



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

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**MINUTES
TUESDAY, FEBRUARY 18, 2020
6:30 P.M.**

The regularly scheduled meeting of the Village of Colonie Planning Commission was held on Tuesday, February 18, 2020.

- ROLL CALL: Chairman Chris Dennis
- Commissioners: John Martin
Ann Krause (Absent)
Peter Chudzinski
Kenny Hart
Dan Judge
Jim Splonskowski
Mark Keegan, (absent)
- Village Attorney: Victor Caponera
- 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 reviewed the minutes from the January 21, 2020 meeting. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve January 21, 2020 minutes as amended.

The Commission reviewed meeting minutes from February 4, 2020. Commissioner Hart made a motion to approve the minutes as amended. Commissioner Chudzinski seconded the motion.

VOTE: Unanimous to approve February 4, 2020 minutes as amended.

**APPLICANT: 12 JUPITER LANE
ERIE
(CHANGE OF OCCUPANCY)**

Mr. Elliot Feinman, property owner, was present to present a change of occupancy for Erie at 12 Jupiter Lane. Mr. Feinman stated that Erie is a home remodeling business that is looking to store their business supplies at this location. Mr. Feinman explained that this business delivers most of the materials to the job sites. The tenant was not present. Commissioner Hart asked what materials

will be stored on site. Mr. Feinman stated that job materials and trucks will be stored in the warehouse. Commissioner Hart asked if there will be any outside storage. Mr. Feinman stated no, all materials will be stored inside. Commissioner Hart stated for the record that on the change of occupancy application, question 23 regarding outside storage was answered no, meaning materials or otherwise.

Commissioner Judge asked how many business vehicles there would be. Mr. Feinman stated 7 vehicles, which are also take home vehicles. The vehicles will pick up the materials in the morning, go to the job site and be taken home. Commissioner Martin asked how many vehicles will be stored on site. Mr. Feinman stated that he did not know. Commissioner Martin asked how many deliveries per week will be delivered. Mr. Feinman stated that there will be one delivery on site per week and most of the business deliveries are delivered directly on the job sites. Commissioner Martin asked what will be done with the garbage and waste from the jobs. Mr. Feinman did not know the answer but stated that he assumed the job sites will have dumpsters or materials will be dumped in one of the several dumpsters on the site of 12 Jupiter. Mr. Feinman stated that there are 6 dumpsters on site of 12 Jupiter and that includes one large roll off dumpster that Erie can use.

Commissioner Martin stated that the applicant should be present at this meeting to answer questions Mr. Feinman cannot. Mr. Feinman stated that this applicant is based in Ohio. Commissioner Hart stated that he was not comfortable voting on this application with many unanswered questions from the applicant.

Chairman Dennis asked what the updated totals for the warehouse to office breakdown is. Mr. Feinman stated that it is right around the proper 60% to 40% ratio. Erie will be taking the tenant space as is from the previous tenant and therefore would not disturb the totals. Chairman Dennis stated that there is no issue with the required vs. needed parking spaces. Chairman Dennis requested that for the next change of tenant an updated total for the warehouse vs. office ratio be provided. Chairman Dennis also requested that for the next application that the entire site (all three buildings) with tenants and parking requirements be presented to confirm the 60%/40% distribution is met.

Commissioner Martin made a motion to approve Erie at 12 Jupiter Lane unit #2 with the condition that there be no outside storage including waste material dumpsters. Commissioner Judge seconded the motion.

VOTE: Chris Dennis - Yes
 John Martin - Yes
 Peter Chudzinski - Yes
 Kenny Hart - No
 Dan Judge - Yes
 Jim Splonskowski – Yes

Motion passes, application approved as presented.

APPLICANT:

**6 HAWLEY AVE
ASPRION LANDSCAPING
(CHANGE OF OWNERSHIP & CHANGE OF OCCUPANCY)**

Mr. Jesse Asprion, owner of Asprion Landscaping and Mr. Ron Coy, current property owner were present in front of the Commission to seek approval for a change of ownership and change of occupancy. Mr. Asprion stated that he owns a landscaping company and needs a place to store his trucks and trailer. Mr. Asprion wishes to use the garage to run his business and for storage and maintenance of his equipment and vehicles.

Commissioner Martin asked how many trucks or trailers he is proposing. Mr. Asprion stated he has 3-4 trucks and a trailer that he would store in the driveway overnight. Attorney Caponera stated that in previous discussions regarding use of this property the Commission was very detailed about the size and number of vehicles as well as employee parking. Chairman Dennis stated that the Commission would like to see the vehicles on the pavement, in front of the garage, no gravel in front of the building. Parking on the street is not allowed, all parking must be done in the driveway. Chairman Dennis also stated that he would like to see what is going to be stored in the garage. Mr. Asprion stated that he has 24' enclosed trailer that will be stored elsewhere in the wintertime, 12' dump trailer and will have up to 5 employees take home trucks with plows, in the winter time, that will be taken home at night. Mr. Asprion stated that the trailer and dump trailer will be stored overnight on premise. Commissioner Hart asked where the plows will be stored during the summer. Mr. Asprion stated that they will be stored off site and will be mounted on the trucks during the winter. The plows are v-blade and are approximately 9 feet in size.

