



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

VILLAGE HALL
2 THUNDER ROAD
COLONIE, NY 12205
(518) 869-7562
FAX (518) 464-0389
email:
ahart@colonievillage.org

**MINUTES
TUESDAY, AUGUST 6, 2019
6:30 P.M.**

The regularly scheduled meeting of the Village of Colonie Planning Commission was held on Tuesday, August 6, 2019.

ROLL CALL: Chairman Chris Dennis

Commissioners: John Martin
 Ann Krause
 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 p.m. Commissioner Hart led the Pledge of Allegiance and asked that all electronic devices be silenced. The Commission reviewed the minutes from July 16, 2019. Commissioner Martin made a motion to approve the meeting minutes as amended. Commissioner Hart seconded the motion.

APPLICANT:

**1500 CENTRAL AVE
JPL SECURITY TRAINING
(CHANGE OF OCCUPANCY)**

Mr. John LaForgia, owner of JPL Security Training came before the Commission to seek approval for a change of occupancy. Mr. LaForgia stated that he is former law enforcement agent who would like to open his own security training center at 1500 Central Ave. Mr. LaForgia stated that he will be the owner and director as well as the instructor of the center. Chairman Dennis asked if the entrance to this tenant space is in the rear. Mr. LaForgia stated yes it is underneath and he will be the second suite in from the entrance. Mr. LaForgia submitted pictures of the space with the application. Commissioner Martin asked about the licensing. Mr. LaForgia stated he needed an approved office space before a licensing could be granted by the proper authorities, hence, the application for occupancy.

Commissioner Hart asked if the property owner was present at the meeting. Mr. LaForgia stated no.

Commissioner Judge asked if there will be any weapons training at the center. Mr. LaForgia stated no there will be no weapons training of any kind which includes Tasers and pepper spray; this will be a classroom setting only. Commissioner Martin asked what the class size will be. Mr. LaForgia stated that he hopes that there will be about 5 students per class, but that will depend on the type of contracts he will get; right now he estimates about 2 people per class. The maximum amount of students at a time is 5.

Commissioner Martin made a motion to approve JPL Security Training at 1500 Central Ave Ste. 108 for a change of occupancy. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the application as presented.

APPLICANT:

**20 WOLF ROAD
SPIRIT HALLOWEEN
(CHANGE OF OCCUPANCY)**

Ms. Lisa Lyons, a representative from Spirit Halloween came before the Commission to seek approval for a change of occupancy at 20 Wolf Road. Ms. Lyons stated that there are no proposed changes from years prior at this site. Ms. Lyons stated that Spirit Halloween will occupy this site from date of approval thru November 2, 2019. Commissioner Martin asked if they will be occupying the same square feet of space as last year. Ms. Lyons stated yes, everything is the same except for a few changes in floor displays. Commissioner Hart asked if the property owner was present. Ms. Lyons stated no.

Commissioner Martin made a motion to approve Spirit Halloween at 20 Wolf Road for a change of occupancy. Commissioner Judge seconded the motion.

VOTE: Unanimous to approve the application as presented.

APPLICANT:

**14 JUPITER LANE
NATIONAL CARWASH SOLUTIONS
(CHANGE OF OCCUPANCY)**

Mr. Elliot Feinman, property owner came before the Commission to seek approval for a change of occupancy at 14 Jupiter Lane. Mr. Feinman stated that he miscalculated the parking requirement that was originally submitted and provided a corrected copy to the Commission. Mr. Feinman stated that this tenant is a carwash product and equipment supplier. Commissioner Martin asked if this is a retail company. Mr. Feinman stated that there will be no retail sales, this company stocks and repairs equipment at the customer's site. Commissioner Hart asked if the tenant is present. Mr. Feinman stated no. Commissioner Martin asked if there would be any outside storage. Mr. Feinman stated no.

Mr. Feinman stated that there will be 3 employees and the hours of operation are Monday thru Friday 7 a.m. to 5 p.m. Commissioner Hart asked if this is the old California Closets site. Mr. Feinman stated yes.

Commissioner Martin made a motion to approve National Carwash Solutions at 14 Jupiter Lane for a change of occupancy. Commissioner Hart seconded the motion.

VOTE: Unanimous decision to approve the application as presented.

APPLICANT:

**16 WALKER WAY #1
THE AMERICAN RED CROSS
(CHANGE OF OCCUPANCY)**

Mr. Joe Clark, property owner, Jacquelyn Tullio and Richard Sleasman of the American Red Cross were present before the Commission to seek a change of occupancy at 16 Walker Way.

Mr. Tullio stated that the hours of this location will vary due to the need and demand of blood drives, however days of operation will mostly be Monday thru Friday. There will be 4 people on staff regularly Monday thru Friday. Ms. Tullio stated that this is a mobile operations facility and staff will be deployed for blood drives only within the Albany District. Commissioner Martin asked if there will be any blood stored on site. Ms. Tullio stated no, all blood is shipped directly to Rochester.

Ms. Tullio stated that when services need to mobilize, upwards to 50 staff members will come in and then swap their vehicles for the American Red Cross vans. Ms. Tullio stated that several staff members will car pool, however they need at least 50 parking spaces for the staff and company vehicles. Commissioner Martin stated that the application states that they will need 62 parking spaces total between staff and company vehicles. Ms. Tullio confirmed that would be the total maximum spaces needed. Commissioner Martin asked how many spaces are needed at non-peak hours. Ms. Tullio stated that the bus takes up at least 4 to 6 parking spaces and the vans also take up additional spaces. Commissioner Hart indicated on the provided site plan that there are double parking spaces and asked if this application is requesting to amend the parking. Mr. Clark stated yes. Chairman Dennis stated that a site plan application is required for this site in addition to a change of occupancy. Mr. Clark stated that the site is still well within the greenspace compliance with 4300 square feet.

