

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

3 *****
4 PLATINUM AUTO SALES
5 2194 CENTRAL AVENUE
6 APPLICATION FOR WAIVER REQUEST
7 *****

8 THE STENOGRAPHIC MINUTES of the above entitled
9 matter by NANCY STRANG-VANDEBOGART, a Shorthand
10 Reporter, commencing on March 24, 2015 at 7:00 p.m.
11 at The Public Operations Center, 347 Old Niskayuna
12 Road, Latham, New York

13 BOARD MEMBERS:
14 PETER STUTO, CHAIRMAN
15 LOU MION
16 SUSAN MILSTEIN
17 TIMOTHY LANE
18 CRAIG SHAMLIAN
19 BRIAN AUSTIN

20 ALSO PRESENT:

21 Kathleen Marinelli, Esq, Counsel to the Planning Board

22 Joseph LaCivita, Director, Planning and Economic
23 Development

24 Michael Tengeler, Planning and Economic Development

25 Ted DeLucia, Vision Planning Consultants

Angela Jennings

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1 CHAIRMAN STUTO: Welcome to the Town of Colonie
2 Planning Board.

3 Joe, if you don't have any introductory
4 remarks, we'll go right to what's on the agenda.

5 MR. LACIVITA: We should go right to the agenda.
6 It's pretty full.

7 CHAIRMAN STUTO: It's pretty full, but some of them
8 shouldn't be too long and hopefully they'll go smoothly.

9 The first item on the agenda is Platinum Auto
10 Sales, 2194 Central Avenue. This is an application
11 for a waiver request. This is being presented by
12 our Planning Department.

13 MR. TENGELER: This is 2194 Central Avenue. This is
14 Platinum Auto Sales. They are a tenant that's been in
15 there for a couple of months now. They're coming here
16 tonight for a proposal. They're in here tonight for
17 parking lot expansion which happens to be in the
18 frontyard setback which necessitates them to come in for
19 a waiver. There are actually two waivers that kind of
20 lead into each other. There is a waiver within a
21 frontyard setback because the majority of the parking
22 lot is within the frontyard setback, and also the 10
23 feet that they are requesting to be off of Central
24 Avenue -- the code calls for pavement to be 15 feet.
25 So, they are looking for relief of five feet from that

1 standard.

2 Ted DeLucia is presenting on behalf of Bob
3 Savoca who is the owner of the property and the
4 proprietor of Platinum Auto Sales and he is here, as
5 well.

6 CHAIRMAN STUTO: We'll turn it over to the
7 applicant, if you could identify yourself please?

8 MR. DELUCIA: Thank you. I'm Ted DeLucia and I'm
9 representing the property owner and the tenant here.

10 The subject property is owned by Mr. Savoca for
11 20 years. The current tenant is Mr. Michael
12 Scalzetto, Platinum Auto Sales. This has only been
13 opened approximately two months. Currently the area
14 for display of the vehicles is really not visible by
15 the road. It's tucked in between the sales office
16 and the building next door and that's what I'm
17 trying to represent here (Indicating).

18 This is actually what we have for display right
19 now. This is the neighboring property which is also
20 owned by Mr. Savoca.

21 MS. JENNINGS: And me also.

22 MR. DELUCIA: You own this building?

23 MS. JENNINGS: I'm right here (Indicating). You
24 conveniently left my house out which is right -

25 CHAIRMAN STUTO: Ma'am, we'd love to hear from you

1 and we'll open this up to the public. Please sign in
2 over there (Indicating). If you can't, we'll give you
3 your chance to speak.

4 MR. DELUCIA: I'll just clarify that. This is 2194
5 Central and this is 2196 (Indicating). This is one
6 residential building on the corner. It's on the corner
7 of Erin Street and Central Avenue. This is facing west
8 (Indicating). That's the same building that we're
9 looking at there. As I said, it's facing west, so that
10 you can see the parking of the vehicles. This is the
11 corner of the office, if you will, for car sales. This
12 is facing east (Indicating). Again, this is the office
13 for the car sales. That's the projected area that we
14 want to improve.

15 As I said, we're proposing to increase the
16 parking area about 800 square feet towards Central
17 Avenue to allow for better visibility of sales
18 vehicles. In order to do so, we do need a waiver
19 because it's my understanding that the area that we
20 are proposing to increase is closer to the front
21 property line than the building which is placed on
22 the premises for auto sales.

23 In our opinion the proposal will not interfere
24 with any utilities that we are showing on the
25 survey. There is nothing there in the area or

1 safety issue. We are proposing no additional
2 signage and no additional lighting.

3 Currently, based on the couple months that they
4 have been open their sales have only been three cars
5 since that time which is typical. The typical
6 projection is about two cars per week. The price
7 range of vehicles that they offer are really very
8 insignificant. There are \$2,000.00 to usually
9 around \$6,000.00. We are looking to display
10 approximately eight to ten vehicles maximum. The
11 area which is minor would be enough to meet those
12 needs, however. We do exceed all the greenspace
13 requirements and we do also show and have agreed to
14 increase the low level landscaping along the front
15 of this area buffer and I believe that we are adding
16 some other trees. I have shown down here at 2069
17 Central and 1999 Central (Indicating) a very similar
18 situation where the vehicles are -- this would be
19 closer and these two examples are very much closer
20 to the road and the front property line than ours
21 is. Again, this is the survey which I'm sure that
22 you all have a copy of. It shows the existing
23 parking area which is not very large and we're
24 looking to add this pink shaded area just in front
25 of it with low landscaping in here and a couple of

1 trees. As I said, this is the auto sales office
2 area (Indicating) and it's a fairly easy accessible
3 site. You'll see on the survey that the greenspace
4 is about 49% and I'd be happy to answer any
5 questions that I can.

