



VILLAGE OF COLONIE

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PLANNING COMMISSION MINUTES

TUESDAY, JULY 15, 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, July 15th, 2025.

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

Chairman Dennis opened the meeting at 6:30 P.M. Commissioner Kendall 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 17th, 2025. Commissioner Martin made a motion to approve the minutes as submitted. Commissioner Lemperle seconded the motion.

VOTE: Unanimous to approve.

Town Fair Tire Center 44 Wolf Rd Change of Occupancy

Devan Dickinson was present as the architect from CHA Consulting, to seek a change of occupancy approval for the Town Fair Tire Center, at 44 Wolf Road. John Wypychoski was also present, as the Director of Real Estate & Development for Town Fair Tire Center. The site was previously occupied by Buca Di Beppo, which has closed. Mr. Dickinson explained that Town Fair Tire Center consists of sales and service of tires and wheels, and it is not a full-service garage. Further, he described some of the proposed alterations that would be made to accommodate the new tenant. He stated that there would be the addition of a sales area, showroom, and 6 bays. There would be some ADA

compliant parking added, as well as some removal of the current parking and sidewalk to allow access to overhead doors. At the rear of the property, it is proposed to add a dumpster and covered tire cage. Mr. Dickinson explained some of the façade changes, in that the color scheme would be updated, overhead doors would be installed with the new bays, and 2 entrances to the showroom would be added, on the South and East sides of the building. The back of the building would remain mainly unchanged.

Commissioner Martin asked how the tractor trailer deliveries would operate on the site. Mr. Wypychoski stated that the deliveries will mostly be from box trucks two to three times a week. If a tractor trailer did need to make a delivery, they would enter onto the property from behind Goodyear, and drive along the back. He stated that there should be enough turning radius for a driver to then turn back around to exit the property. Commissioner Martin asked if that property is theirs to use. It was explained that the Platts' own both parcels. Chairman Dennis asked if the space between the current site and Goodyear is paved, and Mr. Wypychoski stated yes, and that it is a parking lot for the properties.

Chairman Dennis requested that one site plan be submitted that is inclusive of all the proposed modifications. Further, he explained that since the tire cage is proposed to be a 16' x 20' structure with a roof and footings, and it should be added onto the site plan. Commissioner Martin also requested that a landscape plan be submitted, along with an existing condition landscaping plan, as the site hasn't been updated in numerous years. Chairman Dennis asked how this plan relates to the Travelodge that sits behind this property. He stated that he believes there is an easement to get to the property. Commissioner Martin requested that the truck movements be indicated on the site plan as well. Chairman Dennis expressed concern for how this location would impact the Travelodge. Further, Attorney Caponera also questioned why the tire cage and dumpster is proposed to be placed near the ingress/egress to the Travelodge, as opposed to in the back where it would be out of sight. Mr. Dickinson and Mr. Wypychoski explained that the location was chosen based on the ability for trucks to easily access them. Commissioner Martin asked that the Travelodge be indicated on the new site plan, as well as distances to the property line. This information could assist the Commission in their consideration of where the dumpster and tire cage should be placed. Chairman Dennis mentioned that site statistics should be added onto the site plan as well. Village Engineer Laberge agreed that the trash enclosure and tire cage could be moved to the other portion of the property. Further discussion was held regarding the L-shaped portion behind 44 Wolf Road, and the vacant lot at 48 Wolf Road. Chairman Dennis further reiterated that the new structure could be placed where it would be blocking a vacant lot, rather than an existing building. Mr. Dickinson noted that this would be taken into consideration.

Commissioner Martin asked the applicant if they were leasing or purchasing the property. Mr. Wypychoski stated that they are leasing. Engineer Laberge mentioned that some of the pavement is cracked on the site with grass growing, and the applicant offered that the cracks could be filled, and seal coated. Chairman Dennis also asked that the adjoining

NYSDOT parking lot be indicated on the new site plan so that the green space between the two lots can be examined.

Commissioner Kendall asked where the parking is for the business. Mr. Dickinson explained that there is a 1-way driving lane with a row of parking, and then a 2-way driving lane with another row of parking. Engineer Laberge commented that essentially, parking would be left the same as the previous tenant. There is a reduction in parking from the previous tenant, which is outlined in the site statistics.

