



Paula A. Mahan
Town Supervisor

TOWN OF COLONIE

Zoning Board of Appeals

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

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<https://www.colonie.org/boards/zba/>

James Campbell
Chairman

Michael J. Garry
Counsel

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 **18th day of April, 2019**, at 7:00 p.m., to hear the appeal of **Robert J. Cordell, Cordell Consulting Services LLC (agent for Martin and Nancy Lesh)** from the decision of the Building Department Manager for the Town of Colonie, denying him a Building Permit for the premises located at **241 Sand Creek Road**, the proposed major subdivision; subdividing a 139,875± sq. ft. lot into (6) six lots, from 11,002± sq. ft. up to 27,946± sq. ft. with 30' front yard setbacks, 20' total side yard setbacks, and an accessory structure in a front yard with a 11± front yard setback on Lot 1, is not compliant with the 18,000 sq. ft. minimum lot size, 40' minimum front yard setback, 25' minimum side yard setbacks (total), required in a Single Family Residential (SFR) Zoning District, and accessory structures in a front yard are specifically prohibited, as stated in the Town of Colonie Land Use Law, Article VI, Sections 190-24, 190-25, 190-26(C)(4), 190 Attachment #2 - Dimensional Table, upon the request for a 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.

ZONING BOARD OF APPEALS

JAMES CAMPBELL, CHAIRMAN

DATED April 4, 2019