



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: 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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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 **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://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 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

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 **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



BUILDING AND FIRE SERVICES DEPARTMENT

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

(518) 783-2706
Z 2025 00773

ZONING VERIFICATION – SUBDIVISION / MERGER

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.

I. GENERAL INFORMATION (MUST BE TYPEWRITTEN OR PRINTED LEGIBLY)

Address of site of proposed subdivision:

4 Kirkner La. Watervliet NY 12189
Number Street City State Zip Code

Name of Applicant: Shahed Ali

Address of Applicant:

32 Smith rd Mechanicville NY 12118
Number Street City State Zip Code

Applicant's telephone numbers: W _____ Cell 518-709-5433

Contact Person Jhafar Ali

Contact Person's Address

32 Smith rd Mechanicville NY 12118
Number Street City State Zip Code

Contact Person's telephone numbers: W _____ Cell 518-430-7440

Property Owner(s): Fatima Ali and Shahed Ali

Address of Property Owner: 32 Smith rd

Mechanicville NY 12118
Number Street City State Zip Code

Property Owner's telephone numbers: W _____ H 518-709-5433

II. FEE

A non-refundable fee is required at time of application or when processed and ready for pickup. (Please refer to the Fee Schedules)

III. 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: The current use is family member living at his property. The resident frequently takes drive to his job.

Describe the proposed subdivision / merger in detail: The property used to be a 4 car garage which is now an ^{ADU} apartment. We want to subdivide from the main house to be more flexible in use.

5. SITE STATISTICS:

How many existing parcels comprise the project site? 1
 Total number of parcels after subdivision or merger? 2
 The project site is located in what zoning district(s)? Industrial
 (Refer to Town of Colonie Zoning Map/Laws)
 Total area of existing parcel(s): acres — and square feet 12,135 ±

Proposed Lots:
 Maximum lot size: square feet 6,486 ± (.15 ACRES)
 Minimum lot size: square feet 5,649 ± (.13 ACRES)

Proposed Streets:
 Streets proposed to be constructed? Yes — No
 If no; is the parcel on a dedicated street? Yes No —
 What is the minimum right-of-way width proposed? — ft.
 What is the minimum frontage on a street a proposed lot will have 61.42 ft?

Buildings:
 How many units are proposed? 2 What are the proposed uses? one existing single family dwelling to remain. A.D.U. will become a single family dwelling.
 What is the density (units per acre)? 7.1 What is the maximum height of any building to be constructed? 40 (MAXIMUM) feet
 Stories (if known at this time)? 1 stories

SIGNATURE OF APPLICANT: [Signature]
 PRINTED OR TYPED COPY OF SIGNATURE: Shafar ALI DATE 03/19/2025

XXXXXXXXXX ZONING OFFICERS DECISION BELOW XXXXXXXXXXXXX

Are there easements on the property	Yes <u>—</u> No <input checked="" type="checkbox"/>	Was the parcel created or divided since 1966	<u>—</u> Yes <input checked="" type="checkbox"/> No <u>—</u>
Parcel in/near a floodplain	Yes <u>—</u> No <input checked="" type="checkbox"/>	Protected watercourse on/near the property	<u>—</u> Yes <input checked="" type="checkbox"/> No <u>—</u>
Parcel in/near a wetland	Yes <u>—</u> No <input checked="" type="checkbox"/>	Is existing use nonconforming	<input checked="" type="checkbox"/> Yes <u>—</u> No <u>—</u>
Variance granted on property ¹⁸⁻⁰⁶⁻²	Yes <input checked="" type="checkbox"/> No <u>—</u>	Subdivision of record on file	<input checked="" type="checkbox"/> Yes <u>—</u> No <u>—</u>
Copy of Assessor's card(s) attached ¹⁸⁻⁰⁶⁻²	Yes <input checked="" type="checkbox"/> No <u>—</u>	Existing violation or outstanding permit	<u>—</u> Yes <input checked="" type="checkbox"/> No <u>—</u>
Copy of County Tax Map	Yes <u>—</u> No <input checked="" type="checkbox"/>		

YES NO VIOLATION - CHAPTER 190-8 (BUILDING PERMITS REQUIRED)
 CONSTRUCTION STARTED WITHOUT OBTAINING ZONING AND BUILDING PERMIT.

