



VILLAGE OF COLONIE

VILLAGE HALL

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PLANNING COMMISSION MINUTES

TUESDAY, FEBRUARY 17, 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, February 17th, 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 February 3rd, 2026. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve.

Cole's Collision 1517/1529 Central Avenue Site Plan Review

Dave Kimmer from ABD Engineering was present on behalf of the applicant to present a site plan application for the proposed Cole's Collision annex at 1517 and 1529 Central Avenue. He explained that the owner is looking to purchase 1529 Central Avenue and rebuild a new building in the same footprint. However, the plan has changed since the last presentation, and the applicant is looking to merge the two parcels to meet setback and green space requirements. Further, the plan includes moving the building back and making it smaller, which would make the front parking lot conform with Village code

with a full 24' aisle. The new configuration would allow for more landscaping and green space on the site. Additionally, the site would include a compliant 15' access driveway at the rear of the property to maintain access to the neighboring properties where a shared parking easement currently exists. The proposed project includes 7,200 sq. ft. of space to continue Cole's operations, and 3,200 sq. ft. of store front space. Mr. Kimmer explained that most of the parking being added is for Cole's Collision, with there being 1 spot for every 185 sq. ft. Currently, Cole's Collision offers 1 spot for every 193 sq. ft. In regard to the new store front space, Mr. Kimmer explained that the site provides parking that is equal to what exists. Based on how the parking is currently utilized, the applicant believes that the parking demand will be met. Mr. Kimmer offered that a variance will still be needed for the 25' buffer to the residential area, since the proposed plan indicates a 14' buffer with vegetation and a new fence.

Chairman Dennis asked what the use will be in the 7,200 sq. ft. space, to which Mr. Kimmer stated a continuation of Cole's operations. Chairman Dennis also questioned the stacked parking that is indicated on the plan, and Mr. Kimmer offered that the stacked parking would be used for the storage of vehicles. A discussion was further had regarding parking, and it was offered that 21 parking spaces are needed for retail use. Based on square footage between both buildings, 126 spaces are required, and 136 spaces are indicated on the plan. Chairman Dennis stated that in spaces with multiple uses, the Commission has the option to waive parking requirements, but Attorney Caponera offered that it is only up to 50%. Commissioner Martin inquired about the rental of the retail space, and how that will be restricted based on the available parking. Mr. Kimmer stated that it will be explained that there are 8 parking spaces in the front, with approximately 17 shared parking spaces at the rear of the other properties. Commissioner Martin asked if there would need to be a new easement since 1517 and 1529 Central Ave are being merged. Mr. Kimmer stated that it will likely be revised. Commissioner Martin also inquired about the additional chain-link fence proposed to be placed on the property and wondered if the area between the property line and said fence could be used as a buffer. Mr. Kimmer stated that there must be an access driveway, pursuant to the easement. The applicant is proposing to replace the stockade fence with a chain-link fence, and an additional 14' of green space with a row of arborvitaes. He added that there will be a gate for emergency egress from the property.

Commissioner Martin asked if there would be any additional lighting on the new building, and Mr. Kimmer stated that there would be building mounted lights similar to what is there now. Commissioner Martin stated that the Commission will need to review a lighting plan and asked if any additional light would reflect onto Nash Place. Mr. Kimmer stated that he doesn't anticipate it being any different but will provide a photometric plan. A discussion was held regarding the elevation change and proposed drainage and Mr. Kimmer stated that there are two infiltration structures that will still be used. He stated that the elevation difference will remain, and a retaining wall will be put in. Commissioner Curran asked if the parking up to the building will be at the same elevation as the current Cole's building, to which Mr. Kimmer said yes. Commissioner Martin asked if there are building elevation photos of what the new building will look

like, and Mr. Kimmer offered that it will likely look like the current Cole's Collision building.

Chairman Dennis stated that the access driveway to Nash Place appears to only be 15' wide, and he asked if it will be a two-way roadway. Mr. Kimmer said yes, but it could be made one-way if the Commission prefers. He added that there is space for a 24' roadway but it would further cut into the vegetative residential buffer. He also stated that the existing curb cut is likely about 24'. Chairman Dennis asked if the purpose of reducing the egress was to increase parking and the green space buffer, and Mr. Kimmer stated yes. Commissioner Martin suggested that some of the parking spaces could be reduced to have a wider drive aisle. A further discussion was held on the required parking for each proposed use.

