



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

PATTY SCHWARZ LOCKART
DEPUTY MAYOR

FRANK A. PREVRATIL
TRUSTEE

JASON M. DEPAULO
TRUSTEE

MARK P. STEVENS
TRUSTEE

JAMIE L. BLOT
CLERK

Minutes

Tuesday, February 4, 2025

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, February 4, 2025.

ROLL CALL:	Chairman:	Chris Dennis
	Commissioners:	John Martin Brittany Kendall Kenny Hart Jim Splonskowski 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 January 7, 2024. Commissioner Martin made a motion to

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

Vote: unanimous to approve

Site Plan Application
29-31 Vly Road
Victory Christian Church

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

This was a continuation of the discussion regarding the proposed addition to the current church building as a result of the review letter dated January 28, 2025, submitted by Village Engineer Laberge.

Mr. Costa stated that Victory Church recently purchased the property and has not moved in yet. They would like to have the 13,000 sq. ft. building consisting of a gymnasium and eight classrooms completed first. There is existing water & sewer on the property, however, they may need to add additional water service for a sprinkler service that may be required in the new addition. The existing house on the property is currently used as a food pantry and will continue as a food pantry. The shed on the property houses the lawn & snow equipment. Submitted documents will be updated and resubmitted. The floor plan was reviewed.

Engineer Laberge reviewed his letter of January 28, 2025.

Clarification as to how the gym will be utilized was requested. Mr. Pratt has stated in his response letter that it will be used for the youth and children's ministry and recreational sports activities. It will not be rented out for tournaments or other activities.

The Laberge review letter had requested clarification regarding the pre and after care programs that are currently offered. Mr. Pratt stated that Victory Church has allowed Capital Church (previous owners) to continue the programs until June when the school year ends. Currently Victory Church has no intention of running any daycare, pre or after care programs.

The narrative submitted had alluded to an existing dumpster. Currently there is not a dumpster on site. Mr. Pratt stated that the shed on the Mack Drive side of the property holds the garbage which is picked up by the Village of Colonie weekly. The intent of Victory Church is to continue this practice. If a dumpster is required, they will place it in the same location and have an appropriate enclosure.

The narrative had not addressed the house on the North side of the property. Mr. Pratt stated they are continuing to use this house as a food pantry. Pastor Jay will be sending an email to all previous recipients that the pantry will continue Wednesday from 10:00 AM until 2:00 PM.

The site plan does not show the existing houses surrounding the site. Engineer Laberge would like to see how this proposal fits into the surrounding areas.

Parking listed is a concern because it only took into consideration the existing church, not the addition. Engineer Laberge used the Village code to determine the minimum number of spaces required. 190 spaces would be required for the church and addition. The Planning Commission can reduce this requirement by 50% if they determine that the parking count use is acceptable. The minimum required would then be 95. Currently there are 84 spaces available. Site circulation for parking needs to be more clearly defined in addition to adding handicap

parking spaces, site circulation and signage. Mr. Pratt stated they will be submitting a parking plan that will address the concerns stated.

Colonie Village DPW and the Village fire department will need to review the submission. In addition, the plans will need to be sent to the County and the Town of Colonie Planning Department.

The infiltration system proposed may need to be moved because of a difference in grade elevations.

There are questions regarding the existing storm sewer and where it goes on the property. Mr. Costa stated that it may be dry wells and will have to determine what is there. It needs to show where the overflow will end.

Landscaping should be pushed to the borders of the property due to the size of the building.

Mr. Pratt then read the letter that he had written in reply to Engineer Laberge's review letter. Many of the answers have already been addressed in previous comments.

Mr. Pratt reviewed the normal hours of operation. He said it did not consider special events such as weddings and funerals in the normal hours of operation. He also clarified that the classrooms are used only for Sunday school, ministry purposes.

They will not be providing daycare, pre or post school activities.

The building will blend with the existing buildings. The building will be steel in a non-industrial color. Four feet of the building will be decorative brick. There will be decorative lighting that is aesthetically pleasing to the neighbors.

Mr. Pratt did address the fenced in playground area. He stated that they are going to use the same footprint for equipment that was previously there. They are replacing it with new updated equipment that is considered to code. Neighbors will be allowed to use the equipment. It will remain fenced, and the hours of operation will be posted. The trees that were removed were taken down because they were dying.

