



Village of Colonie
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MINUTES
VILLAGE OF COLONIE PLANNING COMMISSION
TUESDAY, OCTOBER 4, 2022
6:30 P.M.

The regularly scheduled meeting of the Village of Colonie Planning Commission was held at Village Hall, 2 Thunder Rd, Albany, NY 12205 on Tuesday, October 4, 2022.

Roll Call:	Chairman:	Chris Dennis	Present
	Commissioners:	John Martin	Present
		Peter Chudzinski	Present
		Kenny Hart	Present
		Dan Judge	Present
		Jim Splonskowski	Present
		Mark Keegan	Present
	Village Attorney:	Victor Caponera	Present
	Village Engineer:	R.J. Laberge	Present
	Village Liaison:	Patty Schwarz-Lockart	Present

Chairman Dennis opened the meeting at 6:30 p.m. with the pledge of allegiance. Commissioner Hart requested that all electronic devices be turned off or silenced.

All commission members reviewed the minutes from the regularly scheduled meeting on September 20, 2022. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded this motion.

Vote: All in favor.

Change of Occupancy
Greenman-Pedersen, Inc
80 Wolf Road, 6th Floor

Ms. Jennifer Mossey was present from Picotte Companies to seek approval for a change of occupancy for Greenman-Pedersen, Inc. They are currently located in 80 Wolf Road, but they are looking to relocate to the 6th floor. This would allow them to have approximately 6,000 more square feet of space.

Commissioner Martin asked if they would be occupying the entire 6th floor, to which Ms. Mossey replied no. She stated that there is one other tenant on the floor that would be staying. The submitted site plan indicated how much space they would be occupying. The parking plan was reviewed by Chairman Dennis, and he did not see any issues with it.

Commissioner Martin made a motion to approve the change of occupancy for Greenman-Pedersen, Inc at 80 Wolf Road, 6th floor. This motion was seconded by Commissioner Hart.

Vote: Unanimous to approve.

Change of Occupancy
Alpha Formz
16 Walker Way – Sec 6

Mr. John Adesko was present on behalf of his business, Alpha Formz, to seek approval for a change of occupancy at 16 Walker Way, Section 6. Mr. Joe Clark, from Clark Industrial, was in attendance with his potential tenant.

Mr. Clark explained that Alpha Formz currently runs out of Afrim's, and he is looking to move his business to Walker Way. He teaches soccer skills to children individually and in small groups. He is planning to operate between the hours of 5p.m. to around 11 p.m., so daytime parking would not be a concern.

Chairman Dennis clarified the hours of operation, as the application indicated the hours being from 4 p.m. to 9 p.m. Mr. Adesko stated that due to the age of the children, they would not be open past 9 p.m. Commissioner Martin suggested leaving the hours of operation from 4 p.m. to 9 p.m., even if he is not going to be operating right at 4 p.m. He asked the applicant if there would be weekend hours, and Mr. Adesko said no.

Mr. Clark added that there would not be any construction necessary for this tenant, as the last tenant was similar. Commissioner Martin asked if special flooring would be required, and Mr. Adesko stated that turf would be installed.

Chairman Dennis reviewed the site plans and stated that the dumpsters looked to be enclosed, and the storage gates would have to be closed at all times.

Village Engineer Laberge asked if the business would be conducted only inside the building, and Mr. Adesko replied yes. The children range from 8 to around 13, so they would all be inside the building during classes. Mr. Adesko also explained that the classes range from 4 to 10 children and last about an hour.

Commissioner Martin made a motion to approve the change of occupancy request for Alpha Formz, located at 16 Walker Way, Section 6. Commissioner Hart seconded this motion.

Vote: Unanimous to approve.

**Site Plan Review
Cabinets-to-Go
1691 Central Ave**

Mr. Bill Mafrici was present from Hershberg & Hershberg Engineering to further pursue the site plan review for Cabinets-to-Go, located at 1691 Central Avenue. Mr. Mafrici explained that the NYS Department of Transportation needed to review the entrance of the property. DOT agreed with the potential changes, and the business is in the process of obtaining a permit from them in order to move forward. The new site plan included a photometrics plan that illustrated where the light fixtures would be located on the building. These new cut sheets were created to address the outstanding lighting issues the Planning Commission cited previously.

Chairman Dennis reviewed the lighting plan, pointing out where the new wall packs would be mounted. He confirmed with Mr. Mafrici that there would be 4 mounted on the East side of the building, 2 mounted on the West side, (facing Fuller Terrace), 1 mounted on the rear and 2 on the front of the building, (facing Central Avenue).

While there would not be contributing light to other sites, Chairman Dennis expressed concern that there is the potential for issues with lights facing Central Avenue and Fuller Terrace. He asked Mr. Mafrici if the front panel was completely lit, and Mr. Mafrici replied no. Commissioner Martin also asked if the lights would be up-lit or down-lit, and Mr. Mafrici stated that he believes that the fixtures have a shield feature that would only allow light to come out of the bottom.

Attorney Caponera told the Commission that they could make a motion, and include a stipulation that the light must shine downwards, and not out onto the road or other sites. Engineer Laberge mentioned that it is unlikely that the light would shine upwards based on its design. Commissioner Chudzinski stated that based on the cut sheet shown on the lighting plan, the lighting was only down lighting with no outward projection. Mr. Mafrici stated that if that was not the case, then the fixtures would be corrected.

Commissioner Martin cited a letter sent in August to Hershberg & Hershberg Engineering that included a list of comments on their site plan from Engineer Laberge. Mr. Hershberg had said that they would make these changes, and Commissioner Martin asked if these changes had actually been made and reflected on this new site plan. Mr. Mafrici and Engineer Laberge both said yes.

Commissioner Martin made a motion to approve Cabinets-to-Go, located at 1691 Central Avenue, on the condition that no building permit be issued until a permit is issued by the NYS Department of Transportation for the entrance way. Commissioner Hart seconded the motion.

Vote: Unanimous to approve.

Commissioner Hart made a motion to adjourn the meeting. This was seconded by Commissioner Chudzinski.

Vote: All in favor.

Meeting adjourned at 6:52 p.m.
Respectfully submitted,

Hannah Curran
Administrative Assistant
Village of Colonie