



Peter G. Crummey
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: October 20, 2025
To: Members of the Zoning Board of Appeals
From: Chretien T. Voerg, P.E., Director
Subject: **Zoning Board of Appeals Agenda – November 5, 2025**

Adjourned Hearing(s):

25-031 3975 Albany Street – F & D Builders

New Hearing(s):

25-035 4 Kirkner Lane – Shahad Ali

25-036 31 Taft Avenue – Saima Yaqoob



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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 **F & D Builders** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **3975 Albany Street**. The proposed construction of a 2,148-square-foot two-story single-family dwelling on an 8,704±-square-foot lot with a 21-foot front yard setback on a corner lot (Arrow Street) is not compliant with the 12,000-square-foot minimum lot size and 30-foot minimum front yard setback 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), and 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 4, 2025



TOWN OF COLONIE

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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 **5th day of November 2025, at 7:00 p.m.** to hear the appeal of **Shahad Ali** 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 Kirkner Lane**. The proposed subdivision of a 12,135±-square-foot lot (4 Kirkner Lane) into two lots: Lot A – a 5,649-square-foot lot with a 61.42-foot front lot line and a 61.42-foot lot width at the front building setback line with an existing single-family dwelling, and Lot B – a 6,486-square-foot lot with a 72.58-foot front lot line and 72.58-foot lot width at the front building setback line with an existing detached Accessory Dwelling Unit (ADU), is not compliant with the 20,000-square-foot minimum lot size, 100-foot minimum front lot line, and 100-foot minimum lot width at the front building setback line in an Industrial (IND) zoning district as stated in the Town of Colonie Land Use Law, Article VI, Section 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://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 October 20, 2025



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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 **5th day of November 2025, at 7:00 p.m.** to hear the appeal of **Saima Yaqoob** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **31 Taft Avenue**. The proposed subdivision of a 10,800±-square-foot lot into two lots: lot 1 – a 4,954±-square-foot lot with a 60-foot front lot line and a 60-foot width at the front building setback line with an existing single-family dwelling with an existing 10-foot front yard setback, and lot 2 – a 5,846±-square-foot lot with a 60-foot front lot line and a 60-foot width at the front building setback line for the future construction of a single-family dwelling with a 20-foot front yard setback and 20-foot total side yard setbacks is not compliant with the 18,000-square-foot minimum lot size, 80-foot minimum width at the front building setback line, 40-foot minimum front yard setback, and 25-foot minimum 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, 190-25, 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 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://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 October 20, 2025