



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 November 19, 2025

Chairman Peter R. Crouse called the meeting of the Town of Colonie Zoning Board of Appeals to order on **November 19, 2025, at 7:00 p.m.** at the Public Operations Center, 347 Old Niskayuna Road, Latham, New York.

Present:	Chairman	Peter R. Crouse	Absent:	None
	Member	P.J. Blanchfield		
	Member	James Campbell		
	Member	Steven Girvin		
	Member	Christopher Rueckert		
	Member	George Vogt IV		
	Member	Frederick Weinraub		
	Counsel	Michael Paulsen, Esq.		

The meeting minutes of **November 5, 2025**, were reviewed. Member Campbell made a motion to approve the minutes. Member Vogt seconded the motion. Upon roll call, the minutes were unanimously approved.

A public hearing was held on the application of **Shahad Ali** for the premises located at **4 Kirkner Lane**. Jafar Ali made a presentation to the Board. Chairman Crouse made a motion to deny the variance. Member Blanchfield seconded the motion. Upon calling the vote, the motion to deny the variance passed unanimously.

A public hearing was held on the application of **Ryan Manning** for the premises located at **14 Grenada Terrace**. Ryan Manning made a presentation to the Board. Member Campbell made a motion to approve the variance. Member Rueckert seconded the motion. Upon calling the vote, the motion to approve the variance passed unanimously.

A public hearing was held on the application of **Cellco Partnership dba Verizon Wireless** for a small cell wireless facility in the public right of way adjacent to **3 Ellendale Drive**. Julia Manahan made a presentation to the Board. Member Blanchfield made a motion to approve the variance. Member Girvin seconded the motion. Upon calling the vote, the motion to approve the variance passed unanimously.

There being no more business, Member Campbell made a motion to close the meeting at 7:29 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. 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 17, 2025
To: Members of the Zoning Board of Appeals
From: Chretien T. Voerg, P.E., Director
Subject: **Zoning Board of Appeals Agenda – December 3, 2025**

New Hearing(s):

25-039 1410 Vine Street – Julianne Burns
25-040 653 Boght Road – James Johnston
25-041 4 Jacqueline Avenue – Afrim Sports, Inc.
25-042 82 Ahl Avenue – Cellco Partnership dba Verizon Wireless
25-043 10 Collegeview 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 **3rd day of December 2025, at 7:00 p.m.** to hear the appeal of **Julianne Burns** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **1410 Vine Street**. The proposed construction of a 4-foot by 6-foot front porch addition with a 17.3-foot front yard setback and a 14-foot by 17-foot living room addition with a 24-foot rear yard setback is not compliant with the 30-foot minimum front yard setback and 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 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 17, 2025

Application for Zoning Verification and Building/Zoning Permit

RECEIVED
SEP 18 2025

TOC
BUILDING DEPT.

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. _____
Z20250101G

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 signer 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: 1410 Vine St
Waterliet NY 12189
City State Zip

Property Owner's Name: Julianne Burns
(Applicant)

Address: 1410 Vine St
Waterliet NY 12189
City State Zip

Phone W _____ H/Cell 518-892-3973

Property Owner's Email: Jules24810@gmail.com

Contractor's Business Name: _____
(Insurance must match business name)

Address: _____
City State Zip
Phone W _____ Cell _____

ESTIMATED COST \$ 25,000 Flr. Area 238 sq. Ft. 24 sq. Ft.

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 CE-200

Contractor's General Liability

Insured's Name _____
(must match business name)

NOTE: IF OWNER IS NOT THE SIGNED, THE SIGNED SWEARS THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER AND THAT THE SIGNED 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

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: Back addition will be used as a living room & the front is to extend the front entrance & give more room
* 4'x6' FRONT PORCH AND 14'x17' 2ND STORY

c) Gross Floor Area: Existing: 864 square feet LIVING ROOM
Proposed: 262 square feet
Total: 1,126 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: .16 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 42.6'

Building Setbacks:	Existing	Proposed
Front Yard Depth:	feet <u>21.4</u>	feet <u>17.4</u>
Left Side Yard:	feet <u>29</u>	feet <u>N/A</u>
Right Side Yard:	feet <u>0</u>	feet <u>N/A</u>
Rear/Front Yard Depth:	feet <u>35</u>	feet <u>24</u>
Existing Building Height (at peak):	feet _____	stories <u>2</u>
Proposed Height (at peak):	feet _____	stories <u>2</u>

APPROVAL <input checked="" type="checkbox"/> DISAPPROVAL
DISAPPROVED
BY TOWN OF COLONIE BUILDING DEPT.
APPROVAL IS VALID FOR 1 YEAR

SIGNATURE: Julianne Burns
PRINT NAME: Julianne Burns DATED: 9/17/25
TITLE IN COMPANY: _____

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: 9/24/25 J.S. Mahan
SIGNATURE OF ZONING OFFICER

The proposed construction of a 4-foot by 6-foot front porch addition with a 17.3-foot front yard setback and a 14-foot by 17-foot living room addition with a 24-foot rear yard setback is not compliant with the 30-foot minimum front yard setback and 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 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 checked="" type="checkbox"/> No <input type="checkbox"/>
Parcel in/near a wetland	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Subdivision of record on file	Yes <input type="checkbox"/> No <input checked="" 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 checked="" type="checkbox"/> 1987 to 2006 <input 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. # _____			

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

You may now file for a:
 Building permit application
 Application for a Zoning Variance or Interpretation
 Special Use Permit (Planning & Economic Development)
 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: October 20, 2025

1. The undersigned, **Julianne Burns** of 1410 Vine Street (S.B.L. # 32.19-1-1), hereby gives notice of appeal from the decision of the Building Department Director made on the 24th day of September, 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 4-foot by 6-foot front porch addition with a 17.3-foot front yard setback and a 14-foot by 17-foot living room addition with a 24-foot rear yard setback is not compliant with the 30-foot minimum front yard setback and 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 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:

I am the last house on a dead end road, behind me is a small gully, railroad tracks, and commercial property, on one side is Watervliet City limits and Watervliet Housing, and I face my neighbors back yard so there will not be developing around me that my addition will impact.

- 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:

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:

Allow the 17.3' front yard set back and 24' rear yard set back which is less than code as there will not be any future development close enough to be an issue

Attached hereto is a plot plan of said property, showing The space the additions will take up and the lack of potential interference to other residents
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):

No one will be developing on the railroad tracks behind me and because it is a second story addition, there will be minimum disturbance to the ground and environment around me. Also the small amount of square footage the front addition will take up only affects me and the small amount of driveway space I will be losing, but still leaves enough space to park a vehicle

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) _____

William I Taylor
Notary Public, State of New York
Qualified in Albany County
No. 01TA6423927
Commission Expires October 18, 2029

STATE OF
COUNTY OF Albany SS:

Subscribed and sworn to before me this 28th
day of October, 25

Julianne Burns

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 Julianne Burns
Print Name Julianne Burns
Address 1410 Vine St
Watervliet, NY 12189

Owner or lessee if other than above

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.

