



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
www.colonievillage.org

EDWARD SIM
DEPUTY MAYOR

**PATTY SCHWARZ
LOCKART**
TRUSTEE

ART WHITE
TRUSTEE

JAMES RUBINO
TRUSTEE

JAMIE BLOT
CLERK

ZONING BOARD OF APPEALS MINUTES WEDNESDAY, SEPTEMBER 7, 2022

The meeting of the Zoning Board of Appeals was held on Wednesday, September 7th, 2022, at 2 Thunder Rd, Albany, NY 12205. Chairman Van Buren opened the meeting with the pledge of allegiance at 6:34 p.m. The exit signs were noted, and everyone was asked to silence all cell phones.

Roll Call:	Chairman:	Lou Van Buren	PRESENT
	Members:	Frank Prevratil	PRESENT
		Trevor Normandin	PRESENT
		Joshua Rowinski	ABSENT
		Phil Minissale	PRESENT
	Liaison:	Jim Rubino	PRESENT
	Alternate:	Christopher Larabee	PRESENT
	Counsel:	Victor Caponera	PRESENT
	Coordinator:	Stacie Douglas	PRESENT

The minutes from the regularly scheduled Zoning Board of Appeals meeting that was held on August 3rd, 2022, were reviewed. A motion was made by Commissioner Normandin to approve the minutes as amended. Commissioner Larabee seconded this motion.

VOTE: Unanimous to approve the minutes as amended.

APPLICANT:

T-MOBILE NORTHEAST, LLC
1760 CENTRAL AVE
(AREA VARIANCE)

Chairman Van Buren announced that there was one case on the agenda for 1760 Central Ave. The case was returning from last month with an updated site plan showing green space. Bryce McCullough, with Centerline Communications was present to discuss the site plan for a T-Mobile Generator addition. This project is before the Zoning Board because a variance would be required due to the lack of greenspace on the site. Colonie Village Code requires that there be a minimum of 20% greenspace, the requested 14.5% greenspace is non-conforming.

Mr. McCullough explained that they are proposing the addition of a 50-kilowatt generator on the property. Chairman Van Buren asked how big the space would be. Mr. McCullough responded that the generator would sit on a 10' x 4' concrete pad. Mr. McCullough also explained that this generator will harden connections for T-Mobile subscribers. The lifespan of batteries does not last that long.

Commissioner Normandin asked how often the generator will be on and what it runs off? Mr. McCullough stated that an exercise will be run once a week for approximately 20 minutes, and it runs off diesel fuel.

Attorney Caponera mentioned that Best Fire Hearth & Patio came to the Planning Board on 05/07/13 for modifications. They were at 14.5% green space and increased to 17.5%. The new proposal would bring them back to 14.5% again.

Chairman Van Buren added that this would not impede on the Subaru dealership next door because there is an alley with a 6' fence separating the two businesses. The dealership will not see the generator beyond the fence line.

Commissioner Normandin asked how big the fuel tank will be? Mr. McCullough stated it will have a 200-gallon tank and the tank is the base of the generator. He also added that all fuel will be supplied by a local dealer.

Commissioner Prevratil stated that due to the fact that this is a type II SEQR action that neither an EIS or a findings statement is required and that no further environmental review needed.

Chairman Van Buren asked if Best Fire Hearth & Patio was on board with the project. Mr. McCullough answered yes and that they have a lease with them.

Commissioner Prevratil made a motion that due to the entire record and the Boards consideration of the balancing of the benefit to the applicant verses the possible detriment to surrounding properties to grant the area variance to 1760 Central Ave, owned by Best Fire Hearth & Patio for a decrease of 5.5% green space to 14.5% to accommodate for a T-Mobile emergency generator. Commissioner Minissale seconded the motion.

VOTE:	Chairman Van Buren	YES
	Commissioner Prevratil	YES
	Commissioner Larabee	YES
	Commissioner Minissale	YES
	Commissioner Normandin	YES

Motion passed.

Chairman Van Buren reminded the Board members that the Centennial Parade was on Saturday, September 17th and he hoped to see everyone there.

Commissioner Normandin made a motion to adjourn the meeting at 6:52 p.m. Commissioner Larabee seconded this motion.

Meeting adjourned.

Respectfully submitted,

Stacie Douglas
Zoning Board of Appeals Coordinator

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