



**Village of Colonie
PLANNING COMMISSION
ALBANY COUNTY
NEW YORK**

VILLAGE HALL
2 THUNDER ROAD
COLONIE, NY 12205
(518) 869-7562
FAX (518) 464-0389
email:
ahart@colonievillage.org

**MINUTES
TUESDAY, JUNE 4, 2019
6:30 P.M.**

The regularly scheduled meeting of the Village of Colonie Planning Commission was held on Tuesday, June 4, 2019.

- ROLL CALL: Chairman Chris Dennis
- Commissioners: John Martin
Ann Krause
Mike Tommaney (absent)
Peter Chudzinski
Kenny Hart
Dan Judge
- Village Attorney: Victor Caponera
- Village Engineer: R.J. Laberge
- Code Enforcement: Mike Cerone

Chairman Dennis opened the meeting at 6:30 p.m. Commissioner Hart led the Pledge of Allegiance and asked that all electronic devices be silenced. The Commission reviewed the minutes from May 21, 2019. Commissioner Chudzinski made a motion to approve the meeting minutes as amended. Commissioner Krause seconded the motion.

**APPLICANT: 560 SAND CREEK ROAD
TINY TOWN GROUP DAYCARE LLC
(Change of Ownership/Change of Occupancy)**

Mrs. Kristen Blais, owner of Tiny Town Group Daycare, Mr. Nick Costa from Advance Engineering and Mr. Jaime Thomas, attorney for Mrs. Blais came before the Commission to seek approval for the change of ownership and change of occupancy at 560 Sand Creek Rd.

Mr. Costa stated that the parcel is 3.3 acres and has access through a narrow roadway from Sand Creek Road. The site will operate as a daycare center. Mr. Costa stated that since the last time this application was before the Commission a survey was completed on the property and the previous survey submitted to the Village was provided by the church. Mr. Costa stated that the Church owns the 21 foot driveway and Mrs. Blais will blacktop the driveway and run a water line for a fire

hydrant. Mr. Costa stated that landscaping improvements will be made to the site as shown on the plans as well as the addition of two play areas, one for toddler age and one for older children. Mr. Costa stated that otherwise there are no other changes to the site since the last time this application was before the Commission. Mr. Costa stated that all title records show that the parcel and roadway is owned by the Church and will be conveyed to Mrs. Blais.

Attorney Caponera stated that at the last meeting Mr. Costa believed that the easement was owned by the Church however there was ongoing conflict between the applicant and the adjacent property owners. Attorney Caponera stated that the Commission asked the applicant to determine who owned the parcel. AMP Abstract certified that the owner of 560 Sand Creek Road owns the driveway with a width of 21 feet and will issue insurance of monetary loss of driveway in said dimensions. Mr. Thomas stated that he concurred with the title company and Attorney Caponera's statement. Attorney Caponera stated that based upon the survey the Commission can move forward with the application as the 21 foot driveway is owned by Life Church, to be conveyed to Mrs. Blais.

Chairman Dennis stated that the site plan is the same site plan that has been before the Commission previously and asked the Commission members if they had any further comment on the application. Commissioner Martin asked what the proposed plan is for snow removal along the driveway. Mrs. Blais stated that she has spoken to several snow removal companies who stated that they can pick up the snow and move it to an open space in the parking lot or a large green space area off to the side of the driveway. Commissioner Hart asked how far back into the property does the 21 foot width extend. Mr. Costa stated that the 21 foot driveway is 715 feet back from Sand Creek Road before it opens up into the parking lot. Commissioner Hart asked if the driveway will be reduced down to 20 feet with blacktop. Mrs. Blais stated yes. Commissioner Judge asked if the hydrant will now be placed along the driveway and not off of Delafield as discussed in the previous submittal. Mr. Costa stated that is correct, the hydrant will be run off Sand Creek Road up through the driveway.

Chairman Dennis asked for more plans to be submitted to the Commission for signed approval. Mr. Costa stated that he will drop off more copies.

Commissioner Martin made a motion to approve the change of ownership and change of occupancy for Tiny Town Group Daycare LLC at 560 Sand Creek Rd. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the application as presented.

DISCUSSION:

Amazon Locker:

Coordinator Hart stated she and Mr. Cerone have received an inquiry about the installation of an Amazon Locker at 1892 Central Ave. Amazon Locker is a delivery drop off site for Amazon packages that customers can access 24/7. The locker is proposed to be outside the entrance of the Price Chopper (?) at 1892 Central Ave. The Commission requested the applicant submit a formal site plan application to the Commission for review.

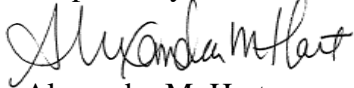
1770 Central Ave:

The Commission discussed the site work and the omission of a fire lane along the front of the stores at 1770 Central Ave. (Village Square Plaza) on the approved site plan.

Commissioner Hart made a motion to adjourn the meeting. Commissioner Martin seconded the motion.

VOTE: Unanimous to adjourn the meeting at 7:30 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Alexandra M. Hart".

Alexandra M. Hart
Planning Coordinator
Village of Colonie