



# VILLAGE OF COLONIE

## VILLAGE HALL

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## PLANNING COMMISSION MINUTES

**TUESDAY, JUNE 17, 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, June 17<sup>th</sup>, 2025.

<b>ROLL CALL:</b>	Chairman:	Chris Dennis	Present
	Commissioners:	John Martin	Present
		Brittany Kendall	Present
		Kenny Hart	Present
		Jim Splonskowski	Present
		Alison Curran	Present
		John Lemperle	Present
	Alternate:	Carl Kuentzel	Absent
	Village Attorney:	Victor Caponera	Absent
	Village Engineer:	R.J. Laberge	Absent
	Village Liaison:	Frank Prevratil	Present

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 June 3<sup>rd</sup>, 2025. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve.

### **A.J.W. Caribbean** **18 Wolf Road** **Change of Use**

Ms. Ermione Clement was present in front of the Commission on behalf of her business, A.J.W. Caribbean. She is seeking approval for a change of use application, to amend her hours on Friday and Saturday, so that she can be open until 1:30 A.M. She explained that she did not know she had to come back in front of the Commission in order to be open later to hold special events. Chairman Dennis stated that a flyer had gone around for an event being held on May 23<sup>rd</sup>, which prompted Ms. Clement to return and receive Planning Commission approval. Chairman Dennis mentioned that on the flyer, the event

was advertised to go until 2 A.M, and Ms. Clement stated that the events will not go until 2 A.M, and the application reflects a 1:30 A.M. closing time.

Chairman Dennis asked what the other uses are in the building, and Commissioner Curran stated Men's Wearhouse and T-Mobile. Chairman Dennis offered that the hours of operation for those businesses likely do not go until 1:30 A.M., and Ms. Clement stated that they do not. Commissioner Hart asked what the maximum occupancy is, and Ms. Clement stated 91 persons. Chairman Dennis stated that this is likely based on NYS Building Code, and Ms. Clement replied yes, based on square footage, bathroom capacity and number of exit signs.

Commissioner Martin asked the applicant how many special events she is planning to have. Ms. Clement stated that she does not know at this time, and she wouldn't schedule anything without first receiving approval. Commissioner Splonskowski asked if events would be held every Friday and Saturday if they were able to be booked. Ms. Clement said yes, if she could book that many. Commissioner Splonskowski asked if they would all be special events, or if they would also be open to the general public. Ms. Clement replied yes, they would be open to the public if a special event was not being held. Commissioner Hart and Chairman Dennis asked if she hosts the events, or if the space is rented out. Ms. Clement stated that she runs the events. Commissioner Hart asked if the security guard mentioned in the narrative would be armed. Ms. Clement said she is not sure if they are armed, but they could be, as she hires private security. Commissioner Kendall asked for the name of the company. Ms. Clement stated that it is "A&D Security Solutions LLC".

Commissioner Kendall asked if a cover is charged for the event. Ms. Clement said no, the patrons would attend the event, and purchase food and drinks. Commissioner Kendall also asked if any furniture is moved to make room for dancing. Ms. Clement said that the dancing would take place on one side of the space near the window, so no furniture would have to be moved.

Commissioner Curran asked who would be tasked with counting the guests coming in and out to ensure that the capacity does not exceed 91 persons. Ms. Clement said that the security guard would be in charge of this. Commissioner Curran emphasized that the space cannot be packed with more than 91 persons, even if it seems that more could fit comfortably. Commissioner Martin confirmed that these events have a DJ, and not a live band, to which Ms. Clement said yes.

Commissioner Martin asked what the definition of a nightclub is, and Commissioner Curran read the definition aloud as it appears in the Village of Colonie Code §242-3. Commissioner Curran added that a nightclub is allowable in Commercial B. Commissioner Martin mentioned that the use then meets all the requirements of a nightclub, in that there will be food, drinks, dancing and music. Commissioner Hart added that they meet the parking requirements. Chairman Dennis noted that the narrative does mention that they will not be functioning as a nightclub, but the use meets the definition.

Commissioner Martin made a motion to approve the change of use application for a change in hours for A.J.W Caribbean at 18 Wolf Road. This motion was seconded by Commissioner Hart.

Vote: Unanimous to approve.

Motion passed.

### **Discussion**

Commissioner Martin asked if there are any items on the agenda for the next meeting. Coordinator Curran stated that if she does not receive any applications by the end of the day on Wednesday, June 18<sup>th</sup>, there will not be a meeting on July 1<sup>st</sup>, and she will notify the Commission. She mentioned that there are two upcoming projects on Wolf Road that will be coming in front of the Commission in the near future.

Chairman Dennis mentioned that there has been communication between the Village Engineer, Victory Church, and Mr. Falvey regarding a property line change at 31 Vly Road. However, nothing definitive has been discussed, and no applications have come to the Commission.

Commissioner Martin asked where the hotel at 1579 Central Avenue stands in regard to the demolition. He mentioned that he had seen that funding had been awarded through RESTORE NY. Coordinator Curran stated that the Village had applied for RESTORE NY, and the funds funnel through the Village to reimburse the private developer. The Village was awarded nearly \$1,000,000 for the demolition of the hotel. Luizzi Companies, the owner, will demolish the building, and then apply through the Village to be reimbursed by New York State. Commissioner Hart asked if there has been a discussion of what would be built, and Coordinator Curran said no. Chairman Dennis added that just having the building demolished is nice.

A motion was made by Commissioner Martin to adjourn the meeting.  
Motion was seconded by Commissioner Hart.

VOTE: Unanimous to adjourn.  
Meeting adjourned at 6:46 p.m.

Respectfully submitted,

Hannah Curran  
Deputy Village Clerk  
Planning Coordinator  
Village of Colonie