



**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, JANUARY 19, 2021
6:30 P.M.

VIA ZOOM TELECONFERENCE

The regularly scheduled meeting of the Village of Colonie Planning Commission was held on Tuesday, January 19, 2021.

ROLL CALL: Chairman Chris Dennis

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

 Village Attorney: Victor Caponera
 Village Engineer: R.J. Laberge

 Code Enforcement: Steve Meservey (Absent)

Chairman Dennis opened the meeting at 6:30 p.m. Commissioner Hart led the Pledge of Allegiance. Chairman Dennis stated that Commissioner Keegan will be a full voting member for this meeting. The Commission reviewed the regular meeting minutes from January 5, 2021. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the January 5, 2021 meeting minutes as amended.

APPLICANT:

**3 NASH PLACE
ANTHONY & LINDA NASH
(SUBDIVISION)**

Mr. John Hitchcock from ABD Engineers was present representing the applicant for 3 Nash Place. Mr. Hitchcock stated that the applicant was granted the necessary variances through the Village's Zoning Board of Appeals. Mr. Hitchcock requested that a public hearing be set for the subdivision application. Engineer Laberge stated that the Commission would like to see a color site plan showing the proposed subdivision against the existing parcels of land. Engineer Laberge stated he had a plan marked up and would forward it to the Planning Commission members as well as the applicant for their use if desired. Mr. Hitchcock agreed to provide a color coded plan depicting the

proposed subdivision. Commissioner Martin made a motion to set the public hearing for 3 Nash Place subdivision for Tuesday, February 2, 2021 at 6:30 p.m. Commissioner Hart seconded the motion.

VOTE: Unanimous to set the public hearing for February 2, 2021 at 6:30 p.m.

APPLICANT:

**1586 CENTRAL AVE
DEPAULA CAR DEALERSHIP
(SITE PLAN AMENDMENT)**

Mr. Frank Palumbo for C.T. Male was presenting representing the DePaula Car Dealership for a change of occupancy and site plan amendment. Mr. Palumbo stated that this building is the former Progressive building and most recently the DePaula Maserati and Alfa Romero dealership. Mr. Palumbo stated that they had received Engineer Laberge's review letter and noted that the provided narrative in the application needs to be updated. Chairman Dennis asked if a second story is proposed to be added to the building. Mr. Palumbo stated that they will be using the existing interior space to create a mezzanine space. Mr. Palumbo stated that he will resubmit floor plans that will indicate the mezzanine as well as a site plan showing the updated site statistics and parking arrangement. Commissioner Martin stated that he would like to see a site statics table showing the existing and proposed statistics, common with most site plans. Mr. Palumbo agreed.

Engineer Laberge reviewed points in his review letter dated December 30, 2020. Points of his letter included some water and sewer technical issues, building elevation changes must be provided with proposed materials and color scheme, landscaping plan should be included in a full site plan set for approval. Chairman Dennis also stated that the previous DePaula approval had conditions of: no outdoor speakers, no service work beyond the service bays, and all service work must be done with the doors down. Chairman Dennis requested that these specific conditions be noted on the site plans. Engineer Laberge stated that the lighting should be noted and is suggested that lighting is reduced after closing. Chairman Dennis stated that neighbors had submitted videos and photos of violations of the conditions, to which DePaula had addressed. Mr. Palumbo stated that he will speak with the applicant and make sure these conditions are carried though this new application.

Chairman Dennis stated that he would like to see the distance between the front property line and the nine proposed parking spaces in the front of the building. Mr. Palumbo stated that he did not have that information off hand but will provide the information in the next site plan submittal. Chairman Dennis asked if the existing berms would remain. Mr. Palumbo stated that yes, the three foot high berms along the front will remain as existing.

Commissioner Martin asked if this new dealership will be new, used or new and used cars. Mr. Palumbo stated that it will be both, new and used car sales. Commissioner Martin asked that statement be included in the narrative, when resubmitted. Commissioner Martin asked if there will be vehicle maintenance done in the building. Mr. Palumbo stated yes, Progressive had built a state of the art maintenance bay that will be used for maintenance for DePaula vehicles. Mr. Palumbo stated that all service work will be done within the service bays.

Commissioner Hart asked if the lights will be diminished after hours. Mr. Palumbo stated that he believed that will be the case, however he will discuss with DePaula and include the lighting plan upon the applicant's return to the Commission. Commissioner Judge asked for more information on the proposed charging stations. Mr. Palumbo stated that two are proposed currently, but that may change to three charging spaces and they will be designated parking spaces. Mr. Palumbo will submit more information in the next submittal. Commissioner Splonskowski stated that the narrative and site plan statistics are inconsistent with the percentage of blacktop. Mr. Palumbo clarified that the change in percentage of impervious area verses the percentage of greenspace is minimal percentage wise, only change is in the numbers, but that will be fixed for the next submittal. Commissioner Splonskowski asked if new water and sewer connections will be added. Mr. Palumbo stated that this property is already tapped into the Village water and sewer and the applicant will use the existing taps.

The applicant will return with a revised submittal.

APPLICANT:

**1440 CENTRAL AVE STE. 4A
EMPIRE WINE
(CHANGE OF OCCUPANCY/EXPANSION)**

Mr. Brad Junko, owner of Empire Wine was present to discuss Phase 2 of his change of occupancy and expansion at 1440 Central Ave. Mr. Junko stated that he previously received Planning Commission approval for an expansion into the former Dress Barn tenant space. Mr. Junko explained that the expansion approval in October was only for storage and warehouse space, however this Phase 2 application is to use the expansion space as retail with a small portion of storage. The checkout counter is to be removed from the old space and relocated into the expansion.

Chairman Dennis stated that the Town of Colonie has the majority of the parking lot for this property and asked what the requirement is for this use. Engineer Laberge stated that he reviewed the application and calculated that this use requires 111 spaces with the provided calculations of warehouse verses retail. Engineer Laberge stated that he sees no issue with parking on this site.

Commissioner Martin made a motion to approve Empire Wine change of occupancy expansion at 1440 Central Ave suite 4A. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the application as submitted.

DISCUSSION:

Attorney Caponera stated that he spoke to Mr. Goldman regarding a potential change of occupancy at 1814 Central Ave in the Office Max space. Attorney Caponera stated Mr. Goldman was not clear on the proposed use as there have been two different potential businesses inquiring about the vacant space. One application would require several variances and reconfiguration of traffic flow and parking. Engineer Laberge suggested a meeting with the potential applicant, Chairman Dennis, and Attorney Caponera.

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

VOTE: Unanimous to adjourn the meeting at 7:02 p.m.

Respectfully Submitted,

Alexandra M. Hart
Planning Coordinator
Village of Colonie