

Caponera stated that for the change of occupancy, depiction of the parking on the application is informational only and any Planning Commission action approving the change of occupancy should not be construed as ratifying the parking spaces as depicted on the site plan.

Mr. Leonardo stated that MKS is a kitchen cabinet display showroom. Most of the stock is shipped directly to the customers. MKS will have 3-5 employees per shift and an average of 1-2 customers in the showroom per day.

Mr. Leonardo stated that Namco, current tenant in the plaza will be down-sizing their tenant space creating a vacant 2200 sq. ft. tenant space in the rear of the building near Moe's. Mr. Leonardo stated that a new double door entry will be created on the Moe's side of the building and Namco's back door will be another entry door to MKS.

Chairman Dennis asked for clarification on deliveries as the change of occupancy application question was not answered. Mr. Leonardo stated that there will be deliveries on site from FedEx or UPS on a weekly basis.

Commissioner Chudzinski asked if the dumpsters were removed from the rear of the building. Mr. Leonardo stated yes, the dumpsters have been removed and the trash compactors have been fully operational for months. Commissioner Chudzinski stated that he observed grease dumpsters on site that have not been identified on any site plan reviewed by the Commission. Mr. Leonardo stated that the grease dumpsters are for Moe's, Wendy's and La Familia and explained that due to the volume of grease from these businesses, there are no other alternatives to safely dispose of the grease. Chairman Dennis asked where the grease bins are located on the site. Mr. Leonardo stated that two are on the Moe's side of the building between the building and Wendy's and one is further down on the same side of the plaza but further down that side of the building. Chairman Dennis asked if the grease dumpsters are enclosed. Mr. Leonardo stated no, they are out in the open. Commissioner Chudzinski recommended that the applicant resubmit a better site plan depicting the location of the grease dumpsters. Commissioner Splonskowski stated that he would like to see the grease dumpsters in a three sided enclosure with a gate.

Mr. Leonardo stated that the site would lose parking spots if the grease dumpsters are relocated since they are on the greenspace currently. Engineer Laberge noted that there is a current variance for greenspace on this site. Any reduction in greenspace from the approved site plan would require another variance.

Commissioner Hart stated that the provided floor plan and site plan do not match. The double doors are not indicated on the site plan and are in front of a parking space. Mr. Leonardo stated that the overhead door is existing and is 6-7 parking spaces towards Central Ave. Commissioner Hart asked if there were to be any outdoor displays. Mr. Leonardo stated no.

Engineer Laberge stated that the site plan and floor plan should match and should indicate the location of the double doors as well as the overhead door. Engineer Laberge also stated that the applicant needs to verify whether this new door is handicap accessible. Mr. Leonardo stated that there is an existing sidewalk on that side of the building. Chairman Dennis suggested that the parking in the rear of the building be evaluated to accommodate spaces for the dumpsters.

Chairman Dennis stated that the Commission does not have any issues with MKS going into the tenant space, however the floor plan, site plan and grease dumpsters need to be addressed. Commissioner Dennis requested a new site plan reflecting the relocation of the dumpsters with enclosures and a floor plan compatible with the site plan be provided before the Commission can entertain the application.

The applicant will return in the future.

APPLICANT:

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

Mr. Bill Mafrici from Hershberg and Hershberg and Mr. Chris Otto, owner were present on the zoom call to present an updated site plan set for the ongoing site plan application at 1767 Central Ave. Mr. Mafrici stated that two lights will be mounted on the building in the rear and will illuminate downward towards the pavement. Notes were added on the site plan to note no domicile use on the premises and two trees were relocated out of the five foot island placed closer to the property line perpendicular to Central Ave.

Chairman Dennis stated that all site plan requests have been made and an updated narrative and change of ownership application have been submitted. Commissioner Martin stated that although the narrative states it, the site plan does not contain a note regarding no servicing of vehicles on this site. Mr. Mafrici stated that no service is outlined in the updated narrative. Chairman Dennis asked about the easement to the adjoining property at 1769 Central Ave. Mr. Mafrici stated that the easement will remain in place until either property is sold. The properties will remain separate parcels. Village Attorney: Caponera stated he was OK with the wording of the sunseting of the easement.

Commissioner Martin made a motion to approve change of ownership and site plan for West Coast Partners LLC at 1767 Central Ave. Commissioner Chudzinski seconded the motion.

VOTE: Unanimous to approve the application as presented.

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

VOTE: Unanimous to adjourn the meeting at 7:35 p.m.

Respectfully Submitted,

Alexandra M. Hart
Planning Coordinator
Village of Colonie