



*Village of Colonie*  
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TRUSTEE  
**JAMIE L. BLOT**  
CLERK

**Minutes**  
**Tuesday, April 22, 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 22, 2025. This meeting was rescheduled from the actual date of April 15, 2025, that had been cancelled due to a power outage.

**ROLL CALL:** Chairman: Chris Dennis

Commissioners: John Martin  
Brittany Kendall  
Kenny Hart-absent  
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 Kendall led the Pledge of Allegiance and requested that all electronic devices be turned off or muted. The Commission reviewed the regular

meeting minutes from April 1, 2025. Commissioner Martin made a motion to approve the minutes as amended. Commissioner Lemperle seconded the motion.

Vote: unanimous to approve

Chairman Dennis stated that Commissioner Kuentzel would be a voting member of the Commission.

**Site Plan Application**  
**32 Wolf Road**  
**QuickChek**

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

Mr. Wilson stated that he was in receipt of Village Engineer Laberge's letter dated April 21, 2025, and would like to address a couple of the items.

**#5 Review by others: Capital District Transportation Authority**

Mr. Wilson stated that he received an e-mail from David Gehrs, Street Amenities Manager with CDTA. Mr. Gares stated, "as long as construction isn't going to interfere with the bus stopping at the bus stop CDTA is good to go and has no further comments".

Town of Colonie- the Village sent plans to the town and received no comments.

Village DPW- They spoke with Randy Rivera, Village Storm Water Management Officer, and he had no comments on the project.

#11 Miscellaneous – were comments regarding a cross-access agreement in draft form for review by Village Attorney Caponera. Mr. Wilson stated that is not a problem. The second part addressed the proposed easement to the Village for a potential future roadway should be documented in some fashion acceptable to Village Attorney Caponera. Mr. Wilson asked if any thought had been given about how this should be memorialized since it's for the future. Village Attorney Caponera stated it should be put in an easement format and then recorded. Village Attorney Caponera requested that the attorney for QuickChek contact him, and they will work it out.

#12 Lighting – the lighting beneath the fuel canopy is between 35 and 45 footcandles with the gas station lighting recommendation for gas pumps to be 11-15 footcandles. QuickChek is requesting to keep the light levels as shown on the plans. QuickChek has a lot of experience running these types of facilities. Mr. Wilson stated it's a highly active area with people getting in and out of cars, accessing fuel etc. If you look at the lighting plan when it gets back down to the street it's, one or less than one footcandles.

Commissioner Martin commented that even though the lighting at street level is less, it is the glare from the candles as you are driving in that is too much. Mr. Wilson stated the glare can be because of the kelvins that the lights are at. He suggests using a 3000 kelvin which provides a softer natural light feeling. Commissioner Martin suggested that baffles could be put on the lighting. Commissioner Martin would like to have the option to revisit the lighting if there are problems. Mr. Wilson agreed this could be revisited.

Chairman Dennis asked what the height of the canopy is going to be. Mr. Wilson stated the canopy is 13' high with the lighting being recessed. Ms. Cadwallader, representative of QuickChek, stated the lights are LED directional and not pointed towards the street. Chairman

Dennis stated that the lighting needs to be clearly defined because there was another project in the Village where the brightness of the lights became an issue.

Village Engineer Laberge stated that under the canopy is going to be very bright. The lighting is not pointed at the road. The project spoken of had footcandles set to 36 that were not like the lighting presented. Ms. Cadwallader stated they could bring the footcandles down to 25. Chairman Dennis stated he would like to see the footcandles at 25 and 3000 kelvins.

Mr. Wilson stated those were the concerns regarding the letter. There were no problems with the Storm Water Plan.

Chairman Dennis asked if everything is in place regarding SEQRA. Village Engineer Laberge stated that we need to wait until after April 24, 2025, to act.

Engineer Laberge asked about the overhead power lines across the back of the property and if there is an easement. Mr. Wilson stated currently there is no paper on the easement. It may be in question when they contact National Grid for a new service. Mr. Wilson stated it will be addressed at that time.

Chairman Dennis stated he had conversation with DOT. They had questions regarding parking but felt that it was ok.

Commissioner Martin stated that the New England Wildflower mix doesn't have enough pollinators in the mix. He suggested looking at the Nature Seed website under specialty seeds. The Great Lakes New England Pollinator Mix is a better choice because it is full of the seeds that will attract the birds and bees you want. Perennials that will be reseed and fill in the area every year.

Chairman Dennis requested that the 6' area in the back of the parking area that will be maintained or mowed, that curves around the roadway should be taken straight across the back. He would also like to see screenings of trees in addition to the wildflowers. He would like to have two groupings of three Norway Spruce to give a visual backdrop to the project.

Chairman Dennis would like the plants at the front and side of the building to be something that won't look like sticks in the winter. He suggested yews or holly bushes that will hold through the winter.

Village Attorney Caponera asked if everyone was ok with the color green as presented. There was no objection from the Commission.

Commission Martin asked Attorney Caponera if after April 24, 2025, all the items talked about show up on the plans, the Commission could issue a SEQRA, issue a Special Use Permit and approve the site plan. Attorney Caponera stated yes. Mr. Wilson stated that he could have the revised lighting and landscaping plan for the next meeting. He will submit them in a PDF to Village Engineer Laberge who will review and share with the Commission.

Village Attorney Caponera asked the height of the entry tower. Mr. Wilson stated 32'. Chairman Dennis asked the height of the fuel canopy in relation to the building. Ms. Cadwallader stated the parapet is 27', the fuel canopy is 13' at the bottom and 16' to 17' at the top. The concern was that the name of the business can be seen.

Commissioner Splonskowski asked about the canopy shown on one side of the building but not the other. He stated that a canopy is required for any out-swinging door. Ms. Cadwallader stated that one door has a vestibule. Chairman Dennis stated it was required by NYS code to have

the canopy so there is no snow buildup. This was confirmed by Code Enforcer Meservey.

Old Business – Victory Church was removed from the agenda. The Commission has requested a new site plan be submitted. Engineer Laberge had a drawing which showed the original proposal the church had made in green and the new proposal in red.

Commissioner Martin made a motion to adjourn the meeting at 7:13 PM.

Commissioner Splonskowski seconded the motion.

Vote: unanimous to adjourn

Respectfully Submitted,

Joan Rueckert - Planning Coordinator