



Village of Colonie
VILLAGE HALL
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CLERK

Minutes
Tuesday, October 1, 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, October 1, 2024.

ROLL CALL: Chairman: Chris Dennis

Commissioners: John Martin
Brittany Kendall
Kenny Hart
Jim Splonskowski
Alison Curran
John Lemperle

Alternate: Carl Kuentzel

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

Liaison: Frank A. Prevratil

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 17, 2024. Commissioner Martin made a motion to approve all minutes as amended. Commissioner Hart seconded the motion.

Vote: unanimous to approve

Change of Occupant
1770 Central Avenue
Mobility City

Mr. Jeff Hutton, representing the business owners appeared before the Commission.

Mr. Hutton stated this is a new franchise business which provides sales, rentals, repairs on all types of mobility equipment, scooters, wheelchairs, lift chairs, and power chairs. Installation of ramps, lifts on vans and stairlifts is not done frequently. Not all installations are done onsite. Some are done at the customer's home.

There is no outside storage They are proposing five employees currently but, could grow to six or seven employees.

Commissioner Martin made a motion to approve Mobility City located at 1770 Central Avenue. Commissioner Hart seconded the motion.

Vote: unanimous to approve

Change of Occupant
1692 Central Avenue Unit 202
Perfectly Waxed

Ms. Nikia Holmes appeared before the Commission. A representative from Audof Properties was also present.

Ms. Holmes stated that she is the only employee for the body waxing business and expects on average seven customers per day. She will have one table/bed for waxing and no waiting area. There have been no changes to the space.

Commissioner Martin asked if a license is required for this business. Ms. Holmes stated that she has a NYS Waxing License. Application was corrected to reflect this.

Commissioner Martin made a motion to approve Perfectly Waxed located at 1692 Central Avenue Unit 202. Commissioner Hart seconded the motion.

Vote: unanimous to approve

**Change of Occupant
1698 Central Avenue Building 3
Rarick HVAC**

Mr. John Rarick appeared before the Commission.

Mr. Rarick had previously appeared before the Commission and was returning with an updated/corrected application and an updated site plan as requested by the Commission.

The site plan shows that Mr. Rarick is in the correct building, paving goes to the overhead door, and the site plan shows what is currently on site regarding the gravel area. Mr. Rarick stated there had been a question about parking previously. Commissioner Hart stated that all the parking has been painted. Commissioner Hart asked where the dumpster is located since it is not shown on the site plan. Mr. Rarick stated it is shown on the floor plan next to the building. Commissioner

Hart stated it will need to be shown on the site plan in future applications.

Commissioner Martin made a motion to approve Rarick HVAC located at 1698 Central Avenue located in building three. Commissioner Hart seconded the motion.

Vote: unanimous to approve

Change of Occupant
132 Lincoln Ave. Suite 405
TSS Associates Inc.

Mr. Steven Grady, co-owner appeared before the Commission with Mr. Joe Clark, agent for the property owner.

Mr. Grady stated they are a manufacturing rep using the site only for storage of HVAC display product. Main offices are located at 433 New Karner Road. Training is done at 433 New Karner Road as well.

Occasionally there is a pickup or drop off from a trucking company. There are no end user customers. There is no outside storage or use of hazardous materials. They have one company vehicle which is parked inside. Twenty percent of the actual storage is being utilized.

Commissioner Martin made a motion to approve TSS Associates located at 132 Lincoln Avenue Suite 405. Commissioner Hart seconded the motion.

Vote: unanimous to approve

Commissioner Martin amended the motion. Commissioner Martin made a motion to approve TSS Associates located at 132 Lincoln Avenue Suite

405, under Section 242-12-C (6) the Planning Commission has combined consideration for a special permit with consideration of an application for a Change of Tenant and therefore waives the requirement for a special permit and acts upon the application for a Change of Tenant. Commissioner Hart seconded the motion.

Vote: unanimous to approve

Change of Occupant
134 Lincoln Avenue Suite 204
Spectrum Research Corporation

Mr. Mike Ampela, owner and Mr. Joe Clark, agent for the property owner appeared before the Commission.

Mr. Ampela stated they have been in Suite 205 for five years and develop power electronics and controls for the US Army Power Divisions located in Fort Belvoir. They design circuit boards, send them out, test them and then ship to the customer. Occasionally the customer comes to the site and that is why they are adding a conference room and additional storage space. No floor plan was provided. Current site only offers office space and warehouse space. A floor plan was requested to be provided. Mr. Clark stated he will forward one to the Commission.

Commissioner Martin made a motion to approve the expansion of Spectrum Research Corporation from Suite 205 to Suite 204, 134 Lincoln Avenue, under Section 242-12-C (6) the Planning Commission has combined consideration for a special permit with consideration of an application for a Change of Tenant and therefore waives the requirement for a special permit and acts upon the application for a Change of Tenant and on the condition a floor plan is submitted to the Planning Coordinator. Commissioner Hart seconded the motion.

Vote: unanimous to approve

Change of Occupant
134 Lincoln Avenue Suite 302
Limitless Auto LLC

Mr. Joe Clark, agent for the property owner appeared before the Commission. Ganesh Deodat, business owner was unable to attend due to a death in his family.

Chairman Dennis stated the narrative states that Limitless Auto is doing automotive detailing, tinting, wrapping and audio work. Documentation was provided by a Commission member that shows that they advertise on their website that they are also doing engine replacements and transmission work. Chairman Dennis also stated when he has driven down to the location it looks like they are doing more than the narrative. Mr. Clark stated he wasn't aware of other things being done.

Commissioner Curran stated the application states Limitless Auto works but the door states Limitless Motor works. If you google Limitless Auto works, it shows the address 134 Lincoln Avenue and lists alternator upgrades and flushing cooling systems with current dates. Mr. Clark stated that he would like the business owner to come before the Commission to state what he is doing. The Commission agreed to table this application until the owner is present.

Discussion:

Mr. Clark briefly reviewed the landscaping of 132/134 Lincoln Avenue with Chairman Dennis and Commissioner Martin.

Commissioner Martin expressed concerns regarding Stewarts approved additional parking and upgrading the greenspace. Chairman Dennis stated until the entry is moved, they cannot upgrade the landscaping. The concern will be addressed with building inspector Steve Meservey.

There were several students in the audience from Albany Law School. There was an exchange with the students and the Commission members asking questions and explaining the role of the Commission, the other boards within the Village and the various projects that are before the boards.

There was discussion regarding an application for a special permit for an apartment. This will require a public hearing. It was agreed to schedule this application for the November 12, 2024.

Review of future agenda items.

Commissioner Martin asked what items the Commission is waiting on from Taco Bell. Chairman Dennis stated they met with Village Engineer Laberge and made the requested changes and have been informed that everything must be submitted ten days before the next meeting in order to be on the agenda.

Commissioner Hart made a motion to adjourn the meeting at 7:15PM. Commissioner Martin seconded the motion.

Vote: unanimous to adjourn

Respectfully Submitted,

Joan Rueckert - Planning Coordinator

