



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

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**MINUTES  
TUESDAY, FEBRUARY 4, 2020  
6:30 P.M.**

The regularly scheduled meeting of the Village of Colonie Planning Commission was held on Tuesday, February 4, 2020.

- ROLL CALL:           Chairman           Chris Dennis
- Commissioners:     John Martin  
                          Ann Krause (Absent)  
                          Peter Chudzinski  
                          Kenny Hart  
                          Dan Judge  
                          Jim Splonskowski (absent)  
                          Mark Keegan, *Alternate*
- Village Attorney:   Henry DeCotis
- Village Engineer:   R.J. Laberge (absent)
- 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 tabled the review of the January 21, 2020 minutes until the next meeting.

Chairman Dennis stated that Commissioner Keegan will assume full voting rights for this meeting.

**APPLICANT:**

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

Mr. Adam Leonardo from Rosetti Development was present before the Commission to present an updated proposed site plan for the proposed trash compactors to be located in the rear of the building. Mr. Leonardo stated that based upon previous Commission’s comments, the trash compactor has been relocated away from the bend and placed on the pavement to avoid loss of green space. Mr. Leonardo explained one more parking spot, as previously discussed, was lost due to the compactor pad. He added that there will be signage indicating “Do Not Enter” on the back corner of the building. Chairman Dennis asked if the drive lane will be striped and arrowed. Mr. Leonardo stated yes it will be striped and arrowed to indicate a one way drive lane.

Attorney DeCotis stated that the current application review by the Commission relates only to the trash compactors at the rear of the building and does not have any relation to the parking in the

front of the building. There is no significance of this site plan amendment to the front parking lot.

Commissioner Chudzinski asked about the outdoor eating areas that are designated on the site plan. Mr. Leonardo stated those areas have been approved on a previous site plan. Attorney DeCotis asked about any loss of greenspace as it relates to the trash compactor pads. Mr. Leonardo stated that there is no loss of greenspace. Chairman Dennis stated that with the new layout of the compactors, they are places on the blacktop and will not diminish any green space.

Chairman Dennis inquired about separate compactor keys for each tenant. Mr. Leonardo stated that the company will not do separate keys for each tenant, but they will install an electronic key pad and each tenant will have a code. Commissioner Martin stated that the Commission had safety concerns about the compactors which is why they requested separate keys or separate codes to ensure people who are not authorized to use the compactors do not.

Commissioner Martin made a motion to approve the site plan amendment, inclusion of trash compactors for 1770 Central Ave. Commissioner Hart seconded the motion. VOTE: Unanimous to approve the application as presented.

**APPLICANT:**

**1653 CENTRAL AVE  
GOLDSTEIN STORAGE  
(SITE PLAN PRESENTATION)**

Mr. Bill Mafrici from Hershberg and Hershberg, Mr. Alan Goldstein, owner, Mr. Matt Tyler, Architect and Mr. Brent Kusic from BBL Construction came before the Commission to present an updated proposed site plan for 1653 Central Ave. Chairman Dennis stated that this application is on the agenda for presentation and comment only.

Mr. Mafrici stated that the proposed building is a three story 107,000 square foot building and concerns from the Fire Department regarding fire lane circulation and equipment access has been addressed and is reflected on this revised site plan proposal. Mr. Mafrici indicated on the site plan that the right out only will have a mountable curb for fire access. The stormwater retention pond was removed to accommodate the drive aisle width that was expanded to 26 feet. Mr. Mafrici stated the building was modified to include windows as per the comments from the building and fire departments.

Mr. Mafrici stated that the property line adjacent to the rear of the building now conforms to the greenspace requirement and a variance is no longer needed. Mr. Mafrici stated that there will be landscaping added in the front of the building, a plan will be submitted at a later date. Commissioner Martin stated he will make suggestions on specific landscaping after reviewing the official landscaping proposal. Commissioner Martin asked if there will be any trees on the property. Mr. Mafrici stated that there are 5-6 existing trees along the front of the property that will remain. Mr. Mafrici continued to explain the gate that was once proposed for the rear parking has been eliminated and the rear parking will be dedicated to the Goldstein Auto business operation. Mr. Mafrici indicating on the site plan the parking dedicated to the storage site. He explained that there are red spaced shown on the site plan that will be banked for future use, if the use of the site changes. There will be a total of 110 parking spaces, not counting the banked spaces.

Mr. Mafrici stated that the site could be used without requiring a variance for the proposed storage facility. Mr. Mafrici stated that the 110 parking spaces exceeds the parking requirement for this site and a variance is not needed.

Commissioner Martin asked why the 26 foot drive lane for the right exit only is necessary and asked if it could be narrowed to allow for more green space. Mr. Mafrici stated that per discussions with the Village's building and fire departments, the NYS building code requires a 26 foot drive aisle to accommodate and support fire and emergency apparatus. Chairman Dennis asked if the drive aisle could be done without the 26 feet and install pads for the apparatus riggers. Mr. Cerone stated the road must be 26 feet per state code and added that he and the fire chief are very happy with the proposed changes on this site plan.

Mr. Mafrici stated that permeable pavers are also an option and would narrow down the road to 12-18 feet. The pavers have enough load bearing capacity to accommodate the apparatus riggers. Chairman Dennis stated that he would like to see truck turn radiuses included on the next submittal as well as weight calculations for the pavers. Chairman Dennis asked if the fire apparatus can access the triangle curb where the exit only is. Mr. Mafrici stated the north side has a full curb and a triangle curb and both are mountable and prohibits drivers from turning left. There is a ramp for handicap access and there will also be signs indicating right out only. Mr. Mafrici stated that the curbing is proposed as asphalt but can change depending on NYS DOT recommendations. Chairman Dennis asked that the triangle curb be a different color or material to not look like a drivable area.

Commissioner Hart asked if the building size has changed since the last submittal. Mr. Mafrici stated the building size has not changed; however, the building has been pushed back 2-3 feet as well as 2 feet was added to the drive lane on the Goldstein site. Mr. Mafrici stated that there is 22.7 % of green space total and 12 square feet more green space than required in the front of the building.

Mr. Mafrici stated that they will also be looking to subdivide the property so a public hearing and application will be necessary. Mr. Mafrici stated that the proposed building elevations were also submitted for review. Commissioner Hart stated that the proposed windows should be non-reflective. Mr. Mafrici agreed.

The applicant will return with a subdivision application and a full site plan submission, including drainage reports, lighting, floor plans, and landscaping.

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

VOTE: Unanimous to adjourn the meeting at 7:03 p.m.

Respectfully Submitted,

Alexandra M. Hart  
Planning Coordinator  
Village of Colonie