VILLAGE OF COLONIE

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PLANNING COMMISSION MINUTES
TUESDAY, OCTOBER 20, 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, October 20th, 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 6:32 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 October 6, 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/Hospitality Syracuse Inc
1537-1539 Central Avenue
Site Plan Review

Sam Burden was present from Bohler Engineering on behalf of the applicant, Hospitality Syracuse Inc, to propose a new layout for the project at 1537-1539 Central Avenue. Mr. Burden explained that this layout comes as a result of comments from the August 18th meeting, and the proposal includes one access drive from Nicholas Drive, and one right-in access drive from Central Avenue. This change would result in less traffic impacting

Nicholas Drive, which was a concern of the Planning Commission. Further, the site changes provide additional green space on Nicholas Drive, compliance with minimum green space requirements, improvements to delivery truck staging and circulation. The building has been brought closer to the Nicholas Drive/Central Avenue intersection, as far from the residential area as possible. Mr. Burden explained that the building has also been reduced in size, as it is now approximately 1,950 sq. ft. This unique design is known as "Kitchen X" and is designed to better accommodate drive-thru and delivery service. The proposal includes 18 seats in the dining room, which also reduces the number of parking spaces required. Mr. Burden stated that parallel parking spaces were added to the site, narrowing the drive aisle and creating approximately 20' from the proposed curb on Nicholas Drive, and an additional 12' to the building. Further, a 4' black aluminum fence is being proposed along the entrance to Nicholas Drive, as well as additional shrubs and trees. In regard to the delivery truck circulation, Mr. Burden stated that corporate has advised that WB50 straight-body trucks would be used for deliveries, (truck with a 50' long box on it), and the new layout would allow these trucks to not impact parking spaces. Mr. Burden advised that the applicant is looking to get general feedback from the Planning Commission on the newly proposed layout, so that they may return with a full submission for review.

Commissioner Martin requested clarification on where the parallel parking is proposed, and Mr. Burden pointed them out, also advising that they are separated from the neighboring drive aisle by a wood beam guide rail. Commissioner Martin asked what the distance is between the edge of the parallel parking and the property line, to which Mr. Burden stated is approximately 3'-5', and then an additional 1'-2' from the fence to the property line. Commissioner Martin noted that there wouldn't be much room for snow removal, which Mr. Burden said is correct, and it has been noted on the site plan that snow would have to be removed off site.

Chairman Dennis asked where the pick-up window would be, and Mr. Burden explained that the window would be on the farthest left corner, closest to the intersection, adding that it allows for queuing of 7-8 cars. He added that the kitchen is in the front corner. Commissioner Hart asked where the ordering station would be, and Mr. Burden advised that it would be closer to the curbing near Nicholas Drive. Commissioner Hart requested more details on the ordering speakers when full submission is made. He also asked what the hours of operation will be, to which Mr. Burden explained are currently being discussed. He believes they will be 8 a.m. to 12 a.m. or 1 a.m., with the dining room closing around 10 p.m. This information will be finalized and explained in a narrative with the next submission.

Chairman Dennis asked Engineer Laberge if the proposal meets the parking requirement, to which Engineer Laberge said yes. Chairman Dennis also asked how much green space is between the property line and the pavement on Nicholas Drive. Mr. Burden advised that there is about 10'-11', and then an additional 10'-11' to the building, which results in the site having 33.8% green space in total, with 52% in the front yards. Chairman Dennis asked for clarification on the proposed aluminum fence, to which Mr. Burden stated would be decorative in nature. Chairman Dennis clarified that it would not be solid, to

which Mr. Burden said yes. A discussion was held on the site statistics stated on the site plan, and Mr. Burden advised that the statistics would be reviewed and clarified before the next submission.

Chairman Dennis stated that the Commission will need to see elevations of what all sides of the building will look like, and especially so since the back of the building will be facing Nicholas Drive. Commissioner Hart asked where the grease traps will go, and Mr. Burden explained that they will come out of the drive through side and can tie into the sewer easement that runs along the front of Central Avenue. Commissioner Hart asked what the size of the proposed building would be in comparison to the Wolf Road location. Mr. Burden stated that the original proposal for 1535-1537-1539 Central Avenue included a building that was 2,650 sq. ft., so it is significantly smaller.