TO THE APPLICANT:

- You may now file an:
- X 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)
 - Application for Open Development Area (Town Board)
 - Application for Zoning Verification (Building & Fire Services)

*APPROVED DISAPPROVED

DISAPPROVED
 BY TOWN OF COLONIE BUILDING DEPT.

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

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 _____ APPROVED DATE _____

IS NOT IN ACCORDANCE [Signature] SIGNATURE OF ZONING OFFICER DISAPPROVED DATE 7/23/25
[Signature] 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 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.

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: September 25, 2025

1. The undersigned, Shahad Ali of 4 Kirkner Lane (S.B.L. # 32.3-1-25), hereby gives notice of appeal from the decision of the Building Department Director made on the 23rd 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 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.

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:

This property has a dwelling structure on a large lot.

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:

All though the lot is large it is not large enough to create 2 lots that comply with code.

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:

I'm requesting that you approve the lots as shown on the attached site plan as they are consistent with the area.

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):

Splitting the lot would have almost no effect on the neighborhood and would not look any different from the view of the road.

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 [Signature]
Print Name Shahad Ali
Address 4 Kirkner Ln
Waterlily NY 12189

STATE OF
COUNTY OF

SS:

Owner or lessee if other than above

Subscribed and sworn to before me this 29th
day of September

Name _____
Mailing _____
Address _____

Victoria Notarini
Notary Public State of New York
Qualified in Albany County #01N06190776
Commission Expires 08/04/2028

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: <p style="text-align: center;">ALI SUBDIVISION</p>			
Project Location (describe, and attach a location map): <p style="text-align: center;">4 KIRKNER LANE</p>			
Brief Description of Proposed Action: <p style="text-align: center;">SUBDIVIDE PROPERTY INTO TWO LOTS</p>			
Name of Applicant or Sponsor: <p style="text-align: center;">Shefer Ali</p>		Telephone: (518) 384-5681	
		E-Mail:	
Address: <p style="text-align: center;">262 Grooms rd</p>			
City/PO: <p style="text-align: center;">Clifton Park</p>		State: <p style="text-align: center;">N.Y.</p>	Zip Code: <p style="text-align: center;">12065</p>
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 type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		12,138 ± acres SF	
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?		12,138 ± acres SF	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" 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, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" 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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input 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? 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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" 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 plain?	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? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Shafar Ali</u> Date: <u>9/29/25</u></p> <p>Signature: _____</p>		

LEGEND

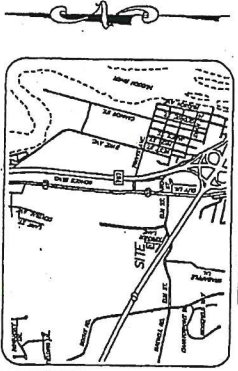
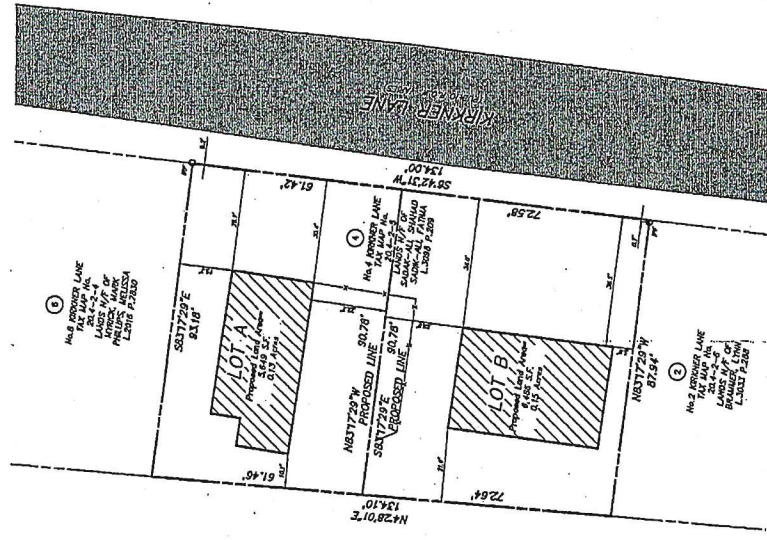
DATE	NAME OF SURVEY	BY	REMARKS
1974	RECONSTRUCTION	D	NEW AND
1975	POINT OF BEGINNING	O	PERMANENT
1976	STAKE FIRST		
1977	TOP OF POLE		
1978	MARK		
1979	MARK		
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2019	MARK		
2020	MARK		