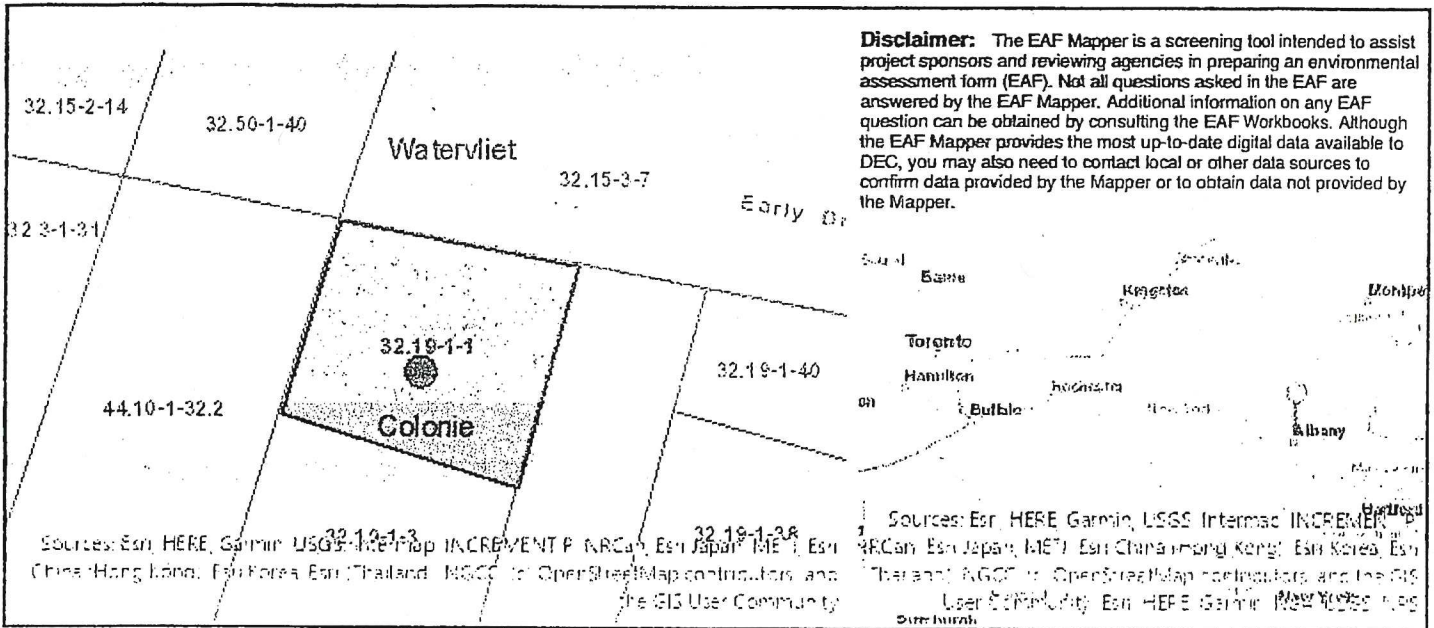
Part 1 – Project and Sponsor Information			
Name of Action or Project: <div style="text-align: center; font-size: 1.2em;">Addition</div>			
Project Location (describe, and attach a location map): <div style="text-align: center; font-size: 1.2em;">1410 Vine St, Watervliet, NY 12189</div>			
Brief Description of Proposed Action: <div style="font-size: 1.2em;">2nd story addition 14'x17' off the back of the existing house and 4'x6' front entrance addition</div>			
Name of Applicant or Sponsor: <div style="font-size: 1.2em;">Juliano Burns</div>		Telephone: 518-892-3973	
Address: <div style="font-size: 1.2em;">1410 Vine St</div>		E-Mail: Jules24810@gmail.com	
City/PO: <div style="font-size: 1.2em;">Watervliet</div>		State: NY	Zip Code: 12189
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	YES
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:		NO	YES
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<div style="text-align: right; margin-right: 20px;">.16 acres</div> <div style="text-align: right; margin-right: 20px;">0 acres</div> <div style="text-align: right; margin-right: 20px;">.16 acres</div>	
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 checked="" 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?	NO	YES	
	<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?	NO	YES	
	<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 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 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?	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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	NO	YES	
	<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)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Julianne Burns</u> Date: <u>10/25/25</u>		
Signature: <u>Julianne Burns</u> Title: <u>Owner</u>		

EAF Mapper Summary Report

Friday, October 24, 2025 8:07 PM



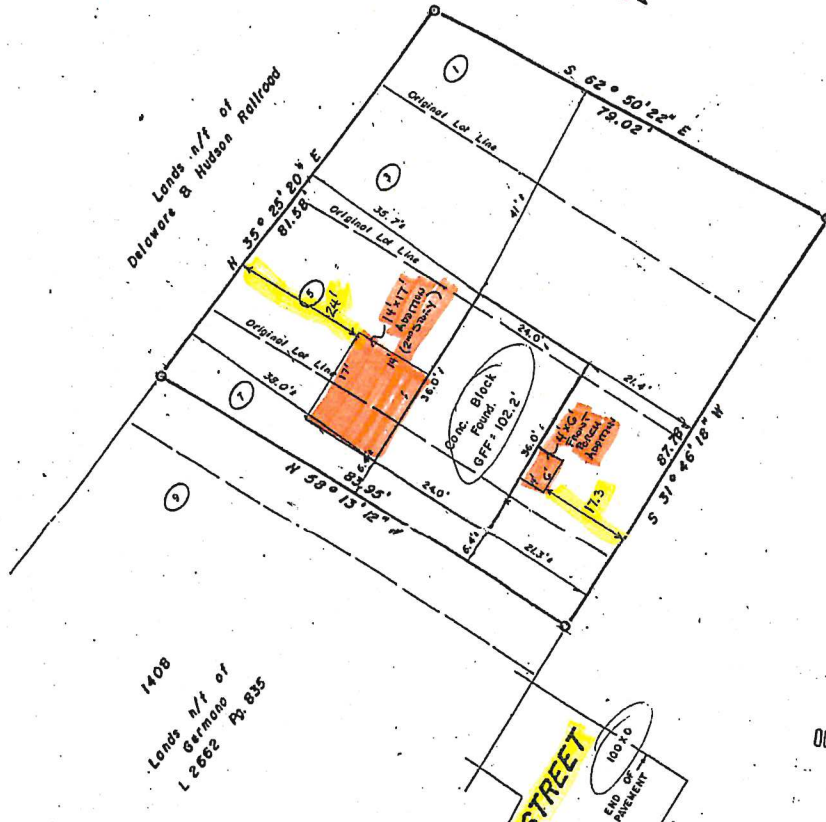
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the 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]	Yes

NORTH

Lands n/1 of
Van Rensselaer Village Apartments
L 2243 Pg. 976

Lands n/1 of
Delaware & Hudson Railroad

1408
Lands n/1 of
Germomo
L 2662 Pg. 835



MAP REFERENCES

1. Map entitled "BUILDING LOTS SITUATED IN THE TOWN OF WATERLIET, OWNED BY MANN & McGUIRE", surveyed by L.D. Eddy, Civil Eng., dated Feb. 10, 1875 & filed in the Albany Co. Clerk's Office as Map 367 Dr.39 CL.2
2. Map entitled "MAP SHOWING SURVEY OF LANDS FOR PAUL Y. HUBAN", Town of Colonie, Albany County, N.Y., dated May 25, 1995, made by Robert A. Schofer L.L.S.

NOTES

1. Subject parcel as described in L 2662 Pg. 835
2. Tax map parcel I.D. no. 32 19-1-1
3. Property line as shown taken from a map (see Map Reference no. 2)
4. Survey prepared without the benefit of an up to date abstract of title or title report & is subject to any statement of fact that such abstract of title or title report may reveal

VINE STREET
100.00
END OF PAVEMENT

OCT

RECORD OF WORK	DATE BY	



FOUNDATION LOCATION PLAN
for
1410 VINE STREET

OWNER / APPLICANT: Frank Germomo	ADDRESS: 1410 Vine Street
TOWN: Colonie	COUNTY: Albany
SCALE: 1" = 20'	DATE: September 22, 2007
O.J. MEYER & SON 4 VLY ROAD ALBANY, NEW YORK P.L.S. LIC. NO. 049511 (518) 869-0571	
DRAWN BY: MTM	CHECKED BY: GRM
DWG. NO.	SHEET 1 OF 1



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 **3rd day of December 2025, at 7:00 p.m.** to hear the appeal of **James Johnston** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **653 Boght Road**. The proposed construction of a new single-family dwelling with a 20-foot front yard setback is not compliant with the 40-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, 190-25, and 190 Attachment #2 – 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 17, 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. _____

Z202501138

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.

SAVANNAH COLONIE BUSINESS CENTER ROAD
12047
City State Zip

Property Owner's Name: JAMES JOHNSTON
(Applicant)

Address: 653 BOGHT ROAD

COLONIE NY 12047
City State Zip

Phone W _____ H/Cell 518-951-0779

Property Owner's Email: jamesjohnston.golf@gmail.com

Contractor's Business Name: _____
(insurance must match business name)

Address: _____

City State Zip
Phone W _____ Cell _____

ESTIMATED COST \$ _____ Flr. Area _____

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 CE-200

Contractor's General Liability

Insured's Name _____
(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.

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: SINGLE FAMILY DWELLING
(1,700 SQUARE FOOT FOOTPRINT)

c) Gross Floor Area: Existing: _____ square feet
Proposed: _____ square feet
Total: _____ square feet

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

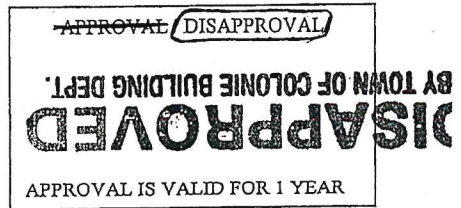
SITE INFORMATION: (DO NOT COMPLETE THIS SECTION IF THERE WILL BE NO EXTERIOR ALTERATION OF THE STRUCTURE/SITE)

Size of lot: _____ acre 21,943± 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 _____

Building Setbacks:	Existing	Proposed
Front Yard Depth:	feet _____	feet <u>20'</u>
Left Side Yard:	feet _____	feet <u>25' 4 1/2"</u>
Right Side Yard:	feet _____	feet <u>27'</u>
Rear/Front Yard Depth:	feet _____	feet <u>90'</u>
Existing Building Height (at peak):	feet _____	stories _____
Proposed Height (at peak):	feet _____	stories <u>2</u>



SIGNATURE: _____

PRINT NAME: James Johnston DATED: 9/16/25

TITLE IN COMPANY: _____

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: 10/20/25

Joseph S. Mahan
SIGNATURE OF ZONING OFFICER

The proposed construction of a new single-family dwelling with a 20-foot front yard setback is not compliant with the 40-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, 190-25, and 190 Attachment #2 – 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 type="checkbox"/> No <input checked="" 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 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>9.2-1-7.1</u>			

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

You may now file for a:

- Building permit application
- Application for a Zoning Variance or Interpretation
- Special Use Permit (Planning & Economic Development)
- 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: November 12, 2025

1. The undersigned, James Johnston of 653 Boght Road (S.B.L. # 9.2-1-7.1), hereby gives notice of appeal from the decision of the Building Department Director made on the 20th day of October, 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 new single-family dwelling with a 20-foot front yard setback is not compliant with the 40-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, 190-25, and 190 Attachment #2 – 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:

There is an extended Town right of way of 72-foot between Bergen Woods Drive and the subject property. This is an unusual situation because the usual right of way in this area is 50 feet.

