



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

**PATTY SCHWARZ LOCKART**  
TRUSTEE

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

**JAMIE BLOT**  
CLERK

**Minutes**  
**Tuesday, July 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, July 19, 2022.

**ROLL CALL:** Chairman: Chris Dennis

Commissioners: John Martin  
Peter Chudzinski  
Kenny Hart  
Dan Judge  
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.

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

**VOTE:** unanimous to approve

### **Site Plan Application**

**AT&T**

**12A Wolf Road**

Village Engineer Laberge stated that AT&T is doing a cell tower swap out of equipment.

Commissioner Martin made a motion to approve the AT&T Application for the cell tower swap out at 12 A Wolf Road. Commissioner Hart seconded the motion.

**VOTE:** unanimous to approve

### **Change of Occupancy**

**1528 Central Avenue**

**Art Threading Salon**

Mr. Arbind Singh and Ms. Anamika Singh appeared as owners of the property and Art Threading Salon business. Art Threading Salon is currently located at 1510 Central Avenue. Mr. Singh purchased 1528 Central Avenue to own the property rather than rent space.

Commissioner Martin asked if this is a residential property. Mr. Singh stated that it is. Commissioner Martin asked if they would be renting out any part of the property. Mr. Singh stated that they would only be running the business out of 1528 Central. The Singh's stated the business provides threading, waxing and facials. Ms. Singh is licensed in

New York State as a cosmetologist. She is the only person providing the services offered.

The floor plan submitted showed two workstations which would require three parking spaces per chair plus one for each employee. The site plan only shows five spaces. However, Ms. Singh stated she would be the only employee and would not have two stations active at any one time.

Based on the number of workstations Commissioner Hart stated that there is not enough parking for customers and the employees. Mr. and Ms. Singh stated that they have a maximum of ten customers a day and customers are one at a time.

Commissioner Martin made a motion to approve the Change of Occupancy for Art Threading Salon located at 1528 Central Ave. contingent upon there be only one licensed employee. Commissioner Splonskowski seconded the motion.

**Vote:** Chairman Dennis – Yes

Commissioner Martin – Yes

Commissioner Splonskowski – Yes

Commissioner Hart – No, based on information provided & what the Village Code states

Commissioner Chudzinski – Yes

Commissioner Judge – Yes

Commissioner Keegan – Yes

### **Change of Ownership/Occupancy**

**1698 Central Avenue**

**The Hair Studio**

Ms. Sabrina Perrone appeared as the owner for The Hair Studio. Ms. Perrone owns 1700 Central Avenue and is purchasing 1698 Central

Avenue to expand her business. The 1700 Central Avenue location will remain for hair services only and 1698 Central Avenue will be used for hair and spa services.

At the 1698 Central Avenue site the floor plans submitted indicate there will be four suites. The first floor will have two suites; one suite which includes a skin care area and a massage area, and a second suite is identified as a handicap suite. The mid floor will have one suite and the upper floor will have one suite. Each suite will come with an office and waiting room.

Additional offices are available on the mid floor, however the applicant stated there are no plans to rent these offices. There will be one operator per suite.

Discussion centered around the site plan and the buildings and businesses currently on the property. The tenant parking sheet did not identify the individual businesses on site. The applicant stated that one business was a cleaning company, and the other was a dry wall company. There were also a number of mobile homes and permanent residential structures also located on the property that needed to be better defined. It was also noted that SDS sheets for the cleaning company will need to be submitted.

Based on the proposal for the property and the current buildings/businesses, and residential properties the Commission determined that there is sufficient parking for the site. However, this needed to be identified on the tenant parking sheet.

The Commission inquired about the fenced in asphalt area to the rear of the property. This was identified as formally a tennis court that had been overgrown. The applicant had expressed a desire to either turn that area into additional parking or a park setting. Attorney Caponera expressed the potential problems in doing anything with that area due to the area located partially in a residential zone there by necessitating a buffer zone. Attorney Caponera recommended to leave the area as currently exists to eliminate further complications with this application.

The current site plan has no indication of green space nor vegetation marked. Chairman Dennis and Commissioner Martin requested a landscape plan be submitted with updates. It was requested that the concrete pads for the site dumpsters be labeled on the site plan as well.

## **Change of Occupancy**

### **10 Walker Way**

#### **Fidens Brewing Company**

Mr. Adam Petela, architect and Mr. Greg Wilhelm, brewery consultant/employee appeared on behalf of Fidens Brewing Company. Mr. Petela stated the basic changes from the last meeting are the relocation of the retail space to the previously approved retail space, the elimination of the proposed retail space, and the hours of operation.

Chairman Dennis requested a synopsis of what has transpired from the previous meeting. Engineer Laberge stated that it was basically determined by the applicant to eliminate the proposed retail space to increase brewery production. Fidens will reapply in the future if they want to move the retail space to where they had proposed.

Engineer Laberge stated that there are a total of 57 parking spaces available on the site with 38 spaces for the other tenants and six spaces for Fidens employees. This leaves a total of 13 retail parking spaces for Fidens retail operations.

Attorney Caponera stated the hours of operation have changed from one application to the next. The hours have changed with each variance granted by the Zoning Board of Appeals.

Commissioner Hart asked about the CO2 cylinders. Mr. Wilhelm stated they were installed and maintained by a contractor. Discussion centered around a need for a fence. It was agreed by the tenant and owner that a black chain link fence with slats will be installed to block off the CO2 canisters from view along the road.

Discussion with Ms. Mary Clark regarding Engineer Laberge's recent letter regarding the site plan. Ms. Clark agreed to provide handicap parking and signage at the entrance to the building, provide 12" crusher, 3" base and topcoat and curbing where required, place no parking signs in areas depicted, provide black chain link screening around the CO2 cylinders, and replace the three trees that were removed with three oak trees.

Commissioner Chudzinski made a motion to approve the proposed revisions to the tenant which includes the latest stamped floor plans, the previously approved Zoning Board of Appeals hours and that all retail operations including sales and consumption are interior/not exterior to the building; and that the Commission approved the 13 retail parking spaces available. Approval also conditioned upon the owner of the property submitting a revised stamped site plan with all required modifications and changes required by the Commission and agreed to by the owner be submitted within ten calendar days.

Motion was seconded by Commissioner Hart.

**VOTE:** Chairman Dennis - yes

Commissioner Martin – abstain

Commissioner Splonskowski – yes

Commissioner Hart – yes

Commissioner Chudzinski – yes

Commissioner Judge – yes

Commissioner Keegan – yes

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

Respectfully Submitted,

Joan Rueckert - Planning Coordinator

