



Village of Colonie

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MINUTES

TUESDAY, December 7, 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, December 7, 2021.

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

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

Chairman Dennis began the meeting with proceeding to the agenda items. The review of minutes from the meetings held on November 9, 2021, and November 16, 2021 will be addressed after agenda items.

14 Petra Lane – Otto Cadillac Change of Occupancy

Applicants Chris Otto, owner of Otto Cadillac and Roger Prentice, site manager of Otto Cadillac are both present.

Chairman Dennis asked the applicants to explain the proposed operation and how it will function in the proposed space.

Chris Otto stated that the proposed operation is a used car reconditioning center, washing, and waxing, that will be used to expedite the used car business detailing. Mr. Otto stated that he does not anticipate any vehicles to be stored in the parking spots on the outside of building other than employee parking. The number of employees anticipated are ½ a dozen at any one time.

Roger Prentice explained that all detailing will be done inside the building.

Commissioner Chudzinski asked how the vehicles will be transported back and forth. He asked if they will be on a vehicle transport or employee transport to and from Otto Cadillac.

Both Chris Otto and Roger Prentice replied that employees will be driving the vehicles to the facility. Mr. Prentice informed the Commission that there will be no customers at this site and that it is strictly for employees only.

Mr. Otto clarified that the cars that will be going into the detail facility will be cars from the car lot at Otto Cadillac. The vehicles being detailed are vehicles that are in the process of being sold.

Chairman Dennis asked for further clarification on the transport of vehicles. He directed the question at Mr. Otto if the employees transporting will be parking at the new facility or at Otto Cadillac.

Mr. Otto stated there will be two-three designated drivers that will be transporting vehicles back and forth on an as need basis. Mr. Otto explained how the process will work in that there will be four-five cars being worked on inside of the facility at a time. When they are done the two-three employees will take the vehicles completed back to the main lot and bring other vehicles back to the facility.

Mr. Prentice addressed Chairman Dennis and his concern about multiple vehicles being housed at this location. He explains that they will be detailed and returned to the dealership in anticipation of sale on vehicles.

Chairman Dennis asked about location of drain area in building. Mr. Prentice verified that there is one and that there is one also being put in on the right side of the building. He also stated there is also a water/oil separator that is already being piped into the drain that is in the ground. That is being done by the landlord.

Commissioner Chudzinski asked if the DPW and Building Department have been notified about the size of the separators and lines.

Mr. Otto stated that they are going through all the proper channels for approval and that both departments will be notified.

Commissioner Hart asked if the building owner is present. The applicants state they are not. A representative from Ikon realty is present. Commissioner Hart followed up with the question as to if they are taking up the whole building or just a section. Mr. Prentice explained they will be taking the 6,000 square foot section of the building as marked on site map provided. Commissioner Hart asked what the other part of building will be used for. The real estate agent stated that the owners of the building are using it for office space for themselves.

Commissioner Hart stated the parking section needs to be filled out.

Chairman Dennis informed the applicants that for a site like this with multiple tenants that the parking sheet in application should be filled out with all tenants that are in there with all the parking requirements that they have.

Commissioner Hart asked about dumpster use. Mr. Otto states that they will use one of the dumpsters.

Commissioner Chudzinski asked if the dumpsters have been identified and where they are. Commissioner Hart shows pictures of two dumpsters which are occupying two parking spots.

Village Attorney Caponera asked Chairman Dennis if the dumpsters are supposed to be located as per the site plan.

Village Attorney Caponera stated that if they wish to move the dumpsters the site plan has to be amended.

Village Attorney Caponera asked the applicants if there is a possibility that there could be more than 25 vehicles being detailed.

Mr. Prentice stated that it would not be viable from a business perspective to have that many cars held up.

Village Attorney Caponera stated that parking is something for the applicants to look at increasing due to climate of business in the future.

Mr. Otto asked for confirmation that the proper thing to do is to have the brokerage put together a list for parking so the commission can have an accurate breakdown of parking per tenant.

The Commission requested the applicant come back in front of The Planning Commission with adjusted parking guidelines.

The Commission reviewed the regular meeting minutes from November 16, 2021. Commissioner Hart makes motion to approve the minutes, as amended. Commissioner Chudzinski seconded the motion.

VOTE: Unanimous to approve November 16, 2021, meeting minutes as amended.

The Commission reviewed the regular meeting minutes from November 9, 2021. Commissioner Hart makes motion to approve the minutes, as amended. Commissioner Chudzinski seconded the motion.

VOTE: Unanimous to approve November 9, 2021, meeting minutes as amended.

Commissioner Hart made a motion to adjourn meeting at 7:18 PM. Commissioner Chudzinski seconded the motion.

Respectfully Submitted,

Courtney Sim
Planning Coordinator