



*Village of Colonie*  
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## **Minutes**

**Tuesday, January 7, 2025**

**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, January 7, 2025.

<b>ROLL CALL:</b>	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 December 17, 2024. Commissioner Martin made a

motion to approve the minutes as amended. Commissioner Hart seconded the motion.

Vote: unanimous to approve

### **Change of Occupant/Change of Use**

**18 Wolf Road**

**AJW Caribbean**

Mr. Dan Sanders, architect, appeared before the Planning Commission. Ms. Ermionne Clement, AJW Caribbean owner, was also present.

Mr. Sanders stated that the owner, who has been in business for the past two years, is looking to expand the use of the restaurant by adding a small bar area adjacent to the existing cooking area. There will be six seats with the potential for a seventh seat for a disabled person. This area will be ADA compliant. There will be a loss of one table to accommodate the bar. There will be no other changes to the seating that is currently offered. The plan has been sent to the State Liquor Authority for review.

Chairman Dennis stated that the Village Engineer and Attorney, neither were present, had reviewed the application and done the calculations for the parking. As a result of the addition of the bar the restaurant itself requires fifty-eight parking spots per the Village Code. Including the five thousand sq. ft. of retail, Men's Warehouse requires thirty-four spaces and T Mobile requires nineteen spaces, the entire site will require one hundred and twelve parking spaces. The Village Code allows the Planning Commission to reduce parking when there are multiple tenant's by fifty percent. Based on this, fifty-six parking spaces are required. Looking at the site plan, which did not show the property lines, there are only forty-nine spaces available for the site. Based on those calculations and knowing that the other tenants don't use all the

spaces, Village council suggests AJW Caribbean obtain a variance. Chairman Dennis stated that that he would like to send the application to the Zoning Board with the recommendation that the Commission is in favor of the project with the condition that the seating not change from the floor plan submitted.

Commissioner Martin stated that he thought it was unrealistic to think that the Men's Warehouse is using thirty-four spaces and T Mobile is using nineteen spaces. He stated at most they are using eight to ten spaces at any one time.

Commissioner Hart stated he had no issue with the project.

Commissioner Splonskowski stated that he has concerns when a new tenant comes in. He is concerned that they will have given away spaces that are needed for a new tenant. Chairman Dennis stated the Commission needs to evaluate the application based on what is currently there. Commissioner Martin stated in the past the Commission has not penalized an applicant based on what may happen in the future.

Commissioner Curran asked about the increase in the previous parking approval of thirteen spaces to the current required fifty-eight. It was explained that the bar increases the number of required spaces.

Commissioner Kendall asked about cross easements with the other property in regard to parking. Village Engineer Laberge had looked at that possibility and determined the other property needs all the parking spaces that are available to them.

Commissioner Martin stated that since they don't overlap in hours of operation it will help with the parking when going before the Zoning Board.

Commissioner Martin made a motion to deny the application of AJW Caribbean located at 18 Wolf Road based on there is insufficient parking due to the addition of a bar. Commissioner Hart seconded the motion.

Application denied.

Additional Agenda Item:

Mr. Fred Altman, counsel for 1728 Central Ave., ASY Petro Line, Inc., was present at the meeting. Mr. Altman submitted a new site plan that addressed a January 3, 2025, review letter from Village Engineer Laberge and documentation regarding ingress/egress on the property. The Commission reviewed the site plan for handicap parking, with a sign that designates the space, location of the ice machine and location of the dumpster. Mr. Altman stated the dumpster has been replaced with large rolling totes behind the kiosk and will be enclosed with a chain link fence. The documentation regarding ingress/egress will be forwarded to Village Attorney Caponera for review.

Commissioner Martin made a motion to approve the amended site plan dated January 6, 2025, for 1728- 1730 Central Avenue, ASY Petro Line, Inc. Commissioner Splonskowski seconded the motion

Vote: unanimous to approve

Discussion:

Victory Church has indicated they will be submitting a new narrative before the next meeting. Mr. Pratt, CFO, Victory Christian Church stated they intend to continue the food pantry that is currently being offered at the church.

Mrs. Judy Canniff, village resident, stated there had been surveyors in her neighborhood and was wondering if it had to do with Victory Church or the Rosetti development. The Commission was unaware of any surveyors. Mrs. Canniff asked if there had been any thought of opening the Cypress paper street. She stated that past administrations had not been in favor of doing so but, it was put there for future development.

Commissioner Curran stated that she would be interested in knowing the plan for the neighborhood if there was a major structure fire what the box response would be. Where would the apparatus be coming from and where would they enter the neighborhood. Commissioner Curran is concerned about what is the fastest and safest way to enter the neighborhood. Commissioner Curran believes that Hillside and Cypress are the best access to the neighborhood even though previous administrations have not been in favor of using paper street for access.

Victory Church and the Rosetti development will both be coming before the Commission at a future date.

Commissioner Martin made a motion to adjourn the meeting at 7:05 PM.

Commissioner Hart seconded the motion.

Vote: unanimous to adjourn

Respectfully Submitted,

Joan Rueckert - Planning Coordinator

