



**Village of Colonie
PLANNING COMMISSION
ALBANY COUNTY
NEW YORK**

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**MINUTES
TUESDAY, DECEMBER 4, 2018
6:30 P.M.**

The regularly scheduled meeting of the Village of Colonie Planning Commission was held on Tuesday, December 4, 2018

ROLL CALL: Chairman Chris Dennis

Commissioners: John Martin
 Ann Krause (Absent)
 Mike Tommaney
 Peter Chudzinski (Absent)
 Kenny Hart
 Dan Judge

Village Attorney: Victor Caponera

Village Engineer: R.J. Laberge

Code Enforcement: Mike Cerone

Chairman Dennis opened the meeting at 6:30. Commissioner Hart led the Pledge of Allegiance and asked that all phones and pagers be silenced. The Commission reviewed the minutes from November 20, 2018. Commissioner Tommaney made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the minutes from the November 20, 2018 regular meeting minutes as amended.

APPLICANT:

**29 VLY ROAD
ROSETTI PROPERTIES
(SKETCH PLAN REVIEW)**

Mr. Nick Costa from Advanced Engineering was present before the Commission to present a sketch plan review for a proposed subdivision at 29 Vly Road. Mr. Costa stated that the existing parcel is owned by Life Church and the parcel is a long rectangular piece at 13.7 acres. Mr. Costa stated that the proposed plan is to subdivide the land into 27 lots and create 22 lots for single family homes and 5 lots for duplexes. Mr. Costa described how the new subdivision would extend Hillside Avenue, create a new road and connect to Chris Place. The parcel borders the elementary school and the Life Church on Vly Road. Mr. Costa explained that the proposed lots are in compliance with current Village Zoning code standards for both single and two family lots. In addition, the

surrounding neighborhood is comprised of both single family homes and duplexes. In regards to the topography, there are some knobs that will need to be regraded. There currently exists some easements associated with the existing storm sewer. Mr. Costa stated that the project would invest in utilities and extend the sanitary sewer and water line to the new lots. Once the project is constructed and accepted by the Village, the road, water lines, sanitary sewer and right of way would be turned over to the Village of Colonie.

Commissioner Martin asked if the proposed street at the school property line will be tied into the roadway on the school property. Mr. Costa stated no, the street would be a dead end, as the adjacent property is the elementary school. Commissioner Martin asked how snow plows would maneuver the area in the winter time. Mr. Costa explained that the plows would need to back up. Commissioner Martin asked if the last two houses on that street could be used to create a cul-de-sac but Mr. Costa stated it would be better to create a T turnaround and the snow could be piled at the end of the street. Engineer Laberge stated that that is an issue that will need to be resolved and the Department of Public Works will also have comment on that.

Chairman Dennis asked about the duplexes. Mr. Costa stated that there are several duplexes in on Hillside Ave so the new development would just extend the duplexes and flow with the street configuration. Commissioner Martin asked where this area is located. Mr. Costa stated that it is right behind the church and that there is a daycare center located across Vly Road. Commissioner Martin asked if the church will be included with the subdivision. Mr. Costa stated that the church will have 4 acres and form a separate parcel from the rest of the subdivision. Chairman Dennis asked about the width of the new street compared to the existing streets. Engineer Laberge stated that the newer section of Hillside would be a few feet wider than the older narrow sections which are under 24 feet.

Chairman Dennis stated that this sketch plan is conceptual only and that the applicant is looking for comments going forward. Engineer Laberge stated that there are several steps that need to be taken on the project: subdivision site plans, site plan for the church parcel, and special permits for each of the duplexes which requires site plans as well. Engineer Laberge added that the process would be similar to the process for the project at 124 Lincoln Ave. Commissioner Martin asked if park lands will need to be considered as well. Engineer Laberge stated that he would have to look into the details and get back to the Commission. Engineer Laberge suggested if it was possible for the subdivision and special permits public hearings run concurrently pending Attorney Caponera review

Commissioner Hart asked what the current use of the land behind the church is. Mr. Costa stated that it is wooded area right now. Engineer Laberge stated that the Village of Colonie highway right of way is 60 feet however it can be reduced to 50 feet with the Department of Public Works approval. Engineer Laberge stated that the site will need to comply with MS4 and stormwater management and reminded the applicant that the Village does not have water treatment plants. Commissioner Judge asked if the electric utilities will be behind the proposed houses or in front. Mr. Costa stated that the electric will most likely be underground in front of the houses.

