



VILLAGE OF COLONIE

VILLAGE HALL

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PLANNING COMMISSION MINUTES

TUESDAY, MAY 5th, 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, May 5th, 2026.

ROLL CALL:	Chairman:	Chris Dennis	Present
	Commissioners:	John Martin	Absent
		Brittany Kendall	Present
		Kenny Hart	Present
		Jim Splonskowski	Present
		Alison Curran	Present
		John Lemperle	Present
	Alternate:	Carl Kuentzel	Present
	Village Attorney:	Victor Caponera	Absent
	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. Chairman Dennis appointed Commissioner Kuentzel as a full voting member. The Commission reviewed the regular meeting minutes from April 21st, 2026. Commissioner Hart made a motion to approve the minutes as amended. Commissioner Splonskowski seconded the motion.

VOTE: Unanimous to approve.

Luizzi Companies 1579 Central Avenue Site Plan Review

Owen Harter was present from McFarland Johnson as the engineer for the Luizzi Companies' project at 1579 Central Avenue. Mr. Harter explained that the application was reviewed by the Planning Commission last on October 7th, with a preliminary sketch review. Since then, the plan has progressed into fully engineered drawings. He added that the layout is the same, but more detail has been provided. Mr. Harter stated that the access point on Central Avenue has been modified to be right-in right-out only, and the Parkwood Drive entrance will remain full access.

Chairman Dennis reviewed the items supplied to the applicant from Engineer Laberge's technical review on Engineer Laberge's behalf. He stated that the application needs to be amended to include the applicant and property owner's signature, building elevations and an item on the use questionnaire. It was added that the building rendering provided should be reviewed to ensure the applicant's information is correctly indicated. Chairman Dennis asked if there will be hazardous materials, to which Mr. Harter said no, there will only be soap and other household products. Chairman Dennis explained that the project will need Planning Commission Site Plan Approval, NYSDOT Highway Work Permit, DPW Water and Sewer Permits, and Albany County Planning Board notification will need to be made. Coordinator Curran explained that she has sent materials to Albany County for their meeting later in May. Next, Chairman Dennis stated that the detail shop canopy and doorway project into the 24-foot drive aisle. Mr. Harter stated that the building can be moved back to provide more clearance. He added that the grading and drainage plan will be further reviewed by Engineer Laberge. Mr. Harter offered that they would address all of the technical comments and provide responses and updates to the submission package. Further, numerous items will be reviewed by the Village DPW, regarding sewer and water details. In regard to the lighting plan, Chairman Dennis explained that the lighting plan should provide photometric data to the property lines, and not just the proposed pavement areas to ensure there is no projection onto neighboring properties. Chairman Dennis also noted that there a few comments from the October 7th meeting that should be addressed, regarding cueing requirements, availability of vacuums, concerns of noise from music, and whether lighting will be reduced once the car wash is closed. It was suggested that sound data be provided for vacuum and mechanical equipment. Chairman Dennis added that this information should be put on the site plan drawing. Commissioner Splonskowski asked if there will be a gate at night, to which Mr. Harter explained the "stop bar" near the entrance to the wash bay simply means a painted line on the pavement. Commissioner Hart asked if this means there would be nothing stopping cars from driving up to the building while it's closed, to which Mr. Harter believed was correct. He added that this will be further clarified on the plan.

Chairman Dennis stated that a color should be provided for the fence, and he would prefer to see something other than white. He asked Mr. Harter if he was content with the layout, particularly the turning radius coming out of the car wash to the exit. He wondered if there would be backup from cars waiting to exit the car wash and site. Mr. Harter stated that they will look at the flow operationally in how fast the cars will come out, and he added they will run turning templates to show the movement. Liaison Prevratil stated that the layout looks similar to the new Hoffman's on Albany Shaker Road, which appears to work. Mr. Harter added that they can add vehicle stacking to the plan. Liaison Prevratil asked if there is a sensor in the wash bay so not to cause a backup. Mr. Harter believes this is the case, but he will confirm with the Luizzi's. Commissioner Curran suggested moving the car wash bay back to provide more room for exiting cars but offered the dryers would be then closer to the residential properties. Mr. Harter stated that this could be considered but noted that Mr. Luizzi intended to be as visible from Central Avenue as possible. Commissioner Hart asked if there would be employees drying cars on the bay, and Mr. Harter said he doesn't believe so, but will clarify.

Trustee Lockart inquired if pathway lights could be implemented onto the site in the lighting plan. She added that there have been lighting issues with Hoffman's and offered that pathway lights are lower and could be a better fit for this project. Chairman Dennis stated that this will be addressed on the lighting plan, and the lighting loads will be reviewed at night when the car wash is closed. He asked that the site plan states pole heights, details on down lighting, and if possible, lower lighting would be advantageous. Mr. Harter stated that pole heights aren't noted on the plan yet, but the different lighting types are depicted in the lighting details. He added that they are all proposed to be down lit. Commissioner Hart asked how high the building is proposed to be. Mr. Harter stated that he is aware of the Village code requirements, but the height will be provided on the building elevations.

Chairman Dennis provided comments on behalf of Commissioner Martin regarding the landscaping plan. He stated that there isn't much proposed landscaping along Central Avenue, and Commissioner Martin requested landscaping such as shrubbery or flowers in front of the building. Further, he suggested a flowering tree along the property line at the top of the site for color. He expressed concern with the Norway spruce, and whether enough space was provided due to the eventual size of the trees. Mr. Harter stated that the plan will be revised based on the comments received.

Chairman Dennis requested that the neighboring buildings/structures be identified on the site plan, rather than just the parcel boundaries. Commissioner Hart asked if there would be any outdoor speakers or music, to which Mr. Harter stated no. The concern of potential music being played by cars in the vacuum area was raised at the prior meeting and in Engineer Laberge's comment letter and will be further addressed by the applicant. Commissioner Lemperle questioned the doors on the dumpster enclosure, and whether the doors would swing open into oncoming traffic. Mr. Harter offered that it would be investigated. Chairman Dennis noted that there is also no landscaping behind the other Central Avenue properties in front of the site and suggested adding some. Commissioner Curran mentioned that there is not any landscaping indicated parallel to the neighboring site. Commissioner Hart asked how snow removal would be handled in the winter, and Mr. Harter stated that this will be designated on the plan. Commissioner Kendall mentioned rotating the dumpster to lessen the potential for cars to back up, and Commissioner Curran proposed that the movement may cause the garbage truck to block the roadway when attempting to empty the dumpster.

The applicant will be amending the application and site plan the Planning Commission's further review.

Discussion

Chairman Dennis stated that as discussed at the last meeting, a letter was drafted to the Town of Colonie Planning Board regarding the merge and acquisition of 345 and 347 New Karner Road. He explained that the Village would give the Town the ability to review a site plan that includes 373 New Karner Road, which is a Village parcel.

Chairman Dennis stated that he would be turning the letter over to the Mayor and Board of Trustees before providing it to the Town of Colonie.

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

VOTE: Unanimous to adjourn.

Meeting adjourned at 7:21 p.m.

Respectfully submitted,

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