Attorney Caponera asked if there was a filed easement, to which Mr. Kimmer said yes, and it was included in the submission packet. Commissioner Hart asked Attorney Caponera if a new easement would be filed due to 1529 Central Avenue having a new owner. Attorney Caponera stated that the easement runs with the land. Engineer Laberge stated that since the easement is a cross-easement for parking, this proposed project limits the parking available to all properties in the agreement. Engineer Laberge also mentioned that this is now a new site plan, and it should be self-sufficient rather than relying on other non-conforming properties, especially when tenants and uses can change. Chairman Dennis added that once this site plan is approved, tenant changes would go to the Building Department for approval. He expressed concern with uses changing in the future and not having enough parking. Mr. Kimmer stated that it is proposed to have 144 total parking spaces on the site, and the parking spaces could be made available to the front tenant by eliminating the fence. Chairman Dennis asked Code Enforcement Officer Meservey if the land behind the two parcels is currently level, and Mr. Meservey stated that it does level out in the rear. He added that he is happy to hear that there will be a retaining wall, since the ground is eroding away.

Chairman Dennis opened a discussion of what variances the Commission feels that this project would need. First, a variance for a 25' setback to the residential area would be needed, as the project proposes a 14' buffer. Second, a variance may be needed for the drive aisle behind the building, whether it is 15' or 24' wide. This item would need to be further investigated by Attorney Caponera based on what the filed easement states. Third, a variance may be required for parking, and Engineer Laberge explained that in order to satisfy the parking requirement for the retail use in the front, nearly all of the parking on the adjacent property would need to be used. He further explained that the parking variance would rely on the Commission's interpretation of the required parking for the use.

Commissioner Martin stated that this site plan does not indicate any landscaping. Mr. Kimmer stated that the landscaping being added is in the front and for the buffer. He mentioned that the existing trees will remain. Commissioner Martin asked what will happen to the existing Cole's landscaping and stated it should be shown on the new plan as well. Mr. Kimmer offered that it is there, and it will not be removed or changed.

Chairman Dennis stated that this is a conceptual site plan and asked if the application could be denied at this stage. Engineer Laberge stated that the easement should be reviewed further to see what rights to parking the other properties have. Chairman Dennis explained that the Commission will need more time to review the submission. Mr. Kimmer asked if they could seek a variance for the residential buffer while the submission is being reviewed, since the variance is integral to the design. Attorney Caponera stated that the easement is an amended easement, and he needs to review the original easement. He added that he is not comfortable with the Zoning Board of Appeals acting on the application without a full understanding of the easement. Chairman Dennis stated to Mr. Kimmer that he appreciates the changes that have been made so far and appreciates that the applicant is working with the Commission.

The applicant will return in front of the Planning Commission for further review.

Mike Capitula, Nicholas Drive, expressed concern with the proposed project. He stated that the building currently sits on the far West side of the lot and suggested that they redesign the entrance to the lot in the front since it is difficult to enter the lot. He stated that he is concerned with the increase in traffic to Nash Place, which is a residential area. He offered that if access is closed to Nash Place, it would benefit the neighborhood. Mr. Capitula explained that when Cole's was originally approved, there was a vinyl fence with a gate to be used in emergencies, however, tow-trucks now use that exit to get to the traffic light. He is concerned that this will happen with all traffic if there is access. Chairman Dennis stated that they can go back and review the original approval. Code Enforcement Officer Meservey stated that he looked at the approval today, and offered that when they were approved in October of 2014, the gate was approved for the use of employees and customers, but not trucks of any kind.

**Falvey/Rosetti
29 Vly Rd (10 Cypress St)
Conceptual Site Plan Review**

Chairman Dennis provided some background information regarding the ongoing Vly Road subdivision project. He stated that the public hearing is still ongoing, and it hadn't been closed at the prior public hearing. He explained that this project is still at the conceptual level, but the latest proposal offers less lots and a different point of access. Chairman Dennis further explained the purpose of the meeting in that the applicant will provide information to the Commission and the Commission will have the opportunity to ask questions. He stated that the public will be able to make comments to the Commission to consider during their review. He added that the public hearing will be continued.

Nick Costa, from Advance Engineering, was present on behalf of the applicant for the Falvey/Rosetti subdivision proposal at 10 Cypress Street. Mr. Costa explained that since this application was first reviewed, there has been an ownership change to Victory Church, and there have been some changes to the proposed layout. Initially, it was proposed for a connection at Hillside Avenue and Chris Place, and there would be 19

single-family homes and 5 two-family homes. This proposal offers 25 lots, with 24 single-family homes and 1 lot reserved for stormwater management, which all comply with Village of Colonie Residential Code. He stated that this proposal has one point of connection to Cypress Street. There will be a pedestrian connection to Chris Place that would also be used as a connection to the water system. While the plan is in a conceptual stage, Mr. Costa stated that the sanitary sewer system will connect through Maple Drive and potentially Hillside Ave. Mr. Costa stated that they will be moving into a more detailed design including utilities and grading.