Mr. Costa pointed out a paper street on the site plan for the Commission and stated that the new subdivision will not connect to the paper street in effort to keep cut through traffic down. Attorney

Caponera asked what kind of trees are on the site. Mr. Costa stated that there is a mix of trees and that if the Commission determines a minimum size tree to be saved that will be considered.

APPLICANT:

**1526 CENTRAL AVE
CITY MEAT MARKET
(SITE PLAN AMENDMENT/TENANT CHANGE)**

Mr. Keith Cramer, engineer and Mr. Zaigham Bokhari, owner of 1526 Central came before the Commission to present an updated site plan for the proposed meat market at 1526 Central Ave. Engineer Laberge stated that he met with Mr. Cramer after the last meeting and the revised site plan addresses all the Commission's comments. Engineer Laberge stated that a small enclosure for trash has been added by the retaining wall. The applicant has not added any additional paving so there is no longer a buffer issue. Engineer Laberge stated that the applicant proposed to add some landscaping and eliminate the fence. The applicant will plant a tree in the front of the building. Engineer Laberge added that the applicant will have to verify the location before planting.

Mr. Cramer stated that the monument sign has been taken down and the applicant would like to plant the tree where the sign was. Engineer Laberge stated that there is no change to the parking or to the building and the applicant has satisfied all comments by the Commission. Commissioner Martin noted that the applicant site plan suggests planting a flowering tree, and suggested the tree be a non-evasive, native tree; with Commissioner Martin forwarding suggestions to Chairman Dennis and Engineer Laberge. Commissioner Martin asked if the landscaping work will be done now or in the spring. Mr. Bokhari stated that the work will be done in the spring. Engineer Laberge stated that an escrow can be set up with the Village for the amount the work will cost and at the end of the project the money will be returned upon completion of work. Chairman Dennis added that the cost can be set by Engineer Laberge and the Village building department. Commissioner Martin asked if the Commission should specify the tree should have a caliber of at least 2 inches. Chairman Dennis agreed that the Commission should specify the tree should have at least a 2 – 2 ½ inches caliber.

Commissioner Judge asked if the façade of the building is changing. Mr. Bokhari stated no. Commissioner Hart asked if the color of the building is changing. Mr. Bokhari stated no. Commissioner Hart asked that the only exterior change being made to the building is the garage doors and cooler. Mr. Bokhari stated that is correct. Chairman Dennis stated that there is a proposed chain link fence with slats so the trash cans will not be visible from the street. Mr. Bokhari added that the trash cans are about 5 feet below road level. Commissioner Hart asked if any live animals will be butchered on site. Mr. Bokhari stated no there will not be any live animals.

Commissioner Martin made a motion to approve the site plan amendments and change of tenant for City Meat Market at 1526 Central Ave. Commissioner Tommaney seconded the motion.

VOTE: Unanimous to approve the application as presented.

APPLICANT:**38 WOLF ROAD
HOBBY LOBBY
(CHANGE OF OCCUPANCY)**

Ms. Becky Shingler, construction manager of the Northeast region for Hobby Lobby, came before the Commission to seek a change of occupancy at 38 Wolf Rd. Ms. Shingler stated that the proposed tenant is looking to go into the old Toys R Us/Babies R Us location. Ms. Shingler stated that there are no proposed changes to the site and Hobby Lobby would just be seal coating and restriping the parking lot. Hobby Lobby proposed to clean up the landscaping as well. Commissioner Martin asked if Hobby Lobby plans to change any of the landscaping. Ms. Shingler stated no, they will simply be cleaning up the property.

