



Village of Colonie
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CLERK

Minutes
Tuesday, August 2, 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, August 2, 2022.

ROLL CALL: Chairman: Chris Dennis

Commissioners: John Martin
Peter Chudzinski
Kenny Hart (absent)
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 Chudzinski 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 19, 2022. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Chudzinski seconded the motion.

VOTE: unanimous to approve

**Change of Occupancy
1593 Central Avenue Suite A
Capital Kitchen & Granite**

Mr. Lucky Cecunjanin and Mr. Steve Cronin appeared before the Commission. Mr. Cecunjanin will be opening a kitchen design showroom Monday – Friday. Designs will be shown on computer screens and all cabinets will be shipped directly to the customer from the warehouse in New Jersey. Mr. Cecunjanin stated there will be no deliveries to this location.

The site plan was updated 10/04/2021 and the two dumpsters have been moved. One for recycling and one for garbage.

Commissioner Martin made a motion to approve the Change of Occupancy for Capital Kitchen & Granite located at 1593 Central Ave. Commissioner Judge seconded the motion.

Vote: unanimous to approve

**Change of Ownership/Occupancy
1691 Central Avenue
Cabinets-To-Go**

Mr. Daniel Hershberg appeared before the Commission. Mr. Hershberg stated the building is the former Village Auto Body Shop. It will have approximately 2600 sq. ft. of office/retail space in the front of the

building and 2600 sq. ft. of warehouse space in the back where the cabinets will be stored. Mr. Hershberg addressed Village Engineer Laberge's letter dated July 21, 2022 and stated that there are no major concerns and the client is willing to make all the changes that were suggested in the letter.

Engineer Laberge stated the proposed entrance is not standard DOT entrance. Mr. Hershberg stated there is a concern regarding turn radius because of a power pole and thus the shorter turn radius on the corner. Mr. Hershberg believes that NYSDOT will approve the plans as drawn. Commissioner Dennis and Village Engineer Laberge visited the site. They would like the client to keep the first windows on each side of the building and have some contrast to break up the length of the building. Mr. Hershberg stated they could frame with shadowing to provide the contrast.

Chairman Dennis addressed his concerns regarding the wall pack lighting. Chairman Dennis requested that instead of the lighting shining out that it needs to be downlighting. Mr. Hershberg agreed to change the lighting.

There was discussion regarding the green space which is currently less than ten percent. The plans have increased the green space to approximately 15.5 percent. Pursuant to Village Code Section 242-13b(3)(b) will allow the Commission to decide on a non-conforming lot provided the changes improve the non-conforming condition.

Therefore, the applicant will not need a variance.

Commissioner Dennis asked Mr. Hershberg to look at improving the back left corner of the site (Fuller Terrace side) with respect to landscaping.

The Commission requested that an updated site plan with all the recommendations be submitted, clarify the front and side elevations, address the color and lighting concerns.

Site Plan Amendment

1653 Central Ave.
Cube Smart

Mr. Daniel Hershberg, Mr. Anthony Maney, Stephanie and Al Goldstein appeared before the Commission.

The Goldsteins would like to add a one-story storage building, approximately 46' x 100', at the rear of the Cube Smart property that could accommodate boats, trailers, and other vehicles. Attorney Maney stated that they have had numerous requests to provide this type of storage site. Attorney Maney stated that this would result in losing approximately thirty-four parking spaces from parking that is rarely or never used. Chairman Dennis stated that he is concerned that losing the parking spaces would put limitations on the property if it was sold. The building will have six overhead doors in both the front and back of the building for access with a swing door in the interior to separate the front and back sections. There will be six on each side of the building. Attorney Maney stated there will be no plumbing, but there will be enough power for a trickle charge. Proposed hours of operation would be 6 AM to 10 PM daily. Commissioner Keegan asked if there will be wash basins and dump stations. Attorney Maney stated there will not be. Commissioner Martin asked about accessibility if cars are parked to the rear of the main building, also requested the applicant demonstrate the turning radius for the expected size of storage vehicles.

Commissioner Judge asked if the site will be climate controlled. Mr. Goldstein stated that he didn't believe they had planned to but will check on it. Commissioner Chudzinski asked if the fire department has reviewed the proposed plans, if there will there be sprinklers within the individual bays, and if there are fire walls between the bays. Village Engineer Laberge stated that the fire department will have to do a review. Village Engineer Laberge will do a review of the site plan and address any other concerns.

Discussion:

Code Enforcer Mr. Steve Meservey had sent a letter to Chairman Dennis regarding a livery business being run out of a residence at 8 Mordella Road.

Commission discussed and determined that the business owner will need to submit a site plan application to the Commission.

The trees that have not been replaced on Prime Storage were discussed and Engineer Laberge will send a letter to the owner.

Commissioner Martin made a motion to adjourn the meeting at 8:00 pm. Commissioner Chudzinski seconded the motion.

Respectfully Submitted,

Joan Rueckert - Planning Coordinator