



aisle is 22 ft, not 24 ft as required. Mr. Griner stated that he is not against Engineer Laberge's suggestion to move the curb line on Central Ave to add 24 feet of access. Mr. Costa stated that the curb extension would still be within the access easement and could also offer more green space to the current green space site deficit.

Chairman Dennis asked if the parking requirement would be met with the proposed modifications. Mr. Costa stated that there would be 14 spaces and would need 16 as required. Mr. Griner stated that he has tried to reach out to the neighbors to work out a parking easement, but he has not heard any response. Engineer Laberge stated that they can utilize the side of the building for parking if they extend the easement. Mr. Griner stated that his goal is to get a parking agreement with the neighbors eventually and add another chair. Mr. Griner stated that his lender has approved him for 3-4 chairs, and he is ok with reducing to 3 chairs to make the parking complaint. Engineer Laberge stated that 4 parallel parking spaces can be added along the curb to meet the parking requirement and add green space.

Commissioner Martin asked if they need the shed as shown on the site plan. Mr. Griner said they do not need the shed. Commissioner Martin suggested removing the shed and adding stacked parking for employees. Commissioner Hart suggested eliminating some of the side walk in front of the building to add greenspace. Attorney Caponera stated a variance will need to be obtained for the parking if the applicant cannot come up with the 16 total required spaces.

Commissioner Hart asked what was being dug up in front of the building a few weeks ago. Mr. Griner explained that an environmental study was being done on the site and phases 1 and 2 are now complete. There was some contaminated soil found, which was dug up and replaced with clean fill. Mr. Griner stated that he is just waiting on the formal letter.

The applicant will return with an updated site plan.

**APPLICANT:**

**134 LINCOLN AVE BLDG 3 STE. 302  
NOSO DEVELOPMENT  
(CHANGE OF OCCUPANCY)**

Mr. Joe Clark, owner of NOSO Development was present before the Commission to present a change of occupancy application. Mr. Clark stated that he is moving his business from Walker Way over to the new buildings. NOSO Development is a management company that currently manages 7 different companies. Mr. Clark will have 4 employees and will operate during business hours of 7 am – 5 pm weekdays only. Mr. Clark stated that he is looking to downsize. The tenant space is 4,880 square feet.

Chairman Dennis stated that the site plan shows the auxiliary parking as needed. Mr. Clark stated that those parking spaces are painted and are all in. Mr. Clark stated that there are 83 parking spaces to be used between the two buildings. There are currently 34 being used on this site and 27 on the other. Commissioner Martin asked if this space is just office or will there be warehouse. Mr. Clark stated that it will be all warehouse with a small office. He further explained that the mowers, trucks, plows, forklift and other equipment will be stored inside and there will be no large

deliveries. Commissioner Martin asked if the equipment being moved in and out will interfere with the parking. Mr. Clark stated no.

Commissioner Martin made a motion to approve NOSO Development at 134 Lincoln Ave Building 3 Suite 302. Commissioner Chudzinski seconded the motion.

VOTE: Unanimous to approve the application as presented.

**APPLICANT:** **134 LINCOLN AVE BLDG 2 STE. 201**  
**MOE FO'S SWEATSHOP**  
**(CHANGE OF OCCUPANCY)**

Mr. Joe Clark, property owner and Ms. Maureen Forchilli, owner of Moe Fo's were present before the Commission to present a change of occupancy application. Ms. Forchilli stated that she currently runs this business out of 25 Walker Way in the same space as Cheer Intensity. She is looking to have her own space at 134 Lincoln Ave. Ms. Forchilli explains that Moe Fo's is a gym, she is the only instructor and offers small group fitness classes. Ms. Forchilli stated that her gym is mainly women and her hours of operation are 5am-7am and 5pm – 7 pm Monday thru Saturday. Commissioner Martin asked Ms. Forchilli to amend her narrative to reflect the correct hours of operation. Ms. Forchilli amended the hours and initialed the application. Chairman Dennis asked how many cars are expected per class period. Ms. Forchilli stated that there are usually 7-10 people per class and most people drive separately. The Commission asked about overlap of classes and its impact on parking. Ms. Forchilli stated the classes are on 45 minutes long so that should not impact the parking.

Commissioner Martin asked if there will be any equipment suspended from the ceiling. Ms. Forchilli stated no. Commissioner Judge asked if there will be any loud music. Ms. Forchilli explained that she has one speaker for music and the noise is not excessive. Mr. Clark stated that there is 1-inch sound board in the walls to control noise and added that the overhead and front door open out into the parking lot, not the neighborhood side of the building. Commissioner Hart asked if there will be any exercising in the parking lot. Mr. Forchilli stated no.

Commissioner Martin made a motion to approve Moe Fo's Sweatshop at 134 Lincoln Ave Building 2 Ste. 201. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the application as presented.

**APPLICANT:** **134 LINCOLN AVE BLDG 2 STE. 204**  
**COMMERCIAL KITCHENS & HOODS LLC**  
**(CHANGE OF OCCUPANCY)**

Mr. Joe Clark, property owner and Mr. Joe Aquilo, representative for Commercial Kitchen were present before the Commission to seek approval for a change of occupancy. Mr. Aquilo stated that this company specializes in type 1 and type 2 kitchen hoods and fire suppression systems. They also do controlled demolition and custom kitchen fit ups for commercial restaurants. Mr. Aquilo stated that they have fit up the kitchens at Saratoga National and Daily on Yates. Mr. Aquilo stated that there will be 3-5 employees and explained that most of the work gets subcontracted out. The only

things stored on site will be stainless steel and operating equipment; Mr. Aquilo further stated that there will be no gasses for welding stored on site and all storage will be inside the building. Commissioner Martin asked if there will be any fabrication of fit ups on site. Mr. Aquilo stated no, all fabrication will be done on the job site. Commissioner Hart asked if there will be any combustible gasses on site. Mr. Aquilo stated no. He uses a 75/25 cryo-weld gas that comes in on trucks that will then go to the job site.

Commissioner Martin asked if there will be any type of showroom. Mr. Aquilo stated no, he only has about 3-4 customers on site all year and if that happens, they will meet in his office. Mr. Aquilo stated that he does not advertise this business, it is all done through word of mouth and reputation. Mr. Aquilo stated that there will be no dumpsters or trash on site. If any trash accumulates then he will take the trash to one of this off-site work dumpsters.

Commissioner Martin made a motion to approve Commercial Kitchens and Hoods at 124 Lincoln Ave Building 2 Suite 204. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the application as presented.

**DISCUSSION:**

The Commission discussed the potential appointment of a new commissioner as the Commission is down one full member and one alternate.

The Commission discussed the sign variance application for Pioneer Bank. The sign application will be presented at the Sign Review Board meeting on October 24, 2019.

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

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

Respectfully Submitted,

Alexandra M. Hart  
Planning Coordinator  
Village of Colonie