



VILLAGE OF COLONIE

VILLAGE HALL

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PLANNING COMMISSION MINUTES

TUESDAY, SEPTEMBER 1, 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, September 1st, 2026.

ROLL CALL:	Chairman:	Chris Dennis	Present
	Commissioners:	John Martin	Present
		Brittany Kendall	Absent
		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 6:33 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 July 18th, 2026. Commissioner Martin made a motion to approve the minutes as presented. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve.

Chairman Dennis appointed Commissioner Kuentzel as a full voting member.

Bohler Engineering/QuickChek **1850 Central Avenue** **Site Plan Review**

Steve Wilson from Bohler Engineering was present on behalf of the applicant, QuickChek to seek site plan approval for 1850 Central Avenue. Mr. Wilson explained that the project has not changed substantially since the last submission, with only changes to the landscaping being proposed. A discussion was held regarding which existing trees could remain on the site. Commissioner Martin mentioned that the proposed iris Russula

thrives in wet environments and suggested that this be looked at further. Commissioner Hart asked if the wall at the rear of the site will remain, to which Mr. Wilson said yes, adding that it will be cleaned up.

Engineer Laberge reviewed the comments made in his technical review letter. He stated that there is minor revision needed for additional grading to the New Karner Road entrance. The remaining minor items are regarding the Storm Water Pollution Prevention Plan. He added that the Commission will need to make an environmental determination before acting on the site plan. He stated that the following permits, approvals and referrals are required for the site:

- Village of Colonie Planning Commission Site Plan Approval
- Village of Colonie Planning Commission Special Permit (Granted 9/1/26)
- Village of Colonie Zoning Board of Appeals Variance for less than 1,000 ft. between gas stations on the same side of the road (Granted 3/4/26)
- Village of Colonie Demolition Permit
- DEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-25-001)
- NYSDOT Highway Work Permit for work in Central Avenue right-of-way
- Albany County DPW Highway Work Permit for work in New Karner Road right-of-way
- NYSDEC Bulk Fuel Storage Permit

Commissioner Martin made a motion to approve the Environmental Assessment Form prepared by Engineer Laberge as having no adverse environmental impact. This motion was seconded by Commissioner Hart.

VOTE: Unanimous to approve.

Commissioner Hart made a motion to approve the site plan for QuickChek at 1850 Central Avenue, subject to the following comments from Engineer Laberge's technical review letter dated August 31, 2026:

- Some additional grading will be required on the westerly side of the New Karner Road entry to accommodate the widen contrate area.
- The SWPP should be signed and sealed by a professional engineer.
- SWPP Section (2)(d) & (e) and Appendix G&H should provide the following information to demonstrate Construction General Permit Part I.A.3 eligibility:
 - o US Fish & Wildlife Service IPaC Information for Planning and Consultation review results for the site's threatened and endangered species. If likely to be present, species BMPs should be provided to prevent impacts.
- SWPPP Section (2): Investigations/results should include the depth to seasonal high ground water.
- SWPPP Appendix J: Drainage Area Maps should indicate the analysis points as well as the Tc, flow paths and routing of stormwater runoff.
- Drawings should be signed and sealed by a Professional Engineer.
- Sheet C-401 should include elevation of seasonal high-water table.

Further, no building permit should be issued until the above-mentioned comments have been addressed, and the above-mentioned permits have been obtained. This motion was seconded by Commissioner Splonskowski.

VOTE:	Commissioner Lemperle	YES
	Commissioner Kuentzel	YES
	Commissioner Splonskowski	YES
	Commissioner Martin	NO
	Commissioner Hart	YES
	Commissioner Curran	YES
	Chairman Dennis	YES

Motion passed.

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

Nick Costa was present from Advance Engineering on behalf of the applicant for the Falvey/Rosetti subdivision proposal at 10 Cypress Street. Mr. Costa explained that previously, the applicant had proposed 29 single-family homes, with 5 two-family homes. The current proposal offers 24 single-family homes. The only access would be through the existing paper street of Cypress Street. The proposal includes a pedestrian connection to Chris Place, and a water interconnection will be made through both Cypress Street and Chris Place. Mr. Costa indicated that clearing and grading limits have been added to the proposal, along with a proposed vegetative buffer. Chairman Dennis explained that the public hearing for the project is still open, and the public hearing would be continued once a full submission is made. Notifications will be made to residents when the public hearing is scheduled. He explained that the applicant is looking for feedback on the general layout of the site. Chairman Dennis added that the Commission would accept public comments regarding the layout at this time.

