



# Village of Colonie

VILLAGE HALL  
2 THUNDER ROAD  
COLONIE, NY 12205  
(518) 869-7562 FAX (518) 464-0389

**THOMAS J. TOBIN**  
MAYOR

[villagehall@colonievillage.org](mailto:villagehall@colonievillage.org)

[www.colonievillage.org](http://www.colonievillage.org)

## MINUTES

**WEDNESDAY, FEBRUARY 2, 2022**

**7:00 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, February 2, 2022, at 7PM.

The meeting was called to order by Chairman Van Buren at 7:00 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 Van Buren

Members: Frank Prevratil  
Trevor Normandin  
Joshua Rowinski  
Phil Minissale

Liaison: Jim Rubino (Absent)

Alternate: Christopher Larabee

Counsel: Victor Caponera

The minutes from the January 6, 2021, Zoning Board of Appeals meeting were reviewed. Commissioner Normandin made a motion to approve the minutes. Commissioner Minissale seconded the motion.

VOTE: Unanimous to approve the minutes.

**20 Computer Drive West**

**New York State Correctional Officers Police Benevolent Association, Inc**

**Area Variance**

Mr. Robert Olori of Hyman Hayes Associates came before the Zoning Board of Appeals to request an area variance for NYSCOPBA located at 20 COMPUTER Drive West. Mr. Olori is requesting a parking variance. Mr. Olori stated NYSCOPBA is adding a small addition to the building, the current square footage is 9,192 and will expand to 9,968. There are currently 31 parking spaces, they will lose 6 with the addition, making a total of 24 parking spaces. Mr. Olori stated his client would have 19 full-time and 4 part-time employees on site. This location will be used as a remote work location 2-3 days per week for staff traveling. This location also has a meeting room that could hold up to 60 people. While the addition to the building will lose 6 parking spaces it will increase the green space from 28 to 30%.

Attorney Caponera stated to the board that an area variance is required because of its zone in the Village. 20 Computer Drive West is Commercial B and requires 58 parking spaces per code. This property is located in the Town and the Village but the addition to the building is in the Village so we will take the lead. Attorney Caponera asked about the dumpster that was previously on the property.

Mr. Olori stated that the dumpster was removed and a garbage service will take over. The old dumpster did take up a parking space.

Commissioner Minissale asked where overflow parking would be? Mr. Olori confirmed that there will be 15-19 full-time employees per week and an additional 5 part-time employees 2-3 days a week so parking will not be an issue. If the meeting room was being used, those attending would be shuttled in from area hotels.

Attorney Caponera asked how many visitors will come to this location and what business takes place? Mr. Olori said that most business is done off site. They do have mail, UPS and FedEx deliveries. This office will handle benefits and representation for current and retired officers.

Attorney Caponera also asked if they have had any conversations with the neighbors about possibly sharing parking spots? Does NYSCOPBA plan to buy this location? Mr. Olori said that they have not spoken to neighbors and that they have already purchased the building.

Attorney Caponera asked if anyone on the board opposed?

Unanimous – NO

Attorney Caponera also wanted to remind everyone of the following elements:

- Will this have an undesirable effect on the neighbors?

**DRAFT MINUTES  
ZONING BOARD OF APPEALS**

**JANUARY 6, 2021**

- Is there any way to obviate the need and to not need a variance? (Possible shared parking)
- Is there a way to alleviate the issue?
- Is the requirement substantial? Courts say each case is individual.
- Is there any adverse effect on the environment? In this case they are increasing green space.
- Is this a self-created hardship? In this situation, yes, they have already purchased the property.

Chairman Van Buren asked if they owned the building. Mr. Olori said yes, NYSCOPBA likes the amenities in Colonie and that is why they chose this location.

Chairman Van Buren asked if any other members of the board had questions. All said "No".

Commissioner Prevratil stated that no further environmental review is due at this time.

Commissioner Prevratil made a motion to grant the area variance to 20 Computer Drive West, owned by New York State Correctional Officers Police Benevolent Association, Inc. Village code requires 58 parking spaces with the proposed addition. There will only be 24 spaces, which is 34 less than code.

VOTE: Commissioner Prevratil – YES  
Commissioner Minissale - YES  
Commissioner Larabee – YES  
Commissioner Rowinski – YES  
Commissioner Normandin – YES  
Commissioner Larabee – YES  
Chairman Van Buren – YES

Unanimous to approve the motion.

Commissioner Minissale made a motion to adjourn the meeting at 7:46PM.  
Commissioner Normandin seconded the motion.

VOTE: Unanimous to approve the motion.

Respectfully submitted,

Stacie Douglas  
Zoning Board of Appeals Coordinator