



*Village of Colonie*  
VILLAGE HALL  
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**EDWARD SIM**  
DEPUTY MAYOR

**PATTY SCHWARZ LOCKART**  
TRUSTEE

**JAMES M. RUBINO**  
TRUSTEE  
**ART WHITE**  
TRUSTEE

**JAMIE BLOT**  
CLERK

**Minutes**  
**Tuesday, April 19, 2022**  
**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, April 19, 2022.

**ROLL CALL:** Chairman: Chris Dennis

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

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

Liaison: Patty Schwarz Lockart

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

**Change of Occupancy  
1770 Central Avenue  
Ecuadorian Multi Services Corporation**

Mr. Adam Leonardo appeared on behalf of Rosetti Development. The applicant Ms. Maria Pchizaca was present with her interpreter Ms. Martinez. This is an Ecuadorian clothing, souvenirs, and money transfer service business. Ms. Pchizaca will be present with her husband Monday – Friday, 9 am to 9 pm. Commissioner Hart questioned the number of employee vehicles and employees. The application stated one employee and no vehicles. The applicant clarified there would be just her and her husband. The application was changed to note the two employees.

Commissioner Martin made a motion to approve the Change of Occupancy for Ecuadorian Multi Services Corporation 1770 Central Avenue. Commissioner Hart seconded the motion.

**VOTE:** Unanimous to approve.

**AT&T/Cingular Wireless Tower Upgrade  
146 Railroad Avenue**

Village Engineer Laberge stated that this is a swap out of equipment. There are no changes to the current cell tower or surrounding fence. Engineer Laberge stated a structural analysis was provided in the package. Initially the fee sent was incorrect, but the Village has received a check for the correct amount.

Commissioner Martin made a motion to approve the AT&T/Cingular Wireless Tower Upgrade at 146 Railroad Avenue. Commissioner Hart seconded the motion.

**VOTE:** Unanimous to approve.

**Discussion of Site Plan**

**1769 Central Avenue**

**Otto Cadillac**

Otto Cadillac resubmitted an EV Charging Station Plan for 1769 Central Avenue with site coverage listed for 1767 Central Avenue.

Commissioner Martin stated that the Commission had requested that the revised plan include statistics for both 1769 and 1767 Central Avenue.

Commissioner Hart made a motion to approve the submitted 1769 site plan with 1767 statistics based upon the submitted and amended plan dated April 6, 2022, entitled EV Charging Station Plan for 1769 Central Avenue including the transformer on 1767 Central Avenue on the condition that the site statistics for 1769 Central Avenue are as previously approved. Commissioner Chudzinski seconded the motion.

**VOTE:**

Chairman Dennis: Yes

Commissioner Martin: No, Commissioner Martin noted that the approved April 4<sup>th</sup> meeting minutes were based on both 1767 and 1769 site statistics be provided on the common plan. Without both statistics for both sites not being on the common plan and no notes on the plans there is no connection between plans other than meeting minutes.

Commissioner Splonskowski: Yes

Commissioner Hart: Yes

Commissioner Chudzinski: Yes

Commissioner Judge: Absent

Commissioner Keegan: Yes

**Discussion Site Plan Amendment Application**

**132 Lincoln Avenue**

Commission discussed concerns regarding property lines, fencing, dumpster concerns regarding truck turning radius, landscaping and if there will be enough green space. Engineer Laberge collected all the Commission's comments and will send a letter to the applicant for them to address prior to formal submittal.

**Discussion Fidens Brewing Company:**

A letter was sent April 5, 2022, to Fidens Brewing Company and Mr. Joseph Clark by Village Engineer Laberge that addressed the concerns regarding the Change of Occupancy Application and the Site Plan Application for 10 Walker Way and 12 Walker Way. Village Attorney Caponera discussed the zoning variances that have been issued to Fidens Brewing Company. Village Attorney Caponera stated he would clarify the variance as written as a "use" variance rather than an "area" variance.

The Commission reviewed the regular meeting minutes from April 5, 2022. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

**VOTE:** unanimous to approve the April 5, 2022 meeting minutes as amended.

Commissioner Hart made a motion to adjourn the meeting at 8:05 pm. Commissioner Martin seconded the motion.

Respectfully Submitted,

Joan Rueckert  
Planning Coordinator

