



VILLAGE OF COLONIE

VILLAGE HALL

2 THUNDER ROAD
COLONIE, NY 12205

(518) 869-7562 FAX (518) 464-0389

JAMES M. RUBINO
MAYOR

villagehall@colonievillage.org

www.colonievillage.org

FRANK A. PREVRATIL
DEPUTY MAYOR

PATTY SCHWARZ LOCKART
TRUSTEE

JASON M. DEPAULO
TRUSTEE

MARK P. STEVENS
TRUSTEE

JAMIE L. BLOT
VILLAGE CLERK

PLANNING COMMISSION MINUTES

TUESDAY, JANUARY 20, 2026

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, January 20th, 2026.

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 January 6th, 2026. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve.

Bohler Engineering/QuickChek 1850 Central Avenue Site Plan Review

Chris Boyea was present with Bohler Engineering to present a site plan for a proposed QuickChek at 1850 Central Avenue. Stuart Kimmel was present as the representative for QuickChek, and Chuck Jesmain, Debra Lambek and Eric Lerner were present from the Schuyler Companies as the landowner. Mr. Boyea explained that they have previously presented a proposal for QuickChek to replace the existing pharmacy at 1850 Central Avenue. The applicant has returned with an application to be reviewed, with the understanding that the application would be referred to the Zoning Board of Appeals due

to the distance from another gas station on the same side of the road. If a variance is granted, the applicant would return to the Planning Commission for a full, detailed site plan review. Mr. Boyea stated an overlay of the proposed building was provided on the current site to show how the green space is distributed in the proposal. Mr. Boyea stated that there is a requirement to have 20% green space on the lot, which would be 17,394 sq. ft. The proposal includes 25,265 sq. ft. of green space, and therefore, the minimum requirement is met. Further, the code also states that 50% of the green space should be within the front yard, which would equal 8,697 sq. ft. of green space. Mr. Boyea offered that the proposal has 3 front yards, with the green space totaling 10,079 sq. ft. This also meets the minimum requirement. He stated that he understands the Commission's desire for more green space on the Central Avenue side of the lot and offered that they are going to continue to work on this in the final plan. It was also requested that a building overlay was provided so that the Commission could visualize how the current proposal compares to the current site. Mr. Boyea stated that the current building is 14,716 sq. ft., and the roof area of the proposed store and fueling stations equal 13,630 sq. ft. Therefore, the proposed use is approximately 1,000 sq. ft. smaller than the current use.

Village Engineer Laberge prepared comments for the application, to which Mr. Boyea supplied a response to, prior to the meeting. First, the application needed to be signed off, and written confirmation was provided by the Schuyler Companies that Bohler has authority to submit the application. Second, Part B of the application needed to be revised to include canopy coverage. Next, the use questionnaire indicates that there would be 10-15 business vehicles, and the narrative has been revised to include that these vehicles include employees and deliveries. Preliminary building elevations have also been provided, as requested. The number and type of permits required was also clarified. Mr. Boyea explained that details in the narrative, Environmental Assessment Form and questions regarding parking and SEQR have all been revised. He added that the green space on the site will be reduced by 8%, which is now indicated on the application. He offered that grading, drainage, landscaping, sidewalks, design and sewer/water connections would be addressed if granted Zoning Board of Appeals approval.

Mr. Boyea asked for clarification regarding the variance(s) needed from the Zoning Board of Appeals. First, it is understood that a variance would be required due to the distance from another gas station on the same side of the road. Second, a discussion was held at the last meeting in whether the air pump/vacuum structure should be considered a structure, and if so, whether a variance was necessary. Mr. Boyea stated that it is indicated on the plan as if a variance is necessary. On the provided plan, the dumpster has been moved away from the residential area on Fermac Street, and it is now within the required setbacks. Therefore, a variance for the dumpster will not be required. Lastly, Mr. Boyea offered that there would be vents along the underground propane tanks and asked if they should be considered structures. Attorney Caponera offered that the propane tank vent and the air pump/vacuums should not be considered structures and would not need a variance.

Chairman Dennis asked if the proposal meets the requirement for 3 front yards in terms of green space, and he asked what the green space would be if the yard on Fermac St was

not considered. Mr. Boyea stated that the green spaces had not been calculated separately. Attorney Caponera offered that front yard is defined as, “the yard situated between the main building and the front line of the lot and extending the full width of the lot”, and thus, the site has 3 front yards.

A discussion was held regarding the potential for more required variances that would be identified through a full site plan review, but the applicant stated that they will proceed with the application to the Zoning Board of Appeals for the previously identified variance. Chairman Dennis and Commissioner Martin mentioned that with recent new construction in the Village of Colonie, a berm has been required in the front of the site, so that pavement cannot be seen by cars on the roadway. Commissioner Martin explained that there is an existing berm, but it would be entirely removed with the current proposal. He offered that if the existing berm was kept, it would extend to halfway through the underground tanks, so the tanks would need to be relocated, or the number of tanks would need to be reduced. He suggested that the building could be shifted to the rear, but then a variance would be needed for the 25’ buffer to a residential area. Further, Chairman Dennis requested that adjacent parcels are indicated on the site plan, so that it could be identified how the exit onto Fermac Street aligns with any houses. He also asked where the zoning line is, and Engineer Laberge noted that Fermac Street is zoned as Commercial A.

A discussion was held regarding where the vacuums and the dumpster were located on the site plan. Mr. Boyea explained that the dumpster was moved away from Fermac Street to be further from the residential area. Commissioner Hart asked if there will be 24/7 operation, to which Mr. Boyea said yes. Chairman Dennis asked if there has been any submission that includes what the vacuums will look like, and Mr. Boyea stated that it has not been submitted yet. Commissioner Martin mentioned that the application indicates that the site would see 300 cars in peak hours. He asked what this estimation is based on and wondered if the current traffic pattern at Walgreen’s has been reviewed, with current traffic volume and issues. Mr. Lerner stated that an intense traffic study will be conducted and submitted. Commissioner Kuentzel asked if any green space surrounding the underground tanks could stay, or if the berm could go over the buried tank. Mr. Kimmell explained there will be unloading and staging of the fuel trucks in that area, but they will try to address the Planning Commission’s comments and concerns. Commissioner Curran suggested that since parking at the fuel pumps can go towards the parking requirement, the applicant could remove some of the 11 spots on the Western side and possibly shift the tanks to the Western side of the property. If the vacuums are relocated to the original position, she offered that there may be enough space to place the berm where it’s proposed to have green space removed. Mr. Boyea and Mr. Kimmell stated that the plan will be looked at further.

Commissioner Martin made a motion to deny the application due to §242-8A(4)(a)(1) of the Village of Colonie Code, where no gasoline station shall be established within 1,000 feet on the same side of the street, and the applicant shall be referred to the Zoning Board of Appeals to seek an area variance. This motion was seconded by Commissioner Hart.

VOTE: Unanimous to approve.
Motion passed.

Discussion

Coordinator Curran explained that Otto Cadillac at 1769 Central Avenue has resubmitted their site plan and will appear at the next meeting on February 3rd.

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

VOTE: Unanimous to adjourn.

Meeting adjourned at 7:19 p.m.

Respectfully submitted,

Hannah Curran
Deputy Village Clerk/Treasurer
Planning Coordinator
Village of Colonie