Commissioner Splonskowski asked how the applicant believes the business will compare to the Clifton Park location. Mr. Wypychoski stated that it will likely be the same as the other location. Commissioner Splonskowski mentioned that on the South side of the building, cars backing straight out of the building could get close to any cars that are parked diagonally. He suggested eliminating the parking spots that are directly across from where the bays are located. Mr. Wypychoski stated that there is a 24' distance between the doors to the parking spaces, which is standard. Chairman Dennis asked how many spaces the applicant felt he needed, to which he replied 20-25 per day. He noted that most of the services are by appointment only. Chairman Dennis asked that Engineer Laberge check the parking calculation, as it seemed there was more parking allotted than necessary, and the previous parking was based on a restaurant operation. Engineer Laberge stated that the retail portion of the building is 6,500 sq. ft. in the front, and only 45 parking spaces would be required for the operation. Commissioner Martin requested confirmation that the business will be closed on Sunday.

Rocky Cocca was present in the audience, as the owner of the Travelodge located at 42 Wolf Road. He stated that there is an easement to the entrance of his hotel, and he is concerned about how drivers will utilize the entrance. He also noted that there is a sewer line from the hotel that was previously connected with Buca di Beppo. Though the proposed operation won't contain grease traps that could cause backups, Mr. Cocca expressed concern that if the property experiences a sewer back-up, the hotel will too. He stated that he is also concerned with the entrance of his property being maintained by the tenant, so not having tires blighting the front. He mentioned that DOT uses the easement as well, and he is generally concerned with the maintenance being kept up. He stated that he has no issue with the operation itself that is proposed. Mr. Wypychoski stated that this business would not interfere with the easement road. Chairman Dennis asked who maintains the easement road now, and Mr. Cocca stated that he believes Buca di Beppo was responsible for maintaining the entrance up until the stop sign in front of the Travelodge. Attorney Caponera pointed out to Mr. Cocca where the tire cage/dumpster was originally proposed. Chairman Dennis assured Mr. Cocca that this concern was already addressed, and an alternate location was discussed.

Engineer Laberge asked what will be installed for oil/water separators, and Mr. Wypychoski explained that there would be no floor drains, as no other fluids other than household will be handled.

Chairman Dennis stated that in the past, there have been issues with like businesses that have overhead doors that face the main road. Commissioner Martin asked if there was any concern with the doors being left open, and Attorney Caponera stated that the Commission has been consistent in requesting that the doors remain closed. Mr. Wypychoski stated that the doors would remain closed, and no tires would be changed outside. Mr. Platt, owner of the property, added that it is in the lease agreement that no tires would be stored outside. He also clarified that the easement begins at 50 Wolf Road, runs along the back of the property to the Travelodge at 42 Wolf Road, where he becomes responsible for maintenance. He added that the businesses in the area, including Broadview and Goodyear, have been allowed to share parking, if necessary, without issue.

The Commission requested that the applicant return with a full site plan to show all the proposed modifications.

Ebisu
20 Wolf Road
Change of Occupancy

Mr. Jianwei Gao was present as the applicant seeking a change of occupancy for his business, Ebisu, at 20 Wolf Road. Mr. Jason Singer was present as the architect for the applicant. Mr. Singer explained that this building housed the former Barnes and Noble, and the applicant is looking to fit up the vacant space on the South end for a Japanese convenience store. DXL is located at the North end of the building, with the Albany Buffet in the center. The retail store is proposed to sell items such as snacks and toys and offer minor arcade games. Mr. Singer stated that there will be no sales of medicine or hot food. The only proposed site improvements include façade changes, similar to that of DXL. An entrance on the South end of the building would also be added to accommodate the new tenant. Mr. Singer reviewed the proposed floor plan, noting that a sales counter, bathrooms and an office would be added, with space for storage at the back. He also mentioned that a box truck delivery once a month would be anticipated.

