



Village of Colonie

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MINUTES

WEDNESDAY, MARCH 6, 2024

6:30 PM

EDWARD SIM
DEPUTY MAYOR

**PATTY SCHWARZ
LOCKART**
TRUSTEE

ART WHITE
TRUSTEE

JAMIE BLOT
CLERK

The regularly scheduled meeting of the Village of Colonie Zoning Board of Appeals was held on Wednesday, March 6, 2023, at 6:30PM.

The meeting was called to order by Chairman VanBuren at 6:30 p.m. with a salute to the flag. Chairman Van Buren requested that all electronic devices be turned off or muted.

ROLL CALL:

Chairman: Lou VanBuren

Members: Trevor Normandin
Joshua Rowinski
Phil Minissale
Christopher Larrabee

Liaison: Jim Rubino (Absent)

Alternate: Les Decker

Counsel: Victor Caponera (Absent)

The minutes from the December 6, 2023, Zoning Board of Appeals meeting were reviewed. Commissioner Larrabee made a motion to approve the minutes. Commissioner Minissale seconded the motion.

VOTE: Unanimous to approve the minutes.

20 Wolf Rd
Albany Buffet LLC
Area Variance

**DRAFT MINUTES
ZONING BOARD OF APPEALS**

December 6, 2023

Chairman Van Buren announced that there was one case on the agenda, Albany Buffet LLC is looking to move to 20 Wolf Rd.

The following were present on behalf of Albany Buffet LLC.

Keith Cramer – Architect

Matt Ford – Landlord Representative

Bo Lin – Business Owner

Mr. Cramer announced that his client's business is currently located on Wolf Rd but within the town. Mr. Lin has been in business for almost 20 years and is looking to move his business to the Village. When they made their presentation to the Planning Commission, they were told the space would need a rear door and they would like to extend the sidewalk to the proposed rear door and add a 5x5 concrete pad and awning. These additions would change the green space and setbacks thus requiring two area variances. Mr. Cramer added that 12A Wolf Rd is a vacant lot located behind 20 Wolf Rd. which is also owned by the landlord and therefore there would be no detriment to the rear parcel owner who also owns the parcel for which two area variances are requested. Mr. Ford confirmed this.

Chairman VanBuren asked if there is another way to achieve what they need without the green space.

Mr. Cramer stated that this is currently one big space which will be subdivided. Only the south side of the building will have a rear exit once divided. The space they will be occupying does not have one.

Mr. Ford stated that there used to be a door there years ago, but it was sealed up.

Commissioner Minissale asked if there was only one entrance at the front of the building for this space.

Mr. Ford answered yes and that a rear entrance would need to be added.

Chairman VanBuren mentioned that for safety reasons an emergency exit would be needed but not necessarily the sidewalk, pad and awning.

Mr. Ford mentioned there is part of a sidewalk present and they would like to just extend it to the back door. There is currently dirt and grass.

Commissioner Normandin stated that he believes the sidewalk would be much better for an emergency exit than the current dirt and grass.

Chairman VanBuren reminded the Board that commercial property requires 20% green space, this property is already at 13.5%. With the requested changes they would be at 12.8%.

**DRAFT MINUTES
ZONING BOARD OF APPEALS**

December 6, 2023

Chairman VanBuren stated that this is an unlisted SEQRA action and that no further action environmental action needs to be taken on this plan before us tonight.

Chairman VanBuren also make a motion to grant a .07% reduction in green space (656sq ft) at the rear of 20 Wolf Rd to enable the applicant to put in a delivery ramp. The rear ramp will be 4ft wide with a 5' x 6' pad and canopy. This will also require a 4ft setback variance for the canopy.

Commissioner Minissale seconded the motion.

VOTE:	Chairman Van Buren	YES
	Commissioner Minissale	YES
	Commissioner Larabee	YES
	Commissioner Normandin	YES
	Commissioner Rowinski	YES
	Commissioner Decker	YES

Chairman VanBuren added that the next step is to return to the Planning Board for the final determination.

Commissioner Normandin made a motion to adjourn the meeting at 6:53PM.
Commissioner Larrabee seconded the motion.

VOTE: Unanimous to approve the motion.

Respectfully submitted,

Stacie Douglas
Zoning Board of Appeals Coordinator