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:

If the dwelling is placed at the normal 40-foot front yard setback, the back yard will be very small and will require considerable excavation of a rock ledge at the rear of the property. By allowing the requested 20-foot front yard setback, the back yard will gain that additional 20 feet land and lessen excavation.

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 ask the Board to allow the requested 20-foot front yard setback. Because the Town right of way is 72 feet greater than the normal right of way, the proposed location of the dwelling will be no closer to the road than the other dwellings in the area.

Attached hereto is a plot plan of said property, showing a scaled survey of the lot showing the proposed placement of the dwelling.

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):

The variance will not be detrimental to property or persons in the neighborhood. If the dwelling is constructed with a 20-foot front yard setbacks, it will fit seamlessly in the neighborhood and will have no adverse impact.

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) Not applicable

The undersigned, being duly sworn, deposes and says that he has read the foregoing document and knows the contents thereof and that the facts therein are true to the best of his knowledge, information and belief.

Signed: James Johnston
Print Name: James Johnston
Address: 653 Boght Rd
Colonie NY 12047

Owner or lessee if other than above

STATE OF NEW YORK
COUNTY OF ALBANY

SS:

Subscribed and sworn to before me this 14th day of November, 2025

Jennifer M Green
Notary Public, State of New York
No. 01GR6387240
Qualified in Saratoga County
Commission Expires February 11, 2027

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: <i>lands of Johnston subdivision</i>			
Project Location (describe, and attach a location map): <i>653 Boght Rd Cohoes NY 12047</i>			
Brief Description of Proposed Action: <i>2 lot subdivision</i>			
Name of Applicant or Sponsor: <i>James Johnston</i>		Telephone: <i>(518) 951-0779</i>	
Address: <i>653 Boght Rd</i>		E-Mail: <i>james.johnston-golp@gmail.com</i>	
City/PO: <i>Cohoes</i>		State: <i>NY</i>	Zip Code: <i>12047</i>
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"/>	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:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>1.1</i> acres	
b. Total acreage to be physically disturbed?		<i>1.1</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>1.1</i> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<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?	NO	YES	
	<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?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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?	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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	NO	YES	
	<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: <i>Storm water discharge to existing storm drains.</i>		
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"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Responsible Party: James Johnston Title: owner

Signature: *[Handwritten Signature]*



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 **3rd day of December 2025, at 7:00 p.m.** to hear the appeal of **Afrim Sports, Inc.** 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 Jacqueline Avenue**. The proposed construction of a new 43,500-square-foot building on a developed lot containing an existing 5,627-square-foot building and an existing 84,068-square-foot building in a Commercial Office Residential (COR) zoning district does not comply with the maximum 30,000-square-foot building footprint 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. (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 17, 2025



Peter G. Crummey
Town Supervisor

Commercial Zoning Verification

Town of Colonie Building and Fire Services Department
Public Operations Center, 347 Old Niskayuna Road
Latham, New York 12110

Phone (518) 783-2706
www.colonie.org/departments/building

RECEIVED

JUL 29 2025

TOC
BUILDING DEPT.

THIS APPLICATION IS FOR ZONING VERIFICATION FOR ANY COMMERCIAL PROJECT FEES ARE DUE AT THE TIME OF APPLICATION THIS FORM WILL BE ON FILE FOR 1 YEAR

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 Laws. The Officer's determination is based solely upon the information submitted on/with this form and such determination is subject to review and change if the project is modified or further information becomes available at a subsequent date. The officer reserves the right to request further information as deemed necessary. A disapproval of the application by the zoning officer means the project, as designed, cannot proceed for the reasons 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. A new Application for Zoning Verification may need to be submitted if the applicable zoning laws change before the proposed action is completed.

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.

1. GENERAL INFORMATION:

CASE #Z 202500795

Address of site of proposed action:

4 Jacqueline Avenue Latham NY 12110
Number Street City State Zip

Name of applicant Afrim Sports, Inc.

Address 969 Watervliet-Shaker Road Colonie NY 12205
Number Street City State Zip

Applicant's phone (W) (518) 438-3131 (Cell)

Email Address afrimsports@gmail.com

Contact person Afrim Nezaj

Email Address anezaj1@gmail.com

Phone number (W) (Cell)

Property owner(s) Afrim's Five Kids Realty, LLC

Address 969 Watervliet-Shaker Road Colonie NY 12205
Number Street City State Zip

DISAPPROVED
BY TOWN OF COLONIE BUILDING DEPT.

2. Describe the present use of the building and property. (If vacant, so note and list last prior use & tenant).

The site is currently occupied by an 84,068 sq. ft. air-supported structure housing an artificial turf athletic field, a 5,627 sq. ft. club house, and parking for 170 vehicles.

3. APPLICANT'S PROPOSED ACTION:

A. Is the proposed action a:

- New building Addition Renovation Accessory Structure Other
- New tenant (business name) (Including Alterations)
- Change of use (new use)
- Temporary tent (Date tent will be erected) (Date tent will be removed)
- Site change or other (describe below)

B. Proposed use (check where applicable):

- Office Warehouse / Storage Motor Vehicle Repair Shop Supermarket Massage
- Bank Fast Food Establishment Motor Vehicle Service Station Wholesale Messieur
- Retail Restaurant / Bar Motor Vehicle Sales Industrial Police Handout
- Bakery Convenience Food Store Mini Mart Day Care Child/Adult
- Hotel Personal Service Business Multifamily Dwelling Nightclub
- School Wireless Telecom Facility Place of Worship Other (Amusement, Indoor)

C. DESCRIBED THE PROPOSED USE IN DETAIL IN A COMPLETE DESCRIPTIVE NARRATIVE.

The applicant proposes a 42,000 sq. ft. air-supported structure housing an artificial turf athletic field. In addition, a 500 sq. ft. entry building is also proposed.

The entry building will be equipped with water and sewer service for restrooms. Other project features include entrance improvements, pedestrian access improvements, and stormwater management.

**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 23, 2025

1. The undersigned, Afrim Sports, Inc. of 4 Jacqueline Avenue (S.B.L. # 18.2-6-58.5), hereby gives notice of appeal from the decision of the Building Department Director made on the 7th day of August, 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 new 42,500-square-foot building on a developed lot containing an existing 5,627-square-foot building and an existing 84,068-square-foot building in a Commercial Office Residential (COR) zoning district does not comply with the maximum 30,000-square-foot building footprint as stated in the Town of Colonie Land Use Law, Article VI, Sections 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:

See attached addendum

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:

See attached addendum

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:

See attached addendum.

Attached hereto is a plot plan of said property, showing Proposed ±43,500 sq. ft. air-supported structure

together with

See attached project narrative

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):

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) N/A

The undersigned, being duly sworn, deposes and says that he has read the foregoing document and knows the contents thereof and the facts therein as stated to the best of his knowledge, information and belief.

Signed: Afrim N. Pezaj
Print Name: Afrim Pezaj
Address: 969 Waterlily Staker Rd
Colonie, NY 12025

STATE OF New York
COUNTY OF ALBANY SS:

Owner or lessee if other than above

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

Name: Afrim's Five Kids Realty, LLC, Afrim Pezaj
Mailing Address: 969 Waterlily Staker Rd
Colonie, NY 12025

Iryna Shak
Notary Public, State of New York
Reg. No. 01SH0018374
Qualified in Saratoga County
Commission Expires: 12/10/2027



Verity Engineering, D.P.C.
P.O. Box 474
Troy, New York 12181
518.389.7200 | verityeng.com

ZBA Addendum Proposed Sports Field Dome

Town of Colonie, Albany County

October 2025

Site Address: 4 Jacqueline Avenue
Latham, NY 12110
Tax Map 8.2-1-29.1

Applicant: Afrim Sports, Inc
969 Watervliet Shaker Road
Colonie, NY 12205

Owner: Afrim's Five Kids Realty, LLC
969 Watervliet Shaker Road
Colonie, NY 12205

Design Professional: Verity Engineering, D.P.C.
P.O. Box 474
Troy, NY 12181

Zoning: COR - Commercial Office Residential

Proposed use: Amusement - Indoor

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 unusual circumstances are inherent in the property's history and present use. The existing $\pm 84,000$ square feet (sq. ft.) air-supported dome facility was originally constructed, leased, and operated as an indoor golf driving range facility on a portion of undeveloped lands owned by New York State United Teachers (NYSUT). Air-support structures are considered "special use" and predominantly used in the sporting industry. They are not easily adaptable and are less desired for other commercial use adaptations.

