



Commissioner Keegan asked if laser or Botox treatments will be offered. Mr. Martel stated no, she does not hold the required certification for those treatments. Commissioner Keegan asked if there would be any medical waste. Ms. Martel answered no.

After a brief discussion, Ms. Martel amended her application to reflect hours of operation to be Monday thru Friday 10am – 5 pm and Saturday 10 am – 2 pm.

Commissioner Judge asked if there was a bathroom designated for this tenant suite. Ms. Martel stated no, there is a common bathroom for the building. Commissioner Hart asked what kind of furniture will be used, such as salon chairs. Ms. Martel stated that she will have a wax bed in the treatment room, two chairs and a desk in the lobby. The furniture/treatment beds will not be fixed to the ground.

Commissioner Hart made a motion to approve TM Glow Studio at 16 Computer Drive West suite 104. Commissioner Judge seconded the motion.

VOTE: Unanimous to approve the application as amended.

**APPLICANT:**

**1524 CENTRAL AVE STE. 101  
PTM SOLAR  
(CHANGE OF OCCUPANCY)**

Ms. Tiffany Marinner, representing the property owner and Mr. Schuyler Labeef, representing PTM Solar were presented a change of occupancy application for PTM Solar at 1524 Central Ave Ste. 101. Mr. Marinner stated that although the application states that the tenant is going into 1524 Central Ave, PTM will actually be in 1510 Central Ave, the application is incorrect.

Mr. Labeef stated that PTM is a marketing and sales business for commercial solar. PTM works with NYSEDA and ensures customers receive meter credits. PTM will have 5-10 employees and will have daily meetings at the office at 10 am and then go out into the field. There will be a receptionist in the office daily from 9 am – 6 pm.

Commissioner Keegan asked if PTM is already operating out of this location because someone came to his house and didn't identify themselves. Mr. Labeef could not answer the question, stating that he did not know where that crew came from and that there are several local offices. Commissioner Keegan identified several discrepancies on the application and what is being presented tonight. Commissioner Keegan stated that the hours of operation, location on the tenant parking list, building location and number of employees do not match the narrative. Commissioner Keegan stated that the application indicates that there will be outside storage and asked what will be stored outside. Mr. Labeef stated that he was unaware of any outside storage and could not answer why that question was answered yes to outside storage. Mr. Labeef stated that there will be 1 or 2 business vans that will be left in the parking lot overnight. Commissioner Keegan stated that vehicle left in the parking lot do not qualify as outside storage. Mr. Keegan asked if there will be any customers on site. Mr. Labeef stated no, this is a marketing business, and all business is conducted in the field.

Chairman Dennis stated that there are too many discrepancies on this application. Chairman Dennis polled the present members of the Commission to see if anyone objected to the proposed business. All present Commission member had no issue with the business proposed. Chairman Dennis stated that the application will be tabled until a new application is submitted.

**APPLICATION:**

**1524 CENTRAL AVE STE. 205  
UPSTATE CENTER FOR MARTIAL ARTS  
(CHANGE OF OCCUPANCY)**

Ms. Tiffany Marinner, representing the property owner and Mr. George Brown, owner of Upstate Center for Martial Arts, presented a change of occupancy application for 1524 Central Ave suite 205. Mr. Brown stated that he is the main instructor for this martial arts non-profit business. Mr. Brown explained that any student tuition goes into rent and equipment. Mr. Brown stated that he will have an average of 10 – 15 students in the 1200 square foot space, he will have 2 heavy bags mounted from the ceiling and mats on the ground. The property has plenty of parking.

Commissioner Chudzinski asked if there will be any showers. Mr. Brown stated no, there is a shared bathroom in the hallway. Commissioner Hart noted that the proposed hours of operation are in the evening only and asked if Mr. Brown will hold any earlier classes. Mr. Brown stated that there will be no morning classes and he will only be open Monday thru Friday from 4 pm to 10 pm and Saturday thru Sunday from 9 am to 10 pm. Weekends will be used for open mats and private lessons. Code Officer Meservey asked if there will be any competitions. Mr. Brown stated no.

Chairman Dennis stated that the property owner submitted a supplemental tenant parking list and there will be enough parking on the site. Commissioner Hart asked if there will be any sword training. Mr. Brown stated no. Commissioner Hart asked if this is a new business. Mr. Brown stated that he has taken over another LLC and dissolved it, creating Upstate Center for Martial Arts. Commissioner Judge asked where the heavy bags will be hung. Mr. Brown stated that there are I-beams in the ceiling and 2 will be hung from there, both weigh about 200 pounds each. There will be 2 heavy bags on stands.

