



VILLAGE OF COLONIE

VILLAGE HALL

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ZONING BOARD OF APPEALS MINUTES WEDNESDAY, MARCH 4, 2026 6:30 PM

The regularly scheduled meeting of the Village of Colonie Zoning Board of Appeals was held at Village Hall, 2 Thunder Road, Albany, NY 12205, on Wednesday, March 4th, 2026.

ROLL CALL:	Chairman:	Phil Minissale	Present
	Members:	Trevor Normandin	Present
		Joshua Rowinski	Present
		Christopher Larrabee	Present
		Les Decker	Present
		Alternate:	Ginny Ritz
Village Attorney:	Victor Caponera	Absent	
Village Liaison:	Jason DePaulo	Absent	

Chairman Minissale opened the meeting at 6:30 P.M. with the Pledge of Allegiance, and he requested that all electronic devices be turned off or muted. The Board reviewed the regular meeting minutes from February 4th, 2026. Mr. Rowinski made a motion to approve the minutes as presented. This motion was seconded by Mr. Larrabee.

VOTE: Unanimous to approve.
Motion passed.

1850 Central Avenue Bohler Engineering/QuickChek Area Variance

Mr. Decker made a motion to open the public hearing, and Mr. Rowinski seconded this motion.

VOTE: Unanimous to approve.
Motion passed.

Chairman Minissale stated that an area variance was granted for QuickChek at 1850 Central Avenue at the last meeting, held on February 4th, for the 1000' setback to another gas station on the same side of the road.

Steve Wilson from Bohler Engineering was present on behalf of the applicant, QuickChek, to seek an amendment for the previously granted area variance for the proposed gas station at 1850 Central Avenue. Mr. Wilson explained that the Zoning Board of Appeals placed a condition on the variance to consider keeping the driveway where it currently is, due to concerns about impacts to the neighborhood. The applicant is requesting that this condition is lifted but offered some changes to address the concerns that were had. Mr. Wilson explained that they have proposed the building be smaller by approximately 900 sq. ft., and to reduce the canopy and pavement width. These reductions would not make an impact on deliveries and site circulation. The entrance to the site from Fermac Street has also been moved closer to the existing location, and it is lined up with existing vegetation on the undeveloped piece of property. This change would alleviate the concern that headlights from cars leaving the property may impact on the house on Fermac Street across from the entrance. The new site plan also includes a new 6' fence along the frontage on Fermac Street to provide screening from the site's activity. Mr. Wilson explained that while the site currently offers mature landscaping, arbor vitae will be added to support the screening. A variety of slides were shown that depicted how the changes would positively impact the site as it currently sits. Mr. Wilson offered that the comments about impacting the neighborhood have been heard, but the configuration of the site cannot work with keeping the current driveway, hence the request to lift the condition of the area variance.

Chairman Minissale explained that the area variance included a condition that the applicant considers keeping the same curb cut, and the project has been in front of the Planning Commission and would return for their further review once the variance is discussed and fully granted.

George Lashoff, Cottonwood Place, asked how far the property goes back. He added that there are currently issues taking left-hand turns onto New Karner Road with the center median starting further back. He wondered if the entrance could be made far enough back to tie into the median. Chairman Minissale stated that this would be discussed at the Planning level with DOT consideration. Mr. Wilson offered that while it is a discussion for the Planning Commission, the site is landlocked and wouldn't be able to move the entrance on the New Karner Road side. Mr. Lashoff asked if the property behind 1850 Central Avenue is Village-owned, and Mr. Normandin stated Walford Associates from looking at the site plan.

Michael Breen, Fermac Street, stated that there are currently a fence and a cinderblock wall along Fermac Street, and asked if the wall will stay, because it is currently caving in. He mentioned that the existing landscaping appears to have been damaged by wildlife. Chairman Minissale suggested that these concerns are brought up to the Planning Commission. Mr. Breen added that there are damaged and overgrown trees that stick out and hit cars. He also expressed concern with landscapers that have previously thrown their waste over the fence into neighboring yards. Chairman Minissale suggested that if this issue continued, he should contact Code Enforcement. Mr. Breen expressed concern with individuals coming off the bus and loitering on the property. Chairman Minissale stated that he should report these activities to the police if they continue.

Janice Potter, Forest Drive, stated that she would like to see a resolution that confirms there will be dust removal from the demolition of the current building, since it was discussed at the previous meeting. Code Enforcement Officer Meservey provided Ms. Potter with his information, and Chairman Minissale suggested that this concern is discussed at Planning, or to reach out to Code Enforcement if there are any issues. Chairman Minissale stated that there was no agreement made at the prior meeting. Coordinator Curran offered that the Planning Commission meets on the 1st and 3rd Tuesday of the month, providing that there are applications to be reviewed. It was encouraged to check the website for more information or contact Village Hall.

Chairman Minissale made a motion to remove the condition previously placed and grant a full variance for QuickChek at 1850 Central Avenue for §242-8(4)(a)(1) to construct a gas station within 1,000 feet, on the same side of the highway, of any other gas station.

VOTE:	Chairman Minissale	YES
	Mr. Les Decker	YES
	Mr. Josh Rowinski	YES
	Mr. Trevor Normandin	YES
	Mr. Chris Larrabee	YES

Motion passed.

Chairman Minissale made a motion to adjourn the meeting. This motion was seconded by Mr. Normandin.

VOTE: All in favor.

Motion passed.

Meeting adjourned at 6:48 P.M.

Respectfully submitted,

Hannah Curran
Deputy Clerk/Treasurer
Village of Colonie