



**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, FEBRUARY 16, 2021
6:30 P.M.
VIA ZOOM TELECONFERENCE

The regularly scheduled meeting of the Village of Colonie Planning Commission was held on Tuesday, February 16, 2021.

ROLL CALL: Chairman Chris Dennis

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

 Village Attorney: Victor Caponera
 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 public hearing meeting minutes from February 2, 2021. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the February 2, 2021 public hearing minutes as amended.

The Commission reviewed the regular meeting minutes from February 2, 2021. Commissioner Martin made a motion to approve the regular meeting minutes as amended. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the February 2, 2021 meeting minutes as amended.

APPLICANT:

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

Mr. John Hitchcock from ABD Engineer was present before the Commission to seek a decision on the proposed subdivision at 3 Nash Place. Commissioner Martin stated that he reviewed the

Environmental Assessment Form for this project and explained there will be no adverse environmental impact. Commissioner Martin made a motion to approve the EAF. Commissioner Hart seconded the motion.

VOTE: All in favor to approve the EAF as provided.

Commissioners Martin and Splonskowski raised questions regarding the wording of the subdivision and the totals presented for the acreage distribution. Commissioner Chudzinski made a motion to approve the subdivision at 3 Nash Place with no additional information needed. Commissioner Hart seconded the motion.

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

Motion passes, subdivision is approved.

APPLICANT:

**8AA PETRA LANE
SPARK POWER CORP
(CHANGE OF OCCUPANCY)**

Mr. Mark Forsell, representative and employee of Spark Power Corp and Mr. Guy Blake, property owner were present to present a change of occupancy at 8 Petra Lane. Mr. Forsell stated that Spark Power Corp is seeking a New York branch office for the Corporation. Spark primarily provides operational and maintenance services to solar companies throughout New York and the surrounding states. Mr. Forsell stated that this site will not have any retail sales, there will be one employee to start out, which will be himself. He will manage inventory for the Northeast region. Mr. Forsell stated that there will be little site traffic that would require very much on site parking. Eventually, the company would like to add two to three full time employees. Deliveries are as needed and made during business hours.

Chairman Dennis explained that the application stated six parking spaces are required and stated that the number seems high. Mr. Forsell stated that there would be one to three vehicles on site during business hours. Chairman Dennis asked if there will be two office spaces in the building. Mr. Forsell stated yes, there will be an office, which is highlighted on the floor plan, and another office space that will be utilized for planning and meeting space as well as a dispatch location for technicians. The warehouse space will have industrial racks for parts and other services.

Commissioner Hart asked if there will be any outside storage. Mr. Forsell stated no. Commissioner Martin asked if there will be any large deliveries. Mr. Forsell stated that there may be tractor trailer deliveries for solar farms, however at this time it is rare, and they would not be weekly. Mr. Forsell added that weekly deliveries are delivered via FedEx or UPS.

Engineer Laberge asked if the building has enough truck turning radius. Mr. Blake stated that the trucks will be able to turn and maneuver around the building. Chairman Dennis stated that the site has been well maintained, and he does not see any issues with the site itself.

Commissioner Martin made a motion to approve Spark Power Corp at 8AA Petra Lane for a change of occupancy. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the application as presented.

APPLICANT:

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

Mr. Frank Palumbo from CT Male and representative of the applicant, was present before the Commission to provide updates on the ongoing site plan review at 1586 Central Ave, DePaula Car Dealership. Mr. Palumbo stated that the site plan modification is proposed to bring in a new dealership and proposed some floor and façade modifications. Mr. Palumbo stated that the site is still consistent with the former Progressive building and most recently the DePaula Maserati dealership. Mr. Palumbo stated that the applicant is proposing to add parking spaces in the front of the building and is intending to leave the landscaping as is. Mr. Palumbo stated that he has addressed Engineer Laberge's comments from his February 12, 2021 review letter which included adding a site plan note stating there will be no outside service, the garage doors will be closed as vehicles are being serviced, and the lighting levels will be dimmed after business hours.

Engineer Laberge reviewed his letter dated February 12, 2021:

- There are only four customer spaces, and all are handicapped. Mr. Palumbo stated that he can add more customer parking near the front or near the two side doors. five additional customer parking should be adequate.
- The dimension between the new parking spaces and the front property line should be indicated on the site plan.

Chairman Dennis asked what the exterior façade colors will be. The Commission reviewed the proposed exterior façade on drawing A-201. Mr. Palumbo stated that he will submit a color rendering for the next meeting. Commissioner Hart asked if this dealership will be a Mazda. Mr. Palumbo stated that he was not authorized to disclose the dealer at this time, all is dependent on Commission approval. The Commission stated that they would like the dealership disclosed prior to any approvals. Mr. Palumbo stated he would relay the request to the applicant to get permission to state the type of dealership pending.

