

1 PLANNING BOARD COUNTY OF ALBANY
2 TOWN OF COLONIE

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5 MACH'S TREASURES ANTIQUES & COLLECTIBLES
6 1274 CENTRAL AVENUE
7 CONVERSION OF RESIDENTIAL DWELLING INTO A
8 COMMERCIAL BUSINESS
9 *****

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8 THE TAPED AND TRANSCRIBED MINUTES of the above
9 entitled proceeding BY NANCY STRANG-VANDEBOGART
10 commencing on April 6, 2010 at 9:22 p.m. at the
11 Public Operations Center 347 Old Niskayuna Road,
12 Latham, New York 12110

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BOARD MEMBERS:

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CHARLES J. O'ROURKE, CHAIRMAN

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THOMAS NARDACCI

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MICHAEL SULLIVAN

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TIMOTHY LANE

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ELENA VAIDA

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PETER GANNON

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PAUL ROSANO

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PETER STUTO, Jr. Esq., Attorney for the Planning
Board

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Also present:

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Joe LaCivita, Director, Planning and Economic
Development

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Nancy Mach

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Edward Mach

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1 CHAIRMAN O'ROURKE: Next on our agenda is
2 Mach's Treasures, Antiques, and Collectibles,
3 1274 Central Avenue; conversion of a
4 residential dwelling into a commercial
5 business.

6 They are looking for waivers for parking
7 in the front yard and to allow a ten-foot side
8 yard setback. They're looking for review and
9 action on the waivers for those.

10 Joe, do you have anything else?

11 MR. LACIVITA: That's pretty much it,
12 C.J. It's an administrative action handled by
13 the Planning Department for review of the
14 project. We're specifically asking the
15 Planning Board to review the waiver
16 requirements and take action on the waivers
17 before them.

18 One is to allow parking in the front
19 yard, which is actually off the design
20 standards. It's necessary to grant the waiver,
21 in our opinion, based on reasonable
22 development of the site. Again, it provides
23 that community feel, based on the Land Use
24 Law.

25 The other waiver is a subset of that

1 which is the side yard setback. You have the
2 waiver requirements and the findings before
3 you. So, if you have any questions, you can
4 ask them.

5 CHAIRMAN O'ROURKE: These are the same
6 waivers that we gave to the gentleman with the
7 hair salon right next door.

8 MR. LACIVITA: Correct. With the
9 conversion of this building in the
10 Central Avenue corridor, these waivers do make
11 sense.

12 CHAIRMAN O'ROURKE: Very good.

13 For the applicant - yes, ma'am.

14 MS. MACH: Thank you. My name is Nancy
15 Mach and I think this one will be a lot
16 easier.

17 CHAIRMAN O'ROURKE: Thank you for coming
18 in, and yes, I think that you're right.

19 MS. MACH: I am requesting two waivers. I
20 guess this is really just a hardship.

21 I think that I have addressed all of the
22 concerns on the site plan and have cleared
23 this will all of the departments.

24 CHAIRMAN O'ROURKE: Tom?

25 MR. NARDACCI: I don't have any

1 questions, thank you.

2 CHAIRMAN O'ROURKE: Paul?

3 MR. ROSANO: I don't have anything.

4 CHAIRMAN O'ROURKE: Elena?

5 MS. VAIDA: No. I reviewed everything and
6 everything looked in order and I wish you a
7 lot of luck.

8 CHAIRMAN O'ROURKE: Tim?

9 MR. LANE: I have just one. Is there any
10 particular reason why the parking is going to
11 be on the north side rather than the south
12 side?

13 MR. MACH: Just the way that they drive
14 in - it's just easier to park on the right
15 side than it is on the left side. The access
16 cut by DOT comes in and goes to the right. If
17 you had it come in and go to the left, there
18 is not much room on the left side versus the
19 right side. You know what I'm saying - where
20 the cut out is?

21 MR. LANE: Without actually seeing it,
22 I'm having a hard time picturing it in my
23 mind. I have seen it by way of Google, but
24 it's still hard to get a good perspective on
25 it.

1 MR. MACH: When you're pulling in,
2 especially west to east, you're pulling in and
3 it's a swing and park.

4 MR. LANE: I was just wondering; thanks.

5 MS. MACH: When I open, I hope you'll
6 come and check it out.

7 CHAIRMAN O'ROURKE: Mike?

8 MR. SULLIVAN: I have no questions.

9 CHAIRMAN O'ROURKE: Peter?

10 MR. GANNON: I went by today and it looks
11 good. Good luck.

12 MS. MACH: Thank you.

13 CHAIRMAN O'ROURKE: I also have nothing.
14 Good luck to you.

15 Do I have a motion for the waivers?

16 MR. STUTO: Everybody has the written
17 findings with respect to the waivers in front
18 of them and I'm sure that everyone has
19 reviewed them. If you're going to vote on the
20 waivers, I would suggest that you vote on the
21 written findings that are in front of you so
22 that we can adopt those for the record. If you
23 want a few moments to review those, that's
24 fine.

25 MR. NARDACCI: C.J., I'll make a motion

1 to adopt the written findings.

2 MR. GANNON: Second it.

3 CHAIRMAN O'ROURKE: All those in favor?

4 ***(Ayes were recited.)***

5 CHAIRMAN O'ROURKE: All opposed?

6 ***(There were none opposed.)***

7 CHAIRMAN O'ROURKE: Okay, the written
8 findings are adopted.

9 MR. LACIVITA: Are you signing that?

10 CHAIRMAN O'ROURKE: I am.

11 Do I now have a motion on the appropriate
12 waivers?

13 MR. ROSANO: I'll make that motion.

14 CHAIRMAN O'ROURKE: Second?

15 MR. SULLIVAN: I'll second it.

16 CHAIRMAN O'ROURKE: All those in favor?

17 ***(Ayes were recited.)***

18 CHAIRMAN O'ROURKE: Opposed?

19 ***(There were none opposed.)***

20 CHAIRMAN O'ROURKE: Good luck.

21

22 ***(Whereas the proceeding concerning the above***

23 ***entitled matter was adjourned at***

24 ***9:27 p.m.)***

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