



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: November 5, 2025
To: Members of the Zoning Board of Appeals
From: Chretien T. Voerg, P.E., Director
Subject: **Zoning Board of Appeals Agenda – November 19, 2025**

Adjourned Hearing(s):

25-035 4 Kirkner Lane – Shahad Ali

New Hearing(s):

25-037 14 Grenada Terrace – Ryan Manning

25-038 3 Ellendale Drive – Cellco Partnership dba Verizon Wireless



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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 **19th day of November 2025, at 7:00 p.m.** to hear the appeal of **Ryan Manning** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **14 Grenada Terrace**. The proposed construction of a 1,328±-square-foot, one-story, single-family dwelling on a 5,250±-square-foot corner lot with a 20-foot front yard setback (Grenada Terrace) and an 11.2-foot front yard setback (Franklin 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, Sections 190-24, 190-26(A), and 190 Attachment #3 – Dimensional Table for Prior Established Lots. The Zoning Board of Appeals will hear the request for variance from the provisions of the Code of the Town of Colonie, Chapter 190 to permit such construction and use and a SEQR Determination for such appeal. The public may view and listen to the Zoning Board of Appeals hearing on the Town's website by typing <https://colonieny.iqm2.com/Citizens/Default.aspx> in your web browser. The public may present comments to the Board in person or by emailing infozba@colonie.org. (Emailed comments must be received at least 24 hours in advance). Such comments will be addressed by the Chairman during the hearing. Landlords are strongly encouraged to notify tenants of the contents of this notice.

ZONING BOARD OF APPEALS
PETER R. CROUSE, CHAIRMAN

DATED November 5, 2025



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Peter R. Crouse
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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 **19th day of November 2025, at 7:00 p.m.** to hear the appeal of **Cellco Partnership dba Verizon Wireless** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **3 Ellendale Drive**. The proposed replacement of an existing utility pole (NM 1 - NYT1) with a new 38.5-foot utility pole (42.3 feet to the top of the antenna) in the public right of way adjacent to 3 Ellendale Drive is not compliant with the prohibition of increasing utility pole height in excess of 110% of the height of the existing pole for a small cell wireless facility as stated in the Code of the Town of Colonie, Section 189A-5(E)(4)(c). 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 November 5, 2025