



*Village of Colonie*  
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**EDWARD SIM**  
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TRUSTEE  
**JAMES M. RUBINO**  
TRUSTEE  
**ART WHITE**  
TRUSTEE  
**JAMIE BLOT**  
CLERK

**Minutes**  
**Tuesday, October 17, 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, October 17, 2023.

**ROLL CALL:** Chairman: Chris Dennis

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

Village Attorney: Victor Caponera-absent  
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 September 19, 2023. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

**VOTE:** unanimous to approve

**Change of Occupancy**

**UMI Buffet of Albany, LLC**

**1614 Central Avenue**

Mr. Ken Hou, local coordinator for UMI Buffet of Albany, representing the owner who was not present, appeared before the Commission.

Mr. Hou stated that this will be a new concept for a buffet restaurant. He stated the bar will be eliminated and stated that it was not sure at this time if alcoholic beverages will be offered by table service only. The application did not identify the need for a liquor license.

The hours of operation will be 11 AM to 10 PM Sunday – Thursday and Friday and Saturday hours will be extended to 10:30 PM. They will be open seven days a week. There will be eight to nine employees for each shift with fifteen employees during the rush hour. This is a franchise restaurant, this being the first in the Capital Region. Currently there are six in New Jersey, three in the Tri State area and a few in the Midwest.

Chairman Dennis stated that the Commission was concerned with parking because of multiple tenants on the property. After discussing the parking requirements for the restaurant and the motel it was determined that based on the parking listed on the site plan there is enough parking available for both sites. The applicant stated that the parking spaces will be better delineated on both the site plan and the site.

Commissioner Martin asked about the location of the dumpsters and the plan for disposing of food scraps. Mr. Hou stated that they will have special containers for the scraps with disposal every other day. Commissioner Martin requested the site plan show where dumpsters and containers will be located.

The Commission requested that a new updated site plan showing the dumpsters, the grease trap, the property owner, parking and a full landscape plan be submitted. Commissioner Hart stated if the lighting is changed it must also be shown on the plans.

**Change of Occupant**  
**KES Emergency Services, LLC**  
**14 Walker Way section 2**

Mr. Joe Clark, property owner and Mr. Brian Larson, President KES Emergency Services appeared before the Commission.

Mr. Larson stated that his company is mainly a residential contractor for the removal of mold, fire and water damage for insurance companies. This will be a satellite office to another office located in Kingston. There will be four to eight vehicles on site. Employees will come to the site and take a company vehicle each day. There will be no outside storage. Equipment will be stored inside and there will be administrative space for employees.

Commissioner Martin made a motion to approve the Change of Occupant for KES Emergency Services, LLC located at 14 Walker Way Section 2. Commissioner Hart seconded the motion.

**VOTE:** unanimous to approve

**Change of Owner/Change of Occupant/Site Plan Review**

**Brownies Dispensary**  
**1686 Central Avenue**

Mr. & Mrs. Hilland and their son Michael appeared before the Commission. They presented the Site Plan that was completed for 1686 Central Avenue.

Chairman Dennis asked what the status was regarding the dispensary. The Hilland's stated that they are waiting for approval from the Village and then final approval from the state.

Commissioner Martin asked about the apartments on the site plan because it was his understanding from a previous appearance before the Commission that they were not planning on renting the apartments at this time. Village Engineer Laberge stated that he had spoken with Mr. Meyer who completed the plans and suggested that they look to be approved for the most intense use. That would allow them to be approved and not have to come before the Commission again if they decide to rent the apartments. The shed at the back of the property is for storage only stated Michael Hilland.

There was discussion regarding the landscaping and lighting, none of which will change.

Commissioner Hart confirmed that the Village has chosen to opt out of on-site consumption. Michael Hilland stated that if anyone is caught in the parking lot consuming it will be addressed. Commissioner Hart also asked if there will be any off-site parking. The Hilland's stated there will not be.

Commissioner Kendall asked if the Hilland's had spoken to the police to monitor traffic when they open. The Hilland's stated they have not but will before opening.

Michael Hilland stated that they will be encouraging mainly pre-orders.

Commission Martin made a motion to approve the Change of Ownership/Change of Occupant for 1686 Central Avenue, Brownies Dispensary, LLC on the condition of no consumption on site and subject to licensing by New York State.

**Vote:** unanimous to approve

**Site Plan Review & Change of Use  
Ridgeback Hospitality, LLC  
1707 Central Avenue**

Ms. Caryn Mlodzianowski, Bohler Engineering appeared before the Commission.

Ms. Mlodzianowski presented a depiction rendition of the front elevation of the site looking from Central Avenue as had been requested by the Commission. Landscaping details were discussed including the placement of alternating shrubs in the front rather than all rhododendrons. Suggested changes to the tree planting details were identified and the use of landscaping fabric. A letter from Village Engineer Laberge was shared and reviewed. Ms. Mlodzianowski stated that she believes that there will not be any problem with the suggestions made. The applicant will contact the bank for the potential for landscaping on the bank property. The Commission suggested that two oak trees be planted on the green space negotiated with the bank. She believes they are negotiable items. All suggestions will be incorporated in the final plan to be submitted to the Village. Ms. Mlodzianowski stated that the building will be charcoal in color as depicted in the drawing and the lighting will be shown as well. The Village Engineer noted that the chart for lighting height referenced on

the drawing was not evident in the submitted package. The Commission still has questions regarding the lighting to be present on the site, especially with hours of lighting. The seat count is now sixty, which eliminates concerns regarding parking.

Chairman Dennis shared that he had spoken to Council from the bank regarding their request for an exit sign to Red Foxx. Village Engineer stated that there is cross access for the properties. Ms. Mlodzianowski stated they will discuss this with the bank.

Final plans for approval will be submitted for the November 14, 2023, meeting providing negotiations with the bank are completed.

**Discussion:**

Innovo Kitchen submitted a letter requesting an amendment to the approved hours of operation for the business. They are requesting the hours be from 7 AM to 11 PM.

Commissioner Martin made a motion to approve the hours of operation for Innovo Kitchen as submitted in a letter received 09/28/2023, located at 1770 Central Avenue, from 7 AM to 11 PM. Commissioner Hart seconded the motion.

**Vote:** unanimous to approve

Planning Coordinator Rueckert presented a phone call from Advanced Albany County Alliance inquiring about a Halal Market that they would like to locate in the Village. The site they had suggested is zoned commercial D, not retail. As such it is not an acceptable use.

Due to Election Day being Tuesday November 7, 2023, there will be no Planning Commission meeting. The next scheduled Planning Commission meeting will be Tuesday November 14, 2023.

Commissioner Hart made a motion to adjourn the meeting at 8:05 pm.  
Commissioner Martin seconded the motion.

Vote: unanimous to approve

Respectfully Submitted,

Joan Rueckert - Planning Coordinator