Commissioner Hart offered that this layout is much better than the previously proposed plans. Commissioners Lemperle and Kuentzel agreed, offering that they've sized the building down and increased the green space, upon the request of the Planning Commission. Commissioner Curran stated that while she likes the layout, the ordering board is now closer to the residential area, and Mr. Burden offered that the board can be angled towards the Nicholas Drive driveway as much as possible. Commissioner Lemperle asked if a fence is proposed on the berm between the site and the residential properties on Nicholas Drive, to which Mr. Burden said yes. Commissioner Curran mentioned that it looks tight if a car turns on Nicholas Drive and then turns onto the site and tries to go into the drive through. Mr. Burden explained that they proposed a larger radius and straightened it out so there would be additional width. He added that you can pull closer to the trash enclosure, but it is still a tight turn. Mr. Burden stated that further analysis would be carried out.

The applicant will return to the Planning Commission with a full submission for further review.

CT Male/Hoffman's Car Wash
1755-1757 Central Ave/6 Pine Ave
Site Plan Review

Frank Palumbo was present from CT Male on behalf of the applicant, Hoffman Development, to seek site plan approval for proposed changes to 1755-1757 Central Avenue and 6 Pine Avenue. Tom Hoffman Jr. was also present as the applicant. Mr. Palumbo explained that a discussion was held at the last meeting regarding green space on the site, and the Zoning Board of Appeals variance that would now be required as a result of the applicant merging the three parcels. Mr. Palumbo stated that the goal of the present meeting would be to receive a denial, so the applicant can present to the Zoning Board of Appeals for a variance, with the favorable recommendation from the Planning Commission. Mr. Palumbo advised that some changes have been made to the site plan after Engineer Laberge's technical review, including the addition of curbing and landscaping. The applicant intends to apply to the Zoning Board of Appeals by October 21st, so that they may appear at the November ZBA meeting. If a variance is granted, the

applicant would hopefully return back in front of the Planning Commission on November 17th.

After looking at the Village's Master Plan, Mr. Palumbo advised that the Village would suggest avoiding visually jarring, extremely bright neon and/or distracting colors. The applicants provided a sample of the proposed red vacuum hose for the Commission to review. Mr. Palumbo explained that the hose is smaller than what currently exists, and there is black striping on the hoses which seems to mute the red. The applicants feel as though the red hoses do not meet the definition of what should be avoided in accordance with the Village's Master Plan. Mr. Hoffman further explained that after having a discussion with the manufacturer, they advised that gray hoses are the least desirable as they appear to look dirtier faster. Mr. Palumbo explained that the rest of the pump is stainless steel, which is not reflective, and offers a generally low profile. He also stated that the additional landscaping will provide a further buffer, in regard to the impacts of the vacuums.

In regard to the landscaping, Chairman Dennis offered that all of the landscaping should be added to the site plan. Commissioner Martin reiterated that he would like to review the proposed landscaping that is being changed, and he recommended removing all of the burlap on plants from the site. Mr. Palumbo agreed that the landscaping plan would be provided back to the Planning Commission for their review.

Chairman Dennis asked if the eight vacuums in the front could be moved to the back of the site, to which the applicant said no. They added that the proposed location is safer for customers as well.

Commissioner Hart made a motion to deny the site plan application for 1755-1757 Central Avenue & 6 Pine Avenue, on the basis of the following:

- §242-8(D)(4): No less than 20% of the lot area shall be devoted to green space, of which no less than 50% shall be located in the front yard.

This motion was seconded by Commissioner Hart.

VOTE: Unanimous to approve.
Motion passed.

Discussion

Dave Kimmer was present from ABD Engineering, in regard to the ongoing site plan review at 1517-1529 Central Avenue. Mr. Kimmer was present by request of Attorney Caponera, to ensure that the plan submitted to the Zoning Board of Appeals was the most current plan reviewed by the Planning Commission. It was discussed that the applicant would apply to the Zoning Board of Appeals for lack of green space in the front yard, and for a lack of parking.

The Mayor and Board of Trustees approved the temporary grading easement affecting the sites of 1892 Central Avenue and 350 New Karner Road, as discussed at the last Planning

Commission meeting. The approved resolution and the signed lease agreement have both been received, and the Commission signed and stamped the approved site plan.

There will be no meeting held on November 3rd as it is Election Day.

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

VOTE: Unanimous to adjourn.

Meeting adjourned 7:19 p.m.

Respectfully submitted,

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