



Planning Board

Regular Meeting

~ Minutes ~

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

Steven Heider

Tuesday, January 6, 2026

6:00 PM

Public Operations Center

1. Call to Order

The meeting was called to order by Acting Chairman Paul Leo at 6:00pm. The roll was called.

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

Mr. Leo stated that the 45-47 Kunker Avenue - Hrelja Mixed Use project was adjourned from tonight's meeting.

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	Late	6:11 PM

2. Public Hearing

There was no Public Hearing.

3. Report of the Planning Department

Director Blumbergs recommended the DEIS remain open until the next Planning Board Meeting, written comments will still be accepted by the Planning Department in the meantime. He also stated that the Planning Department is looking to hire a Senior Planner.

a. 2772 & 2792 Curry Road - Lisha Solar and Lisha 2 Solar

2772 & 2792 Curry Road - Lisha Solar and Lisha 2 Solar: Draft Environmental Impact Statement (DEIS) public comment update from the Department.

4. Regular Business

a. 950 Fifth Street - Lincoln Avenue Development Phase 2

950 Fifth Street - Lincoln Avenue Development Phase 2. Applicant: Lincoln Avenue Development LLC. Represented by McFarland-Johnson. Concept renewal, project update and

initiate SEQRA for the proposed development of nine (9) proposed warehouse/office buildings with a total area of 472,000 SF consisting of three (3) 100,000 SF buildings, three (3) 20,000 SF buildings, one (1) 35,000 SF building, one (1) 45,000 SF building, and one (1) 32,000 SF building. The site is zoned Industrial (IND). TDE: CHA. (PL-22-00029).

Adam Frosino of McFarland-Johnson presented the project on behalf of the Applicant.

Director Blumbergs stated the project will require Concept Renewal and that the project is currently going through Completeness and Compliance review. Mr. Blumbergs explained to the Planning Board the next step in the review process is to initiate Coordinated Review of the Type 1 SEQR action.

The Board provided comments.

Board Member Michael Malone questioned whether the site modifications would impact the site's greenspace. Mr. Frosino indicated that the site modifications would have a negligible impact on the site's greenspace.

Board Member Richard Barlette asked for clarification on the location of Industrial Way. Mr. Frosino stated that Industrial Way has yet to be constructed, but that it will be as a part of the proposed project.

Two motions were made.

i. Motion To: Renew Concept Acceptance

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

ii. Motion To: Assume Lead Agency and Initiate Coordinated Review of the Type 1 SEQR Action

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

b. 447 Albany Shaker Road. Learning Experience – Colonie

447 Albany Shaker Road. Learning Experience - Colonie. Applicant: The Benchmark Group. Represented by Labella Associates. Concept plan review for the construction of a 1-story, 10,000 square foot day-care center with a 5,031 square foot playground and associated parking. The site is zoned Neighborhood Commercial Office Residential (NCOR). TDE: Barton and Loguidice. (PL-25-00011).

Roger Keating of LaBella Associates presented the project on behalf of the applicant. Mr. Keating stated that as proposed, there will be a three hour drop-off window from 6:30-9:30am, and a three hour pick-up window from 3:30-6:30pm. The pick-up and drop-off windows will be staggered in thirty minute intervals. Mr. Keating noted the facility will accommodate approximately 140 students with 44 staff, and as proposed will have 51 parking spaces. Mr. Keating also noted that there were several changes made to the site plan in order to facilitate better access for garbage trucks, and to improve overall site circulation. The architectural elevations of the building have also been updated.

TDE John Frazer provided his comments. Mr. Frazer recommended to the applicant that a traffic study be conducted. Mr. Frazer also suggested that the applicant reach out to the surrounding properties, particularly the single family homes directly to the south of the proposed project. Mr. Keating stated the applicant has mailed out letters out to the surrounding properties, but has yet to receive any responses. Mr. Frazer recommended the applicant pursue a more direct form of communication, suggesting they go door to door. Lastly, Mr. Frazer stated that the applicant should ensure adequate directional signage on site to minimize confusion for drivers.

Director Blumbergs noted that the Albany County Department of Public Works has comments on the proposed project, and that they also recommended the applicant complete a traffic study. Mr. Blumbergs asked the applicant if the 6 ft. vinyl fence will go all the way around the playground area, Mr. Keating stated that it would.

The Board provided comments.

Board Member Joanne Maloy stated her primary concern with the project is traffic, she would also like a traffic study to be conducted.

