



Village of Colonie

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MINUTES TUESDAY, OCTOBER 19, 2021 6:30 P.M.

The regularly scheduled meeting of the Village of Colonie Planning Commission was held at Village Recreation Center, 3 Thunder Road Albany, NY 12205 on Tuesday, October 19, 2021.

ROLL CALL:	Chairman	Chris Dennis
	Commissioners:	John Martin Peter Chudzinski Kenny Hart Dan Judge Jim Splonskowski Mark Keegan (Absent)
	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 was presented with a presentation from Nick Costa representing Rosetti properties for the proposed subdivision at 29 Vly Road. A stenographer was present for the official notes and record keeping for all correspondences related to the subdivision proposal.

**124 LINCOLN AVENUE
MARY & JOE CLARK
REVISED SITE PLAN AMENDMENT**

The Commission met to go over the site plan amendment submitted to us on behalf of 124 Lincoln Avenue.

Chairman Dennis initiated conversation stating that the criteria on the cover page, numbers 1-18 needed review.

Village Engineer R.J. Laberge stated his concerns with the location of a dumpster regarding the accessibility of it being picked up. His concern of the location was followed up with conversation between the board. Commissioner Martin also noted his concerns with the access of dumpster. Chairman Dennis asked if it would be easier to have the dumpster on opposite side. R.J. Laberge stated that the dumpster size is fine as long as it is in accordance with the original approved site plan. It cannot be put in easement or over the drainage line.

Chairman Dennis addresses issue with floor plan where existing studio apartment is present. Chairman Dennis also states that the apartment is not acceptable use in this setting. R.J. Laberge states that this was not presented in original plan and Chairman Dennis also states that it is not listed in statistics. Commissioner Martin, Commissioner Hart and Commissioner Splonskowski all agree that the apartment should not be permitted.

R.J. Laberge addresses extra space issue, clarifies that he believes it to be extra office space. Commissioner Hart explains that the floor plan states that the extra space goes above the main office. Chairman Dennis is fine with the proposed use of space.

The next item of issue addressed is the use of driving space. R.J. Laberge states that what the drivers seem to be doing is coming into the property and turning around in front of building #4. Chairman Dennis asks if this is the access to Colonie Block. R.J. Confirmed. R.J. Laberge suggests that if tractor trailer can turn around that it is ok, and it provides limited access from 124 Lincoln Avenue.

The item of green space was next to be addressed. Chairman Dennis asks for clarification of the definition between grass and gravel. Commissioner Martin states that the fence needs to be moved. Commissioner Martin asks how the integrity of

green space will be maintained. R.J. Laberge suggests any barrier not just curb, fence or trees to protect green space and have route for trucks.

The dumpster listed as item #9. R.J. Laberge states that vegetation on this berm needs to be used to shield the view of dumpster from the road. The location needs to be used mowed and addressed.

Commissioner Martin states that previous plans submitted had proper décor and pillars.

For item listed at #11 board has no objection to dumpster.

For item listed at #12, Chairman Dennis states that concrete curb is good.

For item listed at #13 Chairman Dennis asked if on last plan submitted if fence was 10' off the building. R.J. Laberge referred to the originally approved plans as to the green space between building 3 & fence. Chairman Dennis explains that the gravel service needs to be removed, R.J. Laberge again references following originally approved plans.

In reference to the lighting fixtures, applicant had been previously approved for sonotubes. It is agreed upon by the entire committee that a detailed description with dimensions need to be updated and submitted due to some confusion on measurements on plan vs. photos presented by Commissioner Hart. Commissioner Martin and Commissioner Splonskowski both would like to see Brick similar to Shoprite. It was advised by Chairman Dennis that block will be used.

Commissioner Martin voiced concerns with not having three season colors on property. Commissioner Martin provided printouts to Engineer R.J. Laberge as to what plants he would recommend for this project. Chairman Dennis and Commissioner Martin talked about what landscaping is expected and recommended for the area.

The planning commission decided unanimously that a letter is to be written by Engineer Laberge to Mr. & Mrs. Clark with additional changes before approving amended site plan.

Commissioner Martin Motioned to end meeting at 9:30PM. Commissioner Hart to second the motion.

Respectfully Submitted,

Courtney Sim
Planning Coordinator