



Village of Colonie
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Minutes

Tuesday, April 1, 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, April 1, 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 February 18, 2025. Commissioner Martin made a motion

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

Vote: unanimous to approve

Meeting was closed to hold the Public Hearing for 32 Wolf Road, QuickChek Mart.

Mr. Steve Wilson, Bohler Engineering NY, appeared on behalf of the applicant QuickChek.

Mr. Wilson stated that he had submitted an updated site plan application with minor changes, short environmental assessment, a color exterior building elevation plan, changes to the site development plan, and a storm water pollution prevention plan.

Note that the Commission did not receive this information before the meeting as it was submitted too late to be reviewed. The new images were presented at the meeting for the Planning Commission and the public to see.

Mr. Wilson stated that the site development plan was basically the same as presented at the February 18, 2025, meeting regarding the layout, access and parking.

The new plan demarks a 50' right away on the left side of the property as a future possible access to the back side of the property. An easement along the existing driveway is shown to provide access to the adjoining lot of the former Barnes & Noble and the current Capital Buffet.

As discussed, on February 18, 2025, meeting, a more robust berm and landscaping along the front of the property is shown. This includes, as

discussed, a berm that includes spring glory serviceberry, ink berry, day lily and juniper. The large area at the back of the property has been demarcated with an area to be seeded with a native wildflower mix. A 6' wide landscape strip immediately along the edge of the parking will be mowed for maintenance and the rest left to go wild.

There is free standing sign at the left edge of the berm. Utility drawings were updated as per Village Engineer Laberge's comments.

Chairman Dennis asked Village Attorney Caponera if SEQR needs to be in place to act on the Special Permit request. Attorney Caponera stated the Commission needs to act on SEQR first.

Village Engineer Laberge stated letters regarding SEQR were not sent to the involved agencies until March 24, 2025. Only the Department of Transportation had responded. The Albany County Planning Board responded that defers to local consideration. The Town of Colonie also received notification but did not respond.

There were no public comments.

There was discussion regarding the process going forward. The Commission will review the new plans submitted for the April 15, 2025, meeting. Once a response from the agencies involved is received/or not received by the April 24, 2025, date, the Commission will be able to act on SEQR and the Special Use Permit.

The public hearing closed at 6:45 PM.

The Planning Commission meeting then resumed.

Change of Occupant Application
1528 Central Avenue

Art Threading Salon Inc.

Mr. Arbind Singh, property owner & tenant, and Mr. Dan Sanders, architect, appeared before the Commission.

Mr. Sanders stated that Mr. Singh would like to modify the second floor to a single apartment that is not currently occupied. This was previously office space for a previous occupant. Currently the entrance goes through Mr. Singh's business, Art Threading Salon. The plans presented propose an outside entrance to the 2nd floor apartment. It also adds a kitchen area to the living room.

In addition, the property has been modified with three additional parking spaces. A grading plan for parking will be made available by a civil engineer. This provides the site with seven parking spaces keeping the ADA parking and the parking space in front of the building.

Village Engineer Laberge provided an informal review of the submission. The 25' residential buffer would be impinged on by extending the parking. The plan as submitted does not have the setbacks required by code. This would require a variance. Based on the submitted site plan, parking size does not meet code requirements. There is not enough space available to increase the parking space size and comply with the required site parking. This would require a variance. Using the parking requirements for barbershop/salons the requirement for 2 chairs would be 8 spaces, the apartment will require 2 spaces for a total of 10 parking spaces. This will require a variance. The minimum permissible apartment size is 600 square feet. The plan submits a smaller apartment so this would require a variance as well. It would require four variances for: parking space size, encroachment to the residential buffer, the number of parking spaces provided and the size of the apartment.

There was discussion regarding the number of chairs currently approved and what the narrative stated. The business was previously approved for two chairs and is now requesting to add an additional chair. This would require an additional two parking spaces by code.

Mr. Sanders asked if 8'6" parking spaces are permitted because it could be restriped. Village Engineer Laberge stated a variance would still be required. There is a wood deck and handicap ramp in the back that will be maintained to maintain ADA access.

Mr. Sanders asked for clarification regarding the process. Village Attorney Caponera stated the board has no authority to act on the application. The board will need to deny and then the applicant will need to go to the Zoning Board for the variances.

Commissioner Curran asked about the gas meter that is currently in place. Mr. Sanders stated that it will need to be moved to a new location.

Commissioner Martin asked if there was a dry well in the back of the site. Mr. Sanders stated yes.

Chairman Dennis asked for clarification that a civil engineer will present a new survey. Mr. Sanders stated yes.

Commissioner Hart has concerns regarding landscaping. The landscaping on the plan shows five shrubs in the front. There is only one. The parking in the back only has three striped spots. The grass area in the front is being used for parking. The site is currently not as approved. Mr. Sanders stated that if approved for the variances, they will present a landscaping and grading plan.

Commissioner Martin made a motion to deny the Change of Occupant application for Art Threading Salon, Inc. located at 1528 Central Ave. due to the encroachment into the residential buffer, the number of parking spaces provided, the parking space size and the size of the apartment.

Vote: unanimous to deny

Discussion:

Victory Church will be coming back with a new plan that removes the gymnasium.

Commissioner Martin stated that it is his understanding that Taco Bell has backed out of the property. Planning Coordinator stated that Mayor Rubino has been given verbal notification from the property owner that they are not moving forward. No written notification has been given.

Commissioner Martin asked if there is an update on the Rosetti Vly Road development. Chairman Dennis stated they are working on their submission.

Commissioner Martin made a motion to adjourn the meeting at 7:08 PM.

Commissioner Hart seconded the motion.

Vote: unanimous to adjourn

Respectfully Submitted,

Joan Rueckert - Planning Coordinator