Commissioner Hart stated that he has no issue with the tenant but he does have an issue with the proposed site plan. Chairman Dennis stated that he would like to see the stacked parking spaces dedicated. Ms. Tullio stated that for the stacked parking, the vehicles are not always in use and staff members must come in and retrieve the keys from her office. Commissioner Hart asked how long the lease at this location will be. Mr. Clark stated it will be a 5 year lease with a renewal option. Attorney Caponera asked where this operation is currently. Mr. Sleasman stated they are currently in Westgate Plaza in Albany.

Chairman Dennis stated that the site statistics need to be updated on the site plan. Chairman Dennis asked if there are any vacant tenant spaces in the building. Mr. Clark stated that there are 3

vacancies on the north side of the building. Commissioner Hart asked when the lease starts for this tenant. Mr. Clark stated December. Chairman Dennis stated that the Commission needs to see the site plan updated to reflect the stacked parking, dedicated tenant parking spaces and updated site statistics. Chairman Dennis made it clear that the Commission would like to see stacked parking for this tenant only.

Attorney Caponera asked if this American Red Cross vehicles is similar to the one located on Everette Road. Ms. Tullio stated yes, however the bus at that location is larger than what will be used on this proposed site. Engineer Laberge stated that the stacked parking will have to be deeper to accommodate the vehicles to be stored on site. The Commission requested in addition to the updated site plan and parking dedication that the applicant also submit dimensions of the vehicles to be held on site.

The applicant will return with updates materials in the future.

APPLICANT:

**18 WALKER WAY #3
ZEROREZ
(CHANGE OF OCCUPANCY)**

Mr. Joe Clark, property owner and Mr. Anthony Jackson, franchise owner of Zerorez came before the Commission to seek approval for a change of occupancy at 18 Walker Way #3. Mr. Jacksons stated that Zerorez is a national business and this location would be a franchise. Zerorez is a carpet and floor cleaning service. Mr. Jackson stated that in the beginning he will be the only employee and he would have one truck. He hopes to add more in the future. Attorney Caponera asked if this site will require stacked parking for the van. Mr. Jackson stated no.

Chairman Dennis asked what tenant Zerorez is replacing. Mr. Clark stated that this is the former location of SOS Auto. Commissioner Martin noted that the metabolic gym occupant is also at this address. Mr. Clark confirmed that. Commissioner Martin stated that the hours on the tenant parking requirement states that the gym is only open 5pm to 9 pm. Mr. Clark stated that that is a typo, the gym open at 5 am until about 8am then closes down before classes resume at 5pm to 9 pm. Chairman Dennis stated that the application for Zerorez shows 4 employees and 4 parking spaces. Mr. Jackson stated that is for the future, but right now there is only one employee and one vehicle. Commissioner Hart asked where the vehicle will be stored. Mr. Clark stated that the vehicle will be parking inside the warehouse.

Commissioner Hart asked if there is a drain in the warehouse and where will the excess cleaning fluid be dumped? Mr. Jackson stated that this company does not use chemicals and is safe to dump down the drain, however there will be a waste trap/separator installed prior to the fluid being dumped down the sanitary sewer. Engineer Laberge stated that the applicant will have to meet the Albany County requirements for dumping anything down the sanitary sewer. Commissioner Hart stated that he would like to see the applicant provide specs for the separator and where it is going to go. Mr. Clark stated that separator is going to go next to the bathroom where they removed the slop sink. Engineer Laberge asked what the purpose of the separator is. Mr. Jackson stated that it separates out the fibers and hairs removed during the cleaning process. Attorney Caponera asked if there are chemicals used. Mr. Jackson stated no, the company has a special patented water

formula. Commissioner Hart stated he would like to have the applicant provide the Safety Data Sheets and specs for the separator. Commissioner Hart asked if any approvals are necessary from the Health Department. Mr. Jackson stated no. Commissioner Martin asked if the applicant will also be servicing air ducts as described in the provided narrative. Mr. Jackson stated that servicing air ducts are available in other locations, but it will not be available at this location.

Commissioner Hart made a motion to approve Zerorez at 18 Walker Way #3 for a change of occupancy with the condition that the SDS and separator specs be provided to the Village prior to occupancy permit issuance. Commission Judge seconded the motion.

VOTE: Unanimous to approve the application as presented.

APPLICANT:

**14 PETRA LANE
SMS PETRA LLC
(SITE PLAN)**

Mr. John Hitchcock came before the Commission to provide an update on the new proposed warehouse located at 14 Petra Lane. Mr. Hitchcock stated that he has answered and provided all necessary information and plans that the Commission and Engineer Laberge has commented on. Engineer Laberge stated that the applicant has made all requested changes and there is no further comment on this project. Engineer Laberge stated that the next step would be a public hearing for a special permit.

Chairman Dennis stated that there was correspondence from the Fire Chief regarding the fire lane and asked Mr. Hitchcock if those suggested changes were made. Mr. Hitchcock stated that the width of the access road was widened to 25 feet and there was no comment given regarding the spacing between buildings. Mr. Hitchcock added that the water department stated that the water lines were up to the applicant. Mr. Hitchcock added that there were minor changes to the infrastructure and swale.

Commissioner Martin made a motion to set the special permit hearing for 14 Petra Lane on Tuesday August 20, 2019 at 6:30 p.m. Commissioner Hart seconded the motion.

VOTE: Unanimous to set the public hearing date for Tuesday, August 20, 2019 at 6:30 p.m.

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

VOTE: Unanimous to adjourn the meeting at 7:30 p.m.

Respectfully Submitted,



Alexandra M. Hart
Planning Coordinator
Village of Colonie