



handicapped and there will be 7 spaces in the rear. A guardrail will be installed around the generator which will be located in an existing parking space due to a stormwater easement. Mr. Montagne stated that the applicant is willing to work with the Village should they like to see a screen fence for the condenser units. Chairman Dennis stated that he would like to see 6-foot stockade. Engineer Laberge stated that only a 4 foot fence is allowed in the front yard, or in front of the front corner of the building. Chairman Dennis stated that he is ok with the 4 foot fence if the applicant is too.

Commissioner Chudzinski asked if there were any specifications for the generator. Mr. Montagne stated that the generator is a standard enclosed CAT diesel belly generator. Commissioner Judge asked if LS Power will be occupying the entire building. Commissioner Judge questioned the building as being two stories. Mr. Montagne stated it is a one-story building with a mezzanine and LS Power will be the sole occupant.

Commissioner Martin stated that question eight on the change of occupancy application asks about on-site training and meetings and was marked no. Commissioner Martin asked for clarification as the narrative stated that the facility “would be used for training and drills a few times a month”. Mr. Montagne stated that on site training will be happening only for the training for new employees, one or two at a time, when needed and is not intended to be for meetings.

Chairman Dennis discussed the placement of the heat rejection units and asked if they could be pushed half way back on the site. Attorney Caponera asked what the difference is between the heat and AC condensing units. Mr. Montagne stated that they are essentially the same thing, one for heat and one for air conditioning, similar to HVAC units. Mr. Montagne agreed to relocate the heat rejection units as requested.

Commissioner Martin made a motion to approve LS Power Grid New York Corp at 13 Walker Way with the condition that the site plan show the relocated condenser units push half way back on the site prior to Certificate of Occupancy and number eight on the change of occupancy application be changed to yes. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the application as conditioned.

**APPLICANT:**

**8 A PETRA LANE  
INSTANT BATH INC.  
(CHANGE OF OCCUPANCY)**

Ms. Crystal Peck, representing the applicant presented a change of occupancy application for 8 Petra Lane. Ms. Peck stated that the tenant space will be used for storage only and the showroom is in a different location. Ms. Peck stated that there will be minimal deliveries on a monthly basis.

Commissioner Martin stated that the change of occupancy application shows suite 8A has five tenants, however the site plan only shows four tenants. Ms. Peck stated that the landlord filled out the application and she only knows what is required for this tenant. The tenant parking requirements should be changed to reflect 34 not 10 for total required by tenants. Ms. Peck stated that at maximum the tenant would need 5-10 spaces, however currently they only require 2-5

spaces. Commissioner Martin asked if the applicant would be occupying the entire unit. Ms. Peck stated yes.

Commissioner Martin made a motion to approve Instant Bath at 8 Petra Lane. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the application as presented.

**APPLICANT:**

**12 JUPITER LANE ste. 4  
ADAPT HEALTH  
(CHANGE OF OCCUPANCY)**

Mr. Elliot Feinman, property owner presented a change of occupancy application for AdaptHealth at 12 Jupiter Lane. Mr. Feinman stated that AdaptHealth stores home health products including oxygen tanks on site. Mr. Feinman explained that no customers will come to the site. Chairman Dennis asked if there are any open tenant spaces in this building. Mr. Feinman stated no.

Chairman Dennis asked if this is a 60% Warehouse/40% office space building. Mr. Feinman stated that the entire site, which contains 3 buildings, was approved as 60/40. Chairman Dennis asked for full site parking requirement numbers for future submittals. Commissioner Martin asked how the oxygen tanks will be stored. Mr. Feinman stated that the tenant has to comply with the requirements which depends on the quantity and will be placarded on the building. Commissioner Chudzinski asked that the fire department be notified.

Commissioner Martin made a motion to approve the application as presented. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve as presented.

**APPLICANT:**

**1770 CENTRAL AVE  
TOWN OF COLONIE REPUBLICAN COMMITTEE  
(CHANGE OF OCCUPANCY)**

Mr. Adam Leonardo, representing the property owner presented a change of occupancy application for the Town of Colonie Republican Committee at 1770 Central Ave. Mr. Leonardo stated that the applicant is seeking a temporary tenant space as their headquarters for election season, to end in November. Mr. Leonardo stated that this tenant space was formerly occupied by Geico and the space is being taken as is.

Attorney Caponera stated any approvals for this application are specific to the change of occupancy and have no relation to the parking on the site.

Commissioner Martin made a motion to approve the application as presented. Commissioner Chudzinski seconded the motion.

VOTE: Unanimous to approve the application as presented.

**APPLICANT:**

**1701A CENTRAL AVE  
M&T LEGACY NAILS INC.  
(CHANGE OF OCCUPANCY)**

The property owner or applicant were not present before the Commission. The Commission reviewed the application.