GENERAL NOTES

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 1305-2 OF THE NEW YORK STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MADE WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL COPY OF THIS SURVEY MAP SHALL BE CONSIDERED VALID TRUE COPIES.
3. THIS SURVEY WAS PREPARED FOR THE PARTIES AND INTERESTS THEREIN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES OR FOR ANY USE BEYOND THE PARTIES OR INTERESTS THEREIN AND THE USER HEREBY AGREES TO HOLD THE SURVEYOR HARMLESS AND EXPRESSLY FORBIDDEN WITHOUT FURTHER RELEASE OR AGREEMENT OF FRANCES G. HERSHBURG, LICENSE NO. 009441.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT INVESTIGATED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.
5. THIS SURVEY MAP IS SUBJECT TO WHATEVER FACTS AN ACCURATE AND CURRENT ABSTRACT OF TITLE MAY SHOW.

MAP REFERENCES

1. A MAP ENTITLED "SUBDIVISION PLAN OF MANHATTAN ACRES, STATE AT LARGE, 1867, MADE BY GEORGE WASHINGTON LEE AND FILED IN THE OFFICE OF THE CLERK OF THE SUPREME COURT OF THE STATE OF NEW YORK ON SEPTEMBER 20, 1867 IN BOOK 144 AS MAP NO. 1121.



LOCALITY MAP
MAP NOT TO SCALE

WEST STREET
1867 MAP NO. 1121
LANDS 144 AS MAP NO. 1121
ACRUE'S CORNER



HERSHBURG & HERSHBURG
Consulting Engineers
and Land Surveyors
18 Locust Street
Albany, New York 12203

FRANCIS G. LEVY, REGISTERED PROFESSIONAL ENGINEER
No. 4
KIRKNER LANE
TOWN OF COLONIE, COUNTY OF ALBANY, STATE OF NEW YORK
CLERK OF THE COUNTY COURT BY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR'S TITLE
REVISED:
DATE: 9/27/2018 SCALE: 1" = 20'
EN: AVC
CHK: CRT
MAP NO.: 180224



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
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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 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



BUILDING AND FIRE SERVICES DEPARTMENT

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

(518) 783-2706
Z 202500738

RECEIVED
JUL 10 2025

ZONING VERIFICATION - SUBDIVISION / MERGER

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

BUILDING DEPARTMENT

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.

1. GENERAL INFORMATION (MUST BE TYPEWRITTEN OR PRINTED LEGIBLY)

Address of site of proposed subdivision:

31 Taft Avenue Latham NY 12110
Number Street City State Zip Code

Name of Applicant: Saima Yaqoob

Address of Applicant:

21 Arcadia Avenue Latham NY 12110
Number Street City State Zip Code

Applicant's telephone numbers: W Cell 518-596-4018

Contact Person Robert Davis

Contact Person's Address:

411 Union Street Schenectady NY 12305
Number Street City State Zip Code

Contact Person's telephone numbers: W 518-377-0315 Cell

Property Owner(s): Saima Yaqoob

Address of Property Owner:

21 Arcadia Avenue Latham NY 12110
Number Street City State Zip Code

Property Owner's telephone numbers: W H 518-596-4018

2. FEE

A non-refundable fee is required at time of application or when processed and ready for pickup. (Please refer to the Fee Schedules)

3. 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: SFR 4. abing in Tall Avenue lot is a
through lot to Gasparine Place.

