



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

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PLANNING COMMISSION MINUTES

TUESDAY, SEPTEMBER 15, 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 15th, 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	Absent
	Village Engineer:	R.J. Laberge	Present
	Village Liaison:	Frank Prevratil	Present

Chairman Dennis opened the meeting at 6:31 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 September 1, 2026. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve.

MacFarland Johnson/Luizzi Companies **1579 Central Avenue** **Site Plan Review**

Owen Harter was present from MacFarland Johnson on behalf of Luizzi Companies to seek site plan approval for 1579 Central Avenue. Christian Luizzi was also present from Luizzi Companies. Mr. Harter explained that the new submission includes an updated layout that addresses some of the comments that have been discussed previously. He added that they are in receipt of Engineer Laberge's technical review letter and can provide responses to some of the items.

Engineer Laberge explained that the narrative states there will be 5-8 employees, but there are only 7 parking spaces indicated on the plan, with one being handicapped parking. He asked that the applicant explain this gap since there will be customers coming to the detailing portion of the business. Engineer Laberge added that the detailing building doesn't have its own restroom, which is required. He stated that the 10' sewer easement and property lines should be indicated on the plan, and the bypass lane through the car wash should be 15' whereas the plan shows 12'. Engineer Laberge asked if the directional signage and automated tellers will be illuminated. He added that the fence along Forest Drive may need to be adjusted, as fences in the front yard can only be 4' high, and it may need to be moved back to 12.5' from the property line. Since the site technically has 3 front yards, the fence on Central Avenue would also need to be reduced to 4'. Engineer Laberge mentioned proposed signage for the vacuum areas regarding noise and music, suggesting that the signage state "no music". In respect to grading, Engineer Laberge stated that there are minor details that need to be addressed, and Mr. Harter acknowledged these comments. He added that more information needs to be submitted with the oil/water separator to ensure that the size is efficient enough for the high flow rate. He also requested more information on how queueing is calculated, as the Commission was previously interested in knowing the potential queueing times. Engineer Laberge stated that it should be indicated on the plan what will happen with the lighting after hours, in addition to the hours of operation. Finally, he asked what kind of vacuum equipment would be selected, so that the Commission can have a better understanding of how the equipment will generate noise. Mr. Luizzi offered that he believes there is one motor per hose, but equipment has not been fully chosen yet.

Chairman Dennis asked about the location of the building on the site, expressing concern that there isn't much space from the exit to the car wash to the exit of the site. Mr. Harter stated that Engineer Laberge suggested moving the stop bar to the main access drive. Mr. Luizzi added that the car wash has a system that can sense when there is a back-up in the car wash, so everything will stop if a car is waiting to exit. He added that they want to have the building close to Central Avenue to have as much visibility as possible. Engineer Laberge added that most of the noise generating equipment is at the Central Avenue side of the site. Chairman Dennis asked if the building could be moved back a bit to have more room when exiting the site. Commissioner Curran mentioned that this would result in the noisiest part of the operation moving closer to the residential neighborhood. Mr. Luizzi explained that there would only be a back-up for cars waiting to turn right out of the site, since cars turning left would circulate around the site to exit at the light. Chairman Dennis stated that he was happy to hear that the operation would stop if there was a backup. He also asked what the hours of operation are. Mr. Luizzi offered that while he is not certain of what's indicated on the application, it is likely similar to the hours of Hoffman's Car Wash. Chairman Dennis explained that there are concerns of what will happen with the lighting when the business is closed. Engineer Laberge also asked that it is clarified who will be using the vacuums, whether they are free or only used by paying customers. Chairman Dennis asked where the line is between the residential and commercial zone, and Mr. Harter stated that it is along the property line, 400 ft. back from Central Avenue. It was asked that this is delineated on the plan.

Commissioner Martin asked if there will be signage at the Parkwood Drive exit advising drivers that they shouldn't make a left into the residential neighborhood with no outlet. Mr. Harter stated that they can add something that states "no left turn" or "exit to Central Ave". Commissioner Martin also asked how they may prevent cars from taking a left turn from Central Avenue onto the site. Mr. Luizzi suggested that they would look into placing signage, and Engineer Laberge offered that DOT will set the standard for the right-in and right-out, and they may not be able to adjust the sharpness of the entrance. In regard to landscaping, Commissioner Martin suggested that native, seasonal plantings be placed in the proposed mulch beds, which will add color to the site. Mr. Luizzi stated that landscaping is taken very seriously in all of the Luizzi Companies' properties, and this project won't be any different. Chairman Dennis offered that flowering trees should be added along Central Avenue but ultimately asked that more detail be added to the landscaping plan. Commissioner Lemperle mentioned that there may be extra upkeep with the site, as it will ice up in the winter months and will need to be salted. Mr. Luizzi explained that they will likely go with heated concrete throughout the site.

