



VILLAGE OF COLONIE

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PLANNING COMMISSION MINUTES

TUESDAY, AUGUST 18, 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, August 18th, 2026.

ROLL CALL:	Chairman:	Chris Dennis	Present
	Commissioners:	John Martin	Present
		Brittany Kendall	Present
		Kenny Hart	Absent
		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 Kendall 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 7th, 2026. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Curran seconded the motion.

VOTE: Unanimous to approve.

Chairman Dennis appointed Commissioner Kuentzel as a full voting member.

Bohler Engineering/Hospitality Restaurant Group

1537-1539 Central Avenue

Site Plan Review

Sam Burden was present from Bohler Engineering on behalf of the applicant, Hospitality Restaurant Group. Mike McCracken was present as the representative of Hospitality Restaurant Group. Mr. Burden explained that a site plan amendment is being presented for the project at 1537-1539 Central Avenue, since 1535 Central Avenue is no longer

available. The project received site plan approval back in 2024, for 1535-1537-1539 Central Avenue.

The proposal includes 2 driveways from Nicholas Drive, removing the Central Avenue access point that was previously approved. The proposal includes 16 parking spaces, and the same 25' vegetative buffer between the site and the adjacent residential properties. The site includes 33.2% green space, with 12.3% in the front yard. He added that this proposal is fully compliant with the Village of Colonie Code. The largest change in the proposal is the loss of the 1535 Central Avenue parcel, and with that, the building has been mirrored, with an additional point of access from Nicholas Drive. Mr. Burden explained that while Engineer Laberge expressed concerns with truck-turning radiuses and parking, the site will still operate and function the same as the previously approved site. Mr. Burden explained that the applicant would like to know if the Planning Commission is in general agreeance with the site, and if they would be amenable to this two-site proposal.

Chairman Dennis offered that since there has been a change in the properties, this project should be considered to be a new application. Attorney Caponera agreed, since an entire parcel is being removed from the previously approved site plan. Chairman Dennis asked if the proposal includes any significant changes, since the proposal including two parcels was denied back in March of 2024. Mr. Burden stated that the layout is almost identical. He added that the basis for the denial was due to parking spaces in front of the dumpster enclosure, based on reviewing minutes. However, he explained that the site plan is in full zoning compliance. He added that the proposal includes signage to keep those parking spaces open, and since the garbage will be picked up before the business is open, the parking should not be affected.

Engineer Laberge discussed the review letter that was issued to the applicant. He indicated that the two curb cuts on Nicholas Drive take up most of the frontage for access and asked if they are in place to allow for a tractor trailer to have enough turning radius. He added that if a tractor trailer is turning onto Nicholas Drive, it would take up most of the driveway, which could create an issue if there is a vehicle waiting to turn out of Nicholas Drive. He added that there is still parking offered in front of the dumpster, and there is also parking offered all the way to the property line on the West, with no way to landscape around them. He added that while this was approved for the Chipotle site, that site has wider green space and right-of-way. Engineer Laberge also added that on the opposite side, there is not much green space between the parcels with there being an encroachment on 1535 Central Avenue. With the drive through being closest to that parcel, it is proposed that there will be a guardrail.

Commissioner Martin mentioned that in the Engineer's letter, he stated that it was not true that a traffic study was approved and asked for clarification. Mr. Burden stated that the same traffic study that was submitted with the 3-lot proposal is the same traffic study that is being offered now. Engineer Laberge stated that with the removal of Central Avenue access, the truck turning movement has changed, but he agreed that the use is the same despite the change in parcel size. Additionally, all traffic will be going through the

Nicholas Drive intersection with this proposal. Mr. Burden offered that there would be minor directional distribution changes to the traffic study, which could be updated and submitted. He also added that smaller distribution trucks can be used for deliveries. In regard to the existing Central Avenue driveway, Mr. Burden explained that it is going to be maintained since there is DOT jurisdiction. However, green space will be added with a double-sided wood beam guard rail, with concrete to further delineate the driveway from the site itself. Mr. Burden reiterated that the technicalities can be investigated, but the applicant is looking for a general consensus on whether the Planning Commission finds that this general layout will work. Chairman Dennis and Attorney Caponera confirmed that even though a project is in compliance with the zoning code, the Planning Commission is not limited in being able to review and comment on the layout.

Chairman Dennis indicated that the landscaping near the parking spots on the West side of the site is actually Village property, and this would not be allowed. He also asked if there is another layout that includes a right-in for traffic, and if that would work without blocking traffic on Nicholas Drive. Mr. Burden stated that this would not be the preferred layout. He added that all of the truck traffic would be exiting the site through the rear most exit. Mr. McCracken noted that another benefit of the layout is that the speaker posts are at the front of the site, which is the furthest away from the residential neighborhood. He also shared that they no longer serve breakfast, so they will be able to open later and have deliveries in the morning. Mr. McCracken added that parking has become to be less of an issue at existing restaurants, as deliveries and drive-through traffic are more popular.