Commissioner Martin asked what will be stored inside the garage. Mr. Asprion stated mowers and equipment. Commissioner Martin asked if a license is needed to hold and distribute chemicals for lawn treatments. Mr. Asprion stated he does not treat lawns or carry chemicals. Commissioner Chudzinski noted on the hours of operation listed on the change of occupancy form. Commissioner Martin stated that Monday – Friday and 7am – 7pm and Saturday and Sunday are 8am – 4 pm and 10 am – 4 pm respectively. Commissioner Chudzinski suggested that the hours of operation be 7am – 7 pm 7 days a week since any change in hours will require Commission approval. Mr. Asprion agreed and changed the hours of operation to 7 am – 7 pm Monday – Sunday on the application and submitted into the record.

Commissioner Judge asked if there will be any storage in the area behind the garage. Mr. Asprion stated not at this time, although he is thinking about adding a storage shed to make more room in the garage for maintenance. Chairman Dennis stated that due to the commercial use of this property, a site plan amendment would be necessary to put a shed on the property. Mr. Asprion understood and stated that he does not plan on putting up a shed right away.

Commissioner Judge made a motion to approve the change of ownership for Jesse Asprion at 6 Hawley Ave with the following conditions: maximum of 3 vehicles or trailers on site parked in the driveway, maintenance and repairs must be done inside the building and the applicant must come back for the shed. Commissioner Chudzinski seconded the motion.

VOTE: Unanimous to approve the change of ownership.

Commissioner Judge made a motion for the change of occupancy for Aspiron Landscaping at 6 Hawley Ave with the following conditions: maximum of 3 vehicles or trailers on site parked in the driveway, maintenance and repairs must be done inside the building and the applicant must come back for the shed. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the change of occupancy as presented.

APPLICANT:

**1761 CENTRAL AVE
GEICO
(SITE PLAN AMENDMENT)**

Mr. Rick Schrade, owner and Mr. Dick Hoffman, of Hoffman and Reilly Architects, were present before the Commission to present a site plan amendment for 1761 Central Ave. Mr. Hoffman stated that Geico was recently approved for an ownership change and change of occupancy. The building is 4800 square feet and Mr. Schrade is looking to expand the vestibule to add approximately 80 square feet to the building footprint. Mr. Hoffman stated that the greenspace remains at 28% and the greenspace meets the 50% requirement in the front of the building per code. The parking takes up 47% of the site and has 24 spaces including handicap parking. Mr. Hoffman stated that the vestibule will have an addition and the hip roof existing in the front of the building will be changed to a gable. Mr. Schrade explained that is where the new wall sign will be placed, in the gable.

Chairman Dennis asked the size of the proposed vestibule. Mr. Hoffman stated 6.67 ft x 16 ft. Commissioner Hart asked if the elevation plans have been submitted. Mr. Schrade stated that the elevations were included with the building permit plans submitted to the building department. Commissioner Hart asked if those plans were submitted to the Planning Commission. Mr. Schrade stated no. Commissioner Hart asked what the proposed elevation changes are. Mr. Schrade stated that the yellow trim on the building will be a tan color and the wall sign will have blue lettering on white background that will be backlit. Mr. Schrade added that the gable above the entry way will have bronze decorative roof. Commissioner Judge asked how the garbage will be removed. Mr. Schrade stated that he has two residential style barrels and will have a service come and collect on a weekly basis. The barrels will be located inside a fenced in area.

Chairman Dennis asked if there will be any changes to the landscaping. Mr. Schrade stated that there will be no changes to the existing the only the addition of gutters and heated sidewalks. Mr. Schrade stated that he was planning on taking down three trees that were next to the building but would replace in like kind. Mr. Schrade stated that as an insurance company, he must correct potential liabilities on the property. Commissioner Martin stated that the landscaping was not shown on the proposed site plan. Commissioner Martin asked how will the previously approved landscaping plan and this potential new site plan be coordinated with each other. Chairman Dennis asked Mr. Hoffman to add the landscaping plan to the proposed site plan to unify both plans. Mr. Hoffman agreed. Chairman Dennis stated that he would like to see the changes made on the site plan before voting on this application. Chairman Dennis reiterated that the Commission would like to see the added landscaping to the site plan, stamp the submitted plan, and submit building elevations. The applicant will return.

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

VOTE: unanimous to adjourn the meeting at 7:38 p.m.

Respectfully Submitted,

Alexandra M. Hart
Planning Coordinator
Village of Colonie