



Village of Colonie
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Minutes
Tuesday, February 7, 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, February 7, 2023.

ROLL CALL: Chairman: Chris Dennis

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

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. The Commission reviewed the regular meeting

minutes from January 17, 2023. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

VOTE: unanimous to approve

Change of Occupancy

1770 Central Ave.

Excel Aquatics

Mr. Kevin Curry, of Excel Aquatics and Mr. Adam Leonardo, Rosetti Development appeared before the Commission.

Excel Aquatics will be behind Bruegger's and adjacent to Labello Catering and specializes in swim lessons primarily for children, ages 3 to 12. Hours will be Monday – Friday 3:30 PM to 8:00 PM and weekends, 9 AM to 2 PM. The pool will be a 16 x 32 warm water indoor pool, 3 ½ to 4 feet deep.

The Commission looked at the full site plan for the property. Commission Martin asked where the entrances to both Excel Aquatics and Labello Catering are to be located. Access to both tenants will be from the east side of the building. Doors for Excel Aquatics are currently not shown on the site plan. Doors for Labello Catering are on the site plan. The entrances will be side by side.

Commissioner Keegan expressed concern for the location and identification of handicap parking that will service Excel Aquatics. Chairman Dennis asked if Excel Aquatics will provide services for disabled children. Mr. Curry stated that they will be able to offer those services. Mr. Leonardo stated that the pool will have a lift for disabled individuals. Discussion centered on the location of handicap parking spaces with respect to the unloading areas and if spaces would be lost.

Chairman Dennis stated that the site plan appeared to show an oversized parking space in the first parking isle on the east side of the parking in front of Bruegger's. He stated that he would prefer to see a handicap space closer to the building with a ramp that will provide access to Bruegger's and Excel Aquatics. Commissioner Hart noted that although the site plan shows an island at the end of the most easterly parking isle that island in fact does not exist. Commissioner Hart showed pictures to that effect.

Commissioner Martin asked if additional outdoor dining areas have been added to the site. Mr. Leonardo stated that all dining areas were approved on the original site plan and nothing has been added.

Commissioner Martin stated that he would like to see some holly added to the landscaping that would provide color to the site. Mr. Leonardo stated that they will swap out some of the other plants and replace with male and female holly.

Commissioner Hart asked if ventilation is being installed to mitigate the smell of chlorine used in the pool. Mr. Leonardo stated that a dehumidification system is being installed to exhaust to the east side of the building. A vapor barrier is being installed along the interior walls and ceiling to this portion of the building and will be exhausted through the dehumidifier. Commissioner Hart asked about the venting for the chlorine smell. Mr. Leonardo stated that the system has not been designed yet. The system will need to be approved by the Village of Colonie Building Department.

Commissioner Keegan asked about changing rooms and if one is identified as handicap accessible. Mr. Curry stated that one will be identified and there are two ADA bathrooms that count as accessible for changing, there is a unisex shower, students need to shower before entering the pool.

Commission has requested that a new site plan with site statistics, the island removed, a handicap ramp, a handicap space, corrections on landscaping details and the correct curbing be provided to the Commission for final review.

Change of Occupancy

18 Petra Lane 3B

Arjo MTM

Mr. Sam Sanchez, representative from Arjo MTM appeared virtually and Mr. Joe Clark appeared before the Commission.

Mr. Sanchez stated that Arjo MTM is a global company with several locations in NYS. The Albany location will be used to provide the rental of hospital beds to local hospitals. They will not be providing hospital beds for in home use.

The facility will have two to three employees. There will not be a showroom. Mr. Sanchez stated that the beds are picked up at the hospital, brought to Petra Lane, wiped down, bagged and moved out to hospitals. Mr. Sanchez stated that most of the cleaning takes place at the hospital. Employees wear PPE when cleaning the beds. There is no special ventilation required for the cleaning of the beds. They process approximately 10 beds per day. They rent to hospitals in a 100-mile radius.

Commissioner Martin made a motion to approve the Change of Occupancy for Arjo MTM located at 18 Petra Lane 3B. Commissioner Keegan seconded the motion.

Vote: Unanimous to approve

Change of Occupancy
4 Walker Way Section 1
Waypoint Technology Group, LLC

Mr. Greg Hunt, managing member Waypoint Technology and Mr. Joe Clark appeared before the Commission.

Mr. Hunt stated that Waypoint Technology sells and supports high end commercial grade surveying equipment. The equipment, brand name Trimble, is sold to professional organizations, federal and state government agencies, utility companies, universities, and schools. They want to expand into other related accessory equipment.

Albany is the main office. At this location they will inventory equipment, provide sales and tech support of the equipment. They will provide training and have a showroom.

Commissioner Martin asked about the training classes. Mr. Hunt stated that they provide customized trainings for approximately six individuals at a time that work with the actual equipment and associated software.

Chairman Dennis stated he had driven the site and all clean ups that were requested in the past have been completed.

Commissioner Hart asked Mr. Clark about the sign that is on the property, but not on the site plan. Mr. Clark stated the sign had been installed in July or August. Mr. Clark stated that he obtained a permit for the sign and no variance was needed.

Commissioner Martin made a motion to approve the Change of Occupancy for Waypoint Technology Group LLC located at 4 Walker

Way Section 1 with the condition that a site plan showing the sign be submitted. Commissioner Hart seconded the motion.

Vote: Unanimous to approve.

Discussion:

134 Lincoln Avenue, AR Powders

Mr. Richard Holder was present before the Commission to address the exhaust system for AR Powders, Mr. Joe Clark was representing the owner of the property. Mr. Holder stated that he builds ventilation systems for restaurants. He was contacted by the owner of AR Powders as a result of the chemicals being used initially in the powder coating process. Mr. Holder explained he will be placing a large dryer vent on the Lincoln Avenue side of the building. If necessary, he will change to a carbon filter box. Commission expressed concerns regarding the sulfur smell that may be emitted because of the powder coating process. Mr. Holder stated that the carbon filter box should address those concerns.

Attorney Caponera has requested that the owner of AR Powders submit a letter stating that an amendment is needed to the original application and the reasons why.

Mr. Holder also stated that he has been contacted by Fat Boy Kabobs located at 1526 Central Ave. to vent the pizza oven to the exterior face of the building. The Commission stated the Fat Boy Kabobs will need to come before the Commission with a new application.

Commissioner Curran made a motion to adjourn the meeting at 7:55 pm. Commissioner Hart seconded the motion.

Respectfully Submitted,

Joan Rueckert - Planning Coordinator