Commissioner Hart requested confirmation that a part of the “Village West” side of the parcel was recently sold to Victory Church, to which Mr. Costa said was correct. Commissioner Hart also asked why the proposal only includes one point of access and asked why not on Hillside Avenue or Chris Place. Mr. Costa offered that it was indicated through previous comments that those access points were not something that the community preferred. He added that Hillside Avenue is a narrow road, and the residents on Chris Place expressed that they did not want access. Commissioner Hart questioned having one access to the property and asked what would happen if there was an emergency on Cypress Street. Code Enforcement Officer Meservey offered that per NYS Fire Code, only one means of access is required if there are less than 30 lots. Commissioner Martin asked if the Chris Place connection will be paved, and Mr. Costa stated that it will be a path. He added that the width of the right-of-way would be maintained, and it could potentially be paved, but gated, to accommodate emergency access. Commissioner Martin asked how cars will exit the development and get to a main thoroughfare without going through a number of neighborhoods. It was discussed that the traffic would be largely funneled through Maple Drive. Commissioner Hart asked Engineer Laberge if the path through Chris Place could be paved if a water line runs beneath it, to which Engineer Laberge said yes.

Commissioner Martin addressed some of the concerns that were raised during the 2021 public hearing. Residents expressed concern with the traffic flow through the neighborhood, and egress/ingress for other various vehicles such as plows, school buses and emergency vehicles. He stated that having single access, environmental loss, as well as the use of construction vehicles throughout development were all concerns. Chairman Dennis stressed that residents will be invited to make recommendations at the continued public hearing.

Frank Blake, Hanifin Avenue, asked where the original paper road was indicated, and the Commission responded that it is Cypress Street.

Julie Farrar, Hanifin Avenue, mentioned her concern with drainage, and the area being mostly sand. She added that there are many blighted commercial buildings and wondered why the land that serves as a wildlife refuge, and naturally provides drainage, would be developed.

Sara Breen, Barker Street, stated that there are many kids in the neighborhood that play outside, and expressed concern with more houses and vehicles in the area seeing that there is already speeding occurring.

Brooke Ketz, Maple Drive, offered that the area is beautiful with trees and wildlife, and stated that it is not right to make the street part of a commercial project. Greg Ketz, Maple Drive, requested to see a drainage plan, which was included with the last submission. He stated that there is a high water table in the area and asked where the excess water will go. Chairman Dennis stated that a drainage plan will be submitted as part of a more detailed plan.

Susan Gravell, 29 ½ Bridle Path, expressed concern with traffic. She offered that the traffic would affect neighborhoods further than just Maple Drive and Barker Street. She stated that cars often speed on Bridle Path, and cars may choose to travel on Bridle Path since there are no stop signs. She urged the Commission to consider more than 1 access road but offered that adding at least 50 cars to the neighborhood would be a nightmare.

Richard Catalano, Killean Park, stated that he understands the developer wanting to develop the land, but asked the Commission to consider growing the community through using cul-de-sacs instead of increasing traffic flow through other Village streets. He used examples of Vics Court and Forest Drive to highlight how people traveling through those neighborhoods live there, as opposed to Mordella Road which may be used as a thoroughfare.

Jason DePaulo, Walnut Street, stated that he is a Town of Colonie Police Officer and serves as the traffic liaison for the Village of Colonie. He stated that he handles any traffic complaints in the Village. He urged the Commission to carefully review the proposal before adding at least 50 cars to the neighborhood, as it could become a Village and police department problem.

Judy Canniff, Chris Place, stated that all of the kids that live in the development will go to Saddlewood, and there is a new development off of Vly Road which will result in more children going into the schools, and it should be considered if the schools can handle this. She also stated that Chris Place is only 25' wide, while Cypress Street is 60' wide, and while she understands no one wants the traffic, she believes that Cypress Street is better equipped to handle the traffic. Commissioner Martin explained that when the EAF is submitted, it should include statements from the school district, police department and fire department confirming that their services can or cannot support the project.

Kevin Moon, Hillside Avenue, explained that Hillside Avenue is very narrow, and there are many seniors and families that walk along the street. He stated that he is opposed to having access to the development through Hillside Avenue.

Chairman Dennis thanked everyone for their input and advised that they would be notified of the continued public hearing. He stated that the Commission will review the site plan and take the comments heard into consideration.

Commissioner Curran asked if the Church would be open to selling a piece of land for access to Vly Road, since the previous sale of land to the Church. Mr. Costa stated that they could ask again, though the previous response was negative. Commissioner Hart asked if the developer would consider building less homes. Mr. Costa stated that he would speak with the applicant.

Mayor Rubino thanked everyone for attending and looking to get involved. He understands that everyone has differing opinions but appreciated the feedback and how the Planning Commission and Chairman Dennis handled the comments and maintained fairness.

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 7:45 p.m.

Respectfully submitted,

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