Board Member Kevin Bronner asked the applicant how they intend to provide screening between the proposed development and the adjacent residential neighborhood. Mr. Keating stated they intend to provide landscaping and fencing in addition to the existing evergreen trees, and that the topography of the hill forms a natural berm which will provide additional screening. Mr. Bronner agreed the applicant should reach out to the neighbors in a more direct way. Mr. Bronner noted he felt the look of the building was too commercial and suggested the applicant attempt to better match the character of the surrounding buildings. Lastly, Mr. Bronner commented on the traffic issues on Albany Shaker Road.

Board Member Henry Rosenzweig also spoke in regard to the traffic issues on Albany Shaker Road. Mr. Rosenzweig suggested that during pick-up and drop-off times there should be dedicated staff members to aid in the direction of traffic in the parking lot. He also noted that the applicant should work with the Colonie Police Department's Special Services Unit to ensure that safety plans are in place should an emergency happen. Martin DelleBovi of The Benchmark Group agreed with Mr. Rosenzweig's comments, and proceed to clarify several elements of the daily functions for Learning Experience schools. Mr. DelleBovi stated that during pick-up and drop-off, parents and guardians of the students must enter the school, and that pick-up and drop-off is not allowed on the curb. He stated this helps to alleviate traffic issues. Mr. DelleBovi also confirmed that there will be dedicated staff members to greet cars and to direct traffic.

Board Member Paul Leo asked the applicant what the grade range of students attending the school will be. Mr. DelleBovi stated the school will host students up to grade 6. Mr. Leo

proceeded to ask about the expected number of employees, Mr. Keating indicated there will be approximately 24 teachers and 2 administrators at any given time.

Planning Board Legal Counsel Matthew Millea outlined the Board's options on how to proceed with the project.

No motion was made.

c. 71 Morris Road – The Backstretch Conservation Subdivision

71 Morris Road - The Backstretch Conservation Subdivision. Applicant: Gregg Meyer. Represented by Advance Engineering & Surveying, PLLC. Concept renewal and project update for the proposed 15-lot conservation subdivision on a 14-acre parcel with 5.48 acres to be conserved. The site is zoned Single Family Residential (SFR). TDE: Barton & Loguidice. (PL-22-00010).

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

TDE John Frazer stated the applicant has already passed through the Completeness and Compliance review stage.

Director Blumbergs stated that previously the Board expressed concern regarding wetlands on site, he proceeded to show historical satellite imagery illustrating this. Mr. Costa indicated that a culvert was blocked by debris, leading to the site becoming wet. However, the blockage has since been cleared, and drainage on site has been improved. Mr. Blumbergs proceeded to recommend the applicant wait to conduct further test pit digging until the high water season. Additionally, he requested that the test pits be dug where basements of the homes will eventually be. Mr. Costa indicated that some test pit digging has already been completed in some locations, but that further testing needs to be done. Mr. Blumbergs asked the applicant if they have the ability to reconfigure the layout of the subdivision in order to keep as much of the existing mature vegetation as possible. He also asked the applicant to provide an additional row of trees to help buffer for the surrounding residential homes. Mr. Costa stated they could move the clearing line to keep at minimum a 20 foot buffer along the rear of the lots which would preserve much of the existing vegetation. Mr. Costa also noted that the applicant is looking to adjust the location and configuration of several lots in order to leave as much of a buffer as possible for the surrounding neighbors. Mr. Blumbergs questioned if the applicant has talked to the neighbors. Mr. Costa stated they have not, but that they intend too. Mr. Costa then provided historical context to the previous usage of the site. Mr. Costa stated that for quite some time the site was previously used as a sand quarry, with vehicles entering and exiting using a road over the Lisha Kill Dam. The land was then purchased by a contractor who constructed several barns and developed a track that was used for go-carts and for trotting horses.

The Board discussed the project.

Board Member Michael Malone recommended the applicant contact the neighbors in order to inquire if their homes have water issues, Mr. Blumbergs noted that many of the surrounding homes do not have basements. Mr. Costa theorized one potential cause of the ground water on site is a perched sand layer that prevents water from draining properly.

Board Member Paul Leo also asked about the proposed site design alterations, Mr. Costa provided further explication on how the applicant is considering doing so.

No motion was made.

d. 45-47 Kunker Avenue - Hrelja Mixed Use

45-47 Kunker Avenue - Hrelja Mixed Use. Applicant: Armin Hrelja. Represented by Arico Associates. Final site plan review and SEQRA determination for the proposed construction of a three-unit residential apartment building and one detached one-story 1,000 square foot office building with associated parking and stormwater area. The site is zoned Highway Commercial Office Residential (HCOR). TDE: Barton & Loguidice (PL-23-00143).

The item was adjourned.

5. Adjournment

With no further business before the Board, the meeting was adjourned at 6:56 pm.