



Paula A. Mahan
Town Supervisor

TOWN OF COLONIE

Zoning Board of Appeals
Public Operations Center
347 Old Niskayuna Road
Latham, New York 12110

Phone (518) 783-2706 Fax (518) 783-2772
<https://www.colonie.org/boards/zba/>

James Campbell
Chairman

Michael J. Garry
Counsel

FILED

DEC - 6 2021

Julie L. Gansle
Colonie Town Clerk

MINUTES OF MEETING ZONING BOARD OF APPEALS NOVEMBER 3, 2021

Acting Chairman Viggiani called the meeting of the Town of Colonie Zoning Board of Appeals to order on **November 3, 2021** at 7:00 p.m. in the Public Operations Center, 347 Old Niskayuna Rd., Latham, New York.

Present: Nick Viggiani, Acting Chairman
William Carl
Kirk Huang
Mary Nardolillo
Martin Robinson
Tracy Swanson
Michael Garry, Counsel
Absent: James Campbell, Chairman

The meeting minutes of **October 20, 2021** were reviewed. Kirk Huang made a motion to approve all the minutes. William Carl seconded the motion and they were unanimously approved.

A public hearing was held on the application of **Lynn Sipperly (agent for 44 Sherwood LLC c/o NAI Platform Management Group)** for the premises located at **44 Sherwood Drive/60 Sherwood Drive/42 Sherwood Drive**. Lynn Sipperly made a presentation to the Board. Nick Viggiani adjourned the hearing until December 1, 2021 to allow the Town of Colonie Planning and Economic Development Department to interpret the recommendation issued by the Albany County Planning Board on October 21, 2021.

A public hearing was held on the application of **Alexander Kotsyuba** for the premises located at **39 Avenue B**. Victor Caponera, Caponera Law Firm made a presentation to the Board. Nick Viggiani made a motion to approve the variance that was presented and modified to include a 2nd level 16'x32' deck. Mary Nardolillo seconded the motion and the variance was unanimously approved.

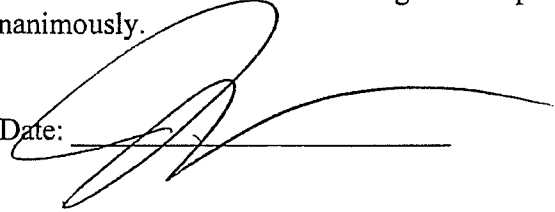
A public hearing was held on the application of **Ninamarie Crisafulli** for the premises located at **1205 Central Avenue**. Ninamarie Crisafulli made a presentation to the Board. Nick Viggiani made a motion to adjourn the hearing until December 1, 2021 to review documentation from NYS DEC. William Carl seconded the motion and the adjournment was unanimously approved.

A public hearing was held on the application of **Nicholas Costa, Advance Engineering & Surveying, PLLC. (agent for R.J. Valente Excavating, Inc.)** for the premises located at **175 Troy Schenectady Road**. Nicholas Costa made a presentation to the Board. Kirk Huang made a motion to approve the variance as presented. Martin Robinson seconded the motion and the variance was unanimously approved.

A public hearing was held on the application of **Steve Vukas (agent for JSC Property Holding, LLC)** for the premises located at **2054 Central Avenue**. Victor Caponera, Caponera Law Firm made a presentation to the Board. Nick Viggiani made a motion to approve the variance as presented with the following conditions: 1. Hours of Operation: Tuesday, Wednesday, Friday 10:00am – 6:00pm, Thursday 10:00am – 7:00pm (Showroom only after 5:30), Saturday 9:00am – 4:00pm (Service Department closing at 3:00pm) 2. Repairs must be done inside with the doors closed and 3. No test driving down Alta Road.

There being no more business, Tracey Swanson made a motion to close the meeting at 9:20 p.m. Mary Nardolillo seconded the motion and it passed unanimously.

Approved: 12/1/21
Nick Viggiani, Acting Chairman

Date: 

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