



site has 44 spaces on site and the site requires 85 per code. Commissioner Chudzinski asked if this store accepts walk-ins. Ms. Hilland stated that application of hair and beauty products will be by-appointment only. Commissioner Martin asked if this is a new business. Ms. Hilland stated that she has a hair salon elsewhere. Commissioner Chudzinski asked if there will be a specific floor plan. Ms. Hilland stated yes, she will have tables and display cases with no seating.

Commissioner Hart asked Mr. Cronin who the previous tenant in this proposed tenant space was. Mr. Cronin stated Finnegan Sport Cards. Commissioner Hart stated that Finnegan's was approved to be in this tenant spot and asked when they relocated to another tenant suite in the building. Mr. Cronin stated that they moved to the larger tenant space, previously occupied by Déjà Vu, within the last year. Commissioner Hart stated that the Village has no record of a change of occupancy for the move and therefore Finnegan's does not have Village approval. Mr. Cronin explained that he is new to managing this property and believed that his co-worker did not know the proper regulations.

Commissioner Hart stated that the site plan submitted does not show locations of the dumpsters. Mr. Cronin stated that the site plan that was submitted for this application is the same as the last change of occupancy. Commissioner Hart provided several pictures showing locations of dumpsters on Delafield Drive and within the fenced area in the rear of the building. Mr. Cronin stated that he cannot speak to the locations of the dumpsters as that would be the management company. Commissioner Hart asked Mr. Cronin to relay to the management company the site issues with the dumpster locations, as well as the pick-up times. Commissioner Hart explained that the dumpsters are picked up weekly as early as 4:30 am which is out of the approved pick-up time of 7am – 7 pm. Chairman Dennis asked how many dumpsters are on site. Mr. Cronin stated that there is one recycling dumpster and two trash dumpsters, totaling three for the site. Chairman Dennis stated that on the last approved site plan, the dumpsters were not located on the green space and were approved to be inside the fenced in area to the rear of the site. Mr. Cronin stated that this is a pre-existing non-conforming building that sits in the neighborhood but explained that the landlord wishes to be a good neighbor and will do whatever needs to be done.

Engineer Laberge stated that the approved site plan is what should be on the site and stated that the property owner can submit a revised site plan to the Commission for review, however there is only 7.5% green space on site and any proposed reduction in green space will require a ZBA variance. Mr. Cronin stated that if the dumpsters are moved inside the fence, it will take away from the parking. The Commission discussed the existing parking on site with photos submitted by Commissioner Hart and determined that there are 41 parking spaces on site. Chairman Dennis stated that the property owner needs to update the site plan with the dumpster locations, parking, and green space. Commissioner Splonskowski stated that the handicap parking needs to be brought up to code.

Commissioner Hart requested that the leasing sign on the property be moved a few feet back as it blocks the view of vehicles exiting Delafield Drive.

Commissioner Martin made a motion to approve Brownie's Brand LLC at 1593 Central Ave suite F with the condition that the dumpsters be moved inside the fenced in area prior to certificate of occupancy, a change of occupancy application must be submitted for Finnegan's Sport Cards, and

the property owner must submit a proper site plan at the time of the next change of occupancy submittal. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the application as conditioned.

**DISCUSSION:**

The Commission discussed the re-zoning proposal for 1755 Central Ave, Hoffman's Development Corp. The Commission gathered comments to be formalized in a letter of recommendation to the Mayor and Board of Trustees for their review. The Commission discussed removal of trees on the project site and Attorney Caponera stated that no action should have been taken on the site while there is an application under review. Engineer Laberge stated that he will draft a letter for the Commission to review at the next meeting.

The Commission discussed the upcoming site plan review for 124 Lincoln Avenue. The Commission will review the overall site plan showing the original approved plan with all proposed changes as submitted by the applicant's engineer. The Commission will then develop a list of concerns with the existing site conditions and the proposed changes to be presented to the applicant at a future meeting.

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

VOTE: Unanimous to adjourn the meeting at 8:15 p.m.

Respectfully Submitted,

Alexandra M. Hart  
Planning Coordinator  
Village of Colonie