



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

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**MINUTES**  
**TUESDAY, FEBRUARY 2, 2021**  
**6:30 P.M.**

**VIA ZOOM TELECONFERENCE**

The regularly scheduled meeting of the Village of Colonie Planning Commission was held on Tuesday, February 2, 2021.

ROLL CALL:           Chairman           Chris Dennis

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

                          Village Attorney:  Victor Caponera (Absent)  
                          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 closed the regular meeting to open the public hearing. The regular meeting was re-opened at 6:46. The Commission reviewed the regular meeting minutes from January 19, 2021. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the January 19, 2021 meeting minutes as amended.

**APPLICANT:**

**1770 CENTRAL AVE**  
**MKS INDUSTRIES**  
**(CHANGE OF OCCUPANCY)**

Mr. Adam Leonardo from Rosetti Development and Ms. Nia Cholakis, attorney for the property owner were present to provide updated information for MKS Industries at 1770 Central Ave. Engineer Laberge stated that for the change of occupancy, depiction of the parking on the application is informational only and any action taken by 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 since the last meeting he spoke with the tenants who use the grease dumpster located near Karner Rd. Mr. Leonardo stated that the one closest to

Wendy's on Karner Rd has been removed. It was discovered that since Wendy's rebuilt, they have not used that grease dumpster and have an internal system for removing the grease. The other grease dumpster will be relocated within a week to the rear of the building. Ms. Cholakis stated that she notified the dumpster company, and the pick-up will be scheduled for some time next week.

Chairman Dennis stated that there were two grease dumpsters, however the site plan shows a third dumpster with a fence closure. Mr. Leonardo stated that the fenced enclosure is a carry over from a previous site plan and explained that the remaining grease dumpster is relocated to the rear of the building as shown on the site plan. There are currently a total of 3 grease dumpsters. Mr. Leonardo stated that Moe's and La Familia will use this one grease dumpster located by the recycling bin. Chairman Dennis stated that the issue with the grease dumpsters on the green space has been rectified.

Commissioner Splonskowski stated that he visited the site and noticed two 55 gallon drums next to the building just east of the compactors. Mr. Leonardo stated that those drums are just there for a few months in the winter and are moveable. Mr. Leonardo explained that the pick-up company cannot get to the grease waste as it freezes when mixed with water. Usually they are emptied via hose, however that is not possible when it is frozen. Chairman Dennis asked if the drums would be removed in the spring. Mr. Leonardo stated yes.

Engineer Laberge stated that there is no canopy shown over the entrance and stated that the building department would have to review during the permitting stage. Engineer Laberge questioned the curb cuts with the handicap ramp. Mr. Leonardo stated the handicap ramp is at the edge of the southwest corner of the building by the new entrance. It pitches off parallel to the building, not into the parking lot. Chairman Dennis asked if the handicap parking requirements are met on this site. Mr. Leonardo stated that the number of handicap spaces are calculated based off of the entire site, in which he stated the site is over the required spaces with 4 additional spaces.

Commissioner Martin stated that the floor plan now matches the site plan. Commissioner Martin asked if there was any suite number associated to the new tenant space. Mr. Leonardo stated no.

Commissioner Martin made a motion to approve MKS Industries to be located to the near of Namco Pools at 1770 Central Ave for a change of occupancy. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the application as presented.

**APPLICANT:**

**16 PETRA LANE  
CALIFORNIA CLOSETS  
(SITE PLAN)**

Mr. Richard Hoffman from Hoffman and Riley Architects and Mr. Sean Rafferty, property owner were present to update the Commission on the ongoing site plan amendment at 16 Petra Lane. Mr. Hoffman stated that this site is unique, as it has frontage on three sides: one on Walker Way and two on Petra Lane. Mr. Hoffman explained that this site has two buildings: the first is 5600 sq. ft. with 3100 sq. ft. of office and 2500 sq. ft. of storage space. The building is leased. The second

building is the office and production facility for California Closets. This building has two floors of office space covering 5400 sq. ft. and 5000 sq. ft. of storage and production. The applicant proposes a single story 2100 sq. ft. addition. Mr. Hoffman stated that this addition is to meet the growing demand and would serve as storage, staging, and production.

Mr. Hoffman explained that the application was previously denied due to the variance requirement for the 25 ft. setback. Mr. Hoffman stated that a variance for the setback was granted by the ZBA on January 6, 2021. Mr. Hoffman explained that this site is in the Commercial D zone and the nature of the project will not have a negative impact on the surrounding area.

Mr. Hoffman stated that with the proposed addition, the building would cover 15,000 sq. ft. or 17.8% of the site. There is about 37,000 sq. ft. or 42.56% of greenspace on site. Engineer Laberge stated that the Commission should be provided with the existing landscaping site plan for stamping. Engineer Laberge stated that a note should be added that the drainage and sewer systems remain unchanged.

Mr. Hoffman stated that the parking requirement for this site is 65 spaces per code, however the need is much less. The business does not have customer sales on site and relatively low volume. Mr. Hoffman explained that the site has adequate parking as it stands currently, and the proposed addition will not change the demand. The ZBA granted a variance for the site allowing 48 parking spaces, 17 spaces under the code requirement. Chairman Dennis stated that this site was granted two variances and he would like to see the variances notated on the site plan.

Chairman Dennis stated that he has no problems with the project but reiterated that he would like to see the variances listed on the actual site plan and explained it is easier to track especially when site plan amendments occur. Chairman Dennis stated that he would like to see the landscaping plan submitted as part of a complete site plan set. Engineer Laberge stated that a complete site plan set needs the grading plan as well. Engineer Laberge stated that the applicant also needs to demonstrate that the drainage will remain unchanged.

Mr. Hoffman stated that the original landscaping and elevation plans were difficult to locate, but he will investigate and resubmit a complete set for approval. Engineer Laberge stated that once they have the information, he can review it before final Commission review.

#### **DISCUSSION:**

Chairman Dennis and Engineer Laberge updated the Commission on a potential application coming before the Commission at 1814 Central Ave, the former Office Max space. The potential applicant is proposing a small grocery store and approx. 5000 sq. ft. addition to the side of the building closest to Trust Co Bank. Engineer Laberge stated that there would be modifications to the front of the building as well as encroachment on the residential buffer and setback. Engineer Laberge stated that the potential applicant will be submitting a sketch plan review and has not disclosed the grocery retailer. The applicant would have to disclose the retailer in a formal application.

The Commission discussed 1770 Central Ave and the absence of handicap signage for the parking spaces. Commissioner Splonskowski visited the site and noted that there was no signage indicating the handicap parking spaces. He stated that he notified the Building Department who will work on resolving the issue with the property owner. Commissioner Splonskowski stated that the police cannot enforce parking violations without proper signage.

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

VOTE: Unanimous to adjourn the meeting at 7:29 p.m.

Respectfully Submitted,

Alexandra M. Hart  
Planning Coordinator  
Village of Colonie