



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110
<https://www.colonie.org/>

Steven Heider

Tuesday, March 25, 2025

6:00 PM

Public Operations Center

1. Call to Order

The meeting was called to order at 6:00 p.m. by member Paul Leo. The roll was called. Chair Steven Heider was absent.

Also present were Senior Planner, Acting Director, Andris Blumbergs (PEDD), Planner Jacob Landis (PEDD) Planning Aide Noah Savastio (PEDD), and TDEs, John Frazer (B&L), and Joe Grasso (CHA).

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

2. Public Hearing

There was no hearing

3. Report of the Planning Department

Noah Savastio has joined the Planning Department as a Planning Aide.

4. Regular Business

a. 2889 Curry Road, Bishop Beaudry Warehouse/ Storage

Applicant: Bishop Beaudry Construction LLC. Represented by Bohler Engineering NY, PLLC. Sketch Plan review for the construction of a 9,600 square foot warehouse/ storage building. The parcel is currently vacant. The site is zoned Airport Business Area (ABA). TDE: Barton & Loguidice. (PL-25-00037).

Caryn Mlodzianowski of Bohler Engineering presented the project on behalf of the applicant.

TDE John Frazer of Barton & Loguidice provided his comments recommending that the current landscaping plan be enhanced.

Board members commented on the need to increase the size of the buffer on the rear side of the building in order to create greater separation from the area behind the project that is in the Town of Guilderland zoned residential . The Board also commented on the basic design of the proposed building, suggesting that the architecture of the building to be enhanced to in order to improve the overall aesthetic. Members suggested the addition of a stone band around the base of the building, as well as windows on the second floor.

Andy Arthur of 15 A. Elm Ave, Delmar NY, Lynne Jackson of 223 S. Swan St, Albany NY & a resident of Guilderland all expressed that due to the ecological importance of the Pine Bush, consideration should be made to protect it from pollution and further fragmentation.

i. Sketch plan review no action taken

b. 1130 Central Avenue, Asian Food Market

Applicant: Ren Garden Group, Inc. Represented by MRB Group. Concept Plan review for proposed construction of a 31,200 square foot supermarket with an attached 5,000 square foot warehouse, a 10,000 square foot retail building, and a 12,100 square foot warehouse building with an attached 2,400 square foot office. The site is zoned Industrial (IND). TDE: CHA. (PL-24-00077).

Thomas Fromberger of MRB presented the project on behalf of the applicant.

TDE Joe Grasso of CHA provided his comments.

The Board discussed the project. Due to the orientation of the building Board members commented that when entering westerly from Central Ave patrons would first see the side face of the building. Members also were concerned over production of waste from the supermarket and the size of the proposed dumpster, suggesting that a garbage compactor be used. Board members also discussed the proposed Railroad Ave extension from Central Ave, concern was raised over the increased traffic flow on to Railroad Ave. Due to the extension being a one way entry, concern was raised over the potential for accidents and the impact this could have on emergency vehicle access. The Board also commented on increased foot traffic along Railroad Ave.

A motion was made.

i. Motion To: Accept the concept plan

RESULT:	ADOPTED [5 TO 1]
MOVER:	Henry J. Rosenzweig, Board Member
SECONDER:	Kevin M. Bronner, Board Member
AYES:	Rosenzweig, Leo, Malone, Bronner, Maloy
NAYS:	Ricahrd Barlette

c. 15 Delatour Road and 188 Troy Schenectady Road

Climate Controlled Storage. Applicant: Delatour Partners LLC. Represented by Advance Engineering & Surveying PLLC. Project update for the proposed construction of three climate controlled self-storage facilities. The project includes a two-story, 23,459 square foot footprint

building on 188 Troy Schenectady Road. Two (2) additional buildings are proposed at 15 Delatour Road both to be two-stories with 15,000 square foot footprints. The site is zoned Commercial Office Residential (COR) TDE: CHA (PL-22-00040).