Describe the proposed subdivision / merger in detail: The applicant requests a
2-lot subdivision. Lot 1 will have the existing SFR
remaining fronting on lot 2 will be the rear of
the lot to front Gasparine Place.

5. SITE STATISTICS:

How many existing parcels comprise the project site? 1
 Total number of parcels after subdivision or merger? 2
 The project site is located in what zoning district(s)? SFR
 (Refer to Town of Colonie Zoning Map/Laws)
 Total area of existing parcel(s): acres 0.25, and square feet 10,800

Proposed Lots:
 Maximum lot size: square feet 5,400
 Minimum lot size: square feet 4,400

Proposed Streets:
 Streets proposed to be constructed? Yes No
 If no; is the parcel on a dedicated street? Yes No
 What is the minimum right-of-way width proposed? 60 ft.
 What is the minimum frontage on a street a proposed lot will have 60 ft?

Buildings:
 How many units are proposed? 1 NEW DWELLING
 What are the proposed uses? SFR
 What is the density (units per acre)? 8
 What is the maximum height of any building to be constructed? 40 feet
 Stories (If known at this time)? 2 stories

SIGNATURE OF APPLICANT: Saima Yaqoob
 PRINTED OR TYPED COPY OF SIGNATURE: SAIMA YAQOOB DATE 7/10/25

XXXXXXXXXXXX ZONING OFFICERS DECISION BELOW XXXXXXXXXXXX

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

YES NO VIOLATION - CHAPTER 190-8 (BUILDING PERMITS REQUIRED)
 CONSTRUCTION STARTED WITHOUT OBTAINING ZONING AND BUILDING PERMIT.

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)
 Application for Open Development Area (Town Board)
 Application for Zoning Verification (Building & Fire Services)

APPROVED DISAPPROVED*

DISAPPROVED
 BY TOWN OF COLONIE BUILDING DEPT.

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

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 _____ APPROVED DATE _____
 IS NOT IN ACCORDANCE J.S. Mahan SIGNATURE OF ZONING OFFICER DISAPPROVED DATE 7/28/25
 _____ 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 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.

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: September 25, 2025

1. The undersigned, Saima Yaqoob of 31 Taft Avenue (S.B.L. # 31.8-4-56), hereby gives notice of appeal from the decision of the Building Department Director made on the 28th 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 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.

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 PROPOSED SUBDIVISION OF LOT MAINTAINS CONSISTENCY WITH EXISTING LAND USE PATTERNS AND ARCHITECTURAL STYLE IN THE AREA. IT DOES NOT INTRODUCE EXCESSIVE DENSITY OR DEMINISH PRIVACY FOR ADJACENT PROPERTIES.

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:

EXISTING LOT WITH HOUSE ALREADY ON IT IS 10800±. LOT 2 WITH EXISTING HOME WILL BE 4954±. LOT 2 5846± sq ft FOR PROPOSED NEW CONSTRUCTION HOUSE. JUST LIKE 38 GRAPES VINE WAS APPROVED IN 2014 AS MOST LOT HAS 2 HOMES ON THIS STREET & NEIGHBORHOOD.

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:

EXISTING LOT IS ZONED FOR RESIDENTIAL SINGLE FAMILY. I AM REQUESTING TO SUBDIVIDE TO BUILD SINGLE FAMILY HOME WITH 20FT FRONT SETBACK TO MATCH THE NEIGHBORHOOD.

Attached hereto is a plot plan of said property, showing

ATTACHED PLOT PLAN & NEIGHBORHOOD PLAN.

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):

THIS VARIANCE IS IN HARMONY WITH OVERALL CHARACTER OF THE NEIGHBORHOOD AND DOES NOT COMPROMISE PROPERTY VALUES, PUBLIC SAFETY OR LOCAL AESTHETICS. FUTURE HOUSE WILL HAVE OFF ROAD PARKING. OLD GARAGE WILL BE DEMOLISHED.

