



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Steven Heider

Tuesday, March 24, 2026

6:00 PM

Public Operations Center

1. Call to Order

The meeting was called to order by Chairman Steven Heider at 6pm. 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 Joe Romano (CHA).

Attendee Name	Title	Status	Arrived
Steven Heider	Chairman	Present	
Henry J. Rosenzweig	Board Member	Absent	
Paul A. Leo	Board Member	Absent	
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

Senior Planner Jacob Landis advised members of the public that anyone wishing to speak on any of the projects must first sign up. He further noted that individuals interested in receiving Planning Board agenda updates via email should also register using the sign-up sheet located on the opposite side of the table.

4. Regular Business

a. 1148 Troy Schenectady Road. British American Mixed Use

1148 Troy Schenectady Road. British American Mixed Use. Applicant: British American Development Corp. Approval extension request for a proposed two lot merger and the development of 180 residential units, clubhouse, and multi-use path. The site is zoned Commercial Office (CO). (PL-19-00010).

Chris Connors of British American presented the project to the Board. Mr. Connors requested a one year extension of the existing approval and noted that there have not been any changes to the plans.

A motion was made.

- i. **Motion To:** Approve final plan approval extension.

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

- b. **100 Morris Road. Saccocio Office-Warehouse**

100 Morris Road. Saccocio Office-Warehouse. Applicant: Louis Saccocio. Represented by Advance Engineering and Surveying, PLLC. Sketch plan review for a proposed one-story, 4,921 square-foot office, warehouse and shop building. The site is zoned Industrial (IND). TDE: Creighton Manning. (PL-26-00024).

Lou Saccocio presented the project to the Board.

Chairman Steven Heider requested that the applicant provide renderings at Concept submission.

Director Blumbergs provided comments. He requested the applicant provide additional berms and plantings to buffer the adjacent residential property. Director Blumbergs also requested that the applicant provide a more detailed narrative that includes the hours of operation, the uses and projected vehicle trips. Director Blumbergs reminded the applicant that he will need to obtain a Jurisdictional Determination letter from the Department of Environmental Conservation (DEC) in order to ensure that the wetlands are adequately buffered. Additionally, he noted the project is in a Conservation Overlay District, thus a conservation analysis will be required. Lastly, Director Blumbergs stated the project is an Unlisted Action under SEQR.

- i. **Sketch plan review, no action taken.**

- c. **385 Watervliet Shaker Road. Sisters of St. Joseph Condo/Apartments**

385 Watervliet Shaker Road. Sisters of St. Joseph Condo/Apartments. Applicant: Society of the Sisters of St. Joseph. Represented by Hershberg & Hershberg. Project review of a proposed Planned Development District across 4 parcels. Lots #1 and #2 are proposed to be developed with a total of 50 single family dwellings and 188 market rate apartments. The structure on Lot #3 is to remain. Lot #4 is to remain a cemetery. The site is zoned Single Family Residential (SFR). TDE: CHA (PL-24-00302).

Tim Haskins of United Group presented the project to the Board.

Chairman Heider asked Director Blumbergs to explain the Planned Development District (PDD) process to the Board. Director Blumbergs explained that the project is still in a preliminary phase and that it has yet to be referred by the Planning Board to the Town Board. Once referred, the Town Board will vote whether to accept the PDD proposal. After the project is referred, and if it gets approval from Town Board it will then return to the Planning Board for the standard major

site plan review process. After the completion of the review process, the Planning Board refers the project back to the Town Board for the official zoning change to a PDD.

TDE Joe Romano of CHA provided his review. Mr. Romano noted that due to the scale of the project, and the increase in density, the applicant is required to provide a commensurate public benefit that is greater than typical project mitigation. He proceeded to note that the applicant will also have to mitigate the substantial increase in traffic as a result of the new residential units and the change in use of the provincial house. Mr. Romano noted that the current layout of the site does not provide two means of ingress and egress. The site plan also fails to take into account the significant steep grades of the property which could lead to erosion. Mr. Romano stated that the proposed size of the apartment buildings more closely resembles a five-story building as opposed to the stated three-stories due to the parking on the first floor. Additionally, Mr. Romano noted that the proposed landscaping will not be sufficient to screen these buildings, nor will it be feasible to construct due to the layout of the site and the lack of mature tree growth that currently exists on the site.

Board Member Kevin Bronner inquired about the size of the proposed single-family homes. Mr. Haskins noted they will be 3,000-6,000 square feet.

Board Member Richard Barlette expressed his concern over traffic in the area due to several existing apartment complexes and the nearby schools. Mr. Barlette stated that this can present challenges for Emergency Services due to the sheer number of calls they tend to receive due to the density of people that live in apartment complexes. Mr. Barlette proceeded to list several nearby apartment complexes. Chairman Heider asked if the equipment that is currently operated by local fire departments is capable of reaching the tops of the three-story buildings. Mr. Barlette confirmed that several local departments do have the capability.

Chairman Heider expressed his concern over the potential cost of the new single-family homes, and questioned what the average size of the lots would be.

Resident Jill Daly of 36 Taft Avenue expressed her concern over the prospect of the emergency access road being connected to Overlook Drive.

Resident Jessica Sorrendino of 5 The Carousel expressed concern over the traffic problems on Delatour Road. She also expressed concern over the displacement of wildlife as a result of the woods being cleared. Lastly, Ms. Sorrendino voiced concern over the additional burden the new development would put on local water and sewage systems.

Resident Rosemary Derusso of 7 Jessica Court questioned how large the buffer will be between the existing neighborhoods and the proposed PDD.

i. Project review, no action taken.

5. Adjournment

With no further business before the Board, the meeting was adjourned at 6:46pm.