



*Village of Colonie*  
VILLAGE HALL  
2 THUNDER ROAD  
COLONIE, NY 12205  
(518) 869-7562 FAX (518) 464-0389  
**THOMAS J. TOBIN**  
MAYOR

[villagehall@colonievillage.org](mailto:villagehall@colonievillage.org)  
[www.colonievillage.org](http://www.colonievillage.org)

**EDWARD SIM**  
DEPUTY MAYOR

**PATTY SCHWARZ LOCKART**  
TRUSTEE

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

**JAMIE BLOT**  
CLERK

**Minutes**  
**Tuesday, September 20, 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, September 20, 2022.

**ROLL CALL:** Chairman: Chris Dennis

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

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

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 September 6, 2022. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

**VOTE:** unanimous to approve

**Change of Occupancy  
1526 Central Avenue  
Fatboy Kababz N Wings**

Mr. Zaigham Bokhari property owner and Mr. Tariq Rahimi business owner appeared before the Commission. Mr. Bokhari stated Mr. Rahimi will be opening a fast-food restaurant that seats twelve and has ten parking spaces. There are no plans to make any changes within the restaurant.

The applicant submitted a floor plan and site plans modified by the applicant's architect but not stamped. One plan also submitted appeared to be modified by hand.

Commissioner Hart asked Mr. Bakhari if he made the hand revisions to the site plan which removed the picnic table in the front of the building and showed trees being drawn in. Mr. Bakhari stated that he had made the revisions. The ensuing discussion reflected on the tree placement and the absence of specific location guidance by the Planning Commission.

Attorney Caponera stated the Commission can approve the application with the condition that the plans submitted by the applicant's architect be stamped noting the corrections and be resubmitted before a CO can be issued.

Commissioner Martin made a motion to approve the Change of Occupancy for Fatboy Kababz N Wings located at 1526 Central Ave. on the condition that prior to a CO or building permit being issued that a

stamped site plan with changes noted be submitted. Commissioner Judge seconded the motion.

**Vote:** Roll call of each Commission member was taken. Unanimous to approve

**Change of Occupancy/Owner**  
**1540 Central Ave.**  
**Pinto Thai**

Ms. Lomfang Carey appeared before the Commission. She is the new owner of Pinto Thai restaurant. Ms. Carey is keeping the name of the restaurant and will be serving only Thai food.

Commissioner Hart stated that the property is immaculate, the parking is striped, and the landscaping is very nice. Commissioner Hart stated that he appreciated the sign that Ms. Carey had posted explaining why the restaurant was closed and they were working with the Village to reopen.

Ms. Carey had questions regarding the restaurant sign being updated with new colors. Attorney Caponera requested that Ms. Carey send a photo to Planning Coordinator Rueckert. Attorney Caponera would then notify if Ms. Carey needs to return to the Sign Review Board.

Commissioner Martin made a motion to approve the Change of Occupancy/Ownership for Pinto Thai located at 1540 Central Ave. with the condition based upon the approved site plan of 09/14/2006

**Vote:** unanimous to approve

**Discussion:**  
Old Stewarts – 1710 Central Ave.

An attorney and architect have been in contact with the Planning Coordinator regarding possible use of the building. Commission recommends that they submit to Village Engineer Laberge first before they come before the Commission to discuss because of limitations to the property.

Building Department has been in contact with Caruso Electric regarding their occupation of the old Marini building on Petra Lane. They have been requested to submit an application for Change of Occupancy to the Commission.

Attorney Caponera had a call from an individual regarding 1698 Central Ave. The individual is interested in purchasing the back of the property which has the trailer park and other buildings. The individual is interested in developing the property with apartments. Chairman Dennis stated that you can only have five apartments per acre. Attorney Caponera stated that there is no access to a public road as well.

Commissioner Hart made a motion to adjourn the meeting at 7:15 pm. Commissioner Martin seconded the motion.

Respectfully Submitted,

Joan Rueckert - Planning Coordinator