Commissioner Hart stated that the site plan indicates that the majority of trees will be removed from the site and asked why such little would remain. Mr. Costa explained that while the applicant would like to keep as many as possible, a number of trees need to be removed to have adequate grading. Commissioner Martin asked at what point a proposal would include new plantings, to which Mr. Costa stated would be when the final grading plan and submission is made.

In regard to the traffic study, Commissioner Martin offered concerns that there is no real path for cars to use to get out of the development, without winding through the existing neighborhood. He mentioned looking at a previous proposal that offered an additional point of access through Hillside Avenue. He asked the applicant if any houses would be lost if the additional point of access was opened, to which Mr. Costa said no. Commissioner Martin added that two points of access would provide better circulation through the properties, and would also allow cars to exit without having to drive through the entire neighborhood if they don't intend to travel in that direction. Mr. Costa added

that the house closest to Hillside Avenue hasn't changed, but green space is proposed there, as opposed to a roadway. Commissioner Martin asked if another entrance to Hillside Avenue would be feasible, and Mr. Costa stated that it can be looked into if the Commission would like to see it. Alanna Moran was present from Lansing Engineering, to speak to the traffic evaluation that was conducted for the project. She stated that with one point of access, the proposed project is anticipated to generate about 20 trips, with 18 in the morning peak hour, 23 in the evening peak hour and 25 during the Saturday midday peak hour. She stated that this is about 1 trip every 2-3 minutes, entering or exiting the site. Ms. Moran explained that the capacity of the existing neighborhood street is actually 100-300 vehicles every peak hour, so in her professional opinion, adding 2-3 additional trips each hour would be well accommodated. Commissioner Martin expressed concern with how the traffic data is collected, and with how cars may travel through the streets if cars are parked on either side. Ms. Moran shared how the traffic evaluations are made, explaining that though it's true the width of the streets does influence traffic flow, it does not ultimately change the capacity of the roadway network where the existing neighborhood street can carry 600-700 vehicles per hour in a single direction.

Commissioner Hart asked how the proposal has gotten to one entrance from Cypress Street, since other proposals included access from Chris Place and/or Hillside Avenue. Mr. Costa explained that this decision was made based on feedback received from both residents and Commission members. He added that there is a proposed pedestrian connection to Chris Place. Mr. Costa also added that the majority of Hillside Avenue is very narrow. Commissioner Hart asked if there's been any discussion had with Victory Church regarding access through their property, to which Mr. Costa said there is none.

Chairman Dennis opened the meeting for public comment on the proposal.

Judy Canniff, Chris Place, mentioned that she believes there is some confusion between the Church and the applicant, as they have both stated the other party is not interested in an agreement. Ms. Canniff also requested clarification on what the pedestrian connection will consist of. She expressed concerns with vehicles such as dirt bikes entering the neighborhoods through the path. Mr. Costa stated that details for this path will be provided in the final plan, adding that while it would most likely be asphalt, something can be added to deter those types of vehicles.

Martha Vadney, Maple Drive, stated that her property would be highly impacted by this development, as it backs up to the now wooded area. She offered that while she understands and can accept this change, she does feel that the burden should be shared by all of the neighbors in the area, rather than funneling all of the new traffic through one neighborhood. With numerous points of access, the traffic would be dispersed. She shared concerns regarding current pedestrian traffic through her neighborhood and worries about how that will be affected with more traffic. Ms. Vadney stated that one point of access to the development should be reconsidered. Commissioner Curran offered that while she understands her point, having more than one point of access could then create a thoroughfare, potentially increasing the traffic even more. Commissioner Curran

added that it should be also considered that Cypress St is a paper street, that had the intention of becoming a full street if the parcel was developed.

Christopher Houck, Vly Road, stated that he attended the previous public hearing in 2021, and believed residents had requested an environmental impact statement and a statement from NYSDOT regarding the project's impact to traffic on Vly Road. He shared concerns with traffic on Vly Road. Mr. Houck stated that he does not live in the Village and wondered if the Town and its residents would be notified of the project. The Town of Colonie will be notified once a final submission is made.

Mark Stevens, Pine Avenue, explained that they experience a lot of traffic on Pine Avenue, with a lot not being local traffic, but cars using the street as a cut-through. Mr. Stevens stated that he does not oppose the development, but he would like to see two points of access. He is concerned that if the neighborhood only has one point of access as currently proposed, all of those cars will travel down Pine Avenue as well.

