



Village of Colonie
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CLERK

Minutes

Tuesday, February 18, 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 18, 2025.

ROLL CALL:	Chairman:	Chris Dennis
	Commissioners:	John Martin Brittany Kendall-absent 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 February 4, 2025. Commissioner Martin made a motion

to approve the minutes as amended. Commissioner Hart seconded the motion. Commissioner Kuentzel was a voting member.

Vote: unanimous to approve

Change of Occupant
18 Wolf Road
AJW Caribbean

Ms. Ermionne Clement, restaurant owner, was present in the audience. She stated that Mr. Dan Sanders, architect, was unable to attend due to a scheduling conflict.

Village Attorney Caponera stated that this applicant had been sent to the Village Zoning Board of Appeals for an area variance because of being nine parking spaces short for the intended addition of a bar. The variance was unanimously approved by the Zoning Board of Appeals. Attorney Caponera stated the variance has not been formally adopted but legally speaking the variance has been approved. The Planning Commission can act on the application.

Commissioner Martin made a motion to approve the Change of Occupant, AJW Caribbean located at 18 Wolf Road. Commissioner Hart seconded the motion.

Vote: unanimous to approve.

Site Plan Application
32 Wolf Road
QuickChek

Mr. Steve Wilson, Bohler Engineering NY and Ms. Jennifer Cadwallader, representative of QuickChek, appeared before the Commission.

Mr. Wilson stated that the lower Hudson Valley and New Jersey have several QuickChek stations. The closest QuickChek to Albany currently is Wappingers Falls. This will be the first foray into the Capital District.

The site is the former Bed, Bath and Beyond.

It's a 3.58-acre parcel. The plan is to remove the existing building. There will be a 3,800 square ft. building which is about 25 feet back from the current front of Bed, Bath & Beyond. There's a 3,700 square ft. fuel island. They will be leasing the property from National Retail, the owner of the property.

There is a substantial increase in green space from eight percent to forty five percent.

The existing driveways are to remain in the current location. They have received conceptual Stage One approval from DOT on the driveways and will be submitting for Stage Two application shortly.

They have a fuel island with four twenty-thousand-gallon tanks in the front, parking along the perimeter and along the front. There are plans to eventually connect to a service road along the back of the property, this will be maintained, and they will provide the necessary fifty-foot easements which will eventually provide access to the light.

There is a cell tower that currently accesses the property because it's easier. Access should be through the adjoining property.

Drawings were presented that showed the thirty-two-foot-high entry tower as well as the multiple height variations of the parapet. The green color scheme to be used was shown in the drawings as well. There is no outside storage or speakers.

Village Engineer Laberge then reviewed his letter of January 28,2025.

There are several items on the application that need to be updated/completed. The narrative should address food prep within the store. There are several permits that are required, Village Water and Sewer, Village building permit, NYSDEC Stormwater, NYSDOT Highway, NYS liquor, Albany County Health Department and County Planning Board.

It was recommended to provide plans to CDTA since there is a bus stop at the front of the property. Plans should be sent to the Town of Colonie Planning Department since the project is within 500 'of the Town/Village boundary.

A stormwater report needs to be submitted to verify the design of the grading and drainage plan.

The plan needs to show the existing water service, where the main will be terminated and the extensions connected.

The site requires 67 spaces per the Village Code. There are 62 proposed with an additional twelve on the fueling islands. This exceeds what is required by code if the Commission accepts the fueling island spaces. If they do not, an additional five will need to be added to the back of the building.

In the past, the Village has accepted the fuel island spaces.

All easements need to be shown on the plan.

It is suggested that trees be planted on the rear of the parking lot. Mr. Wilson stated that they were planning to let that go to a natural landscape to infill the area.

Village Attorney Caponera asked Ms. Cadwallader to explain what was included in the store. Ms. Cadwallader stated there is a grocery section, twenty different coffee offerings, a deli, a bakery area, thirteen coolers for beverages, and an area for children's items.

Commissioner Martin asked about the size of the proposed building and parking in comparison to other sites. Ms. Cadwallader stated this is like the Nanuet and Saugerties sites. Saugerties has less parking due to a double entrance. Like Stewart's the need for parking away from the island is for people who don't leave their cars at the island but park on the side before going into the store.

Commissioner Splonskowski stated the large amount of parking may be necessary for trailers and boats since the site is near an exit on the Northway.

Commissioner Martin asked why there are no charging stations on the site. Ms. Cadwallader stated that they wait until Tesla states what they would like. She said they do business with Tesla because they are the only ones who are reliable. Other companies have gone out of business. QuickChek has a division that deals with charging stations.

Commissioner Curren asked if this proposal is like the proposal before the Town of Colonie. Ms. Cadwallader stated that it is.

Chairman Dennis stated that he thinks the plan is not overpowered with parking. He would like to see how the back of the property is defined and maintained.

Commissioner Hart thinks it's a great use for the site.

Commissioner Martin asked that the berm be increased so that the cars on Wolf Road are shielded from seeing the pavement or headlights. He would like to see the back area planted with native plants that will attract wildlife. Mr. Wilson stated they can plant with a wildflower pollinator mix. Commissioner Martin would like to see additional trees along the front such as spring laurel serviceberry, golden shadow dogwood, crusader Hawthorne lollipop crabapple or a sweet sugar time crabapple. Commissioner Martin would like to see plantings with color added to the site.

Mr. Wilson stated they were going to need variances for signs for the building, canopy, free standing and monument. Village Attorney Caponera explained the process for proceeding with the sign applications and going before the sign review board. This is separate from the Special Use Permit required because of it being a gas station.

Mr. Wilson stated that he will be updating the application and site plan with all the recommendations received in Village Engineer Laberge's letter of January 28, 2025, and the comments from the Commission.

Village Engineer Laberge stated that we will be submitting the necessary paperwork to outside agencies.

Chairman Dennis stated that we can put this on the agenda for Special Use Permit. We cannot act and vote on the Special permit approval until we have SEQRA in place. The SEQRA process is technically a thirty-day process. Site plan review will still need to be completed. Mr. Wilson asked what needs to be updated and submitted for the Special Use permit. Village Attorney Caponera stated that nothing needs to be updated for the permit. We will simply be dealing with the use.

Village Attorney Caponera asked if this was the corporate color as shown on the drawings. Ms. Cadwallader stated green is the corporate

color. Attorney Caponera stated that he knew the Town of Colonie had a concern with the color. Ms. Cadwallader stated they can change the bollards to black instead of green. She stated it is a brick facade on three sides with a little on the e-wall in the front, the top is a light grey color, and the tower is green.

The Special Use Permit meeting initially was scheduled for March 4, 2025. Ms. Cadwallader asked that another date be chosen because her team is not available. The meeting for the Special Use Permit was scheduled for April 1, 2025.

Discussion:

Planning Coordinator Rueckert stated that there currently have been no submissions for any projects. There will be no meeting on March 4, 2025, nor will there be a meeting on March 18, 2025, due to election day. The next meeting scheduled for the Planning Commission will be April 1, 2025.

Commissioner Martin made a motion to adjourn the meeting at 7:30 PM.

Commissioner Hart seconded the motion.

Vote: unanimous to adjourn

Respectfully Submitted,

Joan Rueckert - Planning Coordinator