



Village of Colonie
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Minutes
Tuesday, August 1, 2023
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, August 1, 2023.

ROLL CALL:	Chairman:	Chris Dennis
	Commissioners:	John Martin Brittany Kendall Kenny Hart-absent Jim Splonskowski Brian Curran-absent Kerry Bytner
	Village Attorney:	Victor Caponera
	Village Engineer:	R.J. Laberge-absent
	Liaison:	Patty Schwarz Lockart

Commissioner Martin opened the meeting at 6:30 p.m., led the Pledge of Allegiance and requested that all electronic devices be turned off or muted. The Commission reviewed the regular meeting minutes from

July 18, 2023. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Splonskowski seconded the motion.

VOTE: unanimous to approve

**Change of Ownership
Olde Saratoga Coin and Jewelry, LLC
1593 Central Avenue**

Mr. Joseph Lawanda, manager Olde Saratoga Coin and Jewelry and Mr. Steve Cronin, agent for property owner appeared before the commission.

Mr. Lawanda stated the business was under new ownership. Mr. Ray Blesser had recently bought the business. There are no changes to the business operations.

Commissioner Martin made a motion to approve the Change of Ownership for Olde Saratoga Coin and Jewelry located at 1593 Central Avenue. Commissioner Splonskowski seconded the motion.

VOTE: unanimous to approve

**Change of Occupancy
Brownies Dispensary LLC
1593 Central Avenue**

Ms. Kelly Hilland, owner, and Mr. Michael Hilland, son of Ms. Hilland appeared before the Commission. Mr. Steve Cronin, the property owner's agent, also was present.

Hilland's stated they currently sell CBD products at Brownies. They have recently been approved by New York State Office of Cannabis Management to open an adult use retail dispensary.

Michael Hilland stated that the first step in the process was approval for a license and the second step was to approve the location. NYS Office of Cannabis has given approval for both currently. The state now requires Brownies to provide documentation of insurance coverage, banking and security measures. Commissioner Martin asked who will be providing the banking needs of the business. Sunmark Credit Union will provide pick-ups twice a day at the business, with the business having a reinforced safe room.

Hilland's stated that there will be reinforced walls, no products will be on display, products will be kept in the safe room, the two doors in the front and the one door in the rear will require a person be scanned to enter the business, cameras will be installed, and there will be security outside the building. In addition, the business must create training packets and train all employees. The business will have four employees at any time during business hours. Lawyers and accountants need to be hired for the business as required by NYS Office of Cannabis.

Chairman Dennis asked Village Attorney Caponera to explain if this was an accepted use for a business in the Village. Attorney Caponera stated that the Village has authorized sales but opted out of on-site consumption. Mr. Hilland stated that they would not allow on-site consumption in the business or the parking lot.

Chairman Dennis stated that he has no issues regarding the use. There are concerns regarding the amount of parking available at the site. There are concerns about the congestion on the side streets that could be generated with the dispensary opening.

Commissioner Kendall expressed concern for queuing in the store and outside given the limited number of customers permitted in the store at any one time. Commissioner Kendall requested that a process to control queuing also be presented as part of the proposal. The

Commission also requested the applicant provide a plan to control potential use outside the store but on the property and/or the surrounding neighborhood.

Mr. Cronin stated that the property owner understands the parking limitations and believes it is worth the risk to continue to have the business in the plaza. He also stated that parking is currently not an issue with the tenants in the plaza. Mr. Cronin stated that parking and traffic is self-regulating at this time.

Mr. Hilland stated that the other dispensaries in the area, Niskayuna, Troy and Albany, are similar in size to Brownies and located in similar type buildings. He also stated that the number of sales per day was a guess and some of the parking concerns could be addressed by pre-orders, which would be a quick pick-up.

The Commission noted that even quick pick up might incur a parking problem like what initially occurred with Fiden's.

The Commission requested that Hilland's find out about the flow of traffic, peak hours of operation and the volume of customers in the other local dispensaries. In addition, the Village Engineer will be requested to contact those jurisdictions to gather information on their approval process for those dispensaries within their bounds. Planning Coordinator Rueckert will contact the relevant planning boards regarding their concerns. The applicant will tentatively be scheduled for the August 15, 2023, Planning Commission meeting to discuss the information obtained.

Discussion:

Chairman Dennis shared that he and Building department head Mr. Steve Meserve met with a national chain regarding property on Nicholas Drive. There is interest in building a fast-food restaurant. This

property does not meet the buffer code requirements for what was being proposed given its proximity to a residential property.

Planning Coordinator Rueckert requested input from the Commission on an application for window tinting in home business. The Commission stated that it would have to review the code to see if it meets the requirements of the Village code.

Village resident Mr. Joe Colter spoke to the Commission regarding the property at 100 Broderick Street. Mr. Colter stated that the property is for sale, and it is listed as commercial when it is zoned conservation/residential. He stated that he and his neighbors would like to see the Village develop this property like Bauer Park. Attorney Caponera confirmed the property is zoned conservation residential and any other claim is incorrect.

Commissioner Martin made a motion to adjourn the meeting at 7:45 pm. Commissioner Splonskowski seconded the motion.

Vote: unanimous to approve

Respectfully Submitted,

Joan Rueckert - Planning Coordinator