



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Steven Heider

Tuesday, April 14, 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 and Economic Department Director Andris Blumbergs (PEDD), Senior Planner Jacob Landis (PEDD), Planner Lauren Dryburgh, TDE Ryan Trunko (GPI) and TDE Christian Bertram (B&L).

Attendee Name	Title	Status	Arrived
Steven Heider	Chairman	Present	
Henry J. Rosenzweig	Board Member	Absent	
Paul A. Leo	Board Member	Late	6:10 PM
Michael J Malone	Board Member	Absent	
Kevin M. Bronner	Board Member	Present	
Ricahrd Barlette	Board Member	Present	
Joanne Maloy	Board Member	Present	
Matthew Millea	Counsel	Late	6:08 PM

2. Public Hearing

There was no public hearing.

3. Report of the Planning Department

Director Andris Blumbergs stated to applicants present at the Planning Board meeting that the Planning Department is redacting as much personal information from application packets as they are legally allowed to do to help prevent scam emails. Director Blumbergs also reminded applicants in attendance the Town of Colonie will never request a wire transfer of money.

4. Regular Business

a. 450 Old Niskayuna Road – Philips Medical Systems Phase 2

450 Old Niskayuna Road - Philips Medical Systems Phase 2. Applicant: Philips Medical Systems MR, Inc. Represented by Advance Engineering & Surveying PLLC. Approval extension request for a proposed building addition (Phase 2) which encompasses approximately 37,667 square feet to the Phase 1 Building addition. The proposed building would be one-story and match the height of the existing building. The site is zoned Airport Business Area (ABA) TDE: CHA. (PL20-00010).

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

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:	Steven Heider, Kevin M. Bronner, Ricahrd Barlette, Joanne Maloy
ABSENT:	Paul A. Leo

b. 515 Loudon Road – Synthetic Turf Lacrosse Stadium at Siena University. Applicant: Siena University

515 Loudon Road - Synthetic Turf Lacrosse Stadium at Siena University. Applicant: Siena University. Represented by CHA Consulting, Inc. Sketch plan review for the proposed construction of a turf lacrosse field, 750-seat spectator grandstand, press building, and support building. The site is zoned Single Family Residential (SFR). TDE: GPI. (PL-26-00040).

Board member JoAnne Maloy recused herself from the project.

John Hickok of CHA Consulting, Inc. presented the project on behalf of the applicant.

TDE Ryan Trunko of GPI did not have any additional comments.

Director Andris Blumbergs provided comments. Director Blumbergs noted that the applicant should reach out to the adjacent neighbors located off of Spring Street Road and Schuyler Meadows Club Road. Director Blumbergs also stated that the applicant should specify the hours of operation, noise level, parking accommodations, and impacts on traffic in the narrative. Director Blumbergs stated that the project