Commissioner Kuentzel asked if there had been any investigation into a potential back-up from drive-through traffic. Mr. Burden stated that cars would be instructed to enter in the furthest most access to circulate through the site. Commissioner Curran asked that since the restaurant is opening later, could the first driveway be closed, as the delivery and garbage trucks could utilize the entire parking lot to circulate the site. She added that more parking could be added, and the back entrance could also be widened. Mr. McCracken stated that two points of access allow customers to better circulate the site without feeling trapped. Trucks may have to back out of the site to exit safely if they can't swing the turn. In regard to the proposed landscaping in the parking area, Mr. Burden asked if landscaping there is against Village code, or if an agreement could be placed for the applicant to maintain the area. Chairman Dennis stated no, and that it would have to just be grass.

Chairman Dennis asked what style the proposed building would be, and Mr. McCracken explained that there is a new Taco Bell style called "Kitchen X" that is more modern, and the footprint is a little bit smaller. With this style, the pickup window is more towards the back, which would allow for a bit more stacking. The older, but still modern, style was previously approved with the 1535-1537-1539 Central Avenue site. Commissioner Kuentzel offered that he would be more willing to see this style, based on the fact that there would be more room for cars to stack.

Chairman Dennis asked Commissioners about whether they are amenable to reviewing this proposal. Commissioner Curran said yes, as she would like to see the site redeveloped, being that it is an eyesore as is. Commissioner Kendall offered that the proposal was denied previously for a reason, and she was concerned with snow removal and the proposed guardrail being close to the adjacent property. Mr. Burden added that a comment regarding snow removal has been added to the site plan, based on comments from previous reviews. Commissioner Lemperle stated that he would like to see the other design.

The applicant will further develop the proposal and return in front of the Planning Commission with another submission.

Bohler Engineering/QuickChek
1850 Central Avenue
Site Plan Review

Steve Wilson, from Bohler Engineering, was present to discuss the site plan review for the proposed QuickChek at 1850 Central Avenue. Mr. Wilson explained that the Planning Commission recently went on a site visit to discuss landscaping, and he believes a resolution has been found. In order to preserve a Linden tree on the corner of the site, Mr. Wilson proposed reworking the infiltration basin in the front Western corner of the site to make the grading work. Engineer Laberge will still do a full technical review, and further review of the stormwater management plan. A discussion was held regarding which mature trees would be preserved on the site.

Commissioner Martin asked what the size of this building is compared to the Wolf Road location. Mr. Wilson stated that this location would be approximately 5,800 sq. ft. while the Wolf Road location is approximately 6,800 sq. ft, with the heights being the same.

Being that the proposal includes a gas station, a special permit is required, which demands a public hearing. The public hearing will be held on September 1st, which Coordinator Curran will advertise for. The applicant will then return once the special permit is issued, where the Commission could potentially vote on the site plan application.

Discussion

Mike Capitula, Nicholas Drive, asked if there will be a public hearing in the future in regard to the Taco Bell project. Chairman Dennis stated that it won't be a public hearing, but all of the meetings are public. Coordinator Curran advised that residents should look on the website for each agenda, since notices won't be mailed out, since it is not a public hearing.

Attorney Caponera advised that the application for the proposed facility at 1602 Central Avenue was pulled at the applicant's request, and they have requested to appear at the September 1st meeting. Coordinator Curran is in receipt of a letter from the applicant's

attorney, advising that under NYS Mental Hygiene Law, the facility should be held to the same zoning standards as any other residential property, as opposed to commercial property. Attorney Caponera spoke with the attorney and will do some more investigation into how the Commission shall proceed with the approval process.

In regard to Cole's Collision project, 1517-1529 Central Avenue, Engineer Laberge reported that he had sent an email to Commissioners regarding the proposed entrance to the sites, but responses were conflicting. He stated that he will advise the applicant to come in front of the Commission to discuss this issue.

Chairman Dennis also mentioned that the site at 1707 Central Avenue, Chipotle, is not being maintained in regard to the landscaping. It was suggested that this be brought to the building department's attention.

Commissioner Splonskowski mentioned that most of the trees at 44 Wolf Road, Town Fair Tire, have been cut down. Chairman Dennis stated that he has spoken with Code Enforcement Officer Meservey, and they will be replacing the trees.

Coordinator Curran reported that there are numerous items for the next agenda: Vly Rd Subdivision (10 Cypress St), RSS Associates (1602 Central Ave), Hoffman's Car Wash (1755-1757 Central Ave), and now QuickChek (1850 Central Ave).

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

VOTE: Unanimous to adjourn.

Meeting adjourned at 7:35 p.m.

Respectfully submitted,

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