Commissioner Chudzinski made a motion to approve Upstate Center for Martial Arts at 1524 Central Ave suite 205. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the application as submitted.

**APPLICANT:**

**12 WOLF ROAD  
GRANDMA'S GIFT LTD  
(CHANGE OF OCCUPANCY)**

Mr. Shulin Zhang, owner of Grandma's Gift LTD presented a change of occupancy application at 12 Wolf Rd. Mr. Zhang stated that he proposes to open a healthy fast food restaurant. Hours of operation will be Monday thru Saturday from 11 am – 9 pm and Sunday 11 am to 8 pm. Mr. Zhang explained that he will serve salads, sandwiches, and warm bowls.

Engineer Laberge stated that he had a conversation with DPW Superintendent Les Decker who also reviewed the application and proposed menu. Mr. Decker understand this is a counter service restaurant without oil fryers and therefore the standard 2 1,000 gallon grease traps are not necessary. Mr. Decker suggests an under counter grease trap. Mr. Decker will work with the application during the permitting process. Engineer Laberge calculated the parking requirement for this type of business and stated that 14 parking spaces are required for the proposed 31 seats. Mr. Zhang stated that most of the business will be take-out.

Commissioner Hart asked how the food items will be cooked. Mr. Zhang stated that most items are oven cooked or on the gas fryers. Commissioner Hart stated that he observed the site and found that there is plenty of parking on site. Mr. Zhang explained that there is shared parking with the dentist office in the front of the building and with the Indian Market next door. The dentist office is open 2 days a week.

Commissioner Hart made a motion to approve Grandma's Gift LTD at 12 Wolf Road for a change of occupancy. Commissioner Judge seconded the motion.

VOTE: Unanimous to approve the application as presented.

**APPLICANT:**

**1814 CENTRAL AVE  
FRESH INDIA MARKET  
(SITE PLAN/CHANGE OF OCCUPANCY)**

Mr. Steve Vukas from Bohler Engineer and Mr. Paul Goldman, attorney, presented a final site plan for the ongoing project at 1814 Central Ave, Fresh India Market. Mr. Goldman stated that the project was able to obtain Albany County Planning Board referral and also notified the Town of Colonie under the GML-239 requirements. Mr. Goldman stated these portions on the application are now satisfied.

Mr. Vukas stated that the requested items from the last meeting have been changed and submitted. Mr. Vukas explained that the treatment for the island covers and mulch have been changed and noted on the site plan and the trees will have gator bags until they are established. Mr. Vukas explained that the site originally proposed a trash compactor that would be cardboard only with a separate compactor for perishable items, however the applicant is now proposing one compactor that will be combined use. Mr. Vukas explained that the compactor will be located at the southwest corner of the of the tenant space and will be liquid tight for all items. The compactor will be fed from the outside and the use will be specific to the market. Commissioner Hart asked if the compactor can be locked. Mr. Vukas stated yes. Commissioner Hart asked that specifications be submitted for the compactor or added for the detail sheet. Commissioner Hart expressed concerns about unauthorized people using the compactor and getting hurt and added that it was a condition to the compactors at 1770 Central Ave. The applicant agreed that the compactor would remain locked.

Commissioner Hart made a motion to approve the EAF given that the proposed project does not have any adverse environmental impact. Commissioner Chudzinski seconded the motion.

VOTE: Unanimous to approve the EAF.

Commissioner Hart made a motion to approve the site plan amendment at 1814 Central Ave. Commissioner Judge seconded the motion.

VOTE: Unanimous to approve the site plan amendment as presented.

Commissioner Hart made a motion to approve Fresh India Market for a change of occupancy at 1814 Central Ave with the condition that the trash compactor be locked and secured when not in use. Commissioner Chudzinski seconded the motion.

VOTE: Unanimous to approve the change of occupancy as presented.

DISCUSSION:

Commissioner Splonskowski reported that there are no handicap signs at 12 Wolf Road and asked that code enforcement to look into it. Commissioner Splonskowski also reported that the fence at 1647 Central Ave has still not been installed as approved on the site plan.

Code Enforcement Officer Meservey stated that he spoke with the tenant at 7 Walker Way, Cardinal Health. They are looking to install a generator and will need to install a 5 x 8 concrete slab. The Commission requested that a site plan application be submitted for review.

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

VOTE: Unanimous to adjourn the meeting at 7:47 p.m.

Respectfully Submitted,

Alexandra M. Hart  
Planning Coordinator  
Village of Colonie