

Village of Colonie



ZONING BOARD OF APPEALS

ALBANY COUNTY
NEW YORK

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MINUTES WEDNESDAY, MARCH 6, 2019 7:00 PM

The regularly scheduled meeting of the Village of Colonie Zoning Board of Appeals was held on Wednesday, March 6, 2019 at 7PM. The meeting was called to order by Chairman Van Buren at 7:00 p.m.

ROLL CALL:

Chairman:	Lou Van Buren
Members:	Frank Prevratil Trevor Normandin Joshua Rowinski
Alternate:	Jim Splonskowski (Absent) Phil Minissale
Counsel:	Victor Caponera
Liaison:	Trustee Murphy (Absent)

Chairman Van Buren called the meeting to order with the Pledge of Allegiance and indicated the exits.

The minutes from the December 5, 2018 were reviewed. Commissioner Minissale made a motion to approve the minutes. Commissioner Normandin seconded the motion.

VOTE: All in favor of the motion.

APPLICANT:

**1770 CENTRAL AVENUE
PIONEER SAVINGS BANK
(AREA VARIENCE)**

Mr. Nick Costa of Advance Engineering and Surveying and Mr. Adam Leonardo of Rosewood Home Builders came before the Zoning Board of Appeals to request an area variance for a proposed Pioneer Savings Bank at 1770 Central Avenue. The proposed building meets the Village of Colonie code's requirement of the 24 foot setback, however there is a proposed overhang over the entrance to prevent the elements from entering the building and to allow customers to items such as umbrellas when entering and exiting the building. The canopy extends past the 24 foot setback requirement.

Attorney Caponera explained to the applicant, as well as the board, that because the Village of Colonie code's Section 242.3 defines an overhang as part of the building, they must seek an area variance in order to proceed with the Planning application for approval. Mr. Costa explained to the board that while they could shift the building back 4 feet that would also shift the parking and eliminate a number of parking spaces that have been allocated for the other tenants.

A discussion was held regarding the entrance to the building. Mr. Leonardo stated the main entrance is the only way in and out of the building. The board was concerned this was a fire hazard, in the event of a fire and that particular entrance was blocked. Mr. Leonardo stated while the fire code does not require a second exit due to the square footage of the building. The board stated they felt uncomfortable with just one way in and out of the building and suggested the applicant could put an emergency exit in the employee break room. Mr. Leonardo stated they could bring that issue up in the Planning portion of the process.

Commissioner Prevratil made a motion to approve a 4 foot variance for a canopy overhang for Pioneer Savings Bank located at 1770 Central Avenue, with the Zoning Board of Appeals sending a strong recommendation to the Planning Board that an emergency exit be installed in the employee break room. Commissioner Minissale seconded the motion.

VOTE: All in favor of the motion.

Commissioner Normandin made a motion to adjourn the meeting at 7:30PM. Commissioner Prevratil seconded the motion.

VOTE: All in favor of the motion.

Respectfully Submitted,

Julianne Okun
Zoning Coordinator