Commissioner Martin stated that he would like to see a landscaping and lighting plan submitted with the final site plan, so the Commission would have a complete sign plan set on file. Mr. Palumbo agreed. Commissioner Judge stated that the previous DePaula dealership was restricted to where the vehicles were test driven and asked if the applicant can submit a drawing or narrative indicating that the vehicles will not be test driven on residential streets. Chairman Dennis asked for a note on the site plan for easier tracking verses a narrative. Mr. Palumbo agreed.

The Commission did not have any further comments on the application. Chairman Dennis stated that prior to a decision on the application, the following must be provided:

1. Landscaping and Lighting Plans
2. Full color elevations
3. Note on the site plan detailing test driving restrictions.
4. Provide the dealership name

Mr. Palumbo agreed and that he would speak to Susan DePaula about revealing the dealership name and ask her to attend the next meeting.

APPLICANT:

**1560 CENTRAL AVE
STEWART'S SHOP CORPORATION
(SITE PLAN)**

Mr. Tyler Fronte from Stewart's Shops and Mark Nadolny from Creighton Manning were present before the Commission to present a site plan application for a proposed Stewart's Shop with gas station at 1560 Central Ave. Mr. Fronte stated that the property located at 1560 Central Ave is currently a Gulf gas station and the property behind it, 1A Lincoln Ave, is the former Ski Institute of America and now sits vacant. Mr. Fronte explained that Stewart's has purchased both lots and are proposing a new 3,930 sf convenience store with gas pumps. A right in/ out on Central Ave is proposed as is full access from Lincoln Ave. Mr. Fronte explained that the store would sell fresh local products with grocery options and food-to-go. Parking is proposed around the building with the main entrance parallel to the gas canopy.

Engineer Laberge reviewed his letter dated February 8, 2021 which outlined the following requirements and recommendations:

- Special Permit for the gas pumps
- NYS DOT, Village water and sewer permits
- SWPPP
- Albany County Planning Board recommendation
- License to sell liquor and lotto
- Sewer easement with the Village
- Condensing units should face away from the residential neighborhood and propose a different noise barrier other than proposed landscaping
- Parking spaces 30-31 as note on the site plan are close to the property line and DOT right away, it is recommended these be eliminated and plantings proposed for increased greenspace
- Village minimum drive aisles are 24 feet, only 22 feet between the canopy and parking is proposed. Angled parking spaces are also recommended for easier queueing and drive access
- Truck moving plan to show truck turning radius and proposed entry and exit from site
- A six inch sewer lateral is required by Village DPW and will extend to west side of the property, an easement will be required
- Based on the current submittal it appears the drainage and stormwater subsurface retention drainage as proposed pushes water to an adjacent neighboring property

Commissioner Hart asked Mr. Fronte to compare this site to any area Stewart's Shops for reference. Mr. Fronte stated that the lot size is like the Fuller Rd site and Clifton Park at Exit 9. Commissioner Martin stated that there is a current Stewart's at Lanci Lane and Central Ave and asked if it would close once the new store opens. Mr. Fronte stated that Stewart's owns the property and at this time has no plans to close the store, but that could change depending on the success of the new store. Commissioner Judge asked the applicant to think about adding charging stations for electric vehicles. Commissioner Judge explained that he would like to see businesses look towards the future, but stated it is not a requirement to include the stations.

Commissioner Keegan stated that Lincoln Ave slopes up to Central Ave and asked how this lot would be graded or leveled. Mr. Fronte stated that they are still looking into how they will level it but explained that the site would be graded down towards the adjacent neighbor.

Commissioner Martin stated that he reviewed the provided traffic impact study completed by Creighton Manning. Commissioner Martin asked inputs were used in the Sim Traffic Simulation Software that provided the data used for representation of the traffic patterns in this assessment. . Mr. Nadolny from Creighton Manning stated that the data was taken from a large corridor study performed by DOT on Central Ave and traffic counts from cell service data for turn movement counts. Mr. Nadolny stated that the cell data was taken from pre-Covid times to account for a true data set. Mr. Nadolny stated that he is comfortable with the data provided and stated that the data is calibrated to what is in the field to existing conditions. The number of trips is based on observations from convenience stores with right in and right out egress and consider courtesy gaps, or cars letting other cars out, as the vehicle queuing will extend past the property driveway.