The applicant will review the comments made by the Planning Commission and re-submit for further review.

Discussion – 1517-1529 Central Avenue

Dave Kimmer, ABD Engineering, was present on behalf of Cole's Collision, regarding the site plan application at 1517-1529 Central Avenue. Chairman Dennis explained that the applicant is looking for feedback from the Planning Commission regarding a proposed change to the entrance to the site. The current proposal offers angled parking and a one-way driveway from the site at 1529 Central Avenue to 1517 Central Avenue, as opposed to the previous plan which offered no circulation through both sites. Cars will be able to enter the site, park at 1529 Central Avenue if they need to do business there and then go through 1517 Central Avenue to exit the site. Mr. Kimmer explained that the proposal still includes both sites being merged. While the site won't meet green space requirements in the front yard, it will be closer than in previous proposals. He explained that if the parking in the front of 1529 Central Avenue is removed it would make the green space even closer to being compliant, but then a more substantial variance would be needed for parking. A green space divider is proposed between the two buildings, with a sidewalk and crosswalk connecting the two. Commissioner Curran stated that this proposal is better for circulation purposes.

Commissioner Hart asked if a variance for green space would still be needed if the parking was completely eliminated, to which Mr. Kimmer said yes. Commissioner Hart asked if there would be signage indicating that it's entrance only, to which Mr. Kimmer also said yes, adding that it will have to be up to NYS DOT standards. Commissioner Hart agreed that if an entrance from Central Avenue is necessary, he believes this proposal is best for circulation. He also asked how many parking spaces the site would be short if the parking was eliminated. Mr. Kimmer stated that now the site is short 3 spots, but with eliminating the parking in the front, a total of 10 would be needed. Engineer Laberge offered that there would then need to be a reduction in the number of parking

spaces reserved for storage on the other site. Mr. Kimmer also mentioned that with this proposal, the parking spaces on the front of 1517 Central Avenue site are eliminated. A discussion was held regarding how cars could make a left out of the site. For cars to make a left onto Central Avenue, they would have to make a right onto Central Avenue and turn around on Nicholas Drive to utilize the light. Chairman Dennis agreed that this proposal seems to work better for circulation. Commissioner Splonskowski asked if any signage can be added stating that drivers cannot make a left out of the site.

Mike Capitula, Nicholas Drive, expressed concern with moving commercial activity on the site back towards the residential neighborhood. Mr. Kimmer explained that they are not looking to change the existing entrance or move any activity towards the residential area.

Chairman Dennis asked each of the Commissioners if they approve of the proposed layout. Commissioners Curran, Splonskowski, Kuentzel, Hart and Lemperle agreed that this configuration is the best proposal yet. The applicant will make a full submission using the proposed layout, for the Planning Commission to review, before being referred to the Zoning Board of Appeals if needed.

Discussion – 10 Cypress St (Vly Rd Subdivision)

In regard to the proposed Vly Rd subdivision, Chairman Dennis explained that he would like Commission members to discuss the points of access to give the applicant consensus in whether the proposal should include one or two means of egress. Commissioner Hart stated that he believes there should be two points of access, with one from Cypress Street and one from Hillside Avenue. He added that 24 houses are likely not going to generate a lot of cars, but he would rather see all the traffic not funneled through one neighborhood. Commissioner Hart asked what the purpose of the cul-de-sac is on Hillside Avenue, to which Engineer Laberge offered that it's a temporary easement, and it could have been designed that way in the event the property was developed. Commissioners Kuentzel and Lemperle agreed that two points of access would be better, with Commissioner Lemperle adding that it may help with snow removal. Commissioner Curran mentioned that she believes she had previously mentioned having two points of access, and it was discussed that a thoroughfare would be created, as cars may use the new neighborhood as a shortcut. Commissioner Splonskowski stated that he would prefer two points of access. Commissioner Kendall asked if Cypress St and Hillside Ave are the best options, and Commissioner Curran offered that Chris Pl is extremely narrow. She agreed that two points of access would be better from a safety perspective as well.

Engineer Laberge stated that he will advise the applicant that the Planning Commission would like to see a submission with access from Hillside Ave and Cypress St. Coordinator Curran asked if the public hearing should be continued when this new submission is made, and the Planning Commission stated that they would like to review the submission at a regular meeting, and then residents would be notified of the continued public hearing.

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

VOTE: Unanimous to adjourn.

Meeting adjourned 7:37 p.m.

Respectfully submitted,

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