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

TDE Joe Grasso of CHA provided his comments.

The Board commented on the changed proposed by the applicant. Board members asked if the proposed road for storm water access would ever be used as access for another building on the site. The applicant's representative stated that there are no plans at this time. The Board expressed concerns about the aesthetics the building that would be along Troy Schenectady Road. They requested that the style be more similar the style of the other two buildings and have more architectural details.

Local residents Dottie & Pete Piroha of 25 Delatour Rd, Watervliet NY expressed support for the berm next to their property and requested that trees be added on top of the berm. Pat & Jim Tetrault of 12 Semons Ave, Latham NY expressed their concern over potential disturbance caused by vehicle headlights and noise. The applicant representative Nick Costa spoke about the grade of the hill likely preventing headlights from shining directly into the neighbors houses east of the property.

i. Project update review no action taken

d. 1423 Central Avenue, Bank of America

Applicant: Bank of America, represented by Nelson Worldwide. Final Site Plan review, consideration of waivers, and SEQRA determination for the proposed construction of a one-story 5,200 square foot building. The site is zoned Highway Commercial Office Residential (HCOR). TDE: CHA. (PL-23-00148).

Caryn Mlodzianowski of Bohler Engineering presented the project on behalf of the applicant.

TDE Joe Grasso of CHA provided his comments.

The Board discussed the project.

A motion was made.

i. Motion To: Approve a negative declaration under SEQRA

COMMENTS - Current Meeting:

WHEREAS, Bank of America ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the Bank of America project located at 1423 Central Avenue ("Project"). The proposal is for the construction of a 5,200 square foot building with 14 parking spaces; and

WHEREAS, the Project has been identified by the Planning Board as an Unlisted Action under SEQR (State Environmental Quality Review Act); and

WHEREAS, the Planning Board has reviewed Part I of the Short Environmental Assessment Form (SEAF) submitted by the Applicant, and completed Parts II and III of the SEAF in conjunction with the review of a number of documents related to this Project that are enumerated in the attached Negative Declaration and maintained in the town files; and

WHEREAS, the Project shall be completed in accordance with the requirements set forth by the Planning Board.

NOW, THEREFORE, BE IT RESOLVED that based on a thorough review of the Project by the Planning Board, there will be no significant adverse environmental impacts as a result of the Project and no Environmental Impact Statement will be required; and be it further

RESOLVED that the attached Negative Declaration be adopted in accordance with SEQR Part 617.12 and kept on file with the Town of Colonie Planning and Economic Development Department.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kevin M. Bronner, Board Member
SECONDER:	Michael J Malone, Board Member
AYES:	Rosenzweig, Leo, Malone, Bronner, Barlette, Maloy

ii. Motion To: Approve land use law waiver findings

COMMENTS - Current Meeting:

WHEREAS, Bank of America ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the Bank of America project located at 1423 Central Avenue ("Project"). The proposal is for the construction of a 5,200 square foot building with 14 parking spaces; and

WHEREAS, the applicant is requesting a waiver from the Town of Colonie Land Use Law, Article IX - Chapter 190-41, Design Standards, for the Highway Commercial Office Residential (HCOR) zone related to the following: (1) exceeding maximum front building setback of 25 feet; (2) parking within the front yard; (3) greenspace minimum requirement of 35%; and (4) interior landscaped area requirement; and

WHEREAS, the Planning Board may waive these standards to the extent it deems necessary in order to secure reasonable development of the site. In such case, the Applicant must establish that there are no practical alternatives to the proposed waiver that would conform to the standard, and the Planning Board shall issue a written Finding stating the extent and justification of the waiver;

WHEREAS, the project site is a previously developed commercial property containing a parking area for the Colonie Center Mall, and redevelopment of the site as proposed by the Applicant represents a desirable redevelopment of a site that is currently vacant and underutilized; and

WHEREAS, the proposal is part of a larger overall parcel which allows for a further maximum setback from the front of the building; and

WHEREAS, the proposed site layout is designed to provide parking in the front yard as is common of the mall area and local banks; and

WHEREAS, the proposed site is part of a larger overall parcel which meets the required greenspace threshold; and

WHEREAS, the Colonie Center provides equivalent landscaping outside of the parking lot in lieu of interior landscaped islands.