The applicant will review the comments made by the public and the Commission members and return in front of the Planning Commission.

**Mauri Architects/RSS
1602 Central Avenue
Site Plan Review**

Chairman Dennis recused himself from this application, appointing Commissioner Martin as acting chairman.

Rich Tompkins was present from Mauri Architects on behalf of the applicant, RSS Associates, seeking site plan approval at 1602 Central Avenue. Mr. Tompkins stated that the site plan has been updated since it was last presented to the Planning Commission in an attempt to address comments made by the Commission members and Village Engineer. Drainage test pits have been done to work on the requested drainage analysis, and a 6' PVC fence has been added to the property boundary. Further, landscaping has been added to the rear of the property to provide a buffer between the site and adjacent residential property. The light pole at the front of the site has been moved closer to the driveway to address the need for lighting in the driveway. Mr. Tompkins explained that the building has also been shifted an additional 15 feet from the road, which increases the proposed green space percentage in the front yard. In regard to the driveway, Village code requires a 24' driveway, and in some places, the driveway is not 24'.

Attorney Caponera shared that while the use is allowable in the Commercial A zone, it does not release the applicant from adhering to the reasonable requirements of the zoning district. A discussion was held regarding Mental Hygiene Law §41.34(C1), which deems the use as "a family unit" in this zone, but the Village can require reasonable accommodation to meet zoning requirements. It is required that 50% of the green space on the site should be in the front yard, and while the building has been shifted back, it still does not meet the code requirement. Further, the driveway has been widened, but it

still does not completely meet the code requirement. While the Commission can appreciate the willingness to make work on the requested changes, Attorney Caponera stated that they do not have the authority to negate the need for a variance. If the Commission denies the application, it can be referred to the Zoning Board of Appeals for an area variance for the lack of green space in the front yard, and the lack of driveway width. Attorney Caponera asked what the green space percentage is in the front, and Mr. Tompkins stated that it is 9.6%. Since the front green space should be 32% to be code compliant, the applicant would be requesting a variance for 22.4% relief.

Engineer Laberge stated that there are some technical items that need to be finalized, but the general layout of the site should be decided first. Each Commissioner agreed that they are content with the proposed layout of the site. Commissioner Curran asked about the proposed waste removal, as the applicant proposed that they will be using garbage cans rolled out to the curb. She asked if there would be any way to accommodate a small commercial dumpster on the site. Mr. Tompkins stated that they don't believe there's a need for the commercial waste removal, and it would also be difficult for the truck to access the site and access a dumpster. Engineer Laberge suggested asking the company if there's a smaller vehicle that can be used for pick-ups, since it may be difficult to have numerous cans out on the sidewalk in front of the site. Mr. Tompkins mentioned that the curb cut would have to be widened to provide enough of a turning radius for a garbage truck, adding that there is also a utility pole that is close to the entrance, which would make it even more difficult to widen.

Commissioner Hart made a motion to deny the site plan application for RSS at 1602 Central Avenue due to the reasons stated below, and noted in the technical review letter from Engineer Laberge dated August 4th, 2026:

- Village of Colonie Code §242-8(D)(4), which requires no less than 50 percent of green space to be in the front yard, which would be 32%. The proposal offers 9.6%, which is 22.4% less than the required.
- Village of Colonie Code §242-12(F)(1), which requires a driveway of no less than 24', and the proposal offers 20'.

This motion was seconded by Commissioner Splonskowski.

VOTE: Unanimous to approve.

Acting Chairman Martin turned the meeting back over to Chairman Dennis.

**CT Male/Hoffman's Carwash
1755-1757 Central Avenue
Site Plan Review**

Frank Palumbo was present from CT Male on behalf of the applicant, Hoffman Development, to seek site plan approval for changes on the sites of 1755-1757 Central Avenue, Jiffy Lube and Hoffman's Car Wash, respectively. The applicant is looking to remove part of the building of Jiffy Lube to create more space for outdoor vacuums. The vacuums will also be upgraded to be more modern, and in accordance with the other

locations in the region. In making these changes, some of the existing asphalt will also be converted to green space. Currently, Mr. Hoffman added that the current vacuums operate 24/7, and the motors that make the noise are housed at the top of the vacuums. The current automatic car wash at the Jiffy Lube also runs 24/7. Therefore, by making the proposed changes, Mr. Hoffman explained that the impact of the site on the neighborhood will actually be lessened, since all operations, including lighting, will cease at either 7 or 8 p.m. depending on the season. The proposal also includes the addition of automatic pay stations before entering the car wash.

