



**Village of Colonie
PLANNING COMMISSION**
Albany County
New York

Christopher K. Dennis, Chair

Village Hall
2 Thunder Road
Colonie, NY 12205
(518) 869-7562
Fax (518) 464-0389
Email:

joanr@colonievillage.org
planning@colonievillage.org

**Public Hearing Tuesday February 6, 2024
Home Auto Window Tinting Business
59 Broderick Street**

Chairman Dennis opened the Public Hearing at 6:31 PM and stated that the Planning Commission members had received and reviewed the Zoning Board of Appeals minutes from November 1, 2023, the Decision of the Zoning Board of Appeals in the matter of area variance for 59 Brodrick Street dated December 6, 2023, correspondence received from Mr. & Mrs. Green addressed to the Zoning Board of Appeals dated November 1, 2023, correspondence addressed to the Planning Commission dated December 18, 2023, the signed petition circulated to neighbors by Mr. & Mrs. Green and the Building Code A – P stipulations for a home occupancy business application.

Chairman Dennis read the Conditional Approval that was approved by the Zoning Board. He also stated there are two new members on the Planning Commission since the original application, there is a member from the Commission absent and the Village Council was unable to attend the meeting. Chairman Dennis stated that the Planning Commission has thirty days to render a decision.

Mr. & Mrs. Nahlupin appeared before the Commission and the public to describe the business and how it will operate. Mr. Nahlupin spoke about

the process, the number of cars he would be able to do in a week and how he obtains his customers. Mr. Nahlupin stated that he also has a retail business where ninety percent of the business is done.

The floor was then open for public comment.

Four emails were received by the Planning Commission Coordinator prior to the meeting from individuals that were not able to be present at the meeting. All emails received were in support of the Home Auto Window Tinting Business.

The following individuals spoke:

Carol Trifiiletti – 17 Forest Drive

Ms. Trifiiletti asked for clarification regarding the code and a home occupancy business. She asked if signs are allowed for a home business.

Cheryl – 12 Vics Court

Cheryl stated she had been a resident of Vics Court for twenty-seven years and then read a letter that did not support the Home Auto Window Tinting business.

Jeff Green – 3 Vics Court

Mr. Green reviewed his letter to the Commission and the Zoning Board with his reasons requesting that the business not be approved. Mr. Green stated that if the business is approved the character of the neighborhood will change, there will be increased traffic, noise pollution will increase, there will be environmental concerns, property values will be impacted, safety hazards will increase and a potential increase in crime.

Mr. Green provided a copy of the petition he had circulated and the outline of his comments.

Alicia Purdy – 173 N. Main Street

Ms. Purdy stated that she was personal friends with the Nahlupins. She stated that she was in support of the Home Auto Window Tinting business.

Steve Meservey – Code Enforcement Village of Colonie

Mr. Meservey stated the history of his department's involvement with 59 Broderick Street. He stated that once the Nahlupin's were made aware of issues with the business they stopped conducting business. Mr.

Meservey stated that the Planning Commission can put stipulations in place regarding the business and the Nahlupin's will have to conform to them before they receive a certificate of occupancy.

Janice Portinova – 12 Mayhall Street

Ms. Portinova asked about parking for the business and stated that she is not in support of the Home Auto Window Tinting business.

116 Rapple Drive –

An individual stated that they felt this is a commercial business and should not be allowed to operate a Home Auto Window Tinting business.

Bill Colter – 21 Stella Terrace

Mr. Colter stated he is not in support of the Home Auto Window Tinting business.

Michael Lavery – 21 Vics Court

Mr. Lavery stated that he supports the Home Auto Window Tinting business.

Esther Cioffi – 16 Mayhall Street

Ms. Cioffi supports the Home Auto Window Tinting business.

Ann Snyder – 60 Broderick Street

Ms. Snyder supports the Home Auto Window Tinting business.

Darcy Conners – 19 Stella Terrace

Ms. Conners does not support the Home Auto Window Tinting business.

Linda Murphy -

Ms. Murphy has read the paperwork that the Green's submitted.

Ms. Murphy does not support the Home Auto Window Tinting business.

Nancy Fink –

Ms. Fink stated she grew up in the Village of Colonie and that her husband grew up on Rapple Drive. Ms. Fink stated that she is in support of the Home Auto Window Tinting business.

Anna Nahlupin – 59 Broderick Street

Ms. Nahlupin stated that a personal problem between neighbors has become everyone's problem.

Anita Green – 3 Vics Court

Ms. Green spoke of the history of the Home Auto Window Tinting business. Ms. Green is not in support of the Home Auto Window business.

Jen Humphrey – 31 Vics Court

Requested that the application be denied. Ms. Humphrey does not support the Home Auto Window Tinting business.

Kim Brizzell-

Ms. Brizzell is a home teacher for one of the Nahlupin's children. Ms. Brizzell has never had any issue with traffic congestion.

Gerry Furnari – 30 Broderick Street

Mr. Furnari owns his own business and feels that this application is for a commercial business and does not belong in a neighborhood.

Jessica Wright – 21 Vics Court

Ms. Wright supports the Home Auto Window Tinting business.

Dave Comski – 12 Vics Court

Mr. Comski doesn't want to see increased traffic and believes this is a commercial business in a residential area. He does not support the Home Auto Window Tinting business.

Dave – 66 Broderick Street

Dave stated that he supports the Home Auto Window Tinting business.

Homer Purdy – 173 N. Main Street

Mr. Purdy spoke in support of the Home Auto Window Tinting business. He stated that the Commission needs to look at only the facts as they are presented for the Home Auto Window Tinting business. Mr. Purdy also submitted a letter in support of the business.

The Public Meeting for the Home Auto Window Tinting business was closed at 8:00 PM.