



*Village of Colonie*  
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**JAMIE BLOT**  
CLERK

**Minutes**  
**Tuesday, July 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, July 5, 2022.

**ROLL CALL:** Chairman: Chris Dennis

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

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

Liaison: Patty Schwarz Lockart (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 reviewed the regular meeting minutes from June 21, 2022. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

**VOTE:** unanimous to approve

### **Site Plan Application**

**T Mobile**

**1760 Central Avenue**

Village Engineer Laberge stated that T Mobile had come before the Commission about a year ago and had been told that they needed to submit a new site plan that addressed the green space requirements. They were reluctant to do so at that time and did not submit a new site plan with the application. Engineer Laberge will send a letter stating that the application is incomplete and if the green space is under 20% on the site plan that they will need to go before the Village Zoning Board of Appeals. Engineer Laberge will review the letter with Attorney Caponera before sending.

### **Change of Occupancy**

**14 Walker Way Sec 3**

**International Road Dynamics**

Mr. Joe Clark presented a site plan for 14 Walker Way that addressed the questions from the June 21, 2022, Commission meeting regarding upgrading the landscaping, noting the black chain link fencing on the site plan, dumpsters have been relocated and the site plan reflects new dumpster pads and the extension of existing pads, condensing units and their slabs have been located, and parking spaces delineated, and numbers updated. The Commission received a letter from Trevor Ritchie, International Road Dynamics Corp. that addressed the

Commissions questions regarding training and the maximum number of employees that will be trained at any one time.

Commissioner Martin made a motion to approve the Change of Occupancy for International Road Dynamics located at 14 Walker Way Sec 3. Commissioner Hart seconded the motion.

**Vote:** Unanimous to approve.

**Change of Occupancy  
10 Walker Way  
Fidens Brewing Company**

Ms. Ashley Rabino, Mr. Tim Pierce, Mr. Greg Wilhelm, and Mr. Steve Parker appeared before the Commission to answer questions.

Chairman Dennis stated that based on the information provided at the meeting on June 21, 2022, that the average number of customers per day being 160 people, the Commission was having trouble with the amount of parking available.

Village Engineer Laberge used the 160 number and the number of hours open to determine the average number of customers in an hour. Engineer Laberge stated per the numbers given that an average of 40 customers per hour move through the brewery. Engineer Laberge used a 5-minute window for customers coming in to select and purchase the beer. Based on the 5-minute window only 12 customers per hour would move through the building.

Mr. Pierce stated they usually have two people pulling beer and two registers so they can move customers in and out of the building on an average of 45 seconds to 1.5 minutes. It was stated that the projections are based on the largest amount of product sold in the first hour.

Based on the average number of customers and the retail hours of operation there does not appear to be enough parking spaces available to support the projected number of people coming to Fidens during the

retail hours. Fidens currently has 13 spaces available for parking. There are other parking spaces available for the other businesses, but Fidens is not able to count them as usable based on the code for Commercial D zone.

Fidens decided to remove the new retail area and stay in the area they currently operate in for retail. The area that was to be used for new retail will be used to upgrade the brewery area and move the canning line. Fidens would also like to increase the ventilation in this area. This will permit them to proceed with the changes they need to increase their production.

Given the current parking conditions and the Village Code restrictions Fidens would need a variance to utilize all available parking on site. Engineer Laberge suggested that the Commission come up with the number of parking spaces that will be required for Fidens to operate in their current location with their desired expansion. This number or required parking spaces will be included in a Commission recommendation to be forwarded to the Zoning Board of Appeals (ZBA) in support of granting a variance for parking.

Fidens will come back to the Commission with an updated floor plan that removes the mercantile area and provide an updated stamped site plan. The Commission will come up with a suggested number of parking spaces to make a recommendation to the Zoning Board of Appeals as well as hours of operation.

Mr. Clark also provided updated, stamped site plans reflecting the parking, layout, and landscaping changes that were suggested by the Commission at the last meeting in support of the Fidens operations.

#### **DISCUSSION:**

Commissioner Splonskowski asked if anyone was aware of the Caruso Electric Company at 16A Petra Lane. It was stated that they moved to the building without seeking the Planning Commission approval. No one was aware and the information will be shared with the Village Code Enforcement.

Commissioner Hart made a motion to adjourn the meeting at 8:25 pm.  
Commissioner Martin seconded the motion.

Respectfully Submitted,

Joan Rueckert - Planning Coordinator