6 MR. TENGELER: Additionally, we have taken this
7 through the Town Departments for review from all our DPW
8 departments as well as a SEQRA review from our
9 Attorney's Office, which is all in your packets as well.

10 CHAIRMAN STUTO: Any comments or questions from the
11 Board?

12 MR. MION: Are you going to add that two foot
13 retaining wall, or is that already there?

14 MR. DELUCIA: It is already there.

15 MR. MION: And that's where you're going to put the
16 parking?

17 MR. DELUCIA: We are going to put the parking from
18 that landscaping timber toward Central Avenue up 20 feet
19 this way (Indicating) and approximately 40 across; 800
20 square feet.

21 MR. MION: So, is it going to be elevated then?

22 MR. DELUCIA: No, it's going to go down to the
23 original level of the existing parcel.

24 MR. MION: So, you're going to remove that.

25 MR. DELUCIA: Correct. That area is typically a

1 little bit higher. There is a berm there and it was
2 just done for landscaping purposes. So, obviously we'll
3 cut into that berm and we'll re-establish the retaining
4 wall which is about two feet and provide the low-level
5 landscaping.

6 MR. MION: What do you plan on putting up front?

7 MR. DELUCIA: For low level?

8 MR. MION: It's just going to be low-level shrubs?

9 MR. DELUCIA: Correct. That's at the advice of the
10 Planning Department. They provided what they would like
11 to see and we're agreeing to whatever they want.

12 MR. TENGELER: Since there is 10 feet, there is
13 enough room for them to put something low-level, but
14 something across there the whole way.

15 MR. MION: Thank you.

16 CHAIRMAN STUTO: Anyone from the public want to be
17 heard on this?

18 MS. JENNINGS: I have a concern.

19 MR. LACIVITA: Could you give us your name and
20 address for the record too, ma'am?

21 MS. JENNINGS: I'm at 8 Arrow Street and my house
22 is right here on the property line (Indicating).

23 CHAIRMAN STUTO: Can you show us on the large
24 picture?

25 MS. JENNINGS: This is me right here (Indicating).

1 I just had a concern -- you're not building anything on
2 the lot that's in front of my house or in front of my
3 living room window, right?

4 MR. LANE: Your name, ma'am?

5 MS. JENNINGS: I'm Angela Jennings;
6 J-E-N-N-I-N-G-S.

7 CHAIRMAN STUTO: Do you understand what he is
8 proposing?

9 MS. JENNINGS: I believe that it's to the front,
10 which I have no problem with. That's not my concern. I
11 was just wondering about the lot that is connected to my
12 lot via property line - that the cars weren't going to
13 be brought all the way back to my house -- to my
14 driveway, to my window.

15 MR. TENGELER: I believe that they are conserving
16 that greenspace which means that it has to remain green
17 and there can be no storage there or no building there
18 without any approvals or anything like that. Everything
19 is in the frontyard.

20 Ted, if you want to speak to that on your
21 client's behalf.

22 MS. JENNINGS: I was away, as you know. You put
23 the letter on my door and I came home and I didn't
24 understand it. That's why I came tonight because I put
25 \$40,000.00 in cash into my house in the last four years.

1 I really didn't want cars parked right in front of my
2 window.

3 MR. DELUCIA: No, we're just looking for display
4 here (Indicating).

5 MS. JENNINGS: That's fine. I just had a concern
6 with the lot directly there in the green. You're not
7 bringing cars into that -

8 MR. DELUCIA: We are not allowed to do that.

9 MS. JENNINGS: That's as residential as my house
10 is, right?

11 CHAIRMAN STUTO: That's their greenspace.

12 MR. TENGELER: It's a commercial lot, but it butts
13 up against your residential property. What they are
14 proposing - there is absolutely no storage over there.
15 There is nothing over there. It has to remain green as
16 per the site plan. There is no storage of vehicles over
17 there, as proposed or will be allowed.

18 MS. JENNINGS: The paper that I got, I didn't know
19 what it involved. I put a lot into my home.

20 MR. TENGELER: He's the proprietor of the business,
21 so he'll be your neighbor.

22 MS. JENNINGS: I just wanted to know what is going
23 on. I was not home.

24 CHAIRMAN STUTO: Thank you, ma'am.

25 Any other Board Members have any questions?

1 (There was no response.)

2 Are we ready for a vote?

3 MR. SHAMLIAN: I'll make a motion.

4 MR. AUSTIN: Second.

5 CHAIRMAN STUTO: Any discussion?

6 (There was no response.)

7 All those in favor say aye.

8 (Ayes were recited.)

9 All those opposed say nay.

10 (There were none opposed.)

11 The ayes have it.

12 Thank you.

13 MR. SIPPERLY: Thank you.

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15 (Whereas the above referenced proceeding was
16 concluded at 7:10 p.m.)

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CERTIFICATION

I, NANCY STRANG-VANDEBOGART, Shorthand
Reporter and Notary Public in and for the State of
New York, hereby CERTIFY that the record taken by me
at the time and place noted in the heading hereof is
a true and accurate transcript of same, to the best
of my ability and belief.

NANCY STRANG-VANDEBOGART

Dated April 20, 2015

