



VILLAGE OF COLONIE

VILLAGE HALL

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PLANNING COMMISSION MINUTES

TUESDAY, SEPTEMBER 2, 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	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 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 August 5, 2025. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve.

Chairman Dennis announced that the second applicant on the agenda, Luizzi Companies, would not be present tonight, and their application would be reviewed at a future meeting. Coordinator Curran offered that notice would be posted on the Village's website when a future meeting date was decided.

Victory Christian Church 29-31 Vly Rd Site Plan Amendment (Lot Line Adjustment)

Mr. Murray Caplan, from Caplan & Caplan, was present as the attorney with the applicant, Mark Pratt, from Victory Church, to seek approval for a lot line adjustment at 29 Vly Road.

Attorney Caponera began with an explanation of why the applicant was coming before the Planning Commission for a lot line adjustment. He stated that under §199 of the Village of Colonie Code, titled "Subdivision of Land", when any person and/or entity sells or transfers any property or parcel created by a subdivision, the entity must obtain approval from the Planning Commission. Therefore, the first step in moving forward with the project would be to provide a site plan indicating the lot line amendment to the Planning Commission for review. The applicant would then have to come before the Planning Commission with a site plan amendment, with the plan for what they would do with the acquired property.

Commissioner Hart asked if the seller had agreed to sell the property. Mr. Caplan stated that they do have a contract with the seller, but Mr. Matt Falvey, the owner of 10 Cypress St, was also present in the audience.

Mr. Caplan explained that the present application is to gain permission to purchase land to add to the back of the property. He added that eventually, this land would likely be turned into more parking for the church, but the plan is still to be finalized. It is understood that no permission would be granted to do so now. Mr. Caplan stated that in some municipalities, in cases where land is being conveyed between two contiguous parcels, there may be lesser requirements, and the case at hand is just a boundary line change. He stated that the applicant is looking to purchase 1.36 acres. Mr. Caplan added that most of the application was not completed, but when they return, the application would be completed with detailed information regarding the use of the new land at the back of the property.

Commissioner Hart asked if the applicant plans to remove any trees on the property, to which Mr. Pratt said no. Commissioner Hart requested confirmation that no work would be done on the property, including the removal of trees, until the applicant returns in front of the Planning Commission, and final site plan approval is granted. Mr. Pratt and Mr. Caplan agreed that this was correct. Chairman Dennis asked Attorney Caponera how clearing and grading is allowable by code. It was discussed that the applicant would have to get a clearing and grading permit through the building department if they are looking to clear 10,000 sq. ft or greater.

Engineer Laberge questioned the dashed line near the new proposed boundary line and asked for clarification regarding why there were two lines. Mr. Caplan stated that it is likely just to make the line clearer, and that there would only be one boundary line. It is not an easement. Commissioner Hart asked where 10 Cypress St is, and Commissioner Curran explained that it is the entire parcel behind 29-31 Vly Road. Mr. Falvey confirmed that the entire 11 acres of land that he owns is considered 10 Cypress St on the tax roll. Commissioner Hart requested confirmation that the proposed addition would not go all the way to Cypress St, to which Mr. Pratt said was correct.

While this meeting was not a public hearing, Chairman Dennis asked if any members of the audience had any comments or questions. Ms. Judy Canniff from Chris Place asked to approach the screen and asked Mr. Caplan for clarification on what portion of the

property would be purchased. Commissioner Hart also asked for clarification on the site plan, asking Engineer Laberge to identify the dotted line on the Northeastern portion of the site. Engineer Laberge stated that it is a 12” storm sewer line. Commissioner Hart asked if there would have to be anything done to inform the Village that there is a new owner for that piece of property, and Chairman Dennis offered that it would just have to be shown that the line is now on the Church’s property. Any existing easements will stay in place with the property.

Attorney Caponera stated that if the project is reviewed under the pretenses of a subdivision, the Commission would have to hear any interested parties, and it would have to be approved through a resolution by the Mayor and Board of Trustees. He offered that it could be considered as a minor subdivision. Commissioner Martin questioned whether it should be considered a subdivision, or not, since it’s merging two parcels. Attorney Caponera agreed, offering that the project could be considered as a lot line adjustment with merging, since the additional property would be purchased and added to the existing parcel. He stated that this wouldn’t have to go through the full subdivision procedure. If any further subdividing were to happen, they would then have to return and follow the subdivision procedures. Chairman Dennis confirmed then that a resolution by the Mayor and Board of Trustees would not be required.

Commissioner Curran stated that she had previously asked whether a land swap had been considered for access between Victory Church and 10 Cypress St and wondered if that was of any consideration now. Mr. Pratt stated no, and that there has not been any discussion about this.

Commissioner Martin made a motion to approve the lot line adjustment for 29-31 Vly Road to acquire a portion of 10 Cypress St. This motion was seconded by Commissioner Hart.

VOTE:	Commissioner Lemperle	Yes
	Commissioner Splonskowski	Yes
	Commissioner Martin	Yes
	Commissioner Hart	Yes
	Commissioner Kendall	Yes
	Commissioner Curran	Yes

Unanimous to approve.

Discussion

The Commission reviewed the previously approved site plan for Town Fair Tire Center, at 44 Wolf Road. The tenant change on August 5th on the condition that an updated landscape plan would be reviewed by Engineer Laberge and Chairman Dennis. Landscape areas were added to both sides of the Southern entrance, and the applicant would be notified of the type of landscaping that was recommended to be added. It was noted that with this new plan, 1.3% of green space would be added to the property.

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

VOTE: Unanimous to adjourn.

Meeting adjourned at 7:04 p.m.

Respectfully submitted,

Hannah Curran
Deputy Village Clerk
Planning Coordinator
Village of Colonie