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 Saima
Print Name Saima Yaqoob
Address 21 ARCADIA AVE
LATHAM NY 12110

Owner or lessee if other than above

STATE OF
COUNTY OF

SS:

Subscribed and sworn to before me this 6th
day of October 2025

Victoria Romanidin
Notary Public State of New York
Qualified in Albany County #01N06190776
Commission Expires 08/04/2028

Name _____
Mailing _____
Address _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

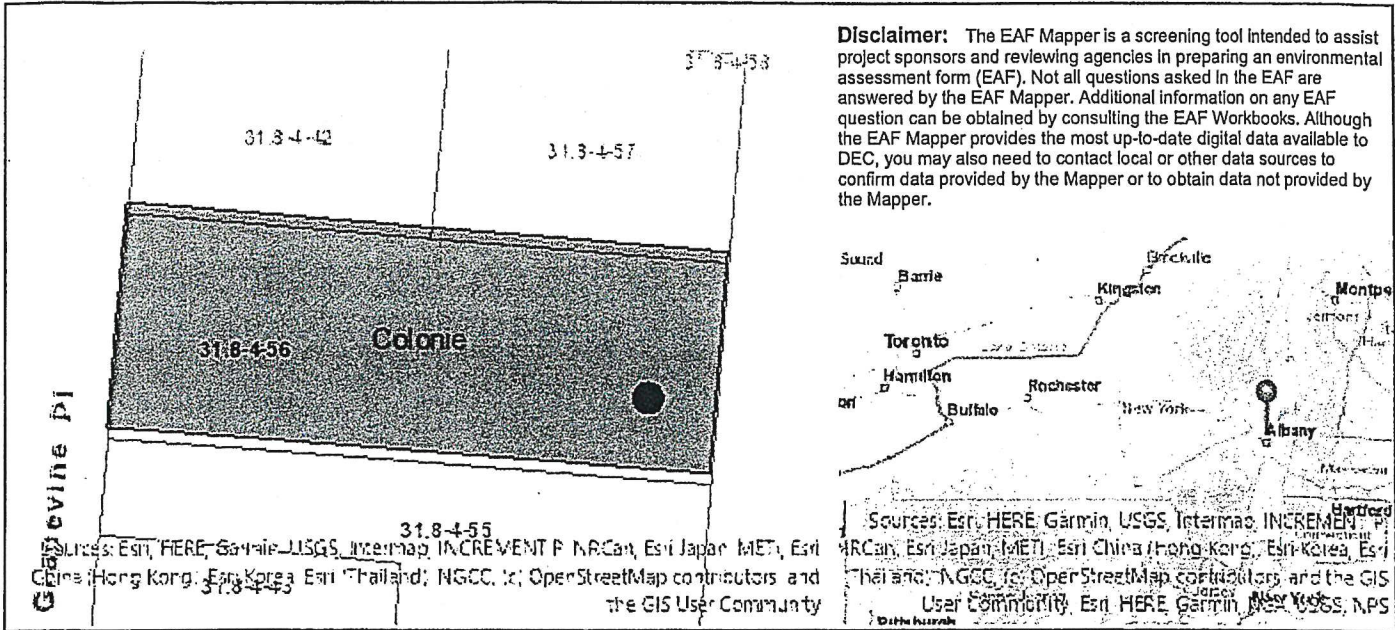
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

