Crummey
Town Supervisor

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Counsel

TAKE NOTICE, that the Town of Colonie Zoning Board of Appeals will hold a public hearing at the Memorial Town Hall, 534 New Loudon Road, Latham, in the Town of Colonie, on the **19th of October, 2022**, at 7:00 p.m., to hear the appeal of **Scott Nelson (agent for MM of the Hudson Valley DBA Merry Maids)** from the decision of the Building Department Manager for the Town of Colonie, denying the applicant a Building Permit for the premises located at **24 Fairfield Ave.**, the proposal for a maids cleaning service business, located in the Single Family Residential (SFR) Zoning District is not permitted in that zone, as stated in the Town of Colonie Land Use Law, Articles V and VIII, Sections 190-21, 190-34 B (2), and 190 Attachment #1 – Table of Permitted Uses, upon the request for a 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.

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ZONING BOARD OF APPEALS

PETER R. CROUSE, CHAIRMAN

DATED September 22, 2022



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TAKE NOTICE, that the Town of Colonie Zoning Board of Appeals will hold a public hearing at the Memorial Town Hall, 534 New Loudon Road, Latham, in the Town of Colonie, on the **19th of October, 2022**, at 7:00 p.m., to hear the appeal of **Joseph Aquilo, CKH LLC** from the decision of the Building Department Manager for the Town of Colonie, denying the applicant a Building Permit for the premises located at **104 Sand Creek Rd.**, the proposed change of use to a "Private Club" within an existing building, located in the Neighborhood Office Residential (NCOR) Zoning District, requires a Special Use Permit granted by the Zoning Board of Appeals, as stated in the Town of Colonie Land Use Law, Article V & XI, Section 190-57B & Attachment #1 – Table of Permitted Uses, upon the request for a 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.

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ZONING BOARD OF APPEALS

PETER R. CROUSE, CHAIRMAN

DATED September 29, 2022