NOW, THEREFORE BE IT, RESOLVED, that the Planning Board hereby finds that the extent of the requested waivers is not considered substantial; and be it further

RESOLVED, that the Planning Board finds the Applicant has established that there are no practical alternatives to the proposed waivers that would conform to the standard and that the waivers are necessary in order to secure reasonable development of the project site; and be it further

RESOLVED, that the Planning Board hereby issues a waiver from the prohibition of exceeding the maximum front building setback of 25 feet; and be it further

RESOLVED, that the Planning Board hereby issues a waiver from the required minimum frontage buildout of 80%; and be it further

RESOLVED, that the Planning Board hereby issues a waiver from prohibition of parking in the front yard; and be it further

RESOLVED, that the Planning Board hereby issues a waiver from the required 35% threshold of greenspace required on a developed parcel; and be it further

RESOLVED, that the Planning Board hereby issues a waiver from the required landscaped islands within parking lots; and be it further

RESOLVED, that these waiver findings be a condition of site plan approval of the application and the same shall be kept in the project file in the Office of the Planning and Economic Development Department.

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

iii. Motion To: Approve the final plan

COMMENTS - Current Meeting:

WHEREAS, Bank of America ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the Bank of America project located at 1423 Central Avenue ("Project"). The proposal is for the construction of a 5,200 square foot building with 14 parking spaces; and

WHEREAS, the Project has been identified by the Planning Board as an Unlisted Action under SEQR (State Environmental Quality Review Act); and

WHEREAS, pursuant to 6 NYCRR Part 617.12, the Planning Board issued a SEQR Negative Declaration on March 25, 2025, determining there will be no significant adverse environmental impacts; and

WHEREAS, a referral was sent to the Albany County Planning Board ("ACPB") on April 26, 2024 in accordance with N.Y. General Municipal Law §239; a review by the ACPB dated May 16, 2024 was received and such recommendations have been duly implemented; and

WHEREAS, the Project has been previously before the Planning Board on February 1, 2024, and October 24, 2023. The Project plans have been extensively reviewed by the Town's professional

staff and consultants by and through the Development Coordination Committee, Completeness Review, and Preliminary Final Review; and

WHEREAS, the Planning Board has again considered and carefully reviewed the applicable requirements of the Colonie Town Code (the "Code") relative to site plan review, the unique needs of the Town due to the topography, the soil types and distribution, and other natural and man-made features upon and surrounding the area of the proposed site plan, and the Planning Board has also considered the zoning in the area, the Project in light of the Town's Comprehensive Plan and its compliance therewith; and

WHEREAS, on March 25, 2025, the Planning Board duly considered the proposed site plan in accordance with the provisions of §190 of the Code including, but not limited to, concerns addressing site drainage, lighting, nearby residences, landscaping, parking, buffering, screening, driveways, and any potential on and off-site environmental impacts, and upon due consideration thereof and deliberation thereby the Planning Board adopts the resolution(s) herein set forth.

NOW, THEREFORE, BE IT RESOLVED, the Town of Colonie Planning Board approves the proposed site plan for 1423 Central Avenue, Bank of America, subject to the following conditions:

Applicant shall address all outstanding Town Department and TDE comments prior to the issuance of a building permit.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kevin M. Bronner, Board Member
SECONDER:	Joanne Maloy, Board Member
AYES:	Rosenzweig, Leo, Malone, Bronner, Barlette, Maloy

5. Adjournment

With no further business before the Board the meeting was adjourned at 7:43 pm