The reuse of the dome from golf to indoor soccer occurred in 2003. The subject parcel was ultimately subdivided off from its parent parcel which contains an office building and parking. More recently, the applicant has acquired additional lands from NYSUT to support expansion. The existing 8.6-acre parcel is considered a large parcel in the Town of Colonie's COR zoning district, conveniently located and considered a destination for indoor sports serving the greater Capital Region. The parcel size can support the proposed building without violating additional area and bulk zoning standards.

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 Zoning Laws as follows:

The applicant has amassed a large parcel required to support the primary business operations including parking and stormwater management. Relocating the business to another suitable location - where there is less limitation on building footprint area - is not practical. The applicant is proposing the smallest dome size that still supports the core business and will be limited to smaller formats of game play.

For example, a traditional soccer game consists of eleven (11) players per team and has a field size of 360 ft. x 240 ft. The proposed dome will have a field size that will only accommodate 5-a-side, 6-a-side and 7-a-side gameplay formats. The applicant cannot adequately configure a soccer field within a building limited to a 30,000 sq. ft. footprint as it would be considered substandard for the leagues and teams who compete on these facilities.

- 3. Because of 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 provision of the Building Zoning Law to said property, to the following specific extent:**

Permit a maximum building footprint area of 43,500 sq. ft., relief of 13,500 sq. ft. The reason for the discrepancy between the 42,500 sq. ft. as stated above is the yet-to-be designed airlock entry areas.

- 4. Appellant further alleges that such variance would be in harmony with the spirit of the Building 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 granting of such variance for the following reasons:**

The granting of the area variances will not have a detriment to property or persons, has adequate access, will incorporate modern stormwater management practices and will not create noise, odor, or traffic impacts.

The granting of the area variances will accommodate the minimum building footprint required for the business' needs and, although a dome is different in shape and construction materials compared to traditional buildings, is consistent with similarly sized lots nearby. These other lots contain buildings larger than 30,000 sq. ft. and are in the immediate vicinity of this project.

Further, the development will be set back $\pm 1,000$ ft. from the NYS Route 7 and be screened by mature natural buffers to the residential uses located west of the parcel.

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: Afrim Sports - Area Variance for Proposed Sports Facility			
Project Location (describe, and attach a location map): 4 Jacqueline Avenue, Latham, NY 12110			
Brief Description of Proposed Action: The proposed project involves the clearing and grading of land for the installation of a 42,000 square feet (sq. ft.) air-supported structure housing an artificial turf athletic field. Also included are access & walkway improvements, a ±588 square foot airlock/entry building including restrooms, a ±427 sq. ft. vehicle access airlock and associated stormwater mitigation measures. The applicant is seeking an area variance for a 13,500 sq. ft. relief to the maximum building footprint of 30,000 sq. ft. in the Commercial-Office Residential zone; 43,500 sq. ft is proposed			
Name of Applicant or Sponsor: Afrim Sports, Inc.		Telephone: (518) 438-3131 E-Mail: anezaj1@gmail.com	
Address: 969 Watervliet Shaker Road			
City/PO: Colonie	State: NY	Zip Code: 12205	
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 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: Town of Colonie Zoning Board of Appeals - Area Variance		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ ±8.7 acres			
b. Total acreage to be physically disturbed? _____ ±2.2 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ ±8.7 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 checked="" 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 type="checkbox"/>	<input checked="" 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 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 checked="" 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: _____ _____ _____			

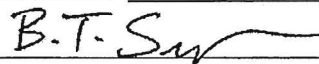
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <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?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		

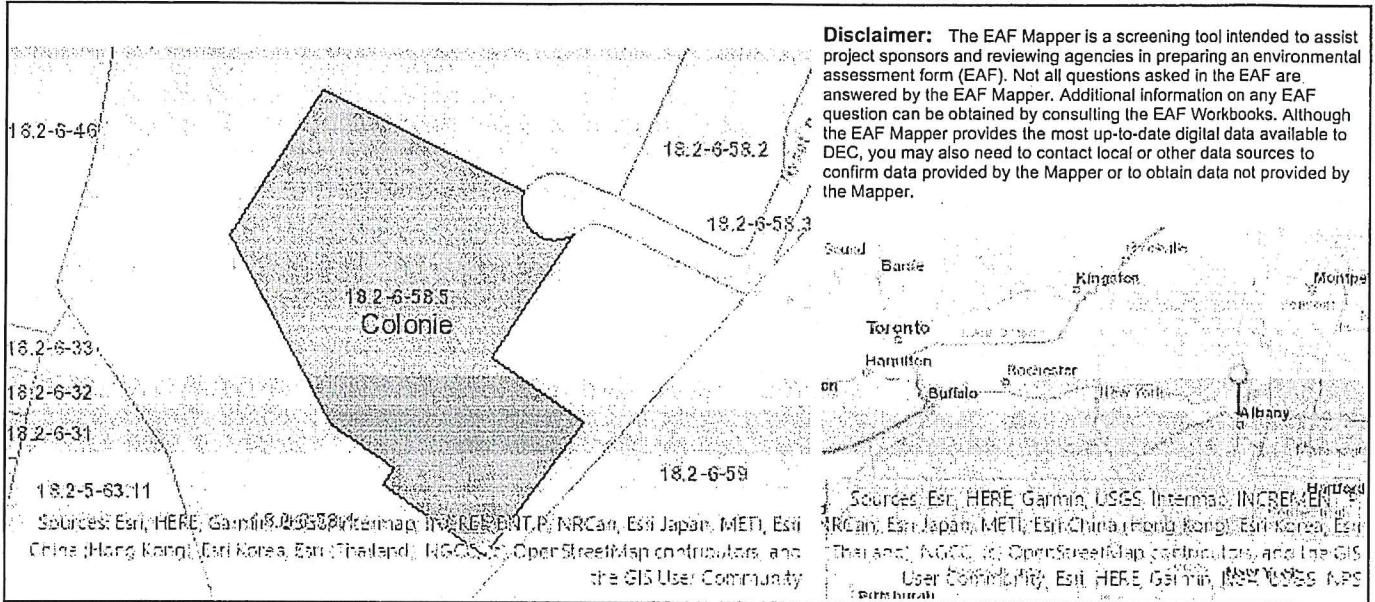
The project will require SPDES permit coverage and incorporate modern storm water practices.		

