



# 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  
[www.townofcolonie.gov/boards/zba/](http://www.townofcolonie.gov/boards/zba/)

Peter R. Crouse  
Chairman

To: Members of the Zoning Board of Appeals

From: Andris Blumbergs, Director

Subject: **Zoning Board of Appeals Agenda – September 2, 2026**

**Adjourned Hearing(s):**

N/A

**New Hearing(s):**

26-026 1041 Watervliet Shaker Road – Wagoner Realty LLC

26-027 71 Sand Creek Road – 71 Sand Creek Rd LLC (Pete Rossi)



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**TAKE NOTICE** that the Town of Colonie Zoning Board of Appeals will hold a public hearing at the Public Operations Center, 347 Old Niskayuna Road, Latham, in the Town of Colonie, on the **2<sup>nd</sup> day of September 2026, at 7:00 p.m.**, to hear the appeal of **Wagoner Realty LLC** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **1041 Watervliet Shaker Road**. The proposal of a health club at 1041 Watervliet Shaker Road within the Neighborhood Commercial Office Residential (NCOR) zoning district in the Town of Colonie requires Special Use Permit (SUP) approval by the Zoning Board of Appeals as stated in the Town of Colonie Land Use Law, Article V, Sections 190-20(A), 190-21, and 190 Attachment #1 – Table of Permitted Uses, as well as, Article XI, Section 190-57. The Zoning Board of Appeals will hear the request for variance from the provisions of the Code of the Town of Colonie, Chapter 190 to permit such construction and use and a SEQR Determination for such appeal. The public may view and listen to the Zoning Board of Appeals hearing on the Town's website by typing <https://colonienny.iqm2.com/Citizens/Default.aspx> in your web browser. The public may present comments to the Board in person or by emailing [infozba@townofcolonie.gov](mailto:infozba@townofcolonie.gov). (Emailed comments must be received at least 24 hours in advance). Such comments will be addressed by the Chairman during the hearing. Landlords are strongly encouraged to notify tenants of the contents of this notice.

**ZONING BOARD OF APPEALS**  
**PETER R. CROUSE, CHAIRMAN**

**DATED: September 2, 2026**



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**PETER R. CROUSE, CHAIRMAN**

**DATED: September 2, 2026**