



Village of Colonie
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Minutes
Tuesday, December 20, 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, December 20, 2022.

ROLL CALL: Chairman: Chris Dennis

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

Village Attorney: Victor Caponera
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 November 22, 2022. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

VOTE: unanimous to approve

Chairman Dennis introduced Brittany Kendall as a new member of the Commission that has been approved by the Mayor and the Board of Trustees. Brian Curran was introduced as an approved alternate to the Commission because the mayor had not received a resignation letter from Peter Chudzinski. Having recently received the resignation letter, Chairman Dennis asked the Commission to approve Brian Curran as a full member of the Commission and will make the recommendation to the Mayor and Board of Trustees. Chairman Dennis stated that Mr. Curran will be a voting member tonight for voting purposes to have a full commission.

Change of Owner

350 New Karner Road

MAG Retail Holdings – VLV, LLC

No representative from MAG Retail Holdings was present due to an emergency.

MAG Retail Holdings – VLV, LLC is the new property owner of the previous Capital Volvo. Commissioner Hart asked if it was a business change of ownership or property change of ownership. Village Attorney Caponera stated that he suspects it's both a change of owner and tenant. It was decided that a Change of Tenant should be submitted as well. Commissioner Martin made a motion to approve the Change of Ownership and Change of Tenant of 350 New Karner Road, MAG Retail Holdings – VLV, LLC with the condition we receive a Change of Tenant application. Commissioner Hart seconded the motion.

VOTE: unanimous to approve

Discussion:

1630 Central Avenue – Econo Lodge

A Change of Ownership and Occupancy has been submitted to the Commission. Planning Coordinator Rueckert requested the Commission identify if they would like any further documentation before placing on agenda. The Commission requested an updated site plan as well as the applications.

Attorney Caponera asked if the Commission received any further documentation for AJW Caribbean. Planning Coordinator stated that the real estate agent had submitted some documentation but not what the Commission requested. Chairman Dennis requested that Planning Coordinator check to see who had submitted the last site plan. If it was ABD, Planning Coordinator Rueckert should notify AJW Caribbean and have them contact Engineer Laberge to review.

Attorney Caponera inquired about 1710 Central Avenue, Albany Nails Supplies and Beijing Hair Salon and if we have received any further information. At this time nothing has been received nor has Village Engineer Laberge received a response to his letter.

Attorney Caponera inquired about 1720 Central Avenue and was informed that we had requested the owner submit a site plan showing the location and type of storage planned. Commissioner Splonskowski stated that it appears a storage container had already been located on the site. Planning Coordinator Rueckert will notify the owner of Conway Entertainment that he needs to submit an updated site plan.

Angel Blessings, 1500 Central Avenue was reviewed. The owner of 1500, Aaron Newman had called Planning Coordinator Rueckert to inform the Commission that Angel Blessings would no longer be in the space due to her being removed from the space for lack of rent payment. Planning Coordinator Rueckert discussed with the owner of 1500 Central Avenue that there is also no agreement between 1500 Central Avenue and 1510 Central Avenue regarding shared parking. Mr. Newman stated that there is an agreement. Ms. Rueckert stated that any future tenant would need to show proof of the agreement when appearing before the Commission.

Discussion centered around a Rosetti proposal for 350 residential units, 20,000 square foot commercial space, and a gas station on property that was previously owned by Coleman Farms, located at the end of Sand Creek Road in the Town of Colonie. Chairman Dennis requested that the Commission start to think about what provisions may be requested on behalf of the Village of Colonie and have the Mayor and the Board of Trustees thinking about it as well. Chairman Dennis stated that the Town of Colonie is keeping the Village informed on the project.

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

Respectfully Submitted,

Joan Rueckert - Planning Coordinator