



*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 5, 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 5, 2022.

**ROLL CALL:** Chairman: Chris Dennis

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

Village Attorney: Victor Caponera (absent)  
Village Engineer: R.J. Laberge

Liaison: Patty Schwarz Lockart  
Code Enforcement: Steve Meservey (absent)

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.

The Commission approved the regular minutes from March 1, 2022. Commissioner Martin made a motion to approve the minutes, as amended. Commissioner Hart seconded the motion.

**VOTE:** Unanimous to approve the March 1, 2022, meeting minutes as amended.

**Site Plan Application – Charging Stations  
1769 Central Avenue  
Otto Cadillac**

William Mafrici from Hershberg & Hershberg presented the latest revision for the location of the charging stations at Otto Cadillac. Otto coordinated with Cadillac and agreed to move all charging stations to the interior or rear of the building except for the one pedestal adjacent to the handicap spot. The other change to the plan was the reduction of green space at 1767 Central Avenue. Plan provides for a utility easement for the transformer at 1769 Central Avenue. A 10' proposed private easement from one LLC to another is included and the Commission had reviewed and was comfortable with this easement.

Chairman Dennis questioned the reduction in green space and after review, agreed that it more than exceeds the 10% in the front and the overall 20% site requirement.

Commissioner Martin stated that the site plan presented should have both 1767 and 1769 statistics on it.

Commissioner Hart asked if there was something on file regarding the private easement between the one LLC to the other. Mr. Mafrici stated that he believed that Mr. Caponera had the paperwork but did not know if it had been filed.

Commissioner Hart asked if there should be a discharge area near the handicap parking spaces. Mr. Laberge stated that there are two spots on the approved plan, and one needs to be striped for discharge.

Commissioner Martin made a motion to approve the site plan application for Charging Stations for 1769 Central Avenue, Otto Cadillac with the conditions that one handicap spot in corner on 1769 be striped out, that the easement provided for the transformer submitted to the Village Attorney Caponera be approved and a revised plan be resubmitted with all site statistics. Commissioner Hart seconded motion.

**VOTE:** Unanimous to approve the application as conditioned.

### **Change of Occupancy**

#### **16 Jupiter Lane**

#### **PEVDEV INC dba LACED UP**

Ben Feinman appeared before the Commission. He stated that this was an existing tenant currently in 12 Petra Lane relocating to 16 Jupiter Lane to expand their operation. They ship and receive sneakers.

Commissioner Martin inquired about the hours of operation. The applicant had listed weekends as “as needed”. The Commission suggested they be changed to 8 a.m. – 6 p.m. seven days a week and the applicant’s representative agreed.

Commissioner Martin stated that Exhibit 1A layout is not representative of the site and requested an updated layout.

Commissioner Hart asked if the tenant is present. Mr. Feinman stated that the tenant is not present.

Commissioner Martin made a motion to approve the Change of Occupancy for 16 Jupiter Lane with the conditions that a signed application for Laced Up and an accurate A1 Exhibit with the correct tenants be submitted. Commissioner Hart seconded motion.

**VOTE:** Unanimous to approve the application as conditioned.

### **Change of Occupancy**

#### **4Walker Way**

#### **Protocol Van Line**

Mr. Joe Clark and Mr. Joseph Sweet owner Protocol Van Line appeared before the Commission. Protocol Van Line will be renting 10,000sq.ft. of space at 4 Walker Way.

Chairman Dennis stated that a site visit had been completed and there were concerns regarding several tires on the property and a Mini Storage Unit. Pictures were provided. Mr. Clark stated that they belonged to a tenant in Suite 2. Mr. Clark stated that he would be having a meeting with said tenant and he, Mr. Clark would take care of having them removed.

Commissioner Martin stated that the parking sheet has 10 Walker Way listed when it should be 4 Walker Way, Mr. Clark's address should be listed as 124 Lincoln Avenue on the Site Plans, Question 22 should be yes, and Question 21 should state no outside storage. Mr. Clark concurred with all suggested comments and will change the application accordingly.

Commissioner Martin made a motion to approve the Change of Occupancy for Suite 3, 4 Walker Way, Protocol Van Line with the conditions that prior to the Certificate of Occupancy being given that

the tires and Mini Storage unit be removed. Commissioner Hart seconded.

**VOTE:** Unanimous to approve the application as conditioned.

**Change of Occupancy**  
**20 Petra Lane, #2**  
**WC Smith Installations**

Mr. Joe Clark presented the request for Change of Occupancy. Mr. Clark stated that Mr. John Smith was expected to be present but had not shown up. Mr. Clark stated that WC Smith Installations had been in a building on Broadway in Albany before the move to 20 Petra Lane. They assemble and deliver office furniture to state offices and private businesses. Mr. Clark stated it is the owner, his son and two/three other employees.

Commissioner Martin stated the floor plan shows WC Smith and Cocoa's. Mr. Clark stated that Cocoa's had just signed the lease and would come before the Commission at a future date.

Commissioner Hart stated that the Commission had visited the site and it is looking good.

Commissioner Martin made a motion to approve the Change of Occupancy Unit #2 20 Petra Lane WC Smith Installations.

**VOTE:** Unanimous to approve.

**Change of Occupancy**  
**16 Walker Way**  
**D. White & S. Humes LLC**

Mr. Joe Clark and ShaRaad Humes presented for Precision Overhead Doors DBA. Mr. Clark stated that Mr. White has locations in Louisville Kentucky. Mr. Humes is the local representative for the company.

Commissioner Martin asked who has all the garbage in the dumpster. Mr. Clark stated that Upstate Salt Storage Shed in 18 Walker Way is responsible for that. Mr. Humes would have the longer dumpster between 14 & 16 Walker Way. Mr. Humes will be on the 14 Walker Way side. Mr. Clark stated he will contact Upstate Salt to remove the tanker.

Commissioner Hart asked if Mr. Humes had moved in the space prior to Saturday morning at 10:00 a.m. Mr. Humes stated they had. Village Engineer RJ Laberge stated that a building permit should have been issued before occupying the space. Commissioner Hart stated that Mr. Clark is aware of this. Mr. Clark stated that they have signage on the door, but they hadn't started operations.

Commissioner Martin made a motion to approve D. White & S. Humes LLC going into 16 Walker Way Section 6. Commissioner Hart seconded.

**VOTE:** Unanimous to approve the application.

**Landscape Site Plan Amendment  
1653 Central Avenue  
Cube Smart Storage**

Mr. William Mafri from Hershberg & Hershberg presented the revised landscaping plan due to tree trimming of existing trees by National Grid. Three trees have been placed in front of the building with the fourth tree between Cube Smart Storage Facility and Kim's Asian Market.

Commissioner Splonskowski asked about the trees on Locus Park not conforming to the site plan. Village Engineer RJ Laberge stated that he would speak to the property owner's attorney and code enforcement regarding this concern.

Commissioner Martin made a motion to approve the amended landscape site plan for 1653 Central Avenue with a notice to Code Enforcement concerning the trees at the rear of the property that are dead or absent. Commissioner Hart seconded.

**VOTE:** Unanimous to approve.

Commissioner Hart made a motion to adjourn the meeting at 8:45 pm. Commissioner Chudzinski second the motion.

Respectfully Submitted,

Joan Rueckert  
Planning Coordinator