



Peter G. Crummey
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/>

Peter R. Crouse
Chairman

Peter Molinaro, Esq.
Counsel

FILED

MAR 11 2022

Julie L. Gansle
Colonie Town Clerk

MINUTES OF MEETING ZONING BOARD OF APPEALS FEBRUARY 16, 2022

Chairman Crouse called the meeting of the Town of Colonie Zoning Board of Appeals to order on **February 16, 2022** at 7:00 p.m. in the Public Operations Center, 347 Old Niskayuna Rd., Latham, New York.

Present: Peter R. Crouse, Chairman
James Campbell
William Carl
Kirk Huang
Martin Robinson
Tracy Swanson
Nick Viggiani
Peter Molinaro, Esq., Counsel

The meeting minutes of **February 2, 2022** were reviewed. William Carl made a motion to approve all the minutes. Nick Viggiani seconded the motion and they were unanimously approved.

A public hearing was held on the application of **Ted DeLucia, Vision Planning Consultants (agent for 8 Roberts Lane)** for the premises located at **8 Roberts Lane/12B Anna May Lane**. Ted DeLucia made a presentation to the Board. Jim Campbell made a motion to approve the variance with the following conditions: 1. Maximize property screening/buffer between the proposed and the adjacent property. 2. Refer drainage issues to Storm Water Department. 3. Verify if a 100-year drainage study is required with the Storm Water Department. Kirk Huang seconded the motion and the variance with conditions was unanimously approved.

A public hearing was held on the application of **David C. Brennan, Young/Sommer, LLC. (agent for Cellco Partnership d/b/a Verizon Wireless)** for the premises located at **227 Wolf Rd**. James Campbell made a motion to accept the Town Attorney's SEQR recommendation that the proposed project will not have a significant effect on the environment. Martin Robinson seconded the motion and the SEQR recommendation was accepted unanimously. Laura Darling, Attorney with Young/Sommer, LLC. (agent for Verizon Wireless) made a presentation to the Board. William Carl made a motion to approve the special use permit as presented with the following conditions from Richard Comi (agent for the Town of Colonie) - 1. Per § 189-18 of Local Law #12 of 2009, applicant will provide the Town with the required Performance Security/Removal Bond in the amount of \$25,000 and 2. Per § 189-20 of Local Law #12 of 2009, applicant shall provide the Town with proof that it has the required insurance. Peter Crouse seconded the motion and the special use permit was unanimously approved.

The request to re-review the previously granted application (ZBA #21-088) of Ted DeLucia, Vision Planning Consultants (agent for Joseph Savoie) for the premises located at 75 Fox Avenue was made by Christin LaBar. The Board unanimously denied the request.

There being no more business, Tracy Swanson made a motion to close the meeting at 9:32 p.m. William Carl seconded the motion and it passed unanimously.

Approved: _____

Peter R. Crouse, Chairman

Date: _____

03-02-2022