



Village of Colonie
VILLAGE HALL
2 THUNDER ROAD
COLONIE, NY 12205
(518) 869-7562 FAX (518) 464-0389
THOMAS J. TOBIN
MAYOR

villagehall@colonievillage.org
www.colonievillage.org

EDWARD SIM
DEPUTY MAYOR

PATTY SCHWARZ LOCKART
TRUSTEE

JAMES M. RUBINO
TRUSTEE
ART WHITE
TRUSTEE

JAMIE BLOT
CLERK

Minutes
Tuesday, July 18, 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, July 18, 2023.

ROLL CALL: Chairman: Chris Dennis

Commissioners: John Martin
Brittany Kendall-absent
Kenny Hart
Jim Splonskowski
Brian Curran
Kerry Bytner

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

Liaison: Patty Schwarz Lockart

Commissioner Hart opened the meeting at 6:30 p.m., led the Pledge of Allegiance and requested that all electronic devices be turned off or muted. The Commission reviewed the regular meeting minutes from

June 20, 2023. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

VOTE: unanimous to approve

Site Plan Application

New Cingular Wireless PCS, LLC (AT&T)

80 Wolf Road

Ms. Brenda Blask-Lewis attended the meeting on behalf of New Cingular Wireless PCS, LLC (AT&T). Ms. Bask-Lewis stated that New Cingular Wireless is planning on placing a back-up generator on the leased space of 80 Wolf Road.

The commission members had questions regarding the size of the generator that will be placed on the existing space currently leased by New Cingular Wireless. Ms. Bask-Lewis stated there is no increase to the height. The generator will be shorter than the equipment cabinets that are currently there. Ms. Bask-Lewis stated the generator will be placed on a reinforced existing platform.

Commissioner Martin made a motion to approve the Site Plan application of New Singular Wireless PCS, LLC (AT&T) located at 80 Wolf Road. Commissioner Hart seconded the motion.

VOTE: unanimous to approve

Change of Occupancy

Vanite Hair Salon

1510A Central Avenue

Mr. Bill Fitzgerald, Coldwell Banker, appeared before the commission as the agent to the owner. Ms. Taria Flavius, owner of Vanite Hair Salon was present as well.

The floor plan submitted showed Vanite Hair Salon to have five chairs, thereby requiring four parking spaces for each chair for a total of twenty parking spaces required. Mr. Fitzgerald discussed the amount of parking that is available to the tenants and customers. Based on the parking chart, the parking spaces being utilized are less than what is required. Chairman Dennis requested that in the future any parking sheet that is submitted for 1510 Central Avenue have the total number of spaces available be listed on the chart.

Commissioner Martin made a motion to approve the Change of Occupancy for Vanite Hair Salon located at 1510A Central Avenue. Commissioner Hart seconded the motion.

VOTE: unanimous to approve

**Change of Occupancy
Castle Windows
14 Jupiter Lane Unit 7**

Mr. Elliot Feinman, owner, appeared before the Commission. Castle Windows sells and installs replacement windows and doors. The office space will be used for employee computer workstations. Mr. Feinman stated that all business is conducted off site and products will be delivered to the warehouse and then put on trucks to be delivered to the customer. The tenant will be taking the space as is.

Commissioner Splonskowski requested that Mr. Feinman stripe the handicap parking spaces. Mr. Feinman stated that the parking lot is

scheduled to be resealed and striped but due to the rain it has been delayed.

Commissioner Martin made a motion to approve the Change of Occupancy for Castle Windows located at 14 Jupiter Lane Unit 7. Commissioner Hart seconded the motion.

VOTE: unanimous to approve

Change of Occupancy
Serv Pro
14 Jupiter Lane Unit 3

Mr. Elliot Feinman, owner, appeared before the Commission. Mr. Feinman stated that Serv Pro does fire and water remediation. They will be taking the space as is. They do not bring any remediated materials to the site. All materials are disposed from the client's site. The only thing at 14 Jupiter Lane will be company vehicles.

Chairman Dennis requested that for future submittals that the percentages of warehouse to office within the site be provided on the parking sheet.

Commissioner Martin made a motion to approve the Change of Occupancy for Serv Pro located at 14 Jupiter Lane Unit 3. Commissioner Hart seconded the motion.

VOTE: unanimous to approve

Change of Occupancy
Korner Bar & Grille
1770 Central Avenue

Will be rescheduled to a later date at the request of the applicant.

Change of Occupancy
Beijing Hair Salon/Albany Nail Supplies
1710 Central Avenue

Mr. John Riley, Hoffman & Riley Architects LLP appeared before the Commission. Weizi Zhao applicant was present as well.

Mr. Riley stated that the hair salon and nail supply will occupy the space. A separate entrance for the hair salon has been added. Exterior improvements will increase the green space to 20.5%. Mr. Riley stated that parking meets all requirements. They have one handicap space in the front of the building and one space in the back of the building. The owners plan on paving and striping the lot. The back door for the property will be used for deliveries. The lighting being used is the lighting that is currently on the building. Mr. Riley stated that if any lighting needs to be replaced, they will have cut off fixtures. Mr. Riley addressed all the comments/concerns of Village Engineer Laberge email of 11/14/2022.

Commissioner Martin stated that he would like to see the entrance closest to Central Avenue closed off. Mr. Riley stated that the traffic on the site would not be as abundant as the previous use. In addition, Mr. Riley stated the effort to close the entrance and rework the site would be a financial hardship for the owners. Village Engineer Laberge stated that he did not address any change to access in his email.

There was discussion regarding the current landscaping that is on the site and any new landscaping to be added. The Commission would like to see an amendment that states the number, sizes and varieties of what will be planted.

Commissioner Martin made a motion to approve the Change of Occupancy for Beeijing Hair Salon and Albany Nail Supply for one chair in the salon located at 1710 Central Avenue on the condition they provide a full landscaping plan and the commission has a site inspection before the CO is provided. Commissioner Hart seconded the motion.

VOTE: unanimous to approve

Discussion: Commission discussed the Korner Bar & Grille application that will be rescheduled for a later date. The commission is concerned with parking, the floor plan not matching the narrative, the floor plan not showing storage areas, how food will be provided within the establishment, and what impact it will have on the Innovo catering business, including parking requirements. The Commission requested that the Village Engineer Laberge will draft a letter pertaining to the concerns.

VOTE: unanimous to approve

Commissioner Hart made a motion to adjourn the meeting at 7:50 pm. Commissioner Martin seconded the motion.

Respectfully Submitted,

Joan Rueckert - Planning Coordinator