



# 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 December 3, 2025

Chairman Peter R. Crouse called the meeting of the Town of Colonie Zoning Board of Appeals to order on **December 3, 2025**, at **7:00 p.m.** at the Public Operations Center, 347 Old Niskayuna Road, Latham, New York.

Present:	Chairman	Peter R. Crouse	Absent:	Member	Steven Girvin
	Member	P.J. Blanchfield		Counsel	Michael Paulsen, Esq
	Member	James Campbell			
	Member	Christopher Rueckert			
	Member	George Vogt IV			
	Member	Frederick Weinraub			
	Counsel	David Brickner			

The meeting minutes of **November 19, 2025**, were reviewed. Chairman Crouse made a motion to approve the minutes. Member Campbell seconded the motion. Upon roll call, the minutes were unanimously approved.

A public hearing was held on the application of **Julianne Burns** for the premises located at **1410 Vine Street**. Julianne Burns made a presentation to the Board. Chairman Crouse made a motion to approve the application with the condition the Applicant is granted an area variance for the purposes of constructing a living room addition with a 24-foot rear yard setback; however, the Applicant is denied an area variance for the purposes of constructing a front porch addition within the previously approved 20-foot front yard setback (granted by variance 95-027). Member Campbell seconded the motion. Upon calling the vote, the motion to conditionally approve the application passed unanimously.

A public hearing was held on the application of **James Johnston** for the premises located at **653 Boght Road**. James Johnston made a presentation to the Board. Chairman Crouse made a motion to deny the variance. Member Campbell seconded the motion. Upon calling the vote, the motion to deny the variance passed unanimously.

A public hearing was held on the application of **Afrim Sports, Inc.** for the premises located at **4 Jacqueline Avenue**. Brian Sipperly made a presentation to the Board. Chairman Crouse made a motion to adjourn the hearing to the December 17, 2025, Zoning Board of Appeals meeting. Member Vogt seconded the motion. Upon calling the vote, the motion to adjourn the hearing 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 **82 Ahl Avenue**. Julia Monahan made a presentation to the Board. Member Blanchfield made a motion to approve the variance. Member Campbell 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 **10 Collegeview Drive**. Julia Monahan made a presentation to the Board. Member Girvin made a motion to approve the variance. Member Blanchfield seconded the motion. Upon calling the vote, the motion to approve the variance passed unanimously.

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There being no more business, Chairman Crouse made a motion to close the meeting at 8:31 p.m. Member Campbell seconded the motion and, upon roll call, the motion to close passed unanimously.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairman Peter R. Crouse



Peter G. Crummev  
Town Supervisor

# TOWN OF COLONIE

Building Department  
Public Operations Center  
347 Old Niskayuna Road  
Latham, New York 12110

Phone (518) 783-2706 Fax (518) 783-2772  
[www.colonie.org/departments/building](http://www.colonie.org/departments/building)  
<http://www.colonie.org/boards/zba>

Chretien T. Voerg, P.E.  
Director

Date: December 5, 2025  
To: Members of the Zoning Board of Appeals  
From: Chretien T. Voerg, P.E., Director  
Subject: **Zoning Board of Appeals Agenda – December 17, 2025**

## **Adjourned Hearing:**

25-041 4 Jacqueline Avenue – Afrim Sports, Inc.



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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 **3<sup>rd</sup> 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](mailto: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