Engineer Laberge showed the applicant and the Commission the submitted site plan with some proposed modifications. Chairman Dennis stated that the Village for some time had a “wish list” for a roadway for direct access to Sand Creek from Wolf Road. Engineer Laberge stated that New York State Department of Transportation (NYS DOT) has a plan to create this bypass road. Therefore, it would be desirable to create an access road on the proposed site plan so the property owner does not have to come back in front of the Commission to modify the site plan. Engineer Laberge stated that since the last tenant approved site plan, due to changes to the Village Code this site now has an excess of 50 parking spaces. Engineer Laberge stated that he did not know how much parking is needed for this applicant. Ms. Shingler stated that at the holiday time of year the parking lot would be full.

Commissioner Martin asked if there will be any changes to the exterior and entrance to the building. Ms. Shingler stated that the entrance will be left as is. Commissioner Martin asked if Hobby Lobby is opening another store or relocating from Latham. Ms. Shingler stated that this will be a brand new store. Commissioner Martin asked if the proposed store will be the same size as the one in Latham. Ms. Shingler stated no, the proposed store is about 10,000 square feet smaller. Attorney Caponera asked what Hobby Lobby sells. Ms. Shingler stated that it is mostly home accents, art supplies and decorations. Ms. Shingler stated that there are about 870 stores in the nation with several more to be added.

Commissioner Judge asked how many employees will there be. Ms. Shingler stated that there will be about 20-30 employees per shift at peak hours. The stores typically start with about 80 employees and it dwindles down to about 30. Commissioner Hart asked if the store is closed on Sunday. Ms. Shingler stated yes, all Hobby Lobby stores are closed on Sunday and holidays. Engineer Laberge asked about the number of employees per shift. Ms. Shingler stated there are about 15 employees per shift plus management, the number of management depends on volume and necessity.

Commissioner Hart asked if Hobby Lobby is proposing to buy the building. Ms. Shingler stated that Hobby Lobby will be leasing the building and will be taking over the existing land lease. Engineer Laberge stated that the proposed changes on the site will have to be approved by the landlord. Ms. Shingler stated that there are some dollars provided to cover proposed changes included in the lease agreement but stated that she can have the landlord submit something in writing agreeing to the changes. Chairman Dennis asked if there will be any outside storage. Ms.

Shingler stated that there will be no outdoor storage or displays. Ms. Shingler added that the only thing Hobby Lobby stores is fake Christmas trees but there will be no trucks stored on site.

Commissioner Judge asked where the dumpsters will be located. Ms. Shingler stated that there are no dumpsters, only the compactor. The cardboard boxes are baled and are left inside for pick up. Chairman Dennis asked Engineer Laberge to reiterate what changes are being made to the site plan. Engineer Laberge stated that the rear future access, landscaping conversion, and potential DOT changes to curb cuts will have to be agreed upon by the landlord. Engineer Laberge stated that he will contact NYS DOT for confirmation regarding the rear access road and access onto Wolf Road. Engineer Laberge gave Ms. Shingler a marked up site plan with proposed modifications to take back to Hobby Lobby corporate. He suggested that once the site plan is modified to submit it to him for review. Once the site plan is reviewed by the Village Engineer the application can go back in front of the Commission. Chairman Dennis suggested some vegetation be submitted to soften the exterior of the building. Attorney Caponera stated that once the proposed site plan changes are submitted, attach a letter from the land owner agreeing to the changes. Ms. Shingler agreed.

Commissioner Hart made a motion to adjourn the meeting. Commissioner Tommaney seconded the motion.

VOTE: Unanimous to adjourn the meeting at 7:35 p.m.

Respectfully Submitted,

Alexandra M. Hart
Planning Coordinator
Village of Colonie