Chairman Dennis asked if customers would have to pay for the vacuums, to which Mr. Hoffman said no, they will be complimentary. He further explained that there is less demand for interior car washes, and the majority of customers use the automatic car washes where they'd stay in their car and then use the free vacuums themselves. He compared this proposal with the recent remodel of the location at 496B Albany Shaker Road.

A discussion was held regarding the boundary lines of 1755 Central Avenue, 1757 Central Avenue and 6 Pine Avenue. The majority of the site changes appear to be proposed at 1755 Central Avenue. There are currently 6 parking spaces on the site of 6 Pine Avenue that are used for employee parking. Mr. Palumbo explained that the applicant came to the Village back in 2021 to seek a zoning change, since the back portion of 1755 Central Avenue is zoned Residential A, while the front portion is zoned Commercial A. The changes to the green space percentage for each of the sites were discussed, with 1755 Central Avenue going from 64% to 67%. Attorney Caponera asked if these 3 properties have been merged, to which the applicant said no. Mr. Palumbo explained that he recalls there being a reason they would not be merged when they were going through the re-zoning process, but merging the parcels would be discussed again. It was requested that the next submission would include separate site plans for each parcel, with separate site plan review applications. Chairman Dennis expressed concern that each parcel wouldn't support itself in regard to site statistics. Mr. Palumbo stated that he believes they would, providing that there are cross access easements in place in the event one of the properties was sold. Commissioner Martin asked why the applicant wouldn't consider merging the properties, since it would eliminate the need for easements, and lacking parking and green space. Further, Attorney Caponera pointed out that the proposed automatic pay stations run across the property line of 1755 Central Avenue and 1757 Central Avenue, which would require another easement if the properties were kept separate.

Chairman Dennis stated that he likes the overall plan and the additional green space at the front of the site but mentioned that having the vacuums in the front of the site, closest to Central Avenue, is different from the other locations. Mr. Palumbo explained that with some of the other sites, they have been completely new buildings or rebuilds, and with this location, they are working with existing conditions. Chairman Dennis mentioned that if the vacuums can't be moved, then he would like to see the view of the cars hidden by a berm or fencing. Commissioner Martin suggested a berm similar to that of Cumberland Farms or Stewart's, where you can see the top of the cars, but you can't see the

pavement. Mr. Palumbo stated that based on the existing conditions, and especially the City of Watervliet easement, he is not sure that a berm would work with the grading. He offered that they can definitely do more extensive landscaping and would look into if any berm can be added without affecting the existing vegetation. Chairman Dennis asked that the residential properties on Pine Avenue be identified on the next submission.

Commissioner Curran noted that there is a proposed reduction in the parking spaces to accommodate the vacuum, as there are currently 8 spaces and the plan offers 7 spaces.

Commissioner Hart asked if the vacuums are needed along Central Avenue, to which Mr. Hoffman said yes. Commissioner Hart asked what the color of the vacuums would be, since although the current vacuums are loud, they are gray and blend in. Mr. Hoffman stated that the new equipment is stainless steel, and the hoses are typically red.

Commissioner Hart asked if the hoses could be gray.

Commissioner Curran asked if the peninsula coming out of the car wash bay could be shortened for cars to exit the car wash and access the vacuums more smoothly. With the current operations, cars may just exit the site to Central Avenue, but once the vacuums are available, there may be more site circulation. The applicant stated that they will look into this. A discussion was held regarding how the existing and new service lanes will operate. The automated pay station will have new equipment to help streamline and improve production, while also reducing lines.

Commissioner Hart asked if the vacuums would have LED lights on them. Mr. Hoffman offered that there is downlighting so the customers can see. Commissioner Hart explained that the Commission will need to see a lighting plan to ensure that no lighting projects off of the site. Mr. Hoffman added that the lights would be turned off when the business is closed.

The applicant will revise the site plans and return in front of the Planning Commission.

Discussion

The Planning Commission was advised that there are two items for the September 15th agenda, 1579 Central Avenue and 1517-1529 Central Avenue.

A discussion was held regarding the landscaping at Chipotle, and Planning Coordinator Curran advised that she would follow up with the building department in the morning.

A discussion was also held regarding Victory Church and clearing that is happening on the property. The applicant is supposed to be coming back to the Planning Commission with a new site plan for review.

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 8:25 p.m.

Respectfully submitted,

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