



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

## MINUTES OF MEETING ZONING BOARD OF APPEALS SEPTEMBER 15, 2021



Acting Chairman Viggiani called the meeting of the Town of Colonie Zoning Board of Appeals to order on **September 15, 2021** at 7:00 p.m. in the Public Operations Center, 347 Old Niskayuna Rd., Latham, New York.

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

# FILED

SEP 28 2021

Julie L. Gansle  
Colonie Town Clerk

The meeting minutes of **September 1, 2021** were reviewed. Bill Carl made a motion to approve all the minutes. Tracy Swanson seconded the motion and they were unanimously approved.

A public hearing was held on the application of **Lucas Weaver** for the premises located at **2 Archibald Street**. Ted DeLucia, Vision Planning Consultants (agent for Lucas Weaver) made a presentation to the Board. Mary Nardolillo made a motion to approve the variance with the condition that the buffer is to be cleaned up and provide cleaner vegetation within that area. Also, the 1<sup>st</sup> floor with 2 bedrooms and the 2<sup>nd</sup> floor with 3 bedrooms only. William Carl seconded the motion and the variance was approved, 5:1 with Kirk Huang voting against.

A public hearing was held on the application of **Steve Wilson, Bohler Engineering (agent for Speedway, LLC.)** for the premises located at **600 Troy Schenectady Road**. Genevieve Trigg – Barclay Damon Law Firm, Chris Boyea – Bohler Engineering, Gordon Stansberry – GTS Consulting and Victor Caponera – Caponera Law Firm (agents for Speedway, LLC) made presentations to the Board. Nick Viggiani made a motion to adjourn to October 20, 2021 as the Board needs to review all new documents submitted. The October 20, 2021 hearing will remain open. William Carl seconded the motion and the adjournment was unanimously approved.

A public hearing was held on the application of **Daniel & Lori Kunker** for the premises located at **23 Alix Road**. Lynn Sipperly – L. Sipperly & Associates, PLLC made a presentation to the Board. Kirk Huang made a motion to approve the variance as presented. Mary Nardolillo seconded the motion and the variance was unanimously approved.

A public hearing was held on the application of **Victor Caponera – Caponera Law Firm (agent for Kevin Cavanaugh)** for the premises located at **149 Old Loudon Road**. Victor A. Caponera made a presentation to the Board. William Carl made a motion to approve the variance as presented. Tracy Swanson seconded the motion and the variance was unanimously approved.

A public hearing was held on the application of **Tony D'Adamo (agent for Dominick Fuda)** for the premises located at **1096 Loudon Road**. Tony D'Adamo made a presentation to the Board. Kirk Huang made a motion to approve the variance as presented. Tracy Swanson seconded the motion and the variance was unanimously approved.

A public hearing was held on the application of **Margret Baggetta** for the premises located at **240 Wolf Road**. Neil Palone - Neil Pelone Architecture (agent for Margret Baggetta, Maxie's Bar & Grill) made a presentation to the Board. William Carl made a motion to approve the variance as presented. Mary Nardolillo seconded the motion and the variance was unanimously approved.

There being no more business, Mary Nardolillo made a motion to close the meeting at 9:36 p.m. William Carl seconded the motion and it passed unanimously.

Approved:   
Nick Viggiani, Acting Chairman

Date: 9-15-21