



**Village of Colonie**  
VILLAGE HALL  
2 THUNDER ROAD  
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**THOMAS J. TOBIN**  
MAYOR

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**EDWARD SIM**  
DEPUTY MAYOR

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

**JAMIE BLOT**  
CLERK

**MINUTES**  
**TUESDAY, SEPTEMBER 21, 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, September 21, 2021.

ROLL CALL:                      Chairman                      Chris Dennis

   Commissioners:                      John Martin  
                                        Peter Chudzinski (Absent)  
                                        Kenny Hart  
                                        Dan Judge  
                                        Jim Splonskowski  
                                        Mark Keegan

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

   Liaison:                                      Patty Schwarz Lockart

   Code Enforcement:                      Steve Meservey

Chairman Dennis 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 September 7, 2021. Commissioner Hart made a motion to approve the minutes, as amended. Commissioner Martin seconded the motion.

VOTE: Unanimous to approve the September 7, 2021, meeting minutes as amended.

**99 CITY  
1770 CENTRAL AVENUE  
ROSETTI PROPERTIES**

Mr. Adam Leonardo, a representative from Rosetti Properties, came before the Planning Commission to seek approval for a tenant change at 1770 Central Avenue, also known as Village Square Plaza. 99 City had recently been operating in the Village next to Staples in Northway Mall and is looking to take over the Colonie Republican Committee space in Village Square Plaza. The applicant sells various household items such as bedding, kitchen supplies, toys, & gifts. Commissioner Hart asked if there will be any outside displays of product. Mr. Leonardo stated the property owner does not allow for outside displays.

Commissioner Hart asked if the applicant would be using a separate dumpster. Mr. Leonardo stated the applicant would be using the onsite dumpsters.

Commissioner Martin made a motion to approve 99 City at 1770 Central Avenue on the condition there is no outside product display. Commissioner Hart seconded the motion.

VOTE: All in favor of the motion.

**DISH NETWORK  
3 FRITZ BOULEVARD  
YELLOWSTONE DEVELOPMENT**

Mr. Will Stone from Yellowstone Development came before the Planning Commissioner to request Planning approval for a new antenna on an existing monopole. The applicant is proposing a new platform at a 100-foot elevation, with a 5x7 lease area for a 3-foot utility box cabinet. The current proposal will bring the facility's utilized capacity to 74.8%. The applicant's objective is to bring coverage for DISH customers in the I-87/I-90 roadway region, which includes Central Avenue, Wolf Road, New Karner Road, and SUNY Albany.

Commissioner Martin asked if the pole would extend beyond 100 feet. Mr. Stone stated the entirety of the pole with the equipment will be a total of 103 feet. Engineer Laberge stated to the Commission the Village Code allows for a maximum height of 140 feet. Chairman Dennis asked what the color of the proposed equipment would be. Mr. Stone stated a beige or white.

Commissioner Martin made a motion to approve DISH Network at 3 Fritz Boulevard. Commissioner Hart seconded the motion.

VOTE: All in favor of the motion.

**VERIZON  
3 FRITZ BOULEVARD  
YOUNG/SOMMER, LLC**

Mr. Dave Brennen from Young/Sommer Law Firm came before the Planning Commission to request approval for a new monopole antenna. The applicant will be changing out an existing antenna, with the new antenna being at the 70 feet elevation on the existing tower. Mr. Brennen stated there are currently 12 panels, with some panels smaller than others in an off-white color. Mr. Brennen stated the proposed antenna will be no different than the existing antennas.

Mr. Brennen stated with the new antenna, there will be about 20% capacity for more co-locators on the tower. Commissioner Martin asked how big the antennas are, with Mr. Brennen stating no more than the size of a standard manilla folder. Commissioner Hart asked if the proposed antenna would be any taller than the existing antennas. Mr. Brennen stated some would be slightly smaller, but all antennas would be located around the 70 feet elevation, with 74 feet being the maximum elevation.

Commissioner Martin made a motion to approve Verizon at 3 Fritz Boulevard. Commissioner Hart seconded the motion.

VOTE: All in favor of the motion.

A discussion was held regarding Kim's Market and the tree taken down on their property. Engineer Laberge will be following up with the property owner regarding this matter.

A discussion was held regarding the Vly Road lot division. The Commission is waiting for the applicant to return to Planning with a proposed planting plan for the development.

Chairman Dennis reported on a meeting that had been held regarding the 132-134 Lincoln Avenue Property stating that no further submittals have been provided

subsequent to the meeting.

A discussion was held regarding the new Stewart's Shops at 1560 Central Avenue. Commissioner Judge stated the Planning Commission had requested the applicant work at night when they are ready for paving and curb cuts, sidewalks, and the water line. The representative from Stewart's at the time stated they would be willing to work with the Village on this issue, but unfortunately, NYSDOT is the agency that approves all permits and Stewart's would need their permission for evening work.

Commissioner Martin asked Trustee Patty Schwarz Lockart if any decision had been made by the Board of Trustees regarding the Hoffman Zoning request. Trustee Lockhart stated that none had been made at this time.

Ms. Sim stated there is an application set to come before Planning for 18 Computer Drive West but is having difficulty contacting the applicant to obtain a signature.

Commissioner Hart made a motion to adjourn the meeting at 7:06PM. Commissioner Judge seconded the motion.

VOTE: All in favor of the motion.

Respectfully Submitted,

Julianne Okun  
Asst. Planning Coordinator