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"/>

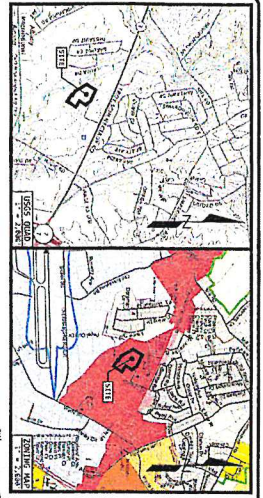
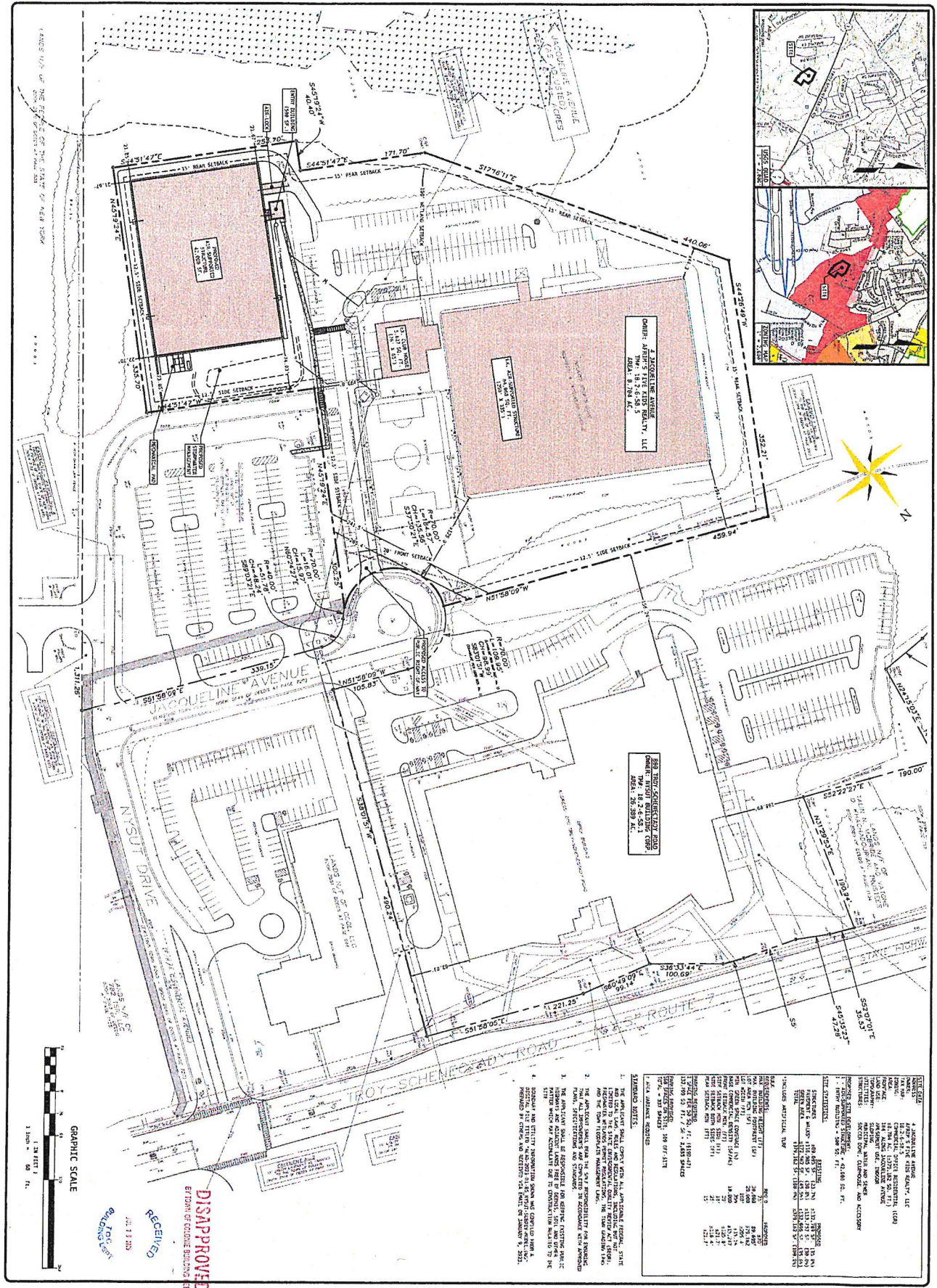
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Brian T. Sipperly (agent for applicant)</u> Date: <u>10/07/25</u>		
Signature: <u></u> Title: <u>Principal 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]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the 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



GRAPHIC SCALE

RECEIVED
JUL 13 2025
BALDWIN COUNTY

DISAPPROVED
OFFICE OF ZONING REGULATIONS

STANDARD NOTES:

- THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
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PROPERTY INFORMATION:

APPLICANT:	AFRIM'S SPORTS, LLC
PROJECT NAME:	AFRIM'S SPORTS EXPANSION
PROJECT ADDRESS:	JACQUELINE AVENUE & TROY SCHEEN ROAD, ALBANY, NY 12205
PROJECT TYPE:	COMMERCIAL DEVELOPMENT
PROJECT AREA:	18,248 SQ. FT.
PROJECT PERIOD:	12 MONTHS
PROJECT START DATE:	07/29/2025
PROJECT END DATE:	07/29/2026

AFRIM'S
Engineering & Construction
5 P O R T S
500 WASHINGTON SQUARE RD
ALBANY, NY 12205
518 399 2001 | www.afrim.com

AFRIM'S SPORTS EXPANSION
COMMERCIAL DEVELOPMENT

4 JACQUELINE AVENUE | TOWN OF GOLFIDGE | ALBANY COUNTY | NEW YORK STATE

Verity
Engineering
5 P O R T S
500 WASHINGTON SQUARE RD
ALBANY, NY 12205
518 399 2001 | www.verity.com

ZONING VERIFICATION

REV.	DATE	DESCRIPTION	BY
A	05/14/25	ZONING VERIFICATION	ATV
B	07/29/25	REVISED PER TDC COMMENTS	ATV

ZV
1 OF 1



Verity Engineering, D.P.C.
P.O. Box 474
Troy, New York 12181
518.389.7200 | verityeng.com

Project Narrative
Afrim's Sports - Latham
Outdoor Athletic Field
Town of Colonie, Albany County

October 2025

June 2025

January 2025

November 2024

May 2024

Site Address: 4 Jacqueline Avenue
Latham, New York 12110
Tax Map: 18.2-6-58.5

Applicant/Owner: Afrim's Sports, Inc. (Afrim's Five Kids Realty, LLC)
c/o Afrim Nezaj
969 Watervliet-Shaker Road
Colonie, New York 12205

Design Engineer: Verity Engineering, D.P.C.
P.O. Box 474
Troy, New York 12181

Zoning: Commercial Office Residential (COR)

Proposed use: Indoor/Outdoor Amusement (Athletic Fields)

Description of Existing Site and Use

The ±8.7-acre site is currently occupied by an air-supported structure housing one (1) indoor athletic field (±84,068 sq. ft.), a wood-framed clubhouse (±5,627 sq. ft.), one (1) outdoor artificial turf athletic field, and associated parking for 161 vehicles. An additional 169 parking spaces are available on a neighboring site through a shared parking agreement currently in place (see attached).

Description of Proposed Project

The proposed project involves the clearing and grading of land for the installation of a 42,000 square foot air-supported structure housing an artificial turf athletic field. Also included are access & walkway improvements, a ±588 square foot airlock/entry building including restrooms, a ±427 sq. ft. vehicle access airlock and associated stormwater mitigation measures.

Further an existing miniature artificial turf field will be removed and the area restored to lawn to meet greenspace requirements.

Anticipated Impacts

Surface Water, Drainage, and Stormwater

The project will be subject to the NYSDEC SPDES Permit for Construction as site disturbances will exceed 1 acre. Soils testing was performed in June, 2024 and witnessed by Town staff. Soils are conducive to infiltration practices and an infiltration basin is proposed to provide stormwater management.

Additionally, a mapped and flagged NYSDEC-jurisdictional wetland exists to the south. NYSDEC wetlands have a 100-buffer associated with them. No grading is anticipated within the wetland or buffer.

Traffic

A significant increase in traffic (>100 vehicles in a peak hour) is not anticipated. According to the Institute of Traffic Engineers (ITE) Trip Generation an outdoor soccer field is estimated to generate approximately 60 trips and 50 trips for the AM and PM peak hours, respectively.

Water and Wastewater

The site is currently serviced by municipal water and sewer. Service is proposed to be provided to a small accessory building to the new dome. The building will be equipped with restrooms for patrons - no locker rooms or showers are proposed.

Daily flows are anticipated to be 500 gallons per day (100 persons @ 5 gallons per day).

Fire Protection

The project will not affect fire access to the site currently available. The proposed structure will accommodate fire access by having a paved access road and parking area adjacent to the structure on three sides.

Municipal Solid Waste

The proposed project is not anticipated to produce significant amounts of solid waste.

Noise

Noise generated from the site will be minimal and typical of similar uses.

Visual

The project proposes an air-supported structure - similar to the existing structure present on the site. The proposed structure will be 55' tall and of a similar material and color to the existing structure.

Lighting

The project does not propose any additional exterior area lighting. Building entry and emergency exit lighting will be provided as required by building code.

Air Quality

The project will have no adverse effect on air quality.



Odor

The project will have no adverse effect on odors.

Miscellaneous Site Information**Parking and Parking Improvements**

No additional parking is proposed as part of this project. The project proposes to maintain existing, on-site parking totaling 160 spaces. In addition, a parking agreement with the New York State Union of Teachers (adjoiner) provides an additional 169 spaces. In total, 329 spaces are available to the proposed development.

As part of the project, we are proposing to improve cross-lot access for pedestrians including off-site and on-site sidewalk extension and wayfinding signage.

The Parking Code Use determined for this project is Amusement - which requires one (1) space per fifty (50) sq. ft. of gross floor area. The required parking for the proposed total gross floor area of 132,709 sq. ft. is 2,655 spaces.

Based on other analysis, the shared parking agreement, and the proposed pedestrian improvements we believe the proposed site provides adequate parking for anticipated demand. The applicant will seek a waiver from the Planning Board for the deficiency.

Hours of Operation

Seven (7) days a week, 6am to midnight.

Open Space Preservation/Green Space

Greenspace for the proposed project is measured to be 35.0%. This calculation includes the removal of an existing artificial turf field and restoration of the area to lawn.

