



Village of Colonie

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MINUTES TUESDAY, AUGUST 17, 2021 6:30 P.M.

The regularly scheduled meeting of the Village of Colonie Planning Commission was held at Village Hall, 2 Thunder Road Albany, NY 12205 on Tuesday, August 17, 2021.

ROLL CALL: Chairman Chris Dennis
Commissioners: John Martin
Peter Chudzinski (Absent)
Kenny Hart (Absent)
Dan Judge
Jim Splonskowski
Mark Keegan (Absent)

Village Attorney: Victor Caponera
Village Engineer: R.J. Laberge

Chairman Dennis opened the meeting at 6:30 p.m. Attorney Caponera led the Pledge of Allegiance, and requested all electronic devices be turned off or muted.

The Commission reviewed the regular meeting minutes from August 3, 2021. Commissioner Martin made a motion to approve the minutes, as amended. Commissioner Judge seconded the motion.

VOTE: Unanimous to approve the August 3, 2021, meeting minutes as amended.

APPLICANT:

1892 CENTRAL AVE
TRENDS BARBER SALON
(CHANGE OF OCCUPANCY)

Mr. Faraz Khan, property owner, Ms. Jasmine Wilson and Ms. Cassandra Colon, applicants were presented a change of occupancy application for 1892 Central Ave in the former Sue's Hair Care space. Mr. Khan stated that Sue's Hair Care has been in the plaza for over 20 years and she has since retired, Trends Barber Salon will be taking over the lease in the existing space. Chairman Dennis asked if the tenant space was identified as "demised premises" as indicated on the provided site plan. Mr. Khan stated yes and that the space is 1282 square feet. This will be the same use,

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with the same number of stations, but a different tenant. Chairman Dennis stated that since this is a multi-tenant building, the Planning Commission has the right to waive parking requirements based on the proposed use and current conditions. Mr. Khan stated that this site has 980 parking spaces. Commissioner Martin noted that the application stated there would be seven stations however the floor plan submitted only identified five stations and the hair washing stations were not to be considered stations. The applicant confirmed there would only be five stations.

Commissioner Martin made a motion to approve Trends Barber Salon at 1892 Central Ave in the former Sue's Hair Care location for a change of occupancy. Commissioner Judge seconded the motion.

VOTE: Unanimous to approve the application as presented.

APPLICANT:

**14 WALKER WAY
DREAM LAB PRODUCTIONS, LLC
(CHANGE OF OCCUPANCY)**

Mr. Aaron Kovacik, applicant, presented a change of occupancy application for Dream Lab Productions, LLC at 14 Walker Way currently at 20 Walker Way. Mr. Kovacik stated that Dream Lab is a production and event company. This site will be used for storage and operations for equipment and all business is conducted off site.

Chairman Dennis asked if this company would have sound, lighting, and screens for bands and events. Mr. Kovacik stated yes. Commissioner Martin asked if there will be any outside storage. Mr. Kovacik stated no. Commissioner Martin asked what type of work vehicles will be parked on site. Mr. Kovacik stated that there will be a box truck, cargo van and pickup truck for a total of three vehicles and all will be parked in parking spaces on site.

Upon discussion, the applicant amended the application to reflect weekend hours of 9am – 4 pm in addition to the Monday – Friday hours of 9 am – 4 pm. Commissioner Splonskowski stated that the handicap spaces are not within ADA compliance and that the property owner will need bring the parking into compliance.

Commissioner Martin made a motion to approve Dream Lab Productions, LLC at 14 Walker Way with the condition that the parking spaces are brought into ADA compliance prior to Certificate of Occupancy. Commissioner Judge seconded the motion.

VOTE: Unanimous to approve as conditioned.

APPLICANT:

**1510 CENTRAL AVE STE 201
HEARTS ABLAZE MINISTRIES
(CHANGE OF OCCUPANCY)**

Mr. Stephen Addo, Minister and Ms. Tiffany Mariner, representing the property owner, presented a change of occupancy for Hearts Ablaze Ministries at 1510 Central Ave suite 201. Mr. Addo stated that Hearts Ablaze is a non-denominal church that has been established for 17 years. Mr.

