



## Village of Colonie

VILLAGE HALL  
2 THUNDER ROAD  
COLONIE, NY 12205  
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**THOMAS J. TOBIN**  
MAYOR

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**EDWARD SIM**  
DEPUTY MAYOR

**PATTY SCHWARZ  
LOCKART**  
TRUSTEE

**ART WHITE**  
TRUSTEE

**JAMES M. RUBINO**  
TRUSTEE

**JAMIE BLOT**  
CLERK

### MINUTES TUESDAY, OCTOBER 5, 2021 6:30 P.M.

The regularly scheduled meeting of the Village of Colonie Planning Commission was held at Village Hall, 2 Thunder Road Albany, NY 12205 on Tuesday, October 5, 2021.

ROLL CALL:	Chairman	Chris Dennis
	Commissioners:	John Martin Peter Chudzinski Kenny Hart Dan Judge Jim Splonskowski Mark Keegan
	Village Attorney:	Victor Caponera (Absent)
	Village Engineer:	R.J. Laberge
	Liaison:	Patty Schwarz Lockart (Absent)
	Code Enforcement:	Steve Meservey

Chairman Dennis opened the meeting at 6:30 p.m. Commissioner Hart led the Pledge of Allegiance, and requested all electronic devices be turned off or muted.

The Commission reviewed the regular meeting minutes from September 21, 2021. Commissioner Martin made a motion to approve the minutes, as amended. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the September 21, 2021, meeting minutes as amended.

**29 VLY ROAD  
ADVANCED ENGINEERING & SURVEYING  
SUBDIVISION**

A public hearing date of October 19, 2021 at 6:30PM was set for the 29 Vly Road Subdivision. Written notices will be sent out in the mail to residents with the meeting date, time, and location. The plans for the subdivision will be posted to the website.

**18 COMPUTER DRIVE WEST  
PROSPER FIRST FUNDING CORPORATION  
TENANT CHANGE**

Mr. Peter Prosper came before the Planning Commission to request approval for his business to be located at 18 Computer Drive West, Suite #111. Mr. Prosper is a mortgage broker with 30 years' experience. His office has previously been in Burnt Hills and more recently on New Karner Road. Mr. Prosper stated he does not expect much traffic, about two-three people per week, with about five full-time employees. Chairman Dennis noted that the parking on the site is adequate for this tenant.

Commissioner Martin made a motion to approve Prosper First Funding Corporation for 18 Computer Drive West, Suite #111. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the motion.

**12A PETRA LANE  
AFTERMATH  
TENANT CHANGE**

Mr. Eliot Feinman came before the Planning Commission to request approval for potential tenant, Aftermath. Mr. Feinman explained Aftermath is a trauma clean-up service that will clean up scenes of criminal activity, infectious diseases, accidents, biohazard situations, and trauma. Mr. Feinman stated the company owns their own dumpsters and they are marked properly for biohazard material. Mr. Feinman stated the waste from the worksites will not be brought into the building and will be disposed of no differently than medical waste at other medical facilities.

Commissioner Martin expressed concerns regarding the dumpster and its accessibility, asking if the dumpster could have a fenced installed around it. Mr.

Feinman stated he could certainly have the applicant lock the dumpster if that is a concern for the Commission. There was some discussion as to where the dumpsters were located and whether or not they would be enclosed. Mr. Feinman clarified the locations of the dumpsters and stated they were on a dumpster pad and enclosed on three sides. Commissioner Splonskowski asked if the company would need any licenses from the Department of Health to work with biohazardous material. Mr. Feinman stated if the applicant did not indicate so on the application, then he does not believe they would need any licenses but would confirm this with the applicant. Commissioner Keegan noted the application indicated hours of operation are 8:00AM – 6:00PM, but the application also stated there is a 24/7 emergency service. Mr. Feinman amended his application to reflect the emergency service hours.

With this tenant there is 100% occupancy with a 62/38% warehouse to office space distribution

Commissioner Martin made a motion to approve Aftermath for 12A Petra Lane subject to review by Engineer Laberge so he may certify the dumpster is marked and locked properly and so that the proper licenses are provided, if applicable. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the motion.

**1 & 2 BREEMAN STREET  
CHARLES DUMAS  
LOT LINE ADJUSTMENT**

Property owner Mr. Charles Dumas came before the Planning Commission to request approval for a lot line adjustment between the properties of 1 and 2 Breeman Street. Mr. Dumas stated the LLC has owned and rented these properties for some time and now would like to offer them up to sale to give families the opportunity to own property as opposed to renting. Mr. Dumas stated the lot line will be adjusted 13 feet northeast to even out the acreage on both properties. Engineer Laberge stated this application meets all Village of Colonie requirements.

Commissioner Martin asked if this property is pre-existing non-conforming. Chairman Dennis stated the only characteristic of this property is the front yard setback from Breeman Street. Chairman Dennis asked the applicant what Albany County would need to file for this application, with Mr. Dumas stating two, one mylar and one plan with the Commissions signatures citing approval. Mr. Dumas

present the Commission with copies of the mylar plans for them to sign at their convenience.

Commissioner Martin made a motion to approve the lot line adjustment for 1 and 2 Breeman Street. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the motion.

A discussion was held regarding the 132 Lincoln Avenue application. The Commission set a date for November 9<sup>th</sup> for the next possible agenda for this application.

Commissioner Hart made a motion to adjourn the meeting at 7:06PM. Commissioner Judge seconded the motion.

VOTE: Unanimous to approve the motion.

Respectfully Submitted,

Courtney Sim  
Planning Coordinator