Construction Sequence and Phasing

The project will be constructed in a single phase. The duration of construction is anticipated to be less than twelve (12) months.

Disposal of Chemicals

This project does not propose any industrial discharges to the municipal sewer, surface waters, or groundwater.

Town Communication Impacts

No known communication devices or needs are proposed at this time.

VariANCES/Waivers/Referrals

At this time, no variances or waivers are anticipated.



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 **3rd day of December 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 **82 Ahl Avenue**. The proposed replacement of an existing utility pole (NM 82/2 - Bell 2) with a new 45-foot utility pole in the public right of way adjacent to 82 Ahl Avenue is not compliant with the prohibition of increasing utility pole height in excess of 110% 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://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 17, 2025



Peter G. Crummey
Town Supervisor

Commercial Zoning Verification

Town of Colonie Building and Fire Services Department
Public Operations Center, 347 Old Niskayuna Road
Latham, New York 12110

Phone (518) 783-2706
www.colonie.org/departments/building



**THIS APPLICATION IS FOR ZONING VERIFICATION FOR ANY COMMERCIAL PROJECT
FEES ARE DUE AT THE TIME OF APPLICATION
THIS FORM WILL BE ON FILE FOR 1 YEAR**

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 Laws. The Officer's determination is based solely upon the information submitted on/with this form and such determination is subject to review and change if the project is modified or further information becomes available at a subsequent date. The officer reserves the right to request further information as deemed necessary. A disapproval of the application by the zoning officer means the project, as designed, cannot proceed for the reasons 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. A new Application for Zoning Verification may need to be submitted if the applicable zoning laws change before the proposed action is completed.

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.

1. GENERAL INFORMATION:

CASE #Z 202500896

Address of site of proposed action:

ROW Adjacent to 82 Ahl Ave Albany New York 12205
Number Street City State Zip

Name of applicant Cellco Partnership d/b/a Verizon

Address 1275 John Street, Suite 100 West Henrietta NY 14586
Number Street City State Zip

Applicant's phone (W) _____ (Cell) _____

Email Address _____

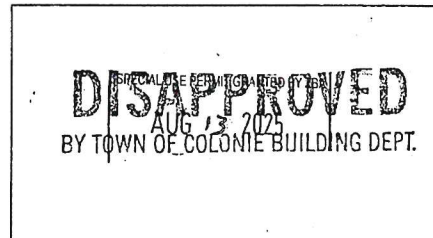
Contact person David C. Brennan, Esq.

Email Address dbrennan@youngsommer.com

Phone number (W) 518-438-9907 x 224 (Cell) 518-229-8699

Property owner(s) _____

Address _____
Number Street City State Zip



2. Describe the present use of the building and property. (If vacant, so note and list last prior use & tenant).

Town Road right of way and existing wooden utility pole.

3. APPLICANT'S PROPOSED ACTION:

Small Cell Wireless Facility on replacement wooden utility pole.

A. Is the proposed action a:

- New building Addition Renovation Accessory Structure Other
- New tenant (business name) _____ (Including Alterations)
- Change of use (new use) _____
- Temporary tent (Date tent will be erected) _____ (Date tent will be removed) _____
- Site change or other (describe below) _____

B. Proposed use (check where applicable):

- Office Warehouse / Storage Motor Vehicle Repair Shop Supermarket Massage
- Bank Fast Food Establishment Motor Vehicle Service Station Wholesale Messer
- Retail Restaurant / Bar Motor Vehicle Sales Industrial Police Handout
- Bakery Convenience Food Store Mini Mart Day Care Child/Adult
- Hotel Personal Service Business Multifamily Dwelling Nightclub
- School Wireless Telecom Facility Place of Worship Other Small Cell

C. DESCRIBED THE PROPOSED USE IN DETAIL IN A COMPLETE DESCRIPTIVE NARRATIVE.

Replacement of utility pole in the public right-of-way with a 45' wooden utility pole with wireless communications equipment attached and all appurtenances relocated to the proposed pole.

OVER

**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

October 23, 2023

(being) _____ (owner)
1. The undersigned, (representing) the (lessee) of (identify property by lot and block or otherwise) Right-of-Way located at 82 Ahl Ave (Nearest to) hereby gives notice of appeal from the decision of the (Bldg. Dept. Manager) made on the _____ day of _____, in refusing to Issue a Building and Zoning Permit on the ground that the same would be in violation of the provisions of the Code of the Town of Colonie for the following reason(s):

The proposal to replace an existing utility pole with a 37.2 Ft. utility pole for purposes of installing small cell wireless communications equipment, located in the Single Family residential (SFR) zoning District, exceeds the 110% height allowed to replace the existing utility pole, as stated in the Town of Colonie Land Use Law, Sections 189A-5 E (4)(C) and 189-A-5 E (5)

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 Town Code provisions require a height limitation that cannot be met while also adhering to National Grid's pole installation requirements. More specifically, when a pole is replaced, National Grid requires it to be of size to comply with modern standards.

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:
See above.

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:
VZW seeks approval of the plans submitted which show the existing 33.7 ft. pole replaced with a top of pole at 38.5 ft. with top of antenna at 41.7 ft.

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): _____

The proposed installation will look comparable to other existing utility poles in the neighborhood and Town. It is consistent with the other small cell installations that have been approved by both the Highway Department and this Zoning Board.

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 David C Brennan
Print Name DAVID C BRENNAN
Address 500 Federal St
 Troy NY 12180

Owner or lessee if other than above

STATE OF New York
COUNTY OF Rensselaer SS:

Subscribed and sworn to before me this 23rd day of October 2023

[Signature]

Name _____
Mailing _____
Address _____

12/10/14

LISA GORMAN
Notary Public, State of New York
Qualified in Rensselaer County
No. 01G06057069
Commission Expires April 9, 2026

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			
Cellco Partnership d/b/a Verizon Wireless			
Name of Action or Project: Sandcreek Backyard - Small Wireless Facility			
Project Location (describe, and attach a location map): On replacement telephone pole adjacent to 82 Ahl Avenue (pole NM 82/2 Bell 2)			
Brief Description of Proposed Action: The Applicant proposes to install on a replacement utility pole: a single, cylindrical antenna (approximately 24" tall x 14.6" in diameter) mounted at the top of the pole at a tip height of 41.7± feet) along with the installation of electric and telecommunications equipment on the utility pole at a minimum height of 8' above grade.			
Name of Applicant or Sponsor: Cellco Partnership d/b/a Verizon Wireless		Telephone: 518-714-9282	
		E-Mail: dbrennan@youngsommer.com	
Address: Young/Sommer LLC, 500 Federal Street, 5th Floor			
City/PO: Troy		State: NY	Zip Code: 12180
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: Colonie DPW			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		5 s.f. acres	
b. Total acreage to be physically disturbed?		5 s.f. acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5 s.f. 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 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 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 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 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: _____			



