



Village of Colonie
VILLAGE HALL
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JAMIE L. BLOT
CLERK

• **These minutes have not been approved**

Minutes

Tuesday, November 19, 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, November 19, 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
	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 November 12, 2024. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

Vote: unanimous to approve

**Change of Occupant
1728 Central Avenue
ASY Petro Line Inc.**

Mr. Frederick Altman, Esq. and Mr. Ayaaz Yousaf, President of the applicant, appeared before the Commission.

Mr. Altman stated that Mr. Yousaf would like to re-open the gas station on the Price Chopper property, and have it operated identical to when Shop Rite was running the station. There will be no changes, no additions and there will be no outside storage. Price Chopper will not operate the station and is contracting with Mr. Yousaf to operate the station as a Sunoco. Mr. Yousaf has many other stations in Albany, Catskill, Ulster and Sullivan Counties. He also operates the previous Shop Rite station at 651 Central Avenue.

Mr. Altman stated they are requesting that the language in the previously approved Shop Rite landscaping minutes that restricted what could be sold at the convenience store be removed. The original lease with Shop Rite had no restrictions in it. Chairman Dennis stated that there had been a modification to the original approval and asked Village Attorney Caponera to review the modification, especially the first modification. Attorney Caponera read aloud the modification from October 21, 2014, which allows for sales of newspapers, magazines, cigarettes, cigars and other tobacco related products, lottery tickets, coffee, beer, soda, snack foods, motor oil and windshield washer

solution. Attorney Caponera stated he is comfortable with the modification as stated.

Chairman Dennis clarified that there will be no outside storage of anything as stated, other than the ice machine. Mr. Yousaf stated that it is correct.

Commissioner Martin asked for clarification on the reference to food handling in the application. Mr. Yousaf stated that it refers to coffee, drinks and breakfast items. Commissioner Martin asked if they would be selling pizza or hamburgers. Mr. Yousaf stated that they will not be selling those items, there is not enough room.

Chairman Dennis asked if there are two parcels on the site since there are two address' for the site. Commissioner Curran stated there are two separate parcels on the tax map with different tax id numbers. Both parcels are owned by the same LLC, MMSRS located at 255 Washington Ave. Ext. Village Attorney Caponera asked Mr. Altman who the lease was with. Mr. Altman stated that it is an assignment from Price Chopper, sublease.

Commissioner Martin stated he has concerns regarding parking and who will be responsible for the landscaping and snow removal. He would like to see the handicap space delineated as well as four additional spots and know who is responsible for the landscaping and snow removal. Chairman Dennis stated there is enough parking on the site.

Commissioner Martin made a motion to approve the Change of Occupant for ASY Petro Line Inc. located at 1728 Central Ave. with the condition that a revised site plan be submitted by 12/10/2024 which reflects the two parcels, shows the ownership of the parcels, shows any cross easements, shows a handicap parking space (van accessible), four additional parking spaces, the ice machine, the dumpster and provide

documentation of the landscaping and snow removal agreement with Price Chopper and shows the use pursuant to the amendment of October 21, 2014. Village Engineer Laberge and Village Attorney Caponera will review the documents when submitted. Commissioner Hart seconded the motion.

Vote: unanimous to approve

Discussion:

Planning Coordinator Rueckert presented a phone call received from Bluevale Capital regarding 42 Wolf Road. They would like to know if they would receive approval and how long the process would take if they wanted to convert the property into studio and one-bedroom apartments, using HUD funding. Chairman Dennis asked Village Attorney Caponera to review the code and provide direction as to how to proceed.

The next Planning meeting is on December 17, 2024.

Commissioner Hart made a motion to adjourn the meeting at 7:25 PM. Commissioner Martin seconded the motion.

Vote: unanimous to adjourn

Respectfully Submitted,

Joan Rueckert - Planning Coordinator