Commissioner Martin explained that question 18 on the change of occupancy application stated that garbage pick up is outside the hours of 7am and 7 pm and stated that he believes that was done in error. Commissioner Martin stated that 11 parking spaces are required not 10 as the application states. Commissioner Martin stated that 3 seats are proposed plus 2 employees and there are only 29 parking spaces available, not 30 as submitted on the parking requirement. Chairman Dennis stated that since this is a multi-tenant building the Commission can waive the parking requirement without the need for a variance if agreed upon. Engineer Laberge noted that this is the best use for this space and location.

Chairman Dennis stated that the railing has not been installed on the Central Ave side of the ramp as approved in the latest site plan application.

Commissioner Martin made a motion to approve M&T Legacy Nails Inc. at 1701A Central Ave with the condition that the railings be installed per the approved site plan prior to building permit issuance and question #18 be modified to yes. Commissioner Chudzinski seconded the motion.

VOTE: Unanimous to approve the application as presented.

**APPLICATION:**

**1692 CENTRAL AVE  
AUDAT PROPERTIES  
(SITE PLAN)**

Ms. Anna Kupriyeva, property owner, presented a site plan application seeking approval for a 711 square foot apartment in her mixed use commercial property at 1692 Central Ave. Engineer Laberge stated that the coverage on this site works for this proposed use. The proposed 711 sq. ft. apartment falls in between the average occupancy of 1.5 people, allowing up to two people to occupy this apartment.

Engineer Laberge stated that the applicant would need to submit to the building department a drawing to show where the residential spaces, bedroom, kitchen, closets etc. Code Enforcement Officer Steve Meservey stated that there are several items that will need to be done before a permit is obtained and to be classified as a residential apartment.

Engineer Laberge calculated the parking requirements for the property and determined that the parking demand is less with the residential unit. Commissioner Splonskowski stated that the handicapped parking space needs to be brought into compliance with a sign and not just paint on the pavement. Commissioner Martin asked the applicant if garbage pick up will be between the hours of 7 am and 7 pm. Ms. Kupriyeva stated yes. Commissioner Martin asked that question 18

on the change of occupancy application be changed to reflect the pick up times between 7 am and 7 pm.

Commissioner Martin made a motion to approve the site plan application for Audat Properties at 1692 Central Ave with the condition that all building department requirements are met, an ADA sign for the handicapped parking space be installed, and a floor plan be provided. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the application as conditioned.

**APPLICANT:**

**1614 CENTRAL AVE  
MEN'S INC  
(SITE PLAN AMEND)**

Mr. Nick Costa from Advance Engineering and Mr. John Griner, owner presented a site plan amendment for the previously approved site plan application for Men's Inc Barber Shop at 1614 Central Ave. Mr. Costa stated Mr. Griner is returning to the Commission to seek approval for a modified site plan. Their previous approval was for a 4 chair barber shop with extensive site work to be done, including curb cuts on Central Ave. Mr. Costa explained that due to the pandemic, Mr. Griner has had to modify his business plan down from 4 chairs to 2. Mr. Griner hopes to increase back to 4 chairs in a few years once the pandemic is over.

Mr. Costa stated that the applicant is seeking to reduce the greenspace and parking along Central Ave. Chairman Dennis asked if the applicant is looking to reduce the greenspace out front of the building. Mr. Costa stated yes, the greenspace will be removed to create to additional parking space on the west side of the building. Chairman Dennis stated that prior to this application, the project was approved and with DOT curb cuts to reduce the opening along Central Ave, however this plan does not propose those improvements. Commissioner Martin stated that the previously approved site plan indicated removal of the shed and placement of stacked employee parking. Mr. Costa stated that the removal of the shed was not planned for this submittal.

Commissioner Judge expressed his concern that the current colors did not match the current street scape. Commissioner Keegan asked if the exterior of the building will be repainted. Mr. Costa stated no, the work has already been done. The applicant has already obtained a building permit from the building department as of March 2020 and did start some work.

The Commission discussed the curbing and steps near the west side of the building near the entrance. Commissioner Martin suggested that the curbing be left as is, add a tree for increased greenspace and relocated one parking space to the other side of the curb. The curb could be rounded out and extended like an island. Engineer Laberge suggested that the curb be concrete, not asphalt, to keep the integrity of the curb. Mr. Griner asked if that area could also be winged curb for snow removal purposes. The Commission suggested one winged curb near the rear of the property line to facilitate snow removal.

Engineer Laberge noted that the site plan shows the original Valvoline sign pole on the site and stated that the signage will need to go before the Sign Review Board and that the pole should be

removed. Mr. Griner stated that he had planned on using the existing pole for Men's Inc. Attorney Caponera stated that the pole is pre-existing non-conforming and is no longer in compliance.

The Commission requested an updated landscaping and floor plan for the next submittal.

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

VOTE: Unanimous to adjourn the meeting at 7:55 p.m.

Respectfully Submitted,

Alexandra M. Hart  
Deputy Village Clerk  
Village of Colonie