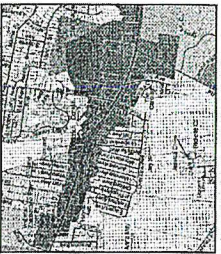
Part 1 – Project and Sponsor Information			
Name of Action or Project: TAFT AVENUE CONCEPT SUBDIVISION PLAN			
Project Location (describe, and attach a location map): 31 TAFT AVENUE, LATHAM, N.Y. 12110			
Brief Description of Proposed Action: APPLICANT IS SEEKING MINOR SUBDIVISION APPROVAL.			
Name of Applicant or Sponsor: SAIMA YAQOUB		Telephone: 518 596 4018	
		E-Mail: sabookhconstruction@gmail.com	
Address: 21 ARCADIA AVENUE			
City/PO: LATHAM		State: NY	Zip Code: 12110
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 type="checkbox"/>
			YES <input 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: TOWN OF COLONIE			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.25 acres	
b. Total acreage to be physically disturbed?		0.06 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.25 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" 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 checked="" 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? If Yes,	NO	YES
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)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____	<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? If Yes, describe:	NO	YES
_____	<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? If Yes, describe:	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Saima Vaqoob</u> Date: <u>10/24/95</u>		
Signature: <u>Cameya Vaqoob</u> Title: <u>owner</u>		



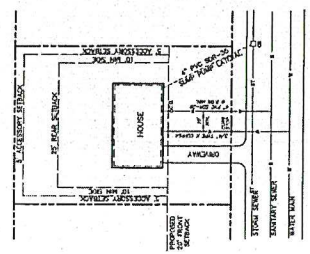
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or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



SITE LOCATION ZONING MAP
N.E.S.

SURVEY NOTES:

1. PROPERTY LOCATED ON PLANNING ZONING MAP IS SHOWN AS A SINGLE-FAMILY RESIDENTIAL LOT.
2. THE PROPERTY IS SHOWN AS A SINGLE-FAMILY RESIDENTIAL LOT.
3. THE PROPERTY IS SHOWN AS A SINGLE-FAMILY RESIDENTIAL LOT.
4. THE PROPERTY IS SHOWN AS A SINGLE-FAMILY RESIDENTIAL LOT.
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9. THE PROPERTY IS SHOWN AS A SINGLE-FAMILY RESIDENTIAL LOT.
10. THE PROPERTY IS SHOWN AS A SINGLE-FAMILY RESIDENTIAL LOT.



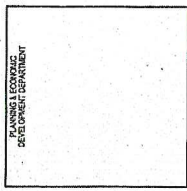
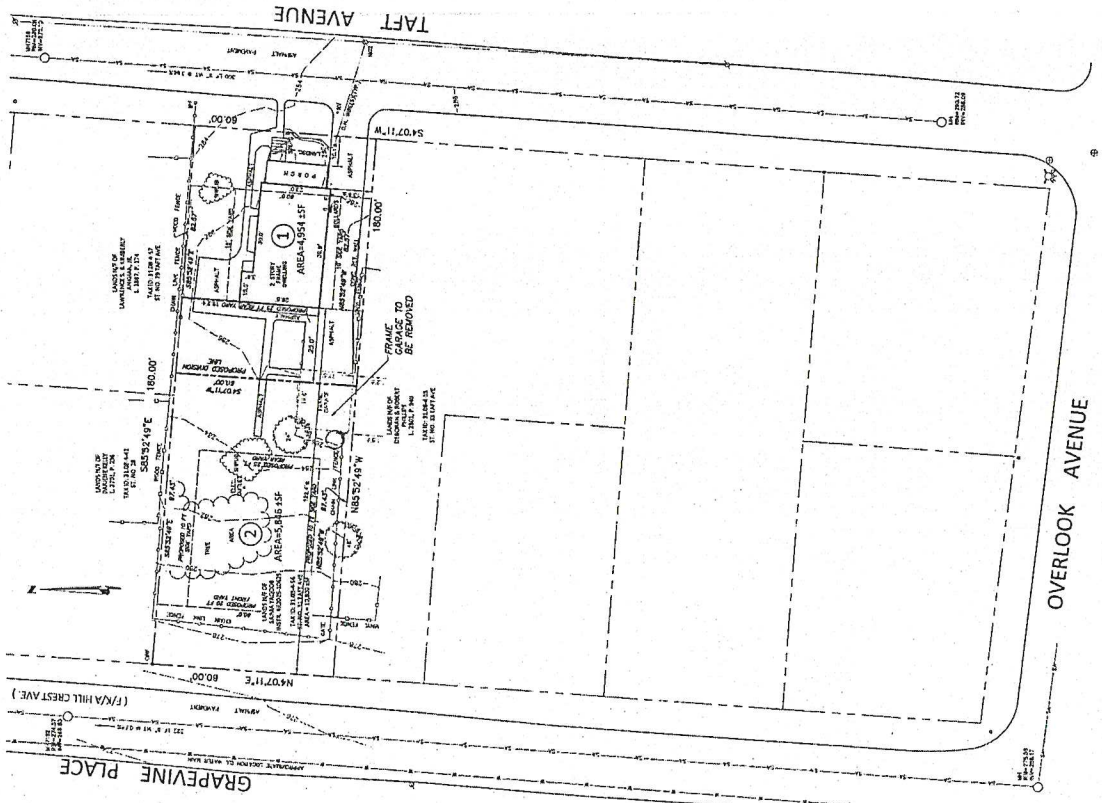
TYPICAL LOT LAYOUT
N.E.S.

