



Village of Colonie
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Minutes
Tuesday, October 18, 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, October 18, 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 (absent)

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 October 4, 2022. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

VOTE: unanimous to approve

Change of Occupancy

3 Walker Way

J.S. Held, LLC

Ms. Megan Mason, Evidence Manager J.S. Held, LLC, and Mr. Peter Rossi owner of property appeared before the Commission. Ms. Mason stated that J.S. Held, LLC, stores and evaluates evidence that is brought to the site that has been damaged by fire, water or electrical. There will be four employees in the office and one employee that works from home and may occasionally be in the office. This employee will not have office space.

Commissioner Chudzinski asked if there are any chemicals or agents used for analysis that the fire department needs to be aware of. Ms. Mason stated there are not. Commissioner Chudzinski asked if there is scrap metal that will be put in the dumpster for disposal. Ms. Mason stated that they collect the metal and twice a year they have the dumpster filled and disposed of.

Commissioner Hart stated the site is clean.

Commissioner Martin made a motion to approve the Change of Occupancy for J.S. Held, LLC, located at 3 Walker Way. Commissioner Hart seconded the motion.

Vote: Unanimous to approve

Change of Occupancy

16B Petra Lane
Caruso Electrical Contracting LLC

Mr. Angelo Caruso appeared before the Commission. Mr. Caruso stated that this is an electrical business with 10 electricians that are not in the office and three individuals in the office. Deliveries are accepted through the bay doors. Caruso Electric took the space that Rise Engineering previously occupied.

Chairman Dennis stated that the site plan by square footage requires 65 parking spaces by code. There are 48 on site. Because of the multiple tenants the Commission could waive the number of spaces. Commission Hart noted the site plan shows they received a variance for 48 spaces previously.

Commissioner Hart asked if there is a dumpster assigned to the building. Mr. Caruso stated that there is a dumpster and pointed to where it was on the site. It was noted that there are two dumpsters also associated with California Closets. Commissioner Hart stated there are no dumpster pads for either 16A or 16B Petra Lane.

Chairman Dennis expressed concern for a 26' trailer that Caruso Electrical Contracting LLC is currently housing on green space. Mr. Caruso stated he would identify where the trailer will be located, and which parking spaces would be impacted. Chairman Dennis stated that the Commission needs to know how many parking spaces California Closet requires. Chairman Dennis would like to know the designated parking spots for both 16A and 16B Petra Lane.

Commission requested that Engineer Laberge contact Mr. Sean Rafferty, owner of California Closet, to update the parking requirements and address the issue of dumpster plans.

Change of Occupancy
1500 Central Avenue
Angel Blessings Venue LLC

Ms. Stephanie Taylor-Drenay appeared before the Commission. Ms. Taylor-Drenay stated that her venue will be holding small community events in the space. There are currently two churches near by who could hold events.

Chairman Dennis asked how many individuals she expects for any event. Ms. Taylor-Drenay stated twenty to thirty people. Commissioner Hart asked if she knows the maximum occupancy. Ms. Taylor-Drenay stated she did not. Ms. Taylor-Drenay stated that most events will be held between 3PM to 8PM.

Commissioner Martin asked if the owner of the property also owns 1510 and 1520 Central Avenue. Ms. Taylor-Drenay stated he does not, but they share parking among the buildings. Mr. Patel owner of 1510 and 1520 Central Avenue was present in the audience. Mr. Patel stated that he has no agreement to share parking.

Commissioner Hart asked Ms. Taylor-Drenay about the types of events she plans to have, will there be liquor involved and will any events be considered adult entertainment. Ms. Taylor- Drenay stated that there will be no liquor or adult entertainment. Commissioner Hart stated that on the Facebook page for the business Ms. Taylor-Drenay is advertising for renting rooms for massage or hair salon. Mr. Hart stated there are zoning requirements for those businesses and they would need to be included on the application. Upon further questioning it was apparent that the applicant does not have a clear plan for use. The commission requested she resubmit an application clarifying the proposed site uses. Chairman Dennis stated that there are not enough parking spaces, and they need to know from the owner of the property how many parking spaces are required for each business located at 1500 Central Avenue. Chairman Dennis requested that the owner of the property contact the Planning Coordinator with regard to shared parking.

Change of Occupancy
1698 Central Avenue
Upstate Acoustical

Ms. Sabrina Perrone appeared before the Commission to request the Change of Occupancy for Upstate Acoustical. Mr. Bob Williams is the owner of the business and has been in this space for approximately seventeen years. There had been no record of Mr. Williams coming before the Commission when the property was owned by another individual. Ms. Perrone recently purchased the property and is requesting the Change of Occupancy. Mr. Williams' business involves all aspects of dry wall installation and construction.

Commissioner Hart stated upon site visit that there was no storage outside the building. It was also noted the building inspector had visited the site and found it to be in compliance with Village Codes.

Commissioner Martin made a motion to approve the Change of Occupancy for Upstate Acoustical located at 1698 Central Avenue Building Unit 2. Commissioner Hart seconded the motion.

Vote: Unanimous to approve

**Change of Occupancy
1524 Central Avenue
Lyca Mobil Inc.**

Mr. Patel owner of 1524 Central Avenue and Mr. Nalinda, a full-time employee of Lyca Mobil Inc. appeared before the Commission. Lyca Mobil is a mobile virtual network operator based out of the United Kingdom and Mr. Nalinda stated that this will be a field office with an office manager and two representatives. Operations are by the three employees only. There are no customers on site. There are no concerns regarding the parking for employees.

Commissioner Martin made a motion to approve the Change of Occupancy for Lyca Mobil, Suite 205, located at 1524 Central Avenue. Commissioner Hart seconded the motion.

Vote: Unanimous to approve

Site Plan Application
12A Wolf Road
Verizon Wireless/American Tower

Verizon Wireless/American Tower requested a change out/upgrade of equipment at 12A Wolf Road. There are no changes to the existing use, tower height or size.

Commission Martin made a motion to approve the Site Plan Application for 12AA Wolf Road, Verizon Wireless/ American Tower. Commissioner Hart seconded the motion.

Vote: Unanimous to approve

Discussion:

Chairman Dennis asked if any projects were set for the next meeting. Planning Coordinator Rueckert stated that Change of Occupancy had been received for 1710 Central Avenue, the old Stewart's building. Chairman Dennis requested that the information be forwarded to Village Engineer Laberge for review before being placed on the agenda.

Commissioner Hart made a motion to adjourn the meeting at 7:25 pm. Commissioner Chudzinski seconded the motion.

Respectfully Submitted,

Joan Rueckert - Planning Coordinator