RECEIVED
5 AUG 2015
ENGINEERING & SURVEYING
TOWN OF CANTON



PROPOSED BY: TECTONIC INC.
DATE: 10/29/14
SCALE: AS SHOWN
SHEET NO. 1 OF 1
JOB NO. 14-001



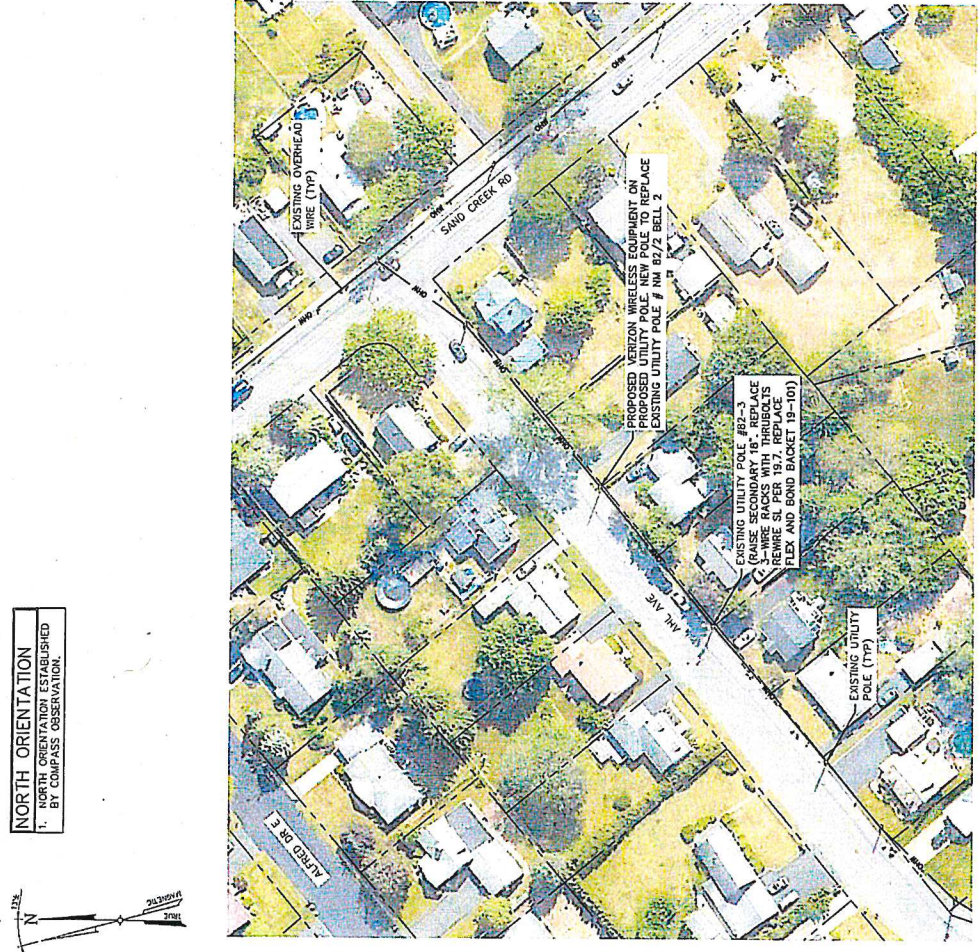
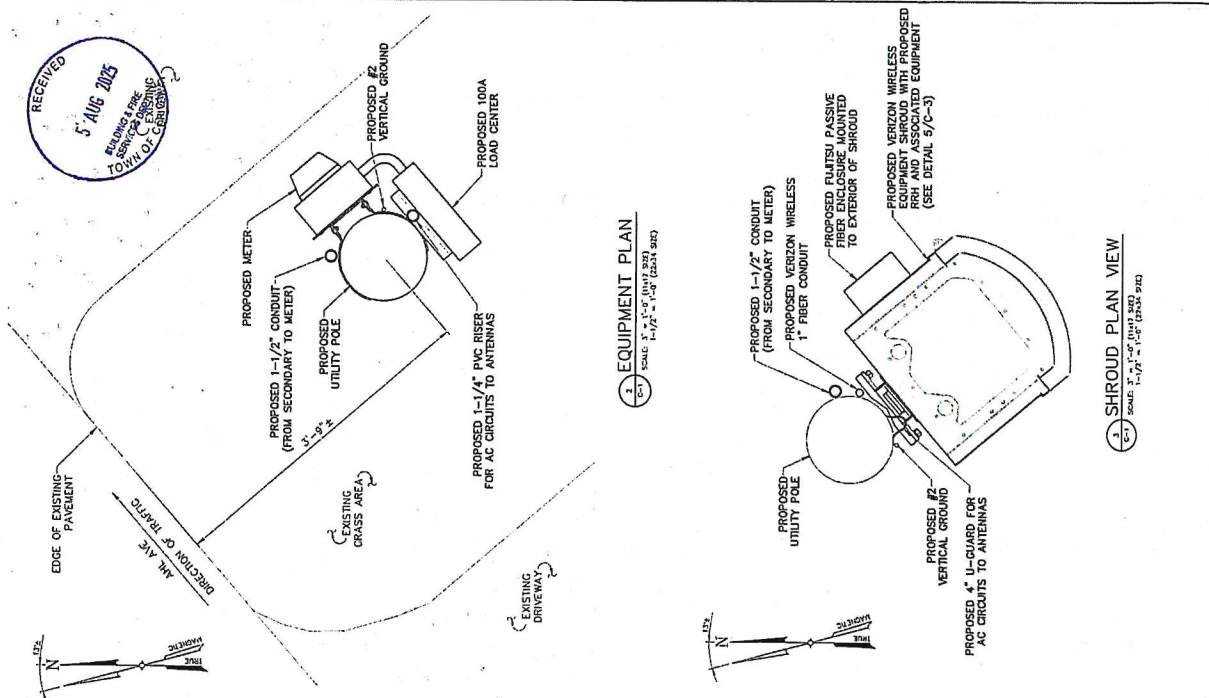
PROPOSED BY: TECTONIC INC.
DATE: 10/29/14
SCALE: AS SHOWN
SHEET NO. 1 OF 1
JOB NO. 14-001

ORIGINAL SIZE IN INCHES
(22x34 FORMAT)
0
ORIGINAL SIZE IN INCHES
(11x17 FORMAT)

SANDCREEK BACKYARD
FUZE ID#: 2496161
MDG#: 5000026682
UTILITY POLE # IM 82/2 BEL 2
ADJ TO 82 AHL AVE
CITY OF ALBANY
ALBANY COUNTY
NY 12205

SITE PLAN & EQUIPMENT
PLAN

SHEET NUMBER
C-1



NOTE:
SITE INFORMATION BASED ON A SITE VISIT PERFORMED BY TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS D.P.C. ON 10/29/14.

SITE PLAN
SCALE: 1" = 4' (1:48)



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 **3rd day of December 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 **10 Collegeview Drive**. The proposed replacement of an existing utility pole (NM 4 - Bell 3) with a new 45-foot utility pole in the public right of way adjacent to 10 Collegeview Drive is not compliant with the prohibition of increasing utility pole height in excess of 110% 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://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 17, 2025



Peter G. Crummeey
Town Supervisor

Commercial Zoning Verification

Town of Colonie Building and Fire Services Department
Public Operations Center, 347 Old Niskayuna Road
Latham, New York 12110

Phone (518) 783-2706
www.colonie.org/departments/building



**THIS APPLICATION IS FOR ZONING VERIFICATION FOR ANY COMMERCIAL PROJECT
FEES ARE DUE AT THE TIME OF APPLICATION
THIS FORM WILL BE ON FILE FOR 1 YEAR**

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 Laws. The Officer's determination is based solely upon the information submitted on this form and such determination is subject to review and change if the project is modified or further information becomes available at a subsequent date. The officer reserves the right to request further information as deemed necessary. A disapproval of the application by the zoning officer means the project, as designed, cannot proceed for the reasons 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. A new Application for Zoning Verification may need to be submitted if the applicable zoning laws change before the proposed action is completed.

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.

1. GENERAL INFORMATION:

CASE # Z 202500895

Address of site of proposed action:

ROW Adjacent to 10 Collegeview Dr. Albany New York 12211
Number Street City State Zip

Name of applicant Cellco Partnership d/b/a Verizon
Address 1275 John Street, Suite 100 West Henrietta NY 14586
Number Street City State Zip

Applicant's phone (W) _____ (Cell) _____

Email Address _____

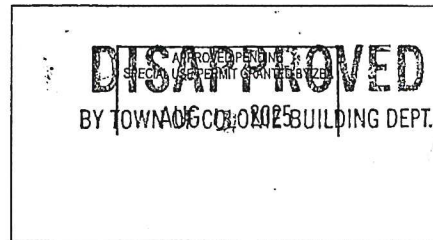
Contact person David C. Brennan, Esq.

Email Address dbrennan@youngsommer.com

Phone number (W) 518-438-9907 x 224 (Cell) 518-229-8699

Property owner(s) _____

Address _____
Number Street City State Zip



2. Describe the present use of the building and property. (If vacant, so note and list last prior use & tenant).
Town Road right of way and existing wooden utility pole.

3. APPLICANT'S PROPOSED ACTION:

A. Is the proposed action a:

Small Cell Wireless Facility on replacement wooden utility pole.

- New building Addition Renovation Accessory Structure Other
- New tenant (business name) _____ (Including Alterations)
- Change of use (new use) _____
- Temporary tent (Date tent will be erected) _____ (Date tent will be removed) _____
- Site change or other (describe below) _____

B. Proposed use (check where applicable):

- Office Warehouse / Storage Motor Vehicle Repair Shop Supermarket Massage
- Bank Fast Food Establishment Motor Vehicle Service Station Wholesale Messieur
- Retail Restaurant / Bar Motor Vehicle Sales Industrial Police Handout
- Bakery Convenience Food Store Mini Mart Day Care Child/Adult
- Hotel Personal Service Business Multifamily Dwelling Nightclub
- School Wireless Telecom Facility Place of Worship Other Small Cell

C. DESCRIBED THE PROPOSED USE IN DETAIL IN A COMPLETE DESCRIPTIVE NARRATIVE.

Replacement of utility pole in the public right-of-way with a 45' wooden utility pole with wireless communications equipment attached and all appurtenances relocated to the proposed pole.

