



**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, DECEMBER 1, 2020
6:30 P.M.**

The regularly scheduled meeting of the Village of Colonie Planning Commission was held on Tuesday, December 1, 2020 at the Village Hall, 2 Thunder Road Albany, NY 12205.

ROLL CALL: Chairman Chris Dennis

Commissioners: John Martin
Peter Chudzinski
Kenny Hart
Dan Judge
Jim Splonskowski
Mark Keegan, *alternate* (Absent)

Village Attorney: Victor Caponera (Absent)
Village Engineer: R.J. Laberge

Code Enforcement: Steve Meservey

Chairman Dennis opened the meeting at 6:30 p.m. Commissioner Hart led the Pledge of Allegiance. The Commission reviewed the regular meeting minutes from November 10, 2020. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the November 10, 2020 meeting minutes as amended.

**APPLICANT: 1692 CENTRAL AVE
RAFFERTY ENTERPRISES INC D/B/A ACCUSTAFF
(CHANGE OF OCCUPANCY)**

Ms. Heather Rafferty was present before the Commission to seek approval for a change of occupancy at 1692 Central Ave. Ms. Rafferty stated that she has been operating Accustaff in the Village at 1767 Central Ave for 30 years. Ms. Rafferty explained that her business provides temporary employment services for the Capital Region. Ms. Rafferty employees 2-5 employees a day which includes both full and part time employees.

Commissioner Chudzinski asked if potential employees are interviewed on site. Ms. Rafferty stated that usually there are about 10 visitors to the site per week, however, during Covid, most business is done online and only about 2 visitors per week visit the office. Commissioner Chudzinski asked how large her proposed tenant space is. Ms. Rafferty stated that she will be occupying the entire second floor.

Commissioner Martin stated that question 18 on the change of occupancy application was answered “No” meaning that garbage pick-up would fall outside of 7am – 7 pm. Commissioner Martin explained that the Village does not permit garbage pick-ups outside of those hours. Ms. Kurpriyeva, property owner stated that all garbage pick up is done every other week and are within the hours of 7am and 7pm. Ms. Rafferty amended the application for the record.

Commissioner Martin made a motion to approve Rafferty Enterprises Inc. D/B/A Accustaff at 1692 Central Ave 2nd floor for a change of occupancy. Commissioner Judge seconded the motion.

VOTE: Unanimous to approve the application as presented.

APPLICATION:

**1614 CENTRAL AVE
MEN’S INC BARBER SHOP
(SITE PLAN AMENDMENT)**

Mr. Nick Costa from Advance Engineering and Mr. John Griner, business owner, were present to propose a site plan amendment for the previously approved Men’s Inc Barber Shop at 1614 Central Ave. Mr. Costa stated that this project was previously approved for four barber stations with landscaping and re-curb along Central Ave. Mr. Costa explained that the owner is now requesting an amended site plan approval to downsize the facility to two work stations. The submitted site plan has been modified accordingly to show the decrease in parking space from 12 spaces to 9. Mr. Costa indicated on the site plan that 7 parking spaces are in the front of the site and 2 spaces are parallel to the building. The exiting curb cuts and access easements have also been modified for this proposal.

Chairman Dennis stated that the site amenities on the original approved site plan are not shown on this amended site plan. Chairman Dennis stated he does not see any proposal to eventually bring the site up to the level that is currently approved. Mr. Costa stated that due to the pandemic, the owners cannot afford to continue with the project as approved. New York State currently has several limitations on barber shops which is why two barber stations are being removed for the interim. Chairman Dennis asked about the DOT Work Permits. Mr. Costa stated that the applicant has requested that NYSDOT hold off issuing the permits for curb cut reduction and side walk extension.

Commissioner Hart stated that the applicant proposed only two work stations and asked if they will ever go back to four stations. Mr. Griner stated that yes, he would eventually like to have a total of four stations. Commissioner Hart asked if the applicant ever plans on cleaning up the property as originally approved. Mr. Griner stated that he does intent to clean up the property with some landscaping, painting the building and seal coating the parking lot, however with all the current NYS restrictions, he cannot financially afford to do all work as originally approved. Engineer Laberge asked Mr. Griner what the restrictions are placed upon his business. Mr. Griner stated that there is a 15 plus page document with restrictions, but some restrictions are 50% capacity and reduction in staff. He stated that his employees work alternate schedules at his other location to accommodate the mandates.

Engineer Laberge stated that the current proposal shows a decrease in greenspace. This property is non-conforming and would require a variance for the decrease in greenspace. Mr. Costa stated that the loss of greenspace is from the removal of green space in front of the entry door.

Commissioner Martin stated that he has a hard time approving this application with significantly less site improvements from what was originally approved. Mr. Griner stated that he will address the landscaping along the front of the property and around the building. Commissioner Martin suggested landscaping on the west side of the property would help with the cut off to cross parking on the adjacent site. Commissioner Hart asked if the easements are the same. Mr. Griner stated yes.

Chairman Dennis stated that he would like to see a revised site plan showing proposed landscaping and greenspace before the Commission renders a decision.

The applicant will return.

APPLICANT:

**1767 CENTRAL AVE
WEST COAST PARTNERS LLC
(SITE PLAN)**

Mr. Bill Mafriaci from Hershberg and Hershberg and Mr. Chris Otto, owner, and Ms. Heather Rafferty, current property owner, were present before the Commission to present an updated site plan for the ongoing project at 1767 Central Ave.

Mr. Mafriaci stated that the site plan submitted to the Village shows a 24 foot access drive between 1767 and 1769 Central Ave. as requested by the Planning Commission; it was previously proposed at 18 feet wide. The light poles in the rear were also removed per the Commissions previous comments. Mr. Mafriaci stated that the site plan shows adjacent parcels and updated landscaping as requested. Mr. Mafriaci explained that the greenspace was analyzed on 1769 Central Ave and was found that 1769 Central Ave still conforms to the greenspace requirement of 20% total with 10% in the front. The site statistics for both 1767 and 1769 were provided in the site plan package as previously requested by the Commission.

Mr. Mafriaci stated that he received Engineer Laberge's letter dated 11/24/2020 and will make the changes for the next submittal. Engineer Laberge read his comment letter dated 11/24/2020. Chairman Dennis asked about the lighting on the property. Mr. Mafriaci stated that there will be lighting in the back corner of the site with shielded, down facing lights. Mounted height of the poles will be 24 feet. Chairman Dennis requested that the lighting be such that the bulbs not be visible to the surrounding properties.

Commissioner Martin asked if there will be vehicle service on this site. Mr. Mafriaci stated no. Commissioner Martin stated that it should be notated on the site plan as well as indicated in the narrative. Mr. Mafriaci stated that he will add a note to the site plan and added that the driveway between 1767 and 1769 Central Ave is for the convenience of jockeying cars back and forth.

Commissioner Martin asked if the shed will be removed. Mr. Otto stated that the shed will remain as is. There was a discussion regarding the demolition of the existing building and screening. Engineer Laberge stated that all demolition and requirements thereof are handled by the Village Building Department.

Commissioner Martin questioned the feasibility of the crab apple trees located in the five foot curbing delineating the 24 foot cross way with the potential for salt and plowing damaging the trees. Chairman Dennis suggested that the crab apple trees be relocated in the green area between 1767 and 1769 rather than eliminating them. The applicant agreed.

The applicant will return with the updates on the site plan, lighting, landscaping and narrative.

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

VOTE: Unanimous to adjourn the meeting at 7:48 p.m.

Respectfully Submitted,

Alexandra M. Hart
Planning Coordinator
Village of Colonie