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Addo explained that they had been renting space from Our Saviors Lutheran Church and this will be their first time renting their own space. Mr. Addo stated that they will be taking 2,000 square feet and will be open Tuesday through Friday nights and weekends.

Chairman Dennis reviewed the parking breakdown for the multi-tenant building and determined there is adequate parking on site. Commissioner Martin stated that the floor plan provided has the wrong building number on it. Ms. Mariner stated the buildings at 1510 and 1520 Central Ave and are connected, it was an oversight that the floor plan was not modified for this tenant. Commissioner Judge asked if there will be any loud music or noise that will disrupt the neighborhood. Mr. Addo stated no.

Commissioner Martin made a motion to approve Hearts Ablaze Ministries at 1510 Central Ave suite 201 for a change of occupancy. Commissioner Judge seconded the motion.

VOTE: Unanimous to approve this application.

APPLICANT:

**20 WALKER WAY
AYS VENTURES INC. D/B/A 518IT
(CHANGE OF OCCUPANCY)**

Mr. Bob Marini, property owner and Mr. Alex Shechipkov, applicant, presented a change of occupancy application for 518IT at 20 Walker Way. Mr. Marini stated that this building was formerly occupied by Kassleman Solar. Mr. Shechipkov stated that this business operation is sales, service, warehousing, packaging, and shipping of enterprise computer equipment, parts, and components. 518IT will be occupying the entire building.

Commissioner Martin stated that the provided survey map does not indicate location of the dumpster. Mr. Marini stated that one dumpster is left over from Kassleman and is waiting to be picked up by the waste company. 518IT will have one dumpster on site. The Commission discussed location of the dumpster and advised that the tenant place the dumpster in the last 2 parking spaces on site and not on greenspace. Chairman Dennis asked how many vehicles will be on site. Mr. Shechipkov stated there will be a maximum number of seven vehicles, however for now there are only three. Commissioner Splonskowski stated that the parking lot is not stripped for ADA compliant spaces. Mr. Marini stated that the parking lot was recently seal coated and is scheduled for restriping. Chairman Dennis advised the applicant speak with Code Enforcement to check on ADA compliance when restriping and adding signage.

Commissioner Martin made a motion to approve AYS Ventures Inc. D/B/A 518IT for a change of occupancy at 20 Walker Way. Commissioner Judge seconded the motion.

VOTE: Unanimous to approve the application as presented.

APPLICANT:

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

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Mr. Tyler Fronte from Stewart's Shop Corp presented an updated site plan for the previously approved project. Mr. Fronte stated that NYSDOT has made changes to the curb cuts and explained that DOT has shifted the right in/right out curb cut 10 feet to the West. Mr. Fronte explained that a National Grid pole will also be relocated in the curb shift and Stewart's has received the ok from National Grid. Mr. Fronte stated that the curbing will be mountable in the right in/right out with the center island being permanent curbing.

Chairman Dennis asked if any of the landscaping will be changing. Mr. Fronte stated that they have maintained same quantity of plantings of previously approved greenspace on the corner. Mr. Fronte further stated that a tree in the back corner of the property was removed after discussions with the adjacent neighbor. Chairman Dennis asked where the removed tree was located. Mr. Fronte stated that it was located in the commercial A zone and was located behind the former Ski Instructor building.

Chairman Dennis stated that he sees no issue with NYSDOT curb cut changes or landscaping, however he stated that the conditions from the previous approval should still apply.

Commissioner Martin made a motion to approve the site plan amendment at 1560 Central Ave for Stewart's Shops Corp with the same conditions as previously approved on May 4, 2021. Commissioner Judge seconded the motion.

VOTE: Unanimous to approve the application as conditioned.

DISCUSSION:

The Commission discussed removal of a tree on the property of Kim's Market on Central Ave, adjacent to the new storage facility at 1653 Central Ave. A tree was cut down by the adjacent property owner and now the Kim's Market site is out of compliance. The Commission agreed that Engineer Laberge will contact the adjacent property owner's attorney to discuss why the tree was removed and possible remediation before approaching Kim's for out of site compliance.

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

VOTE: Unanimous to adjourn the meeting at 7:22 p.m.

Respectfully Submitted,

 Alexandra M. Hart

Alexandra M. Hart
Planning Coordinator
Village of Colonie