



Planning Board

Regular Meeting

~ Minutes ~

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

Steven Heider

Tuesday, May 6, 2025

6:00 PM

Public Operations Center

1. Call to Order

The meeting was called to order by Chair Steven Heider at 6pm. The roll was called. Member Henry Rosenzweig was absent.

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

Attendee Name	Title	Status	Arrived
Steven Heider	Chairman	Present	
Henry J. Rosenzweig	Board Member	Absent	
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 public hearing.

3. Report of the Planning Department

Lauren Dryburgh has been promoted to Planner.

4. Regular Business

a. 1218 Troy Schenectady Road and 409 Vly Road.

1218 Troy Schenectady Road and 409 Vly Road. Applicant: Stewarts Shops Corp. Represented by Chris Potter. Concept plan review for the proposed relocation of an access road from Vly Road and additional 14 parking spaces. The property was previously rezoned to COR and the site plan is contingent on minor subdivision approval. The site is zoned Commercial Office Residential (COR). TDE: CHA. (PL-24-00341).

Chris Potter presented the project on behalf of the applicant. Chairman Steven Hieder requested that the applicant show a truck turning radius for the entrance way to the rear of Stewart's. Board member Michael J. Malone questioned if there would be signage for the pedestrian walkway.

Senior Planner, Acting Director, Andris Blumbergs asked Chris Potter what the discourse between the applicant and the owner of Galleria 7 has been.

The Board did not grant concept acceptance and requested that the applicant return before the board with revisions to the current site plan addressing the outstanding issues.

Joseph Cohcchio of 12 Linda Lane stated his concern over the proposed exit and the lack of a crosswalk on Vly Road.

b. 136 Morris Rd. Kotecki Transfer Facility.

136 Morris Rd. Kotecki Transfer Facility. Applicant: Chris Kotecki. Represented by Advance Engineering & Surveying PLLC. Project update for a 12,000 square-foot transfer facility designed to primarily handle construction and demolition debris. All operations are to occur within the building. The site is zoned Industrial (IND). TDE: CHA. (PL-21-00007).

Nick Costa of Advance Engineering presented the project on behalf of the applicant. Board member Richard Barlette expressed concern over potential expansion, particularly over how any potential expansion would be regulated after the initial approval has been given. Mr. Barlette also had concerns over potential for hazardous fires due to the operational nature of the facility. Due to the proposed location of the facility being on the edge of the town, Chairman Hieder expressed concern that this could encourage contractors who operate outside of Town of Colonie boundaries bringing waste to this location within the Town. He also expressed concern over the amount of heavy truck traffic that would be generated on Morris Road. Board Member Paul Leo expressed concern over potential fumes and odors impacting the surrounding area. Board Member Michael J. Malone expressed concern over the height of the building.

Lynn Jackson of 223 South Swan Street expressed concern over the proposed project, citing the importance of the Pine Bush ecologically.

Andy Arthur 15A Elm Ave stated his concern over the proposed use of a transfer station, suggesting other uses could be less impactful to the surrounding area.

Russell Ziemba of 1813 Highland Ave stated his concerns over the proposed usage of the project, citing the intensity of the use.

c. 189 Sand Creek Road. 14-Lot Conservation Subdivision.

189 Sand Creek Road. 14-Lot Conservation Subdivision. Applicant: Cillis Home Builders. Represented by Advance Engineering & Surveying PLLC. Concept plan review for a proposed conservation subdivision consisting of 13 single-family home lots over 8.0 acres with one conservation lot. The site is zoned Single Family Residential (SFR). TDE: B&L. (PL-22-00004).

Nick Costa of Advance Engineering presented the project on behalf of the applicant. Senior Planner, Acting Director, Andris Blumbergs expressed concern over the transfer of the proposed Land to the Town. Citing the potential difficulty in maintaining this area due to its location at the Northern end of the parcel. TDE John Frazer stated that the screening of the existing surrounding homes should be improved for future submissions. Board members expressed their concern over the size of the parcel as well as the proposed size of the individual subdivided lots. Board members felt the lots were undersized and provided little screening from neighboring homes.

Nicole Maher of 22 Norbrick Drive expressed her concern with the proposed project. Stating that she does not believe development would be beneficial to the neighborhood, citing the potential negative impact the development would have on impact on community morale.

Jack Pulver of 12 Norbrick Drive expressed his concern with the proposed project.

Lisa Maher of 22 Norbrick Drive expressed concern over the potential treatment of invasive plant species with potentially dangerous herbicides such as Glycophosphate.

Lou Demarzio of 4 Norbrick Drive cited concerns over the potential for increased vehicle traffic.

Robert Jobin of 20 Norbrick Drive expressed his concerns over potential vehicle traffic.

John Panetta 8 Norbrick Drive expressed his concerns over drainage and how these issues would be addressed to prevent future issues with stormwater runoff.

Alan Maher of 22 Norbrick Drive expressed his concerns over potential traffic as well as drainage.

Dan Stallmer of 28 Norbrick Drive expressed his concerns over snow removal.

Joshua Exekiel of 18 Norbrick Drive expressed his concern over drainage.

5. Adjournment

With no further business before the Board the meeting was adjourned at 7:29pm.