



Village of Colonie
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Minutes
Tuesday, January 2, 2024
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, January 2, 2024.

ROLL CALL: Chairman: Chris Dennis

Commissioners: John Martin
Brittany Kendall
Kenny Hart-absent
Jim Splonskowski
Mark Stevens
Alison Curran

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

Liaison: Patty Schwarz Lockart

Chairman Dennis opened the meeting at 6:30 p.m., Commissioner Kendall led the Pledge of Allegiance and requested that all electronic

devices be turned off or muted. The Commission reviewed the regular meeting minutes from December 12, 2023. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Stevens seconded the motion.

Vote: unanimous to approve

Change of Occupant
1531 Central Avenue Suite 202
Velvet & Vogue Visions

Neither the applicant nor the property owner attended the meeting. No action was taken.

Change of Occupant
20 Wolf Road
Albany Buffet, LLC

Mr. Bo Lin, tenant representative, and Mr. Keith Kramer, architect, appeared before the Commission.

Mr. Lin currently owns Capital Buffet located at 145 Wolf Road. The lease is ending, and Mr. Lin believes the 9100 sq. ft of space at 20 Wolf Road would be appropriate for his restaurant. The restaurant is to occupy space within the former Barnes & Noble bookstore. Additional space within the building is rented to DXL clothing and currently there is another vacant space in the building as well. The restaurant seating capacity will be the same as the current Capital Buffet.

Chairman Dennis inquired about the parking. The applicant states that based on the proposed seating they will require 123 spaces. As presented on the floor plan, floor plans for DXL clothing and the remaining vacant space are not shown. Chairman Dennis stated given

the proposed parking for the restaurant that the owner will be unable to rent the remaining vacant space based on the remaining available parking. Mr. Lin stated that only about two days a year would they require all the parking.

Mr. Kramer asked if they could have agreements for shared parking with the tenants at the front of the property. Chairman Dennis stated that they would have to reach those agreements and provide proof of the arrangement. The applicant also noted that the property owner owned the land to the rear of 20 Wolf Road and that could also possibly be used for this site.

Commissioner Martin stated that if the site plan is updated to add additional parking, the trees that are currently there cannot be removed and the amount of green space cannot be reduced. The applicant stated that their proposal would reduce the green space to 12.8%. The Commission noted this would create a further nonconforming site and would require a variance.

The Commission stated that the applicant will need to show proof from the property owner that they understand that the remaining vacant available space may not be able to be rented due to the lack of parking. If the owner is not in agreement the Commission suggested reducing the seating capacity. The Commission would also like proof of an agreement of shared parking with the other businesses. The Commission stated that if the site plan is updated to add additional parking, the trees that are currently there cannot be removed and the amount of green space cannot be reduced.

The Commission discussed the cross easement that will be required for the dumpsters. They asked that the appropriate agreement be provided to the Commission.

Village Engineer Laberge was not at the meeting but provided his input via an email to Chairman Dennis. Those concerns were briefly addressed and Planning Coordinator Rueckert will provide those comments to Mr. Cramer.

Commissioner Martin requested a floor plan for the entire building which will address the walls, soundproofing, odors, etc.

Change of Occupant

1 Park Place

MHANYS

Mr. James VanVorst, project manager for Picotte Companies, appeared before the Commission.

Mr. VanVorst stated that MHANYS is a new tenant to the building. They will be doing some interiors fit up, light electrical, mechanical, paint and carpet. They will require thirty parking spots with no dedicated parking in the lot. A site map with parking color coded to reflect adequate parking for all tenants was provided. There is more than enough parking available for the tenant's needs.

Chairman Dennis stated that there are no concerns with the tenant. The Commission has concerns regarding the access road to Sand Creek. The Village does not own this road and as such does not maintain the road. The road was installed for ingress and egress when Picotte developed the properties. The road is currently full of potholes and the Chairman stated that he would like the road to be repaired/maintained by Picotte. Commissioner Splonskowski requested that Mr. VanVorst provide proof from Picotte that they will repair the road before approval is given to MHANYS. The Commission agreed with this request

and asked that it be provided for the next scheduled meeting on January 16, 2024.