Chairman Dennis asked if there are other stores in the area similar to this, to which Mr. Gao said no. Liaison Prevratil asked for more clarification on the type of store that is proposed, and it was discussed that the store offers items that are centered around Japanese culture. Commissioner Martin asked who will be monitoring the 3-D printing mentioned in the application, and who would prevent customers from manufacturing items such as firearms. Mr. Gao and Mr. Singer explained that customers will be able to scan an item or an image, and a small figurine will be made off-site and sent to them. Therefore, they would not be printing and leaving with a project.

Chairman Dennis asked if there was a comparison for the parking that would be necessary, since the building has limited parking. It was noted that the parking required for DXL is minimal, and Chairman Dennis asked if anyone had noticed if the parking lot for Albany Buffet has been full. Liaison Prevratil mentioned that when he went by this evening, the parking lot was full. Commissioner Martin noted that A.J.W. Caribbean was

given a variance to use some of the parking at the site, and Coordinator Curran added that it was 9 spaces. Mr. Singer mentioned that the parking permitted for Albany Buffet was an estimate and may not have reflected actual usage. Commissioner Martin also mentioned that Albany Buffet had to reduce their seating inside the restaurant to reduce the amount of parking needed when they came to the Commission. Mr. Singer noted that the peak hours for Ebisu are different from those of the buffet and would likely not interfere with the current operations.

Commissioner Curran asked the applicant to explain the anticipated foot traffic, and Mr. Singer explained that 25% of customers would arrive on foot by utilizing public transportation, or they would be teenagers and/or students. Attorney Caponera asked where the nearest store is, and Mr. Gao explained that it is a franchise, but the nearest store is in New York City. It is Mr. Gao's first store. Commissioner Kendall asked if there would be any games or events hosted at the store, and Mr. Gao stated no. Commissioner Martin asked if there would be a coffee or dining area, to which Mr. Gao said no.

Attorney Caponera read aloud the Village of Colonie Code §242-9, where it states that in a Commercial B district, the Planning Commission may consider reducing parking requirements in buildings with 2 or more uses, based on floor area by classification. Commissioner Curran asked when the peak hours would be, and Mr. Gao replied between 2 p.m. and 5 p.m. Commissioner Curran noted that those times tend to be between lunch and dinner for the buffet, but Commissioner Martin noted that on the weekend, it may be busier. Attorney Caponera questioned whether buses will be scheduled to bring customers to the store, like the operation of the "Mega Bus" that operates from NYC to the Asian Supermarket on Central Avenue. He asked this because it became an issue that the bus would be left parked on the site and wondered if a similar bus would be parked at 20 Wolf Road. Mr. Gao replied no and stated that the landlord likely wouldn't approve of something like that.

Chairman Dennis expressed concern for the parking and stated that he would like to do more research on the parking condition at Albany Buffet at different times. He also stated that he would like more information on comparable parking for other franchises of Ebisu so that defined parking requirements could be established. Commissioner Curran added that many of these stores may be located within a mall, and clear parking needs may not be easily identifiable. Commissioner Curran asked the applicant if there are other stores that have a similar set-up to this one, like in a strip mall. She added that a Quick Check is planned to be constructed at 32 Wolf Road, so though it seems like overflow parking is available now, it won't be available in the future.

Chairman Dennis asked if the Commission was comfortable with the parking and anticipated volume, or if they would like more information. Commissioner Lemperle stated that he finds the proposed store to be very niche. Commissioner Kendall mentioned that the Albany Buffet and the new tenant may even share customers. Similarly, Commissioner Kuentzel agreed that with the type of merchandise being sold, he didn't believe parking would become an issue. He added that of all the things to put in that

space, he felt that the proposed store would likely have the least effect on parking. Commissioner Kendall also agreed that she believed parking would not be an issue.

Commissioner Martin made a motion to approve the change of occupancy application for Ebisu, located at 20 Wolf Road. This motion was seconded by Commissioner Splonskowski.

VOTE: Unanimous to approve.

Discussion

Coordinator Curran reported that there are no pending applications for the agenda, other than the application discussed previously in the meeting.

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

VOTE: Unanimous to adjourn.
Meeting adjourned at 7:42 p.m.

Respectfully submitted,

Hannah Curran
Deputy Village Clerk
Planning Coordinator
Village of Colonie