38.5 (20)

OVER

**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

October 23, 2023

(being) (owner)
1. The undersigned, (representing) the (lessee) of (identify property by lot and block or otherwise) Right-of-Way located at 10 Collegeview Dr (Nearest to) hereby gives notice of appeal from the decision of the (Bldg. Dept. Manager) made on the _____ day of _____, in refusing to issue a Building and Zoning Permit on the ground that the same would be in violation of the provisions of the Code of the Town of Colonie for the following reason(s):

The proposal to replace an existing utility pole with a 37.2 Ft. utility pole for purposes of installing small cell wireless communications equipment, located in the Single Family residential (SFR) zoning District, exceeds the 110% height allowed to replace the existing utility pole, as stated in the Town of Colonie Land Use Law, Sections 189A-5 E (4)(C) and 189-A-5 E (5)

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 Town Code provisions require a height limitation that cannot be met while also adhering to National Grid's pole installation requirements. More specifically, when a pole is replaced, National Grid requires it to be of size to comply with modern standards.

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:
See above.

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:
VZW seeks approval of the plans submitted which show the existing 32.8 ft. pole replaced with a top of pole at 38.5 ft. with top of antenna at 41.7 ft.

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):
The proposed installation will look comparable to other existing utility poles in the neighborhood and Town. It is consistent with the other small cell installations that have been approved by both the Highway Department and this Zoning Board.

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 David C. Brennan
Print Name DAVID C BRENNAN
Address 500 Federal St
Troy, NY 12180

Owner or lessee if other than above

STATE OF New York
COUNTY OF Rensselaer SS:

Subscribed and sworn to before me this 23rd day of October, 2023
Lori Ann Schrom

Name _____
Mailing _____
Address _____

12/1/014

LORI-ANN SCHROM
Notary Public, State of New York
Qualified in Albany County
No. 5060306
Commission Expires May 20, 2026

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			
Cellco Partnership d/b/a Verizon Wireless			
Name of Action or Project: Ahl and Ellendale - Small Wireless Facility			
Project Location (describe, and attach a location map): On replacement telephone pole adjacent to 10 Collegeview Drive (pole NM 4/ Bell 3)			
Brief Description of Proposed Action: The Applicant proposes to install on a replacement utility pole: a single, cylindrical antenna (approximately 24" tall x 14.6" in diameter) mounted at the top of the pole at a tip height of 41.7± feet) along with the installation of electric and telecommunications equipment on the utility pole at a minimum height of 8' above grade.			
Name of Applicant or Sponsor: Cellco Partnership d/b/a Verizon Wireless		Telephone: 518-714-9282	
Address: Young/Sommer LLC, 500 Federal Street, 5th Floor		E-Mail: dbrennan@youngsommer.com	
City/PO: Troy		State: NY	Zip Code: 12180
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"/>
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: Colonie DPW			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 5 s.f. acres			
b. Total acreage to be physically disturbed? _____ 5 s.f. acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 5 s.f. 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			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>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?</p> <p>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?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	
<p>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?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	

verizon

185 NEW MARKET PLACE, 100
WEST MONROE, NY 14620

Tectonic
Professional Engineering Services, Inc.
1000 W. 10th Street, Suite 100
Albany, NY 12203
Tel: 518.486.1111 Fax: 518.486.1112

TO: SWISS QUARRY
FROM: TECTONIC
DATE: 08/27/23
PROJECT: 2496158
SHEET: 1 OF 1



UNDESIGNED ALL RIGHTS ARE RESERVED TO THE ENGINEER. THIS DRAWING IS THE PROPERTY OF TECTONIC ENGINEERING SERVICES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TECTONIC ENGINEERING SERVICES, INC.

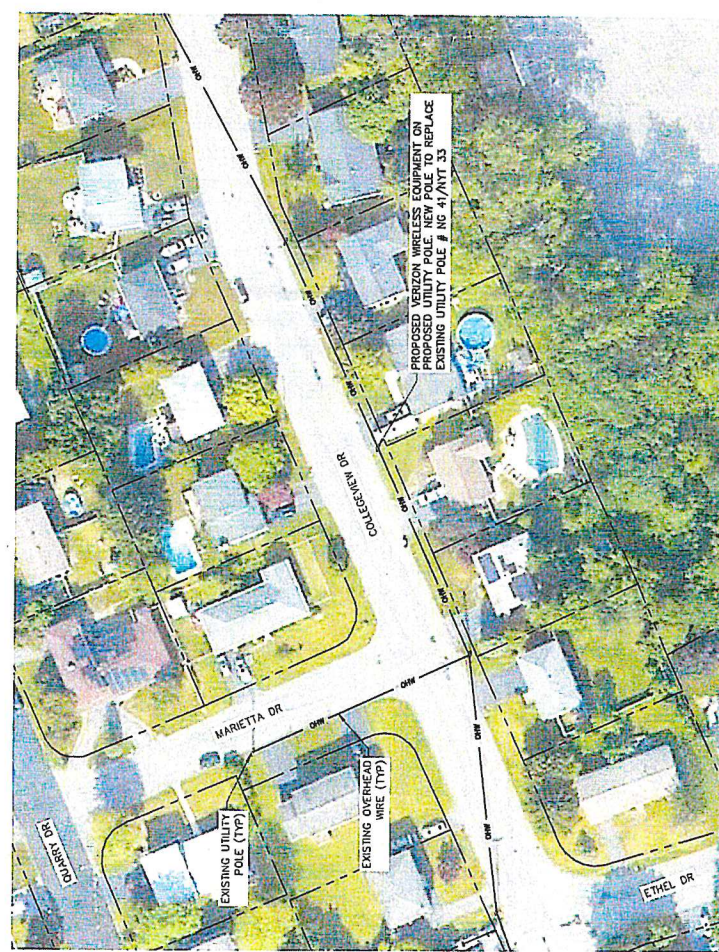
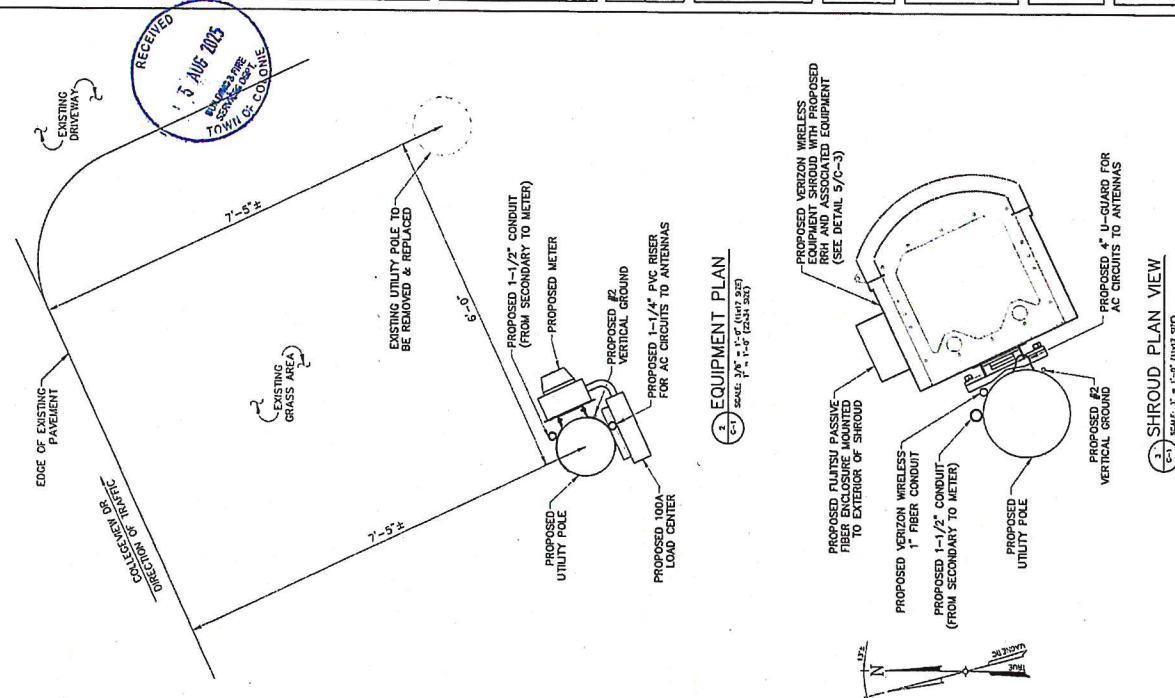
ORIGINAL SIZE IN INCHES
(22x34 FORMAT)
ORIGINAL SIZE IN INCHES
(11x17 FORMAT)

SWISS QUARRY
FUZE ID#: 2496158
MDG#: 5000266101

UTILITY POLE # NM 4/BELL 3
ADD TO 10 COLLEGEVIEW DR
CITY OF ALBANY
ALBANY COUNTY
NY 12211

SHEET TITLE
SITE PLAN & EQUIPMENT PLAN

SHEET NUMBER
C-1



NOTE: INFORMATION BASED ON A SITE VISIT PERFORMED BY TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS D.P.C., ON 10/29/24.

1 **SITE PLAN**
SCALE: 1" = 80' (11x17 SIZE)

3 **SHROUD PLAN VIEW**
SCALE: 1" = 1'-0" (11x17 SIZE)

