



*Village of Colonie*  
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**EDWARD SIM**  
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**PATTY SCHWARZ LOCKART**  
TRUSTEE  
**JAMES M. RUBINO**  
TRUSTEE  
**ART WHITE**  
TRUSTEE  
**JAMIE BLOT**  
CLERK

**Minutes**  
**Tuesday, September 19, 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, September 19, 2023.

<b>ROLL CALL:</b>	Chairman:	Chris Dennis
	Commissioners:	John Martin Brittany Kendall Kenny Hart Jim Splonskowski Mark Stevens
	Village Attorney:	Victor Caponera
	Village Engineer:	R.J. Laberge
	Liaison:	Patty Schwarz Lockart-absent

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

meeting minutes from September 5, 2023. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

**VOTE:** unanimous to approve

### **Change of Occupancy**

**Albany Management Inc. for Rohan & Associates, PC  
18 Computer Drive West Suite 100**

RJ Laberge, Village Engineer recused himself as Village Engineer, representing the property owner before the Commission a request for approval Change of Occupant for 18 Computer Drive West. Rohan and Associates is a company that deals with real estate title services and estate planning. Mr. Laberge stated that Rohan & Associates is a current tenant moving to an expanded space in Suite 100.

Commissioner Martin made a motion to approve the Change of Occupancy for Rohan & Associates located at 18 Computer Drive West Suite 100. Motion was seconded by Commissioner Hart.

**VOTE:** unanimous to approve

### **Sketch Plan Review**

**Hospitality Syracuse, Inc.  
1537 & 1539 Central Avenue**

Mr. Tim Freitag from Bohler Engineering presented a site plan for a proposed fast-food restaurant at the intersection of Nicholas Drive and Central Avenue. The proposal is to remove the two buildings currently located at the site and build an approximately 2300 square foot, twenty-two seat quick serve restaurant with a drive-through. The site

would have twenty-three parking spots, new utilities, parking, curbing and increased landscaping. Access in would be modified to right turn in from Central and right turn out. They propose to maintain the current buffer at the back of the property.

RJ Laberge, Village Engineer stated that he had an informal discussion with Mr. Freitag regarding the proposed plan in advance of the presentation and had informed him that a 25-foot buffer is required for the residential area at the back of the property and any pre-existing non-conforming conditions are non-applicable for a new site plan. The plan as proposed will not fit the code requirements for the site.

Ms. Amy Santaniell, property owner at 3 Nicholas Drive spoke regarding her property located directly behind the proposed restaurant. Ms. Santaniell stated that she had not been informed of the proposal and would have appreciated meeting someone from Hospitality Syracuse, Inc. regarding the proposal. She stated that the Village is a great place to live.

Chairman Dennis noted that the site has two fronts and would require consideration when doing any further site planning. He also recommended that the right out be eliminated as it would be too close to the light on Central Avenue. The Commission also noted the site as proposed was deficient of green space.

Commissioner Martin stated the Commission will be unable to act on the request for Change of Occupant because they will need a number of variances to the site plan as proposed prior to proceeding before the Planning Commission.

**Site Plan Application**  
**Hoffman Development Corp.**  
**1755 & 1757 Central Avenue**

Mr. Frank Palumbo, C.T. Male Associates and Mr. Tom Hoffman, owner, appeared before the Commission.

Commissioner Stevens recused himself from the proceedings as he is a neighbor of the Hoffman property.

Mr. Palumbo presented a site plan that will add a drive by lane, automated tellers and remove and replace existing vacuums. There are no changes proposed to the existing facilities or utilities. Mr. Palumbo stated the applications are for two sites, but they are being presented as one.

The new vacuums will occupy the same amount of space, be quieter, shut off at 9 PM and not be turned back on until 7 AM.

1757 Central Avenue, the existing Hoffman's car wash sits on property where a zoning line amendment was approved for residential and commercial property. They obtained zoning approval for the commercial line to be slightly larger. Fencing and landscaping were added for the neighbors. It was requested that the berm be higher to minimize the disturbance to the neighbors.

A flagpole will be added for an American flag only and may be lighted.

There was discussion regarding the need for a formalized easement between the two properties allowing cross access between the Jiffy Lube property and the car wash. The easement is also necessary to ensure the landscaping is maintained on the Jiffy Lube property since the site is leased by Jiffy Lube. It was suggested that Hoffman's may want to consider merging the two properties and the parcel on Pine Ave. merged into the Jiffy Lube property.

The fencing as shown on the site plan needs to identify the height, color and what it will be made of.

The Commission requested a complete site plan that shows lighting, landscaping, site statistics, parking and grading.

Several residents from Pine Ave. spoke before the Commission.

Mr. Scott Dilcher and Ms. Lisa Dilcher, 16 Pine Ave., addressed the Commission regarding a letter sent to the Village requesting a tree be taken down on the Hoffman property and nothing has been done regarding the removal of the tree. The Dilcher's stated their concerns regarding the green space that should be behind the houses, and nothing has been done. Mr. Dilcher stated the space is just dirt. Mr. Dilcher stated that plans are submitted and approved, nothing changes or gets done, neighbors complain to the Village, but no action is taken.

Ms. JoAnne Stevens, 15 Pine Ave., stated that the signs at Jiffy Lube were approved and were never to be lit. They are lighted. She has written several letters to the Village regarding the lights being lit after 9 PM. There is a floodlight that is shining on several of the neighbors' houses and should be down lighting. Ms. JoAnne Stevens stated as far as she can see there is also signage on the back of the building that Hoffman's was never given approval for.

Ms. Sandr Delaney, 12 & 18 Pine Ave., is concerned about the lanes being put in and the fence line regarding the lanes. Ms. Delaney believes the current fence is on her property and is falling. Ms. Delaney is also concerned about a tree that is leaning towards houses and if it falls will hit 18 Pine Ave.

Mr. Edwin Englehardt, 17 Poplar, stated that once the foliage is gone on the berm that the noise and lights are terrible. He would like a solid fence on top of the berm.

Mr. Hoffman stated he will look at the timers for the lighting and sign concerns. Mr. Palumbo stated that the Hoffman's were instructed to stop cutting any trees when the neighbors' concerns arose.

**Discussion:**

Commissioner Hart provided pictures of two dead trees at Fat Boy Pizza. The Commission would like a letter sent to request they be replaced. Planning Coordinator will address the concern with the building department.

Commissioner Hart made a motion to adjourn the meeting at 8:17 pm. Commissioner Martin seconded the motion.

Vote: unanimous to approve

Respectfully Submitted,

Joan Rueckert - Planning Coordinator