Commissioner Martin asked if the submitted traffic study had taken into account any information from the Cumberland Farms study performed by Creighton Manning Mr. Nadolny stated that he did not work on the Cumberland Farms traffic study but will review the data for basis.

Commissioner Martin stated that he is familiar with the Vly Rd and Route 7 Stewart's location stating that the site is similar to this proposal based on having a side street and major road (Route 7) abutting the site. There are only six pumping stations on this site. Has there been any consideration for the site statistics from this site? . Mr. Nadolny stated he was not familiar with that site and its operations. Commissioner Martin expressed his concerns over the number of pumps for the size of the store along with the gas pumps and stated that the proposed eight pumps may be more than the site can handle and asked for the applicant to consider reducing the number of pumps to six. .

Commissioner Martin stated that there are current issues on at the Lanci Lane site with delivery trucks parking on Lanci Lane. Commissioner Martin wants to ensure that this will not be the case at 1560 Central and that delivery trucks will have designated drop areas. Commissioner Martin also made the applicant aware of the traffic back-up on Lincoln Ave during the summer and baseball season at Cook Park, as well as bus traffic from Parkwood Drive across Central Ave and stated that these factors would be a big factor of site queuing. Mr. Nadolny showed where the delivery trucks would be parking on the site and stated that Stewart's employed their own drives and would be able to control the flow of traffic on the site to prevent off-site parking of delivery trucks.

Commissioner Chudzinski stated that he would like to see a safer entrance on Lincoln Ave and proposed that parking spaces 30 and 31 are designated for trailers or towing vehicles to park. Commissioner Judge stated that he agreed with the right-in right-out restricting left turns on to Central from the Central avenue entrance to the site .

Chairman Dennis stated that he reviewed the landscaping on the site and stated that he does not want to hide the facility but would like to see some height proposed. Chairman Dennis stated that he likes the proposed hydrangeas but that is the highest vegetation proposed and he would like to see something with height without blocking traffic. Commissioner Martin stated that he would like to see some color for the winter months.

The applicant will return to the Commission.

APPLICANT:

**1814 CENTRAL AVE
(SKETCH PLAN)**

Mr. Stephen Vukas from Bohler Engineering and Mr. Paul Goldman, representing the applicant appeared before the Commission to receive comments on a sketch/concept plan for a potential site plan amendment and change of occupancy at the former Office Max tenant space at 1814 Central Ave.

Mr. Goldman stated that the former Office Max space is currently vacant and is approximately 23,000 sf. The applicant is proposing to add an additional 5,000 sf and utilize the space as a specialty grocer. Mr. Goldman stated that the proposed addition would be at the end of the building closest to Central Ave and TrustCo bank. The building would be expanded to the east and north by 12 – 13 ft. pavement and landscaping would be adjusted to account for truck maneuvering. Mr. Goldman stated that the site currently has 24% greenspace, over the 20% minimum by Village Code. With the proposed configuration, parking will be reduced by seven parking spaces. Mr. Goldman stated that the site already has more parking that it needs so the reduction will not disrupt the site.

Engineer Laberge stated that the proposal shows eliminating all the green space in the back right corner behind Knighton's Auto and would give a clear view to Central Ave. Engineer Laberge suggested that landscaping and screening be proposed in that area. Commissioner Martin suggested landscaping be added to other areas of the site and added that most of the greenspace on the property is by the rear Kohl's entrance. Pablo Medeiros, representative of the property owner, was present and stated the property will do whatever screening the Commission sees fit for the site. Chairman Dennis asked if there is an easement or agreement between TrustCo and the property owner for the bank parking. Mr. Medeiros stated that TrustCo is in a longstanding lease with the property owner and has a parking agreement. The Commission requested the applicant provide documentation of this agreement.

Chairman Dennis asked what type of finish are proposed for the new walls. Mr. Vukas stated split face block. Commissioner Chudzinski stated that the rear of the building proposes a tight squeeze for the fire department and emergency vehicles if there was ever a fire back there. Commissioner

Chudzinski suggested that the rear building be angled to make the turning radius better. Mr. Goldman stated that the building is designed for a full length tractor trailer and currently has adequate flow. Chairman Dennis stated that should this proposal become a formal application; the grocer will need to be named.

DISCUSSION:

The Commission discussed a site plan application for Hoffman's Car Wash. Attorney Caponera stated that he has been in contact with Hoffman's attorney and they will be re-submitting a site plan proposal for the Commission to review. Commissioner Martin stated that he would like to see if the site is in violation of their original approval.

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

VOTE: Unanimous to adjourn the meeting at 8:45 p.m.

Respectfully Submitted,

Alexandra M. Hart
Planning Coordinator
Village of Colonie