



Village of Colonie

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MINUTES TUESDAY, December 21, 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 Peter Chudzinski Kenny Hart Dan Judge Jim Splonskowski Mark Keegan
	Village Attorney:	Victor Caponera
	Village Engineer:	R.J. Laberge
	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.

The Commission reviewed the regular meeting minutes from December 7, 2021. Commissioner Martin made a motion to approve the minutes, as amended. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the December 7, 2021, meeting minutes as amended

14 Petra Lane
Otto Cadillac INC
Change of Occupancy – Parking submittal

Chris Otto owner of Otto Cadillac and Roger Prentice General Manager were present for meeting.

Chris Otto explained to the Planning Commission that the proposed operation is an off-site detailing operation for the Otto Cadillac dealership. It is specifically for the used car departments performing reconditioning and cosmetic work only. No engine work or any type of maintenance work will be done at this given location. It is anticipated that the number of cars that will be transported back and forth between the dealership and off-site location will be a half-dozen to a dozen cars during a standard workday.

Chris Otto informed the Planning Commission that the issues of the dumpster location from the previous meeting have been addressed and rectified to meet the site plan that is on file. Commissioner Hart confirmed that the dumpsters were in the appropriate spots.

Chris Otto broke down the parking issues that were identified at the previous meeting. The number of spots for this proposed tenant are limited to 12 spots based on parking for the entire building.

Chairman Dennis clarified that the applicant is looking to have 12 spots based on the application submitted. Chairman Dennis asked for a breakdown of how the spots will be used. Chris Otto explained that the 12 spots can be filled or not filled during the day or evening but no more than 12 spots would be utilized outside the building at one time.

Village Attorney Caponera stated that this breakdown indicates this property will not be used for storage of vehicles.

Commissioner Hart asked the applicant to clarify the difference between the parking identified as owner's garage and Otto Cadillac. Roger Prentice confirmed that they are two distinct occupants within the same building and there is no pass through between the two.

Commissioner Hart asked if the building owner is present. Roger Prentice stated that the broker is present, not the building owner. Commissioner Hart asked the broker

if the building owner had been notified of the scaffolding between the buildings. The Broker told Commissioner Hart that he will let EMCO know, and the materials will be removed.

Commissioner John Martin made motion to approve Otto Cadillac at 14 Petra Lane, Commissioner Peter Chudzinski seconded the motion.

VOTE: UNANIMOUS TO APPROVE

1671 Central Avenue No Show
Goldstein Buick
Site Plan Application – Charging Stations
20 Computer Drive West
NYSCOB
Site Plan Application

David Viddivo, Robert Olori, Stanley Hayes, Frank Gilbo were present to represent NYSCOB.

Robert Olori informed the Planning Commission that NYSCOB has purchased 20 Computer Drive West to relocate their headquarters offices. NYSCOB will be downsizing to come to this location. NYSCOB is proposing a 1100 sq ft addition to the back of building. With the proposed addition some of the paved area will be removed which will increase green space. Currently the site has 31 parking spaces and with the addition and striping for handicapped spaces the number of spaces will be reduced to 24. There are also plans to increase the landscaping to the 10 percent in the front of the property as required by the Village Code. A small dumpster was added towards the front of the property.

David Viddivo explained to the Commission the overall functionality of the building. NYSCOB headquarters represents 20,000 Law Enforcement Officers in the state of New York. Right now, the headquarters is in Albany and this building location that was chosen based on all of the amenities that the Town of Colonie and the Village of Colonie provide. This will be the day-to-day administrative headquarters. Fifteen full time employees will occupy the site with occasional satellite employees. On a very busy day 24 employees will be in the building.

Chairman Dennis asked the applicant how many visitors will be at this location. David Viddivo stated that minimal visitors would be in the building at any one time.

On a normal basis the visitors would include an attorney, an accountant, and some additional professionals.

Commissioner Chudzinski questioned the need for such a large conference room. David Viddivo stated there are five executive assemblies per year. Currently there are three in Syracuse and five in Saratoga. The assemblies will continue in Syracuse. The plan is to have two or three at this proposed location. The professionals will travel to Albany for two days. and stay at local hotels. The total amount of delegates is 60, including those who work in the building. Robert Olori added that the delegates will be shuttled from hotels so the parking will not be an issue.

Village Engineer Laberge stated he is unaware of any variances issued for the parking on this site. The proposed parking does not meet the Village Code parking requirements. Although this parcel is partially located in the Village and the Town, and it was agreed the approval authority would be with the Village.

Commissioner Hart asked if the dumpster stays out front if it is a Planning issue or variance issue. Village Attorney Caponera stated that it is a Planning Commission issue. The applicant stated they would consider removing the dumpster.

Commissioner Hart addressed if the dumpsters are removed how will the trash be disposed of. David Viddivo stated that in house cleaning service can remove the garbage.

Village Attorney Caponera stated the overall use of the building is not the issue rather it is a parking requirement issue that requires a variance. Village Attorney Caponera also explains to applicant that site statistics are needed to be shown on the site plan for The Zoning Board and Planning Commission.

Chairman Dennis informed the applicant that the Planning Commission has to deny project tonight. Village Engineer Laberge clarifies that it is being denied due to parking. A letter will be sent to applicant that this project needs to be presented to zoning.

Commissioner Martin made a motion to deny NYSCOBAs at 20 Computer Drive West for a parking variance review. Commissioner Hart seconded motion.

VOTE: UNANIMOUS TO DENY APPLICANT AT THIS TIME.

**16 Computer Drive West
Small Steps Speech Therapy, LLC**

Change of Occupancy

Commissioner Hart stated that the property is very well kept and he had no issues with the site plan as presented nor with the proposed applicant.

Commissioner Martin made a motion to approve Small Steps Speech Therapy, LLC at 16 Computer Drive West Suite 101. Commissioner Hart seconded motion.

VOTE: UNANIMOUS TO APPROVE.

The regularly scheduled meeting was closed at 7:15 PM at which time 7:20 PM the Planning Commission was called into Executive Session by Village Attorney Caponera to discuss the legal implications of the proposal for the Vly Road subdivision and the course of action options the Commission can pursue. The executive session was closed at 8:05 PM.

The regularly scheduled hearing was then reopened at 8:05 PM and a motion to close the meeting was made by Commissioner Martin and seconded by Commissioner Hart. The regularly scheduled meeting was closed at 8:10 PM

Respectfully Submitted,

Courtney Sim
Planning Coordinator