



VILLAGE OF COLONIE

VILLAGE HALL

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PLANNING COMMISSION MINUTES

TUESDAY, AUGUST 5, 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, August 5th, 2025.

ROLL CALL:	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	Present
	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 July 15th, 2025. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve.

Town Fair Tire Center 44 Wolf Rd Change of Occupancy

Devan Dickinson returned as the architect from CHA Consulting, to further 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. Mr. Dickinson explained that amendments were made to the site plans, taking the Planning Commission's comments into consideration. 3 sheets were submitted, with the first being a technical site plan, and the final two including landscaping plans. The site plan now includes adjoining properties, with access easements and directional arrows also noted. The dumpster/tire cage was moved to the back of the lot, behind

Goodyear, where it will be well screened with existing vegetation. Truck turning movements were also calculated, indicating that the 48' average truck would be able to back onto the site, allowing them to unload new tires at the back of the building, and continue backing up to the tire cage where used tires would be picked up. It was confirmed that a garbage truck would also be able to access the dumpster in this location. It was also indicated on the new plan that there is 38' distance between the overhead doors and the parking on the side of the property. Mr. Dickinson stated that some concrete sidewalk in front of the overhead doors will still be removed and replaced with asphalt, and the concrete sidewalk in front of the building will be repaired to accommodate the new ADA compliant parking. Mr. Dickinson noted that the site will still include the existing 67 parking spaces, which does not include the rear lot.

Commissioner Hart asked if the Commission has received architectural drawings for the tire cage/dumpster structure, to which Mr. Dickinson stated yes, they were submitted with the first application.

Mr. Dickinson explained that the landscaping plan includes the existing landscaping, along with the proposal to add a few minor shrubs to the side and rear of the building. The existing landscaping was cataloged and placed into a planting schedule for documentation. Mr. Dickinson explained that the proposed additions mimic the existing landscaping. He added that the current landscaping seems to be in good condition, and that the beds can just be weeded and the mulch can be replaced. The plantings themselves, however, are in good health.

Commissioner Martin asked if the proposed landscaping beds will all be filled with junipers. Mr. Dickinson stated yes, as most of the existing landscaping consists of junipers and they seem to be thriving. Commissioner Martin expressed concern that there is not a lot of color. He also mentioned that sites are required to have 20% green space, and the existing and proposed site would have 16% green space. He offered that since there is extra parking, perhaps a couple of parking spots could be removed to acquire some more green space, and such space could consist of more colorful plantings. Mr. Dickinson stated that this could be changed. He confirmed that 2-3 parking spaces would be removed on either side of the South driveway, and colorful plantings would be added next to the existing trees. Commissioner Martin offered that native garden plantings be used. Chairman Dennis stated that he believes the large trees along Wolf Road are actually within the State's property and concurred that this additional green space would be good for the project.

Mr. Dickinson noted that all of the site statistics were calculated based on the site at hand. The L-portion of the parcel was not included, where there is already a large amount of green space. Chairman Dennis noted that the existing 16% greenspace is an existing condition, and any improvement in green space would be acceptable, even if not 20%.

Commissioner Martin asked if there would be any lighting changes. Mr. Wypychoski stated that the lighting plan will remain the same, with the bulbs just being replaced with LED. He added that they are all downlit. Commissioner Martin mentioned that they must

ensure the lights are truly downlit, and that the light stays on the property. Commissioner Hart asked where the overhead doors would be going, and it was indicated that the doors would be on the South side of the building.

Chairman Dennis asked what the anticipated timing is for the project, and Mr. Wypychoski stated that he would hope to get started in September and asked if the updated landscaping plan could be a condition of approval. Chairman Dennis proposed that the Commission could vote on the application, with the updated plan including landscaping on either side of the South driveway being a condition of approval.

Attorney Caponera asked for clarification in how the tire cage will be used. Mr. Wypychoski explained that customers can pay to have the old tires that come off their car disposed, and the old tires are stored in the tire cage. He stated that weekly, or sometimes twice a week, the old tires are picked up and brought back to Connecticut where they are processed. All of the new tires are stored inside. Mr. Wypychoski added that they will not have any outside displays.

Commissioner Martin made a motion to approve the change of occupancy for Town Fair Tire Center, at 44 Wolf Road, with the condition that an updated landscaping plan is provided to Chairman Dennis for approval, and that there will be no outdoor display and/or storage of tires. This motion was seconded by Commissioner Hart.

VOTE: Unanimous to approve.

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

VOTE: Unanimous to adjourn.

Meeting adjourned at 6:53 p.m.

Respectfully submitted,

Hannah Curran
Deputy Village Clerk
Planning Coordinator
Village of Colonie