



Village of Colonie
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Minutes
Tuesday, August 16, 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 16, 2022.

ROLL CALL: Chairman: Chris Dennis

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

Village Attorney: Victor Caponera
Village Engineer: R.J. Laberge

Liaison: Patty Schwarz Lockart

Chairman Dennis opened the meeting at 6:30 p.m. Commissioner Martin led the Pledge of Allegiance and requested that all electronic devices be turned off or muted.

The Commission reviewed the regular meeting minutes from August 2, 2022. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Judge seconded the motion.

VOTE: unanimous to approve

Change of Occupancy
1698 Central Avenue
The Hair Studio

Ms. Sabrina Pierone appeared before the Commission. An updated stamped site plan was submitted that included the previously requested identification of green space, vegetation, and concrete slabs for dumpsters. Ms. Perone also submitted the requested SDS sheets for the NCW Cleaning Company.

Commissioner Martin made a motion to approve the Change of Occupancy for The Hair Studio and its associated uses located at 1698 Central Ave. Commissioner Judge seconded the motion.

Vote: unanimous to approve

Change of Occupancy
1892 Central Avenue Suite 5
Lit Hookah Lounge

Mr. Faraz Khan and Mr. Ramzi Yaghi appeared before the Commission. Mr. Khan stated that Mr. Yaghi previously had a hookah lounge in the 1500 block of Central Avenue that closed during COVID. There will be twenty-one seats in the lounge and will be open from 5 PM to 11 PM. Commissioner Martin asked if there will be only tobacco products, no

cigarettes, no cigars, no marijuana, and no alcohol. Mr. Yaghi stated that was correct. There will be screens for visual entertainment.

Commissioner Martin made a motion to approve the Change of Occupancy for Lit Hookah Lounge Suite 5 located at 1892 Central Avenue. Commissioner Judge seconded the motion.

Vote: unanimous to approve

Change of Occupancy
10 Jupiter Lane
Johnson Storage & Moving Company

Mr. Tyler Culberson, NAI Platform and Mr. Jason Cook, Johnson Storage appeared before the Commission.

Mr. Culberson stated that there is approximately 138,000 sq. ft. of space that will be a lower intensity use than in the past.

Mr. Cooke stated the site will be a warehouse fulfillment center for Tractor Supply. The site is considered a mixing center. Inbound product from various manufacturing sites is delivered and sorted by SCU and then trucks take the product directly to stores. Mr. Cook stated it is not a distribution center, as Johnson Storage is not placing products on the trucks and delivering. The center provides product to 150 stores from Maine to New Jersey. There will be six employees on site: four forklift operators, a manager, and customer service representative. The 14,000 sq. ft. of office space will not be used and there are no plans to sub-lease the space. Mr. Cooke stated that the company had concerns because there is no fencing or security. The company plans on hiring twenty-four/seven security surveillance.

Commissioner Martin made a motion to approve the Change of Occupancy for Johnson Storage & Moving Company located at 10 Jupiter Lane. Commissioner Judge seconded the motion.

Vote: unanimous to approve

Change of Occupancy
12 Walker Way
Fidens Brewing Company

Mr. Tim Pierce owner Fidens Brewing Company appeared before the Commission.

Discussion centered around the hours of operation. Chairman Dennis stated his concerns regarding forklifts operating at 4 AM. Mr. Pierce stated that they had listed the hours to match 10 Walker Way hours, but the plan was to have the forklift operate after 9 AM but requested 7 AM to be safe. Chairman Dennis stated that 7 AM – 7 PM would be acceptable hours for the forklifts to operate. Mr. Pierce updated the application with the hours of operation and provided an initialed copy for the record.

Commissioner Martin made a motion to approve Fidens Brewing Company at 12 Walker Way, Unit 3, with the condition forklift operations be limited to 7 AM – 7 PM.

Vote: unanimous to approve

Subdivision Application
3 Nash Place

Mr. Tony Nash appeared before the Commission.

Mr. Nash stated that he would like to have Lot 3A and 3B merged back into 3 Nash Place to form one parcel. The original plan to build a house

in the subdivided plots is no longer a viable option due to the cost of materials. The plan proposes leaving the landlocked parcel to the rear of 3 Nash Place as is currently.

Attorney Caponera stated that he does not consider this to be a subdivision that would need a public hearing. Attorney Caponera also stated that he would like to see a stamped plan showing the combined lots as one lot. The plan once signed will need to be filed with the County Clerk.

Commissioner Martin made a motion to approve the Lot Line Modification for 3 Nash Place with the condition that final approval be subject to receiving a stamped plan and filed in the County Clerk's office.

Vote: unanimous to approve

Discussion: Village Engineer Laberge spoke to Nick Costa who's doing the landscaping plan for Prime Storage. Mr. Costa has not been able to reach representatives of Prime Storage. If Village Engineer Laberge does not hear from them in a week, Engineer Laberge will send a letter requesting an update of the landscaping plan.

Engineer Laberge spoke with Chris Falvey regarding the Vly Road subdivision. Capital Church is willing to sell the entire parcel including to where the church resides. However, prior to any sale the church needs to have a building to move to relocate to. They do not want to build a new building due to the cost to do so.

Engineer Laberge suggested Redwood Lanes as a possibility.

Engineer Laberge received an email from Attorney Anthony Maney, the attorney for Goldstein LLC/Cube Smart. Attorney Maney was inquiring about the Commissions concerns regarding parking with respect to future uses.

Attorney Caponera stated that Cube Smart will have to address the loss of the parking spots prior to any Commission approval. Village Engineer Laberge stated that parking spots from the back lot could be transferred.

Commissioner Martin made a motion to adjourn the meeting at 7:05 pm. Commissioner Judge seconded the motion.

Respectfully Submitted,

Joan Rueckert - Planning Coordinator