



Village of Colonie
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Minutes
Tuesday, November 14, 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, November 14, 2023.

ROLL CALL: Chairman: Chris Dennis

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

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

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

VOTE: unanimous to approve

**Change of Occupant
18 Petra Lane, Section 3A
Sanico Inc.**

Mr. Paul Landis, employee of Sanico Inc., appeared before the Commission.

Mr. Landis stated that Sanico Inc. distributes janitorial supplies and equipment in upstate NY. He is responsible for the logistics and delivery of products within the Capital District. Mr. Landis stated that there will be no sales to walk in customers. The building will be used for the delivery and warehousing of products. Commissioner Hart asked if products will be stored inside, and Mr. Landis stated yes. Cleaning products are not considered under hazmat rules and regulations. Products are considered the same as what a customer would purchase in the grocery store, but in larger quantities. Commissioner Hart stated that the site is clean.

Commissioner Martin made a motion to approve the Change of Occupant for Sanico Inc. located at 18 Petra Lane, Section 3A. Commissioner Hart seconded the motion.

Vote: unanimous to approve

**Change of Occupant
1620 Central Avenue
UMI Buffet of Albany, LLC**

Mr. Ken Hou, representative for the restaurant owner, Mr. Jai Wei Sun, restaurant owner and Mr. & Mrs. Patel, owner operator of the property and motel appeared before the Commission.

Mr. Hou presented an updated site plan. Chairman Dennis stated that three members of the Commission visited the site. The landscaping as shown on the site plan is correct. There are some building inspector issues that Chairman Dennis will address with Building Inspector Meservey.

Chairman Dennis stated that there were concerns regarding the exterior of the building. Mr. Hou stated that those concerns would be addressed, and the fence replaced as identified on the site plan. Commissioner Martin asked if the lighting would stay the same and Mr. Hou stated that it would. Commission Martin asked how trucks access the grease traps. Mr. Patel stated that trucks pull by the dumpster and when the previous restaurant was operational, they were emptied every three to six months. Concerns were expressed by Commission members regarding the wooded area behind the restaurant. Mr. Hou and Mr. Patel stated that the area had been cleaned up and all debris discarded.

Commission Martin made a motion to approve the Change of Occupant for UMI Buffett of Albany, LLC, located at 1620 Central Ave. with the condition that the waste oil recycling be included within the enclosed area of the dumpster. Commissioner Hart seconded the motion.

VOTE: unanimous to approve

Change of Occupant

12 Jupiter Lane, Bldg. 1

Kaba Fusion Holdings, LLC

Mr. Kurt Bedore, KB Engineering, Mr. Frank Esposito, Deputy COO Kaba Fusion, Ms. Sophie Sismanis, JD Kaba Fusion and Brian Eskew, Kaba Fusion appeared before the Commission.

Mr. Bedore stated that they updated the site plan to define the tenants. Kaba Fusion will be taking approximately 14,88 sq. ft. of the building and Lin Care, NY will be affiliated with Kaba Fusion.

Village Counsel Caponera stated that infusion services are an allowable use for the site.

The infusion suite will have four chairs which are attached to the pharmacy. One chair is located in the private room and the other three are in the general infusion room. Currently the infusion chairs are zero percent of the business at this site. The most that they could be is five to six percent of the business. Duration of treatment for a chair is an hour to an hour and half. The maximum number of patients they would see per day is thirty. They would expect to see the average to be twelve patients per day. Most patients are seen in their homes. An infusion chair might be used when the patient is first discharged from the hospital.

Commissioner Hart made a motion to approve the Change of Occupant for Kaba Fusion Holdings, LLC located at 12 Jupiter Lane, Bldg. 1.

Commissioner Stevens seconded the motion.

Vote: Commissioner Martin abstained from voting. All other members voted to approve.

Discussion:

1707 Central Avenue – There are still concerns regarding the plan as submitted. Village Engineer Laberge has identified those concerns with a letter to Ms. Mlodzianowski, Bohler Engineering and copied to the Commission.

1537-1539 Central Ave.- A revised preliminary site plan was shown to the Commission that was based on previous comments from the Commission. The Commission continues to have concerns regarding two access points, the buffer between properties, the turning radius for trucks, lighting, parking asphalt right up to the property line, snow removal, and noise associated with operating hours adjacent to residential properties. Village Engineer Laberge will identify those concerns to the applicant.

Chairman Dennis stated he will be speaking to the Mayor and Board concerning the Commissions concerns regarding the building department workload. Chairman Dennis stated that Building Inspector Meservey is very good at communicating with Chairman Dennis regarding Commission site plan approvals.

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

Vote: unanimous to approve

Respectfully Submitted,

Joan Rueckert - Planning Coordinator