ZONING DATA:

- ZONE: SFR - SINGLE-FAMILY RESIDENTIAL
- MAX. GROSS FLOOR AREA: 40 FT.
- MIN. LOT AREA: 300 SQ. FT.
- MIN. LOT WIDTH & DEPTH: 40 FT.
- MIN. OPEN SPACE: 300 SQ. FT.
- MAX. HEIGHT: 2 UNITS / 20 FT.
- MIN. FRONT SETBACK: 40 FT. (20 FT. PROPOSED)
- MIN. SIDE SETBACK: 30 FT. / 25 FT. TOTAL (10 FT. PROPOSED BOTH SIDES)
- MIN. REAR SETBACK: 25 FT.

TOWN STANDARD NOTES:

1. THE SUBMISSION OF THIS PLAN SHALL BE MADE TO THE PLANNING DEPARTMENT.
2. THE SUBMISSION OF THIS PLAN SHALL BE MADE TO THE PLANNING DEPARTMENT.
3. THE SUBMISSION OF THIS PLAN SHALL BE MADE TO THE PLANNING DEPARTMENT.
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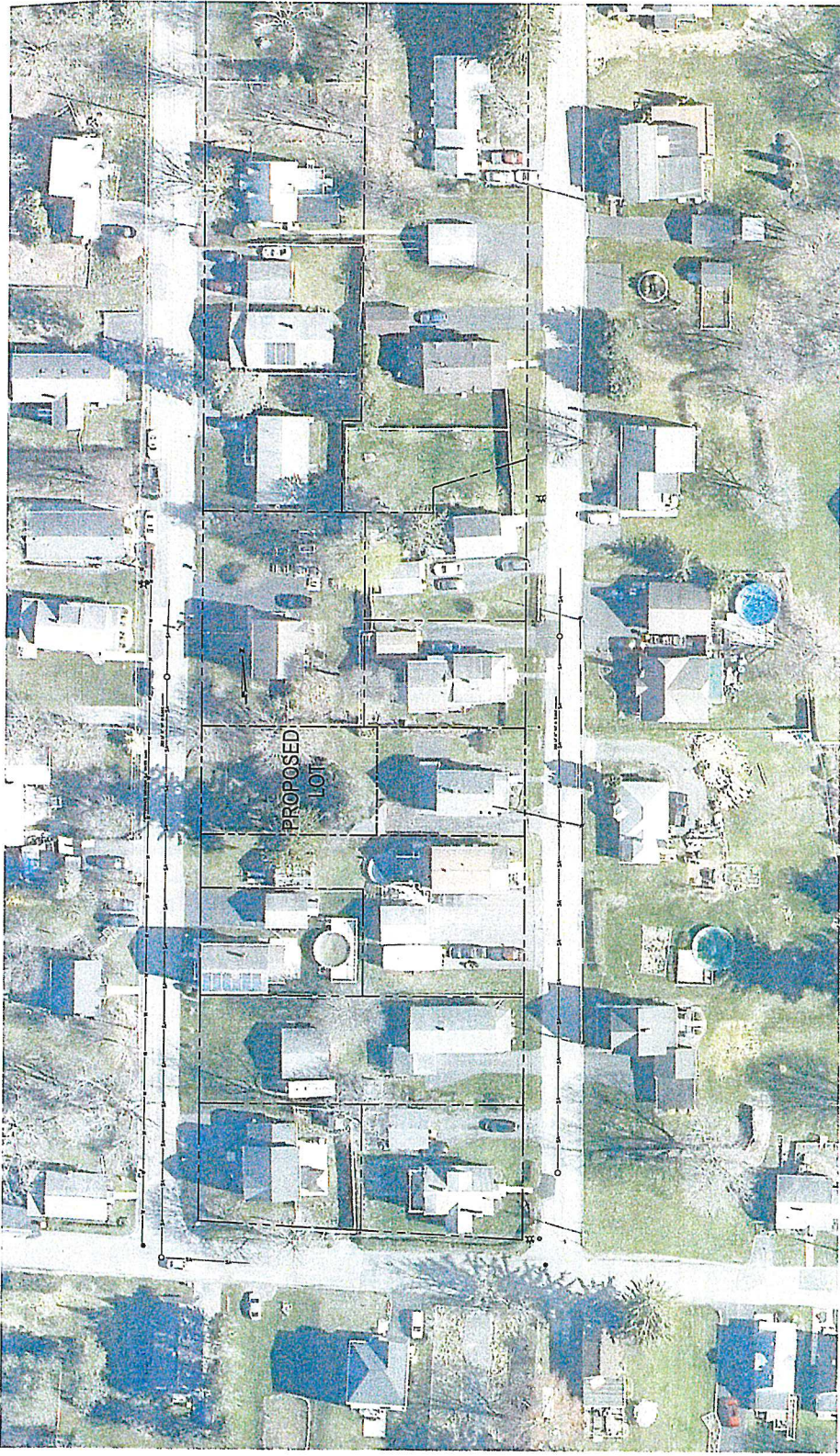