Site Plan Review
1568 Central Avenue
Stewart's Shop Expansion

Mr. Christopher Potter appeared before the Commission on behalf of Stewart's Shops.

Mr. Potter stated they had reviewed the comments from the previous meeting and made the requested adjustments. Commissioner Martin noted that there were dimensions missing on the plan depicting the distance of the additional green space to the property line and the dimensions of the newly created parking spaces and drive width.

The plans were adjusted for the truck turning radius. Twelve additional feet which allowed more green space and the shifting of lighting on the west side. The twenty-six-foot buffer at the rear of the property has had additional trees and fencing added. The landscaping plan has had a note added that states any missing landscaping from the original plans will be added.

Commissioner Martin made a motion to approve the site plan for 1568 Central Avenue, Stewart's Expansion with the condition that they review comments by the Village Engineer and Village Attorney. Easements to be addressed in the final plans submitted for stamping include the relevant dimensions. Commissioner Splonskowski seconded the motion.

Vote: unanimous to approve

Site Plan Application

**1707 Central Avenue
Ridgeback Hospitality**

Mr. Chris Boyea, Bohler Engineering, Mr. Skerring, Ridgeback Hospitality, and Mr. Charles Dumas, attorney for 1st National Bank of Scotia were present.

Mr. Boyea stated that they provided cut sheets depicting the shielding of the lights which will direct the lights down and you will not be able to see the light source. A note was provided on the plan stating if the lights were not satisfactory that the shield could be reviewed and adjusted. The lights will also be dimmed after the employees leave for the night. There will be two security lights on after hours.

The exit sign requested by 1st National Bank of Scotia for turning left to Red Fox upon exiting the site at both rear locations has been included. The height planting for the Spruces on the landscaping plan will be six to seven feet. The red maple has been changed to a red oak as requested by the Commission. The green space between the drive through and the bank will be planted with yews as depicted on the site plan.

Village Engineer Laberge requested that the NYSDOT permit be provided before a building permit is issued. Mr. Boyea requested that the permit not be a condition of approval for the site plan since NYS is backed up in issuing said permit.

Commissioner Martin asked if the agreement between the 1st National Bank of Scotia and Ridgeback Hospitality has been finalized. Mr. Dumas stated that he had sent a draft agreement to the Village Attorney Caponera with an agreement of principle. The only thing outstanding is a construct of a map showing the easements between the properties.

Village Attorney Caponera has requested a copy of the filed easement for the Village records.

Mr. Dumas stated that the bank will be responsible for the green area and the sprinkler system between the easement area.

Commissioner Martin made a motion to approve the short environmental form as submitted for 1707 Central Avenue. Motion seconded by Commissioner Splonskowski.

Vote: unanimous to approve

Commissioner Martin made a motion to approve the Site Plan Application for 1707 Central Avenue with the conditions that prior to the building permit being issued that a copy of NYSDOT highway work permit is submitted to the Village Engineer, approval from Village DPW is given for the water and sewer connections and approvals from Albany County Department of Health are provided. A copy of the filed easement, satisfactory to Village Attorney Caponera, for the storm sewer crossing the adjacent bank parcel is provided and permission from the bank property owner to perform work on the bank property as indicated on the plan in a form acceptable to Village Attorney Caponera is provided. Commissioner Splonskowski seconded the motion.

Vote: unanimous to approve

Discussion:

Commission set a Public Hearing date of February 6, 2024, for the home tinting business at 59 Broderick Street.

Planning Coordinator Rueckert will speak to Mr. Clark regarding 3 Fritz Blvd, 16 and 18 Walker Way. The Commission would like new plans for

each site including updated landscaping and parking. They would also like Mr. Clark to address the broken curbing.

Brief discussion regarding the new housing project to be submitted for Vly Road and the Capital Church property. Chairman Dennis stated they have spoken to the Church that hopes to buy the Capital Church property and they are willing to work with Vly Road subdivision regarding access. In addition, the Church looking to purchase the Capital Church property would like to put an addition on the property.

Commissioner Martin made a motion to adjourn the meeting at 7:55 pm. Commissioner Kendall seconded the motion.

Vote: unanimous to approve

Respectfully Submitted,

Joan Rueckert - Planning Coordinator