



# Village of Colonie

VILLAGE HALL  
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**JAMES M. RUBINO**  
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## MINUTES

**WEDNESDAY, FEBRUARY 5, 2025**

**6:30 PM**

**FRANK A. PREVRATIL**  
DEPUTY MAYOR

**PATTY SCHWARZ LOCKART**

TRUSTEE

**JASON M. DEPAULO**

TRUSTEE

**MARK P. STEVENS**

TRUSTEE

**JAMIE L. BLOT**

VILLAGE CLERK

The scheduled meeting of the Village of Colonie Zoning Board of Appeals was held on Wednesday, February 05, 2025, at 6:30PM.

The meeting was called to order by Chairman Minissale at 6:30 p.m. with a salute to the flag. Chairman Minissale requested that all electronic devices be silenced.

ROLL CALL:

Chairman:	Phil Minissale
Members:	Trevor Normandin Joshua Rowinski Christopher Larrabee Les Decker
Liaison:	Mark Stevens
Alternate:	Ginny Ritz
Counsel:	Victor Caponera

The minutes from the December 04, 2024, Zoning Board of Appeals meeting were reviewed. Commissioner Normandin made a motion to approve the minutes. Commissioner Decker seconded the motion.

VOTE: Unanimous to approve the minutes.

### **18 Wolf Rd**

### **A.J. W Caribbean Restaurant**

Area Variance

Ms. Ermionne Clement is present and looking for an area variance for parking spaces.

**DRAFT MINUTES  
ZONING BOARD OF APPEALS**

**April 24, 2024**

Attorney Caponera stated that this application requires an area variance for 9 parking spaces. He explained that there are 111 spaces for the Restaurant, T-Mobile and Mens Warehouse and 47 are required. A.J. W Caribbean was approved through Planning last year but is now looking to sell alcohol and will need the additional parking spaces.

Attorney Caponera added that the property behind this building also owned by the same person. Attorney Caponera asked if there would be any additional seating added with the bar and Ms. Clement confirmed that seating will not change.

Attorney Caponera also added that there are elements and criteria that will be looked at.

- Will this have an undesirable effect on the neighbors?
- Is there any way to obviate the need and to not need a variance?
- Is there a way to alleviate the issue?
- Is the requested variance substantial? Courts say each case is individually looked at.
- Is there any adverse effect on the environment?
- Is this a self-created hardship? In this situation, yes, they have already purchased the property but with an area variance a self-created hardship does not prevent the granting of the area variance but is a factor that the Board may consider.

Commissioner Larrabee stated that this is an unlisted SEQRA action, and therefore, no further environmental review is necessary at this time. Commissioner Normandin seconded the motion.

Commissioner Rowinski made a motion to approve the area variance for 9 additional parking spaces. Commissioner Decker seconded the motion.

VOTE:	Chairman Minissale	YES
	Commissioner Rowinski	YES
	Commissioner Larrabee	YES
	Commissioner Decker	YES
	Commissioner Ritz	YES

Commissioner Decker made a motion to adjourn the meeting at 6:51PM. Commissioner Larrabee seconded the motion.

Respectfully submitted,

Stacie Douglas  
Zoning Board of Appeals Coordinator