PLANNING DEPARTMENT
CITY OF ALBANY
NEW YORK

Taft Avenue Concept Subdivision Plan
LANDS NOW OR FORMERLY OF
SAIMA YAQOOB
ST. NO. 31 TAFT AVENUE
ALBANY, N.Y. 12210

DATE: 05/18/2025	SCALE: 1" = 20'	SHEET: 1 OF 1
PROJECT: TAFT AVENUE CONCEPT SUBDIVISION PLAN	CLIENT: SAIMA YAQOOB	DESIGNER: SAIMA YAQOOB
PROJECT NO: 2025-001	CLIENT ADDRESS: 31 TAFT AVENUE, ALBANY, NY 12210	DESIGNER ADDRESS: 31 TAFT AVENUE, ALBANY, NY 12210
PROJECT TYPE: CONCEPT SUBDIVISION PLAN	CLIENT PHONE: (518) 486-1234	DESIGNER PHONE: (518) 486-1234
PROJECT STATUS: PRELIMINARY	CLIENT FAX: (518) 486-1234	DESIGNER FAX: (518) 486-1234
PROJECT DESCRIPTION: TAFT AVENUE CONCEPT SUBDIVISION PLAN	CLIENT EMAIL: saima@yaqoob.com	DESIGNER EMAIL: saima@yaqoob.com





APPLICANT:
 SAIMA YAQOOB
 27 IRVING AVENUE
 LARKEN, N.Y. 11763

NEIGHBORHOOD EXHIBIT	
LANDS NOW OR FORMERLY OF	
SAIMA YAQOOB	
ST. NO. 31 TAFT AVENUE	
TOWN OF COLONIE	COUNTY OF ALBANY
STATE OF NEW YORK	
ABD ENGINEERS SURVEYORS 17 CAMP STREET ALBANY, N.Y. 12202 518-271-2235 FAX 518-271-2239	
DATE: JULY 8, 2023	SCALE: 1" = 20'
NO. 1	SHEET OF 1