



VILLAGE OF COLONIE

VILLAGE HALL
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THOMAS J. TOBIN
MAYOR

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PUBLIC HEARING MINUTES

REGARDING LOCAL LAW #1 OF 2021 “AMENDMENTS TO THE VILLAGE OF
COLONIE CODE BOOK, SECTION 242 – ZONING”

MONDAY, AUGUST 16, 2021

5:00 P.M.

EDWARD SIM
DEPUTY MAYOR

PATTY SCHWARZ LOCKART
TRUSTEE

JAMES M. RUBINO
TRUSTEE

ART WHITE
TRUSTEE

JAMIE BLOT
CLERK

Mayor Tobin opened the public hearing at 5:00 p.m.

Clerk Blot read the advertisement aloud as it appeared in the newspaper.

Trustee Tobin reviewed some safety and procedural measures for the meeting. He stated that tonight’s meeting is to listed to the proposal for re-zoning made by the Hoffman Development Corporation for property located at 1755 Central Avenue in the Village of Colonie. Mayor Tobin stated after the presentation is over, we will open the public comment period. He also stated that we will not be acting on this matter tonight. He mentioned that this project also needs to be presented to the Albany County Planning Commission for approval, and the process could take 30+ days before a decision is reached.

Mayor Tobin turned the direction over to Mr. Frank Palumbo and Mr. Marty Andrews to conduct their presentation.

Mr. Palumbo stated that the addresses in effect is 1757 Central Avenue, which is the current Hoffman’s Car Wash, and 1755 Central Avenue, which is the current Jiffy Lube. The re-zoning request would extend the allowable use of 1755 Central Avenue into what is currently zoned a residential area, to be able to use a portion of that property for a commercial purpose. Mr. Palumbo stated that originally they had come to the Planning Commission for a site plan revision to install automated tellers, and it was then brought to their attention that they were using the space incorrectly and were non-compliant with the original granted use. Mr. Palumbo stated he wants to correct this issue and to fix the current encroaching onto the residential area, this re-zoning is necessary. Mr. Palumbo also stated there is pavement right not in that residential area that was not approved on the original site plan, and it isn’t in compliance. Mr. Palumbo added that this re-zone has no intention for any additional operation or buildings, it is just to accommodate the automated teller and additional turn lane that is needed. Mr. Palumbo stated that he has talked to several of the surrounding neighbors, and many of them would like several trees taken down. Mr. Palumbo said that after discussing with the planning commission, the commission suggested pushing back the setback from 25’ to 50’. After looking at the site plan and considering the planning commissions recommendation, he feels that if he went to 50’, he would end up with a “pinch point” with traffic, and that is what he is trying to eliminate.

Mr. Palumbo said the intention of installing the automated teller is to make the operation more efficient. He also stated the planning commission was concerned that if the re-zoning took place and then ownership changed and the business was no longer a car wash, what effect that would have on the overall Village. Mr. Andrews said that we could look into easements on that area which would prohibit a building in that area or other means which could safeguard from a future change of hands being a possible issue. He also said that slow growing trees and shrubs could be planted in that area which would grant some privacy to the surrounding neighbors, and would help replace the trees being taken down.

The Clerk read into record correspondence from resident Sandra Delaney, a copy of which is attached hereto.

Scott Dilcher, 16 Pine Avenue, was present to state his concerns. Mr. Dilcher stated he had some concerns with some surrounding trees which he wanted removed. His concern is with adding another lane or 2 for the car wash. Mr. Dilcher stated that the operation is loud, and the cars are also loud, and a lot like to “blare music” while waiting in line, added with horns and general motor noise. Adding more lanes, increases the volume of cars, and also puts those cars that much closer to the residential area. Mr. Dilcher also had concerns with the lighting. He stated that now that some of the trees are being removed, the already bright lights, are even more noticeable. Mr. Dilcher also mentioned that there was some soil which was moved in the back of the property, which caused some erosion, and caused some trees to fall. Mr. Dilcher stated that he appreciates the trees that Hoffman’s has removed, but he is surprised how close the lane and teller operation is. He stated it is a lot closer that then original proposal he saw.

Betty Nash, resident, also has concerns with noise and speeding cars.

Edwin Engelhardt, resident at the end of Poplar Street, has concerns with noise, music. He stated that there is currently a lot of foliage on the trees, but come fall and winter all that will come down and then the glaring light with be of concern. He also added that the car wash is constant all day long, with regards to noise.

Wayne Striesman, Best Fire Owner – Colonie, stated he has another Best Fire in Brunswick and there was a Hoffman’s there as well, they installed the automated teller at that location and it had a tremendous positive effect on the traffic. He stated that traffic does get backed up on that area on Central Avenue at times with people trying to either enter or exit the car wash. He feels the automated teller would help.

Mark Stevens, 15 Pine Avenue, was present and stated that he remembered when Jiffy Lube originally went in. He stated a house was taken down and they were doing that around 2:00 a.m. and the house was out there for 2 weeks. Mr. Stevens also said he has a hard time believing that Hoffman’s didn’t know they weren’t supposed to have paving in the residential area. He also stated he has concerns with the lighting. Mr. Stevens asked that if the re-zoning is approved, he hopes its restricted and that Hoffman’s is forced to stick to the restrictions.

Mayor Tobin thanked everyone for their input. He stated that we will continue to take in public comment, so that if anyone has anything further to add, to please contact Village Hall.

A motion was made by Deputy Mayor Sim to close the public hearing.
Motion seconded by Trustee White.

VOTE:	Trustee Lockart	Yes
	Trustee Rubino	Yes
	Trustee White	Yes
	Deputy Mayor Sim	Yes
	Mayor Tobin	Yes

Motion passed.

Public hearing closed at 5:19 p.m.
Respectfully Submitted,

Jamie L. Blot
Village Clerk
Village of Colonie