



Village of Colonie
VILLAGE HALL
2 THUNDER ROAD
COLONIE, NY 12205
(518) 869-7562 FAX (518) 464-0389
THOMAS J. TOBIN
MAYOR

villagehall@colonievillage.org
www.colonievillage.org

EDWARD SIM
DEPUTY MAYOR

PATTY SCHWARZ
LOCKART
TRUSTEE
ART WHITE
TRUSTEE
JAMES M. RUBINO
TRUSTEE

JAMIE BLOT
CLERK

MINUTES
TUESDAY, SEPTEMBER 7, 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 Dan Judge Jim Splonskowski Mark Keegan (Absent)
	Village Attorney:	Victor Caponera (Absent)
	Village Engineer:	R.J. Laberge (Absent)
	Liaison:	Patty Schwarz Lockart

Commissioner Martin opened the meeting at 6:30 p.m. Commissioner Hart led the Pledge of Allegiance, and requested all electronic devices be turned off or muted.

The Commission reviewed the regular meeting minutes from August 17, 2021. Commissioner Martin made a motion to approve the minutes, as amended. Commissioner Judge seconded the motion.

VOTE: Unanimous to approve the August 17, 2021, meeting minutes as amended.

GREEN CATERING, LLC
ZAIGHAM BOKHARI
1526 CENTRAL AVENUE
CHANGE OF USE

Mr. Zaigham Bokhari, owner of 1526 Central Avenue, came before the Planning Commission to request a use change from his original approval. Previously, Mr. Bokhari had been approved for the use of a meat market. Presently, Mr. Bokhari stated that he no longer wishes to pursue the meat market, and instead wishes to use the space for carry out food service. Mr. Bokhari stated this change of use will include four tables and 14-16 chairs, which he understands will change the

parking requirements. Mr. Bokhari stated that he contacted New York State Department of Health, stating they had informed him that 18 chairs and under is acceptable.

Commissioner Hart noted the application states his request for 12 seats and asked the application to clarify how many seats he would like. Chairman Dennis stated the number of chairs he could have would depend on the number of parking spaces there are available, noting the Village Code allows 2 ½ seats requires one parking space. Chairman Dennis noted there is an apartment in the upstairs unit of the building, that would require allowing for two of the 10 available parking spaces. Mr. Bokhari stated there would be two employees, accounting for another two parking spaces, leaving six for the patrons of the store. Village Code allows 14 seats for the six available parking spaces. Mr. Bokhari amended and initialed his application to reflect the request for 14 seats.

Commissioner Hart asked if the applicant intends to make any other interior changes, such as changes to the HVAC system, kitchen space, or removal or addition of equipment. Mr. Bokhari said no. Commissioner Martin asked the applicant if he needed grease traps. Mr. Bokhari stated he has two grease traps. Commissioner Hart noted the application indicates there will be 2 employee parking spaces and asked the applicant if he would amend his application. Mr. Bokhari amended and initialed his application to reflect the 10 spaces. Commissioner Hart noted question #18 on the application was left blank. Mr. Bokhari amended and initialed his application to reflect garbage pick-up will be between 7AM and 7PM.

Commissioner Splonskowski asked if the exhaust for the building is going through the roof, because it appears on the submitted floor plan that the exhaust flows through the wall. Commissioner Splonskowski noted Code Enforcement would have to follow-up with the applicant if the exhaust needs to be as it appears on the previously approved site plan. Commissioner Hart asked if the applicant intends to serve alcohol. Mr. Bokhari said no.

Commissioner Hart asked what the hours of business would be. Mr. Bokhari stated his business would be open six days a week, from 11:00AM – 9:00PM, and would be closed on Mondays. Commissioner Hart asked if there would be any other seating on the premises, such as outside the building. Mr. Bokhari stated there may be a garden bench, but there would be no tables and chairs outside the building.

Commissioner Martin made a motion to approve Green's Catering, LLC for 1526 Central Avenue. Commissioner Judge seconded the motion.
VOTE: All in favor of the motion.

29 VLY ROAD ADVANCED ENGINEERING & SURVEYING SUBDIVISION

Mr. Costa from Advanced Engineering & Surveying came before the Planning Commission to request final approval for a proposed subdivision at 29 Vly Road. Chairman Dennis stated the application was not ready for final approval and had a number of steps before that consideration. Previously, the land behind Capital Church has been subdivided with the intention to create a residential development. Mr. Costa indicated the proposed development will become an extension

of Chris Place and have a connection at Hillside Drive, and a paper road connecting Chris to Cypress. The project is proposing 19 single family residential lots, with 5 duplexes ending at a cul de sac. There will be sanitary sewer and water connections with storm water to be collected in a 36-inch recharge basin located on a duplex lot. The proposed plans are in compliance with the Department of Environmental Conservation (DEC) as well as the Village of Colonie design requirements. All utilities, water, sewer, and electricity will run in the 10-foot Village of Colonie right of way in the front of the properties.

Commissioner Martin asked what size the lots would be. Mr. Costa stated the lots are all more than 10,000 square feet required by Village Code, but are all different sizes, with the duplex lots being over 17,000 square feet. Commissioner Martin asked what the price range on the proposed houses would be, with Mr. Costa stating that he would need to get back to the developer but would guess the units would range in price from \$350,000.00 to \$400,000.00. Chairman Dennis asked about the lot in south-east corner of the lot as it is the biggest lot on the proposal. Mr. Costa stated in the original proposal, the lot was broken up into two parcels, but has since been redesigned to contain just one unit.

Mr. Costa stated the five duplexes will remain in the ownership of the developer, as will the responsibility of the storm water management of the duplexes. Commissioner Martin requested that the five duplex properties not be subdivided but remain as one property with five duplexes on the single subdivision lot. Mr. Costa stated he would approach the applicant with this concept. Chairman Dennis asked about the vegetation that is to be proposed, with Mr. Costa stating that grading needs to be done and a planting plane can be generated and presented to the Commission. Chairman Dennis asked Mr. Costa to identify the trees that can be saved and stated that anything six inches and greater could be supplemented with additional plantings. Commissioner Hart stated to Mr. Costa he would not recommend starting to cut trees at this time.

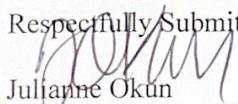
Commissioner Judge asked if there would be fencing or buffers between the parcels. Mr. Costa stated that fencing of the individual parcels would be up the potential homeowners after purchase of the property. Commissioner Hart asked if there was any plan to mitigate the wildlife in the area, because that was a concern of the residents at a previous public hearing regarding the initial subdivision. Mr. Costa stated that his is confident the wildlife will relocate. Commissioner Hart asked if there were any plans to establish streetlights. Mr. Costa stated no.

Mr. Costa stated he will return to the Planning Commission after discussing the items presented with the developer. At that time he will return with responses including a planting plane for Commission review before a Public Hearing date can be set.

Commissioner Martin made a motion to adjourn the meeting at 7:50PM. Commissioner Judge seconded the motion.

VOTE: All in favor of the motion.

Respectfully Submitted,


Julianne Okun
Asst. Planning Coordinator