



*Village of Colonie*  
**VILLAGE HALL**  
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CLERK

**Minutes**  
**Tuesday, May 6, 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, May 6, 2025.

**ROLL CALL:** Chairman: Chris Dennis

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

Alternate: Carl Kuentzel-absent

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

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 April 22, 2025. Commissioner Martin made a motion to

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

Vote: unanimous to approve

**Site Plan Application**  
**32 Wolf Road**  
**QuickChek**

Mr. Steve Wilson, Bohler Engineering NY, appeared on behalf of the applicant QuickChek.

Mr. Wilson stated that he had submitted updated drawings that addressed the key changes that were requested for the lighting and landscaping. The canopy lighting has been reduced to 25 footcandles as requested by the Commission. The landscaping plan has been revised per the previous discussion to include the mowed area along the back per the Commission's comments, the berm in the front has been more aggressively landscaped. Rhododendrons have been added to include a mix of Rhododendron, Ink Berries, Serviceberry trees, Dogwoods, Day Lilies and Switchgrass across the front of the property. Rhododendrons were also added in front of the store. They will be April Rose Rhododendron. They are a little bit smaller version and fit better in the space. The Ink Berries were changed from Holly to Crenata because they are a hardier species. The Norway Spruce were added along the back per the Board's request and the pollinator mix was changed to the Great Lakes pollinator mix.

Emails were exchanged with the building department regarding the previous conversation about the overhang/canopy. Mr. Wilson stated the building will be designed to New York State building code and as such they will not be looking for any waivers or variances. Mr. Wilson

suggested that if the Commission would like to make it a condition of approval they could.

Commissioner Martin asked Village Engineer Laberge if he was satisfied with the storm water pollution plan. Engineer Laberge stated the plan changes were made as requested, but we are still waiting for the final document. That is the reasoning for making it a condition of approval.

Commissioner Martin asked Engineer Laberge if all the comments from the April 21, 2025, letter had been met. Engineer Laberge stated they had except for the easements. Mr. Wilson stated that Andy Rick, QuickChek's attorney had reached out to Village Attorney Caponera. Attorney Caponera stated that they had spoken. He has not received any documentation. Commissioner Martin asked if that is a condition of approval. Attorney Caponera stated yes.

Chairman Dennis asked where the Commission stands procedurally. Attorney Caponera stated we should act on SEQRA, Special Permit and then approval on the site plan.

Commissioner Martin made a motion that based on the information provided to approve the EAF and there will be no adverse impact on the environment. Motion was seconded by Commissioner Hart.

Vote: unanimous to approve

Commissioner Martin made a motion to approve the Special Permit for 32 Wolf Road, QuickChek. Motion was seconded by Commission Hart.

Vote: unanimous to approve

Commissioner Martin made a motion to approve 32 Wolf Road, QuickChek with the conditions of approval being the applicant amends

the Storm Water Pollution Plan to the satisfaction of the Village Engineer and the Storm Water Management officer, applicant provide proof that a Notice of Intent has been filed with the New York State Department of Environmental Conservation, applicant provide a copy of the NYSDOT Highway Work Permit be filed with the Village Planning Coordinator and Village Engineer, the applicant provide a copy of the proposed easements for cross access to 20 Wolf Road and Village roadway easement to Village Attorney Caponera for review and approval, and then upon approval a copy of the filed easement will be provided to Village Attorney Caponera prior to a building permit being issued, and prior to a Certificate of Occupancy being issued the applicant must provide a Petroleum Bulk Storage Permit approval and an Albany County Health department approval for a food service and NYS Liquor License.

Village Engineer Laberge suggested another condition of approval is submitting the pre-demolition survey and all that is required to demolish a building as requested by the Albany County Planning Commission's approval letter.

Commissioner Martin stated the recommended conditions of approval are from Village Engineer Laberge's letter dated May 2, 2025, A, B, C, D and E, prior to the Certificate of Occupancy items F and G. Motion was seconded by Commissioner Hart.

Vote: unanimous to approve

New Business – Commissioner Martin asked when the Village Master Plan was last done. Members believe it was approximately twenty years ago. Commissioner Martin stated that he had attended the Albany County Planning Commission workshop sessions, and they recommend that any Master Plan older than ten years be updated to reflect changes that have taken place. Examples given were lithium storage

and crypto currency utility usage. Commissioner Martin stated that you can't just issue a moratorium. Moratoriums are usually three to six months. Court cases were identified that were lost by not preparing a plan to move forward by fixing the issue rather than continuing a moratorium. Chairman Dennis stated that the Village Engineer has recommended updating the Master Plan. The Mayor and the Board of Trustees make the decision to update the Plan and choose the committee who will be looking at it.

Another topic of discussion was executive sessions. Commissioner Martin explained to the Head Planner for Albany County that the Planning Committee used to have a pre-planning meeting before the actual Planning meeting so the board members could get together and discuss their issues about plans before the open forum, and it was deemed illegal. Commissioner Martin asked if there was any way around that. The Planner stated that yes there is. When the meeting is announced and posted, put a footnote that states there will be a meeting at an earlier time that is not permitting the public to discuss any issues the board may have prior to the presentation of applicants. Village Attorney Caponera stated that we have discussed this in the past. The Commission could, for example, meet half an hour before the scheduled meeting to discuss items on the agenda, it's open to the public but no public comments will be accepted. Commissioner Hart asked if it needs to be recorded. Attorney Caponera believes we can take notes, but it doesn't need to be recorded.

Commissioner Martin stated they also discussed the process of making County referrals to the Commission. He stated that the County has made projects to be torn down because they didn't have the proper approval from the County.

Commissioner Martin made a motion to adjourn the meeting at 6:50 PM.

Commissioner Hart seconded the motion.

Vote: unanimous to adjourn

Respectfully Submitted,

Joan Rueckert - Planning Coordinator