



Village of Colonie

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

JAMES M. RUBINO
MAYOR

villagehall@colonievillage.org
www.colonievillage.org

**PATTY SCHWARZ-
LOCKART**
DEPUTY MAYOR

FRANK A PREVRATIL
TRUSTEE

JASON M DEPAULO
TRUSTEE

MARK P STEVENS
TRUSTEE

JAMIE BLOT
CLERK

MINUTES **WEDNESDAY, JUNE 05, 2024** **6:30 PM**

The scheduled meeting of the Village of Colonie Zoning Board of Appeals was held on Wednesday, June 05, 2024, 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 turned off or muted.

ROLL CALL:

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

The minutes from the April 24, 2024, Zoning Board of Appeals meeting were reviewed. Commissioner Decker made a motion to approve the minutes. Commissioner Rowinski seconded the motion.

VOTE: Unanimous to approve the minutes.

Commissioner Minissale congratulated Ginny Ritz for being appointed a new member to the Zoning Board of Appeals. Attorney Caponera added congratulations to Phil Minissale for being appointed as the new Chairman.

6 The Surcingle
Sarah & Nick Isgro
Area Variance

Chairman Minissale announced that there was one case on the agenda for 6 The Surcingle. Sarah & Nick Isgro are looking to add an addition to their current home.

Mrs. Isgro stated that they love living in the Village and have many family members here, but they are outgrowing their home and need to expand. Mrs. Isgro's husband has recently started a new job which requires him to work from home. His new position requires privacy and there is currently no office space.

Attorney Caponera mentioned that the existing 2-car garage almost backs up to the property line in the rear of the home. He questioned what would be included in the addition.

Mrs. Isgro answered that the living area on the 1st floor would be extended, a dining room would be added and the kitchen would be expanded. They will also add a mud room. The 2nd floor will have an office, a master bedroom and a bathroom.

Mr. Isgro added that they have many family members right in the current area. One brother lives at #5 and another brother and a grandmother live on Hunting Rd. Mr. and Mrs. Isgro also own #7 which they keep as rental property.

Attorney Caponera advised the board that with the proposed build the rear setback will be better and change from about 3ft to 16.23ft. The variance will be needed for the side setback, 15ft is required, and they are at 9.56ft, which will require a 5.44ft variance. The addition meets all other setbacks.

Chairman Minissale asked Mr. & Mrs. Isgro if they would like to add anything else before the floor is opened up to other residents.

Mr. Tim Lauraine from 8 Surcingle was present. He stated that he has had many neighbors. He stated the Isgro's are a young family trying to make the neighborhood better. He has no issue with the variance requested.

Commissioner Rowinski stated that this is an unlisted SEQRA action, and therefore, no further environmental review is necessary.

Attorney Caponera advised that this application before the Zoning Board is for an area variance. Attorney Caponera reviewed the elements necessary for the Board to review and comment on .

- Will this have an undesirable effect on the neighbors? The Board determined no undesirable effect,

**DRAFT MINUTES
ZONING BOARD OF APPEALS**

April 24, 2024

- Is there any way to obviate the need for a variance. The Board determined no after hearing from the applicant
- Is the requested variance substantial? Courts say each case is individually looked at. The Board determined that this is not a substantial variance.
- Is there any adverse effect on the environment? The Board determined no
- Is this a self-created hardship? The Board answered yes, as 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.

Attorney Caponera added that the rear setback is code compliant, and the only variance is for a side yard setback of 5.44 feet.

The board agreed.

Attorney Caponera added that while this is a self-created hardship it is an area variance, and the Board can consider the requested variance.

Chairman Minissale made a motion to grant the 5.44ft area variance for the addition to 6 The Surcingle.

Commissioner Rowinski seconded the motion.

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

Chairman Minissale made a motion to adjourn the meeting at 6:51PM. Commissioner Ritz seconded the motion.

Respectfully submitted,

Stacie Douglas
Zoning Board of Appeals Coordinator