



Village of Colonie
VILLAGE HALL
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Minutes
Tuesday, January 3, 2023
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, January 3, 2023.

ROLL CALL: Chairman: Chris Dennis

Commissioners: John Martin
Brittany Kendall
Kenny Hart
Jim Splonskowski
Mark Keegan
Brian Curran

Village Attorney: Victor Caponera (absent)
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 December 20, 2022. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

VOTE: unanimous to approve

Chairman Dennis welcomed Brian Curran as an official member to the Commission.

Change of Occupancy

18 Wolf Road

AJW Caribbean

Mr. Danny Sanders appeared before the Commission to address the concerns that the Commission had when previously appearing.

Mr. Sanders stated that he had added to the site plan the landscaping in the front area, the placement of the dumpsters and the location of the grease trap. A letter was presented from the attorney of the Revocable Trust of Ralph Brotter to address the concern regarding the easement between the different sections of 18 and 20 Wolf Road regarding access to and placement of the dumpsters.

The last approved site plan was a partial site plan. The Commission requested again that a site plan, for the entire site be submitted that includes site statistics, landscaping, placement of the grease trap, and easement for access to the dumpsters. The Commission noted that although the required parking is greater than that provided that due to the multiple tenants the Commission can waive the requirement. The Commission agreed that the current use by the existing tenants is minimal. The plans submitted should be stamped. This plan will need approval of DPW (location of grease trap) and Village Engineer Laberge.

Change of Occupancy

**1770 Central Ave.
Labello Catering Inc. DBA Innovo Kitchen**

Owner requested that this be moved to the 01/17/2023 Planning Commission meeting.

Commission requested that Village Engineer Laberge address the reduction of green space noting that a variance will be needed since the site is already below the required green space.. Village Engineer Laberge also needs to clarify the placement of the overhead doors and available truck access.

**Change of Occupancy
12A Petra Lane
Accessible Bath Technologies LLC**

Mr. Elliott Feinman appeared before the Commission on behalf of Accessible Bath Technologies; Mr. Craig Lalonde, owner of Accessible Bath Technologies was also present.

Accessible Bath Technologies installs new bathrooms in homes including grab bars, seats, and shower sprayers for the disabled and elderly. This is a local franchise. No changes are being made to the current layout of the space. Operation is from 8 AM – 9 PM seven days a week. There will be no outside storage. This is an existing business that is moving from a site in Voorheesville to Petra Lane. Parts are shipped to this location and then will be put together. Ovens are used to mold the product together. No open flames are utilized and there is no venting to the outside.

Commission Martin made a motion to approve the Change of Occupancy for 12A Petra Lane, Suite 4 with the condition that the spec sheets for the heating equipment and oven be provided and the hours of operation be amended to 7 AM – 9PM.

Vote: Unanimous to approve

Commissioner Hart made a motion to adjourn the meeting at 7:30 pm.
Commissioner Martin seconded the motion.

Respectfully Submitted,

Joan Rueckert - Planning Coordinator