



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

<https://www.colonie.org/>

Steven Heider

Tuesday, February 25, 2025

6:00 PM

Public Operations Center

1. Call to Order

The meeting was called to order at 6:01 p.m. by Chair Steven Heider. The roll was called. Board members Kevin M. Bronner and Joanne Maloy were absent.

Also present were Senior Planner, Acting Director, Andris Blumbergs (PEDD), Planner Jacob Landis (PEDD) Assistant Planner Lauren Dryburgh (PEDD), and TDE Joe Grasso (CHA).

Attendee Name	Title	Status	Arrived
Steven Heider	Chairman	Present	
Henry J. Rosenzweig	Board Member	Present	
Paul A. Leo	Board Member	Present	
Michael J Malone	Board Member	Present	
Kevin M. Bronner	Board Member	Absent	
Ricahrd Barlette	Board Member	Present	
Joanne Maloy	Board Member	Absent	
Matthew Millea	Counsel	Present	

2. Public Hearing

There was no hearing.

3. Report of the Planning Department

There was no report.

4. Regular Business

a. 1024 Watervliet Shaker Road. Stewarts's Shops.

Applicant: Stewart's Shops, Inc. Concept plan update review for a proposed 4,500 square foot one story (24') mini-mart, a 2,000 square foot eight position fueling facility, along with all lands consolidated into a single parcel, through a minor subdivision. The site is zoned NCOR, Neighborhood Commercial Office Residential. TDE: CHA (PL-23-00184).

Chuck Marshall of Stewart's Shops presented the project. He noted that a revised layout of the plan was provided to the Board the day of the meeting. The revised layout reduces the size of the building to 3,975 square feet. It also decreases the number of fueling positions from eight to six which would allow the site to maintain its current 30 percent green space. The proposed access is right-in only off Watervliet Shaker Rd. and full access through a controlled driveway to Vly Rd. This is different from the current layout, which has access directly off Vly Rd.

TDE Joe Grasso provided his review.

The Board discussed the project. They were in support of reducing the number of parking spaces on the site. This will allow the applicant to pull the proposed retaining wall closer to the building and save any healthy existing trees between the site and the residential neighbors. Chair Heider requested that more landscaping be added to the site, particularly in the green space along Watervliet Shaker Rd.

Lenny Myron of 134 Vly Rd. spoke in support of cleaning up the current buffer area between his property and the site. He spoke in support of the retaining wall with a fence on top along his property line that is proposed in the plan.

A motion was made.

i. Motion To: Accept the concept plan.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ricahrd Barlette, Board Member
SECONDER:	Paul A. Leo, Board Member
AYES:	Heider, Rosenzweig, Leo, Malone, Bronner, Barlette
ABSENT:	Joanne Maloy

b. 855-861 First St. Lincoln Avenue Development Phase 1B.

Applicant: Lincoln Avenue Development LLC. Represented by McFarland Johnson. Concept plan review for proposed construction of a 60,000 square foot warehouse, loading docks and parking. The site is zoned Industrial (IND). TDE CHA. (PL-24-00226).

Victor Caponera and Adam Frosino of McFarland Johnson presented the project on behalf of the applicant.

TDE Joe Grasso provided his review.

The Board discussed the project.

A motion as made.

i. Motion To: Accept the concept plan.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Paul A. Leo, Board Member
SECONDER:	Henry J. Rosenzweig, Board Member
AYES:	Heider, Rosenzweig, Leo, Malone, Barlette
ABSENT:	Kevin M. Bronner, Joanne Maloy

c. 681 Albany Shaker Road. QuickChek Mini-Mart.

Applicant: Broad & Thomas Partners, LLC. Represented by Advance Engineering & Surveying. Concept plan review for proposed Construction of a 6,730 square foot building to be utilized as a

mini-mart with a proposed 6,225 square foot fuel canopy and 16 fueling stations. Site is zoned Airport Business Area (ABA). TDE: CHA. (PL-24-00291).

Nick Costa of Advance Engineering & Surveying presented the project on behalf of the applicant.

TDE Joe Grasso provided his review.

The Board discussed the project. They agreed that the aesthetics of the buildings and landscaping on the site are important as this will be the first impression of Albany for those arriving at the airport. They discussed the right-in, right-out only access on Albany Shaker Rd. as well as the access at the proposed Engel Rd. Chair Heider suggested that the building be moved back from the road, and expressed concerns about the size of the building and number of gas pumps. He also expressed concerns about adding more commercial buildings in the area. The Board requested that this project come back in front of the Board for an update prior to the applicant seeking a final Planning Board approval.

Susan Cerone, a licensed realtor, expressed confidence that any commercial space proposed at the site would be filled.

A motion was made.

- i. **Motion To:** Accept the concept plan.

RESULT:	ADOPTED [4 TO 1]
MOVER:	Henry J. Rosenzweig, Board Member
SECONDER:	Michael J Malone, Board Member
AYES:	Henry J. Rosenzweig, Paul A. Leo, Michael J Malone, Ricahrd Barlette
NAYS:	Steven Heider
ABSENT:	Kevin M. Bronner, Joanne Maloy

5. Adjournment

With no further business before the Board, the meeting was adjourned at 7:15 p.m.