



*Village of Colonie*  
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**EDWARD SIM**  
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TRUSTEE  
**ART WHITE**  
TRUSTEE  
**JAMIE BLOT**  
CLERK

**Minutes**  
**Tuesday, November 22, 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, November 22, 2022. This meeting was rescheduled from Tuesday November 15, 2022.

**ROLL CALL:** Chairman: Chris Dennis  
Commissioners: John Martin  
Peter Chudzinski (absent)  
Kenny Hart  
Jim Splonskowski (absent)  
Mark Keegan  
Village Attorney: Victor Caponera  
Village Engineer: R.J. Laberge  
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. Commissioner Hart requested a moment of silence to honor Commissioner Judge who passed away on November 15, 2022.

The Commission reviewed the regular meeting minutes from November 1, 2022. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

**VOTE:** unanimous to approve

### **Change of Occupancy**

**12 Wolf Road**

**A J W Caribbean**

Mr. Dan Sanders appeared before the commission. The owners of A J W Caribbean were present to answer any questions regarding the actual business. Mr. Sanders presented a Proof of Authority letter allowing him to represent the Revocable Trust of Ralph Brotter for the change of occupancy for 12 Wolf Road.

Commissioner Martin stated the site plan that was provided in the packet was an old site plan and only a partial site plan. Commissioner Martin requested that an updated site plan, an interior floor plan showing aa occupants of the building, updated parking requirements, dumpster pads, and landscaping should all be part of the updated plan. This will need to be presented to the Commission.

Mr. Sanders addressed the installation of a grease trap. Mr. Sanders stated they are in the process of hiring a plumber for the installation. There was discussion regarding the location of the grease trap and the manhole with respect to the landscaping. Discussion regarding the current dumpsters and placement of dumpsters require the applicant to come back to the commission with a letter that provides an agreement between property owners regarding the use and location of the dumpsters.

Chairman Dennis addressed the use of the site and the amount of parking available. Village Engineer Laberge provided the parking requirements, demonstrating the required parking is more than what is available. Due to multiple tenants the Commission can waive this requirement without the need for a variance.

Commission Hart inquired about commercial garbage disposal. The owners have not made those arrangements yet. It was requested by the commission for the application to reflect the number of times per week and the days that the dumpster will be emptied.

Commission has requested that DPW review the placement of utilities. Commission has requested that the new site plan etc. be given to Village Engineer Laberge to review before returning to the commission for approval.

#### **Discussion:**

Village Engineer Laberge shared that he had sent a letter regarding 1710 Central Avenue with questions and concerns. To date no response has been received.

Village Engineer Laberge spoke with the owner of 1500 Central Avenue (Angel Blessing Venue) Aaron Newman. Mr. Newman stated that the tenant had been there for about six months. She had only paid a couple months rent. Mr. Newman stated that he believed that he had a reciprocal parking agreement with the owner of 1510 Central Avenue. Engineer Laberge stated that is not apparent that a signed agreement is in place. Mr. Newman stated that he will have a title search done.

Village Engineer Laberge shared that Conway Entertainment located at 1720 Central Ave. can place a storage trailer or POD on their property. PODs are only an issue in residential areas. Attorney Caponera stated that the commission would need to see a site plan, what the storage structure would look like and how parking would be affected. Conway Entertainment needs to come before the commission for a Site Plan Review.

Chairman Dennis shared that Brian Curran has been named as an alternate member of the planning commission until the Village has been notified of Commission members resigning.

Commissioner Hart made a motion to adjourn the meeting at 7:10 pm. Commissioner Martin seconded the motion.

Respectfully Submitted,

Joan Rueckert - Planning Coordinator