



Village of Colonie
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Minutes

Tuesday, December 17, 2024
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, December 17, 2024.

ROLL CALL: Chairman: Chris Dennis

Commissioners: John Martin
Brittany Kendall
Kenny Hart
Jim Splonskowski-absent
Alison Curran
John Lemperle

Alternate: Carl Kuentzel

Village Attorney: Victor Caponera
Village Engineer: R.J. Laberge

Liaison: Frank A. Prevratil

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. The Commission reviewed the regular meeting minutes from November 19, 2024. Commissioner Martin made a

motion to approve the minutes as amended. Commissioner Hart seconded the motion.

Vote: unanimous to approve

Site Plan Review
29 Vly Road
Victory Christian Church

Mr. Nick Costa, Advance Engineering & Surveying and Mr. Mark Pratt, CFO Victory Christian Church appeared before the Commission.

Mr. Costa stated that Victory Church is proposing a 13,200 sq. ft. addition of a gymnasium and classrooms to 29 Vly Road. The parcel is about 2.8 acres in size, generally square in configuration and has two access points from Vly Road. There is an existing church and a couple of other structures on the property. There is plenty of parking. It has an existing sanitary sewer, storm system and water for the existing church located in the existing grass area. Any improvements for these services will be in the grassy areas and will not disrupt the pavement.

Chairman Dennis asked regarding the ownership of the church. Mr. Costa stated the current Church has ownership of the property until the end of the month. Victory Christian Church will take ownership once the approval for the addition takes place. Commissioner Hart asked if the applicant had purchased the property. Mr. Pratt stated that they had. It was stated that the Commission will need a Change of Ownership application as well.

Chairman Dennis asked for clarification on the eight classrooms and if they were planning a school. Mr. Pratt stated the intent for the classrooms is for Sunday School as the classrooms that currently exist are small and dark. Victory Church has no intent on a school or using

the gymnasium for AAU basketball. The building that is being proposed is simply for ministry purposes. The hours of operation are as listed in the application. The building is not being used seven days a week. The offices for the church will not be there. Those offices are at 10 North Russell Road. The intent is to look at and possibly continue what Capital Church currently offers. Capital Church runs a food pantry in the other building on the property, they offer summer programming and before and after school care throughout the school year. Victory Christian Church needs to determine if it's financially viable for them to continue these programs.

Commissioner Martin stated he has questions regarding landscaping, drainage, etc. but will wait until Village Engineer Laberge's review of the project.

Chairman Dennis asked Village Attorney Caponera if it is zoned appropriate for Residential A. Attorney Caponera stated that it meets the use requirements to go through the approval process by the Planning Commission. Commissioner Martin asked when it no longer becomes a church if they were to operate seven days a week and add programming will it be considered commercial? Attorney Caponera stated that it is something that will be determined in the Planning Commission process. Mr. Pratt assured the committee that they are a church. The gym is for youth programs, they are not looking to offer rentals, recreation programs or become a Cicotti Center. They are familiar with the NYS tax law regarding leasing and rentals as they own multiple properties in the City of Albany. Currently they do not offer programming for the youth other than summer programming at a foster home in Guilderland. Mr. Pratt stated that they need to evaluate if it's fiscally responsible to offer programming that is currently being offered by Capital Church such as before and after school care, and summer programs. Commissioner Curran pointed out that the hours of

operation and days of the week operation would need to be amended on the application if that were the case.

Commissioner Martin requested a narrative that reflects the activities, number of participants, days of activities etc. that will be held in the gymnasium and /or outdoors activities. Mr. Pratt stated they have ordered new NYS certified gymnasium equipment for outside. Commissioner Martin suggested they “dream big” regarding future operations and reflect that on a resubmittal of the application.

Commissioner Curran asked if they would be holding weddings in the new facilities. Mr. Pratt stated they currently are not, but it wouldn't be a conflict for Sunday services. Commission Curran pointed out that they would be required to come back again for approval if they wanted to offer this as parking would need to be considered and it would be a change to the original use.

Chairman Dennis stated that a new narrative should be submitted which describes everything the church will be proposing to offer, hours of operation including the number of parishioners for Sunday services etc. This narrative is then what the Commission will act on.

Commissioner Hart asked if the church had been notified of the residential project going in behind the church and the possible going through the church property to Vly Road. Mr. Pratt stated they met with the Rosetti's a few times to discuss the viability of going through the church property and felt they would lose too many parking spots for that to work for the church. They discussed the Mack Drive option, and the church indicated that it is not their property. They have stated unequivocally they are not giving up any of their property. There was discussion of a land swap at the back of the property, but the church felt that it was too far from the building and would cause hardship for the older parishioners.

There was discussion regarding the entrance, which will not change, handicap parking, parking in general, the number of parishioners at services, green space and landscaping.

Discussion:

Village Engineer Laberge and Village Attorney Caponera discussed the site plan submitted for 1728 Central Ave., ASY Petro Line Inc. It was agreed that further clarification is required on the easement, book and page number, the dumpster is located on a catch basin and needs to be moved, the handicapped space is not van accessible as presented, and everything on the current site should be represented on the plan. Village Attorney Caponera stated he has spoken to the applicant's council. It was agreed that Engineer Laberge will reach out to Mr. Bill Mafriqi, Hershberg & Hershberg Engineers & Surveyors for the corrections.

Village Attorney Caponera gave an update regarding 42 Wolf Road. Attorney Caponera stated that his client, owner of 42 Wolf Road, had spoken to an individual about turning the property into apartments but had no intent or agreement to do so.

Village Attorney Caponera gave an update on the request for an accessory apartment at 3 Nicholas Drive. Attorney Caponera stated that the Zoning Board denied the variance as the request was for a building detached from the main house. The representative for the owner requested what the next steps could be and was informed that he could file Article 78 in Supreme Court.

Planning Coordinator Rueckert stated that an email had been received regarding the possibility of adding a drive-thru window at 18 Wolf Road at the T Mobile end of the building. Without knowing who the applicant

would be, it was agreed by the Commission that it would cause too much congestion, take away from the green space and possibly have to be denied for a use variance.

Commissioner Martin made a motion to adjourn the meeting at 7:35 PM.

Commissioner Hart seconded the motion.

Vote: unanimous to adjourn

Respectfully Submitted,

Joan Rueckert - Planning Coordinator