Mr. Pratt stated that Victory Church will comply with all requests regarding landscaping and all necessary approvals.

Commissioner Martin asked about the hours of operation since the application and narrative don't match. Mr. Costa stated they will submit a new updated application. Mr. Pratt stated the hours of operation are Sunday 8:00 AM - 2:00 PM, Monday, Men's Group 6:30 PM-9:00 PM – 10 men, Tuesday there is prayer once a month, Wednesday nothing, Thursday Church Service from 7:00-9:00 PM and Youth Group in the winter from 7:00 PM – 9:00 PM and Friday night once a month Young Adult Group 7:00 PM – 10:00 PM. Saturday usually has nothing.

Commissioner Hart asked if there are any plans to work with Rosetti development or if there is access through the site for the development. Mr. Pratt stated they had some discussions regarding Mack Drive. The proposal was not acceptable to Victory Church or the neighbors. There are no plans currently for further discussion. Victory Church is open to discussion if it will be beneficial to the Village and neighbors.

Commissioner Martin asked if there would be locker rooms for the gymnasium. Mr. Pratt stated there will not be locker rooms. The gymnasium is just being used for recreation. Commissioner Martin requested a lighting plan be submitted, that the landscaping include at least three trees on the North side of the building, two flowering trees,

crabapple or serviceberry and at least one oak, and the use of color on the front of the building. Commissioner Martin suggested looking at Stewart's or Chipotle. He also asked if a traffic study has been done and if not, explain why one is not needed.

Commissioner Martin asked Village Attorney if the use of 50% reduction in parking applies to this site since it is considered one site. Attorney Caponera stated that Village Code 242.8 (i) allows the Commission to determine the parking. Attorney Caponera stated that the Commission can limit the intensity of the uses when giving approval.

Commissioner Kendall asked if the Change of Ownership had been received. Victory Church did submit the necessary paperwork and fees for Change of Ownership.

Commissioner Curran asked about the current classrooms that are being used for the day care program and why they would not continue to be used. Mr. Pratt stated that the church feels that a more modern feel is what the congregation wants for the children's ministry. He stated the children's ministry is huge for Victory Church. They want parents to feel comfortable taking their children to church. The existing classrooms will be used for adult Sunday school. The Goal of Victory Church is to be a Community Church. Commissioner Curran stated if they reorient the gymnasium, cut off some classrooms, and do a land exchange with Rosetti it would help with the parking.

Commissioner Kuentzel asked about the number of parishioners. Mr. Pratt stated there are 200 between the 8:45 AM service and the 10:45 AM service on Sunday. When they move to this site, the plan is to move to one service with the maximum number of parishioners being 300. He believes that parking would still be sufficient.

Village residents were then allowed to comment.

Mrs. Judy Canniff, 6 Chris Place, asked about the current size of the existing building and the proposed addition. She had questions regarding the operation of the food pantry. She stated that she would like to have the narrative more clearly defined regarding uses and times of use. She is concerned because there have been a lot of “no intention to” statements made. She stated that the neighborhood would like to see Victory Church work with Rosetti on the new development. Traffic and access through the small neighborhoods are a real concern. Mrs. Canniff stated that Rosetti has been contacting the residents on Daniel and trying to get them to sell their houses.

Mr. Frank Blake, 29 Hanifin Ave., stated that a traffic study will absolutely be required because of the impact on the traffic for Vly road. He has no issue with the gymnasium but would be opposed to the church ever renting it out.

Mr. Frank Stapf, 16 Hanifin Ave., (via email), has concerns that the proposed uses are vague and the amount of traffic to be generated is not clearly defined. He would like to see well designed entrance and exit for the church. He would like the Planning Commission to consider the Church expansion and Rosetti subdivision together as to how they will impact the surrounding Hillside/Hanifin subdivision.

Discussion:

Commissioner Martin asked if AJ Caribbean had gotten their variance. Planning Coordinator Rueckert stated they were to be on the ZBA agenda for February 5, 2025. If approved they will be on the Planning agenda for the next meeting. QuickChek will also be on the agenda for the February 18, 2025, meeting.

Commissioner Martin made a motion to adjourn the meeting at 7:40 PM.

Commissioner Hart seconded the motion.

Vote: unanimous to adjourn

Respectfully Submitted,

Joan Rueckert - Planning Coordinator