



Village of Colonie
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Minutes
Tuesday, November 21, 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 21, 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 (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 tabled the regular meeting minutes from November 14, 2023.

Change of Occupant
18 Computer Drive West Suite 100
Girls on the Run Capital Region

Village Engineer Laberge recused himself and presented for Girls on the Run Capital Region.

Commissioner Martin stated that there was a discrepancy between the application saying there would be no meetings on site and the narrative stating there would be bimonthly meetings between 15 and 20 people. Mr. Laberge stated that meetings will be held off site and corrected and initialed the narrative for the file. There were no other concerns from the Commission.

Commissioner Martin made a motion to approve the Change of Occupant for Girls on the Run Capital Region located at 18 Computer Drive West, Suite 100. Commissioner Hart seconded the motion.

Vote: unanimous to approve

Site Plan Review
1707 Central Avenue
Ridgeback Hospitality

Tabled until 12/12/2023 meeting at the request of Caryn Mlodzianowski, Bohler Engineering.

Site Plan Review
1568 Central Avenue
Stewart's Shops Expansion

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

Mr. Potter stated Stewart's Shops was under contract to purchase the property adjacent and to the west of the current property. This will allow Stewart's Shops to add some much-needed parking to the site. They will move the dumpster and add twenty-one parking spaces. The driveway will shift to the west with DOT approval, they will extend the water main, the gas tanks will remain with one pumping station being added and the canopy being extended.

The Commission had concerns regarding the landscaping in general. They requested site plan reflect the addition of red oaks instead of maples, along the 25' buffer at the property line be shown on the plans, the buffer area be covered with the appropriate vegetation and fencing. The existing and proposed landscape plan match the plan submitted and previously approved (they currently do not match what was proposed when built). The Commission asked that Stewart's maximize the green space on the western side of the property by reducing the asphalt between parking spaces as much as truck turning radius would allow.

The Commission also had concerns regarding the grade matching what is currently there on the adjacent property to be purchased, lighting on the back of the building and the truck turning radius.

Mr. Potter stated that Stewart's will accommodate all requests of the Commission.

Commission has no issue with the proposed expanded use.

Stewart's are tentatively looking to be scheduled for the January 2, 2024 meeting of the Planning Commission.

Discussion:

1820 Central Avenue - Knighton's Auto

Commissioner Hart expressed his concerns regarding cars being parked on green space, parked to the billboard and being stacked in the back of the property. He questioned what the Commission had given approval for and if Knighton's Auto actually owned the entire parcel. Planning Coordinator Rueckert will check records for the Commission.

1707 Central Avenue – Ridgeback Hospitality

Chairman Dennis stated that there are still concerns between the bank and Ridgeback Hospitality. Village Engineer Laberge had sent a review letter addressing the Commission's concerns to Ridgeback Hospitality on 11/13/23 and Ridgeback Hospitality had only just responded on 11/21/23 to which the Commission had not had a chance to review. The Commission noted there were still outstanding issues that had not been addressed. Village Engineer Laberge made a list and would contact the applicant to relay these additional open items.

Village Attorney Caponera stated that he received a call from a local business wanting to open in a Commercial D zone a business with live animals etc. This had been reviewed at a previous meeting and is prohibited in all districts by code 242.11.

Village Attorney Caponera gave an update on a window tinting business that had come before planning previously and was denied and sent to zoning.

Cabinets To Go – They have been given a temporary CO due to landscaping issues that need to be corrected when the weather improves.

Due to the tree lighting, there will be no meeting on December 5, 2023. It was decided by the Commission to have one meeting in December on December 12, 2023. This change will be posted to Village website.

Commissioner Hart made a motion to adjourn the meeting at 7:30 pm. Commissioner Martin seconded the motion.

Vote: unanimous to approve

Respectfully Submitted,

Joan Rueckert - Planning Coordinator