



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

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**MINUTES
TUESDAY, JANUARY 7, 2020
6:30 P.M.**

The regularly scheduled meeting of the Village of Colonie Planning Commission was held on Tuesday, January 7, 2020.

ROLL CALL: Chairman Chris Dennis

Commissioners: John Martin
 Ann Krause
 Peter Chudzinski
 Kenny Hart
 Dan Judge
 Jim Splonskowski
 Mark Keegan, *Alternate*

Village Attorney: Henry DeCotis

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 meeting minutes from December 17, 2019. Commissioner Hart made a motion to approve the meeting minutes as amended. Commissioner Martin seconded the motion. Motion passed and minutes approved.

APPLICANT:

**1500 CENTRAL AVE
THE BREAD BUTLER
(CHANGE OF OCCUPANCY)**

Mr. Andres Mergner, owner of The Bread Butler was present before the Commission to seek approval for change of occupancy at 1500 Central Ave. Mr. Mergner stated that the property owner was unavailable to attend this meeting. Mr. Mergner stated that The Bread Butler is a delivery service for bread. Mr. Mergner explained that it will be more of a subscription service as the space is so small and he is the only employee. People will order bread and deliveries will be made locally weekly.

Attorney DeCotis asked where this space is located. Mr. Mergner stated that this tenant space is within Pursue the Clue, another business he currently owns. This tenant space is only 165 sq. f.t. Mr. Mergner indicated the baking area will be in the rear of the Pursue the Clue business, which is on the westerly side of the building on 1500 Central Avenue. Chairman Dennis asked what type of baking equipment will be used. Mr. Mergner stated that he uses an electric oven and a vent is not required. Commissioner Martin asked if there is a sink and if a grease trap is required. Mr. Mergner stated that there is one sink. Engineer Laberge stated that a grease trap would not be necessary for a small operation like this. Mr. Mergner stated that the Albany County Health Department will require a license. Commissioner Chudzinski asked Mr. Mergner if he has spoken to the County Health Department to see what the requirements are for a permit. Mr. Mergner stated yes.

Chairman Dennis asked if there will be any retail or pick-up services at this location. Mr. Mergner stated no. Chairman Dennis stated that if that changes then he will be required to come back to the Commission. Commissioner Hart asked if the oven information needs to be provided to the building department. Mr. Cerone stated yes.

Commissioner Martin made a motion to approve The Bread Butler at 1500 Central Ave. Commissioner Chudzinski seconded the motion.

VOTE: Unanimous to approve the application as presented.

APPLICANT:

**1524 CENTRAL AVE
DANCE FITNESS
(CHANGE OF OCCUPANCY)**

Mr. Brent Teague, realtor for the property and Ms. Ariel Washington, owner of Dance Fitness was before the Commission to seek approval for a change of occupancy. Ms. Washington stated that Dance Fitness is a pole fitness facility that will offer classes and is open to all ages and fitness levels. Commissioner Martin asked if this is a current business. Ms. Washington stated no, this is a new business. Commissioner Chudzinski asked how many poles there would be. Ms. Washington stated 12 but stated she was unsure about the layout on the floor plan. Commissioner Chudzinski asked if there would be any viewing areas. Ms. Washington stated no, they will be closed classes only for those participating. Commissioner Hart asked how the poles would be secured. Mr. Teague stated that they would be bolted into the concrete flooring and stabilized to the I-beams in the ceiling.

Commissioner Martin asked if there will be any changing rooms or bathrooms. Ms. Washington stated there are common bathrooms in the hallway and there will be no changing rooms. Commissioner Chudzinski asked what the hours of operation/class times are. Ms. Washington stated that she will be open from 11am – 9 pm Monday thru Saturday. Commissioner Judge asked how many people would be attending classes. Ms. Washington explained that she will have about 3-4 classes per day and expects to see about 36 customers per day. Mr. Teague stated that there are 13 parking spaces available for this tenant.

Commissioner Hart asked question 16 on the change of occupancy application asking if any part of this business pertains to adult entertainment. Ms. Washington stated no. Commissioner Judge asked if there will be any loud music. Ms. Washington stated that there will be music in the classes, but it will not interfere with any of the other tenants.

Commissioner Martin made a motion to approve Dance Fitness at 1524 Central Ave. Commissioner Chudzinski seconded the motion.

VOTE: Unanimous to approve the application as presented.

APPLICANT:

**1770 CENTRAL AVE
ROSETTI DEVELOPMENT
(SITE PLAN AMENDMENT)**

Mr. Adam Leonardo was present before the Commission to propose changes to the existing site plan for 1770 Central Ave resulting from the applicant's desire to change the location of the trash compactors located behind the building. Attorney DeCotis stated that the incidental depiction of parking spaces on the application for the site plan amendment is informational only and any Planning Commission action approving the site plan should not be construed as ratifying the parking spaces.

Mr. Leonardo stated that they are seeking approval to relocate the trash compactors. Mr. Leonardo explained that the original site plan showed two compactors, one on the Moe's side and one on the Verizon side, however the one closest to Verizon makes a pinch point around the corner. Mr. Leonardo is requesting that the compactor be relocated towards the back of the building.

Chairman Dennis stated that the Commission has visited the site and the site plan shows parking spaces in the rear, however there are several dumpsters where the parking spaces are indicated. Mr. Leonardo stated that it is intended that the compactors will replace the dumpsters and the rear of the building will be repaved and striped. Mr. Leonardo explained that they hope to install both compactors both at the same time, as they require electrical work, put pads in and then blacktop once the plants open in the spring. Chairman Dennis stated that he would like to work out a time frame that the dumpster can be removed. Mr. Leonardo agreed that the dumpsters need to be moved as soon as possible. Mr. Leonardo stated that all the tenants have been notified of the new system, removal of dumpsters and associated costs. Attorney DeCotis asked if all the dumpsters will be removed. Mr. Leonardo stated yes, including the dumpster located next to Moe's and Wendy's.

Commissioner Chudzinski asked how Pioneer Bank will dispose of their trash. Mr. Leonardo stated Pioneer will also use the trash compactor system. Commissioner Judge asked how the compactor is emptied. Mr. Leonardo stated that the compactor is hauled out to be emptied once a week. The tenants will use carts to bring the trash to the compactor site. Commissioner Hart asked how each tenant will access the compactor. Mr. Leonardo stated that there is a key that will stay in the compactor. The compactor is enclosed and does not work unless the door is shut and the key is turned. Commissioner Hart stated that he is concerned over the safety and access

to the trash compactor. Mr. Leonardo stated that there is a safety interlock system in place, and they have not had any problems with these compactors on other sites. Commissioner Hart stated that he is worried about a motorized machine and kids playing in it. Chairman Dennis asked if keys can be made and given to each tenant to use when needed. Mr. Leonardo stated that they can make keys for each tenant.

Engineer Laberge stated that cold weather concrete can be done if the Commission gives a completion date to the applicant. Mr. Leonardo stated that it will take about a month for the trash compactors to come in and a few weeks to complete the pads. Commissioner Hart asked if there is enough space between the compactor and parking spaces to drive through. Mr. Leonardo stated that there is 27 feet from the building to the edge of pavement. He added that the compactor closest to Moe's is recessed into the building. Commissioner Hart asked if the parking spaces will be kept on the curve. Mr. Leonardo stated no, with the compactor it pinches off the corner. Mr. Splonskowski asked how long the compactor is. Mr. Leonardo stated 298 inch which is about the size of a parking space. The pad would be 396 inches x 120 inches which is about 33 feet and is 10 feet wide. Commissioner Hart asked who would be parking in the rear spaces. Mr. Leonardo stated that it is employee parking. Commissioner Judge asked how the pick-up times for the compactor and parking would work. Mr. Leonardo stated that available parking spaces would depend on time and day of pick up/delivery of the compactor.

Chairman Dennis stated that the proposed compactor is 5 feet off the back property and looks like pavement will be added. Chairman Dennis stated that he would like to see no parking where there are 4 parking spaces on the curve in order to make this operational. Engineer Laberge stated that the applicant is proposing removal of minimal green space which is in violation of a variance granted by the ZBA. Commissioner Chudzinski noted a discrepancy on the site plan which indicates the total green space. The site plan indicated the green space being 15.7% on the site statics and 15.6% under the variance note. Engineer Laberge stated that is about a 325 foot discrepancy. According to the official ZBA decision dated August 2, 2017, the applicant was granted 15.6% green space. Commissioner Hart asked if any trees are being removed to accommodate the compactor. Mr. Leonardo states yes, they are proposing to remove two trees near the curve on the drive lane.

Chairman Dennis asked the applicant if it would be possible to move the compactor down a few spaces to avoid losing green space and increasing blacktop. Mr. Leonardo stated he is willing to work with that. Chairman Dennis stated that the Commission would need to see a complete revised site plan for a later Commission meeting. Chairman Dennis added that he would like to see clearances from the building to the curb, truck turn radius and direction of the one way added to the site plan. Chairman Dennis stated that he would also like to have a note added to the site plan indicating that each tenant will have their own key to the trash compactor. Mr. Leonardo agreed.

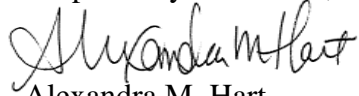
DISCUSSION:

The Commission discussed the proposed Goldstein Storage project. Chairman Dennis stated that he will be meeting with Chief Kayser, Mike Cerone and Engineer Laberge to go over the site plan.

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

VOTE: Unanimous to adjourn the meeting at 7:41 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Alexandra M. Hart".

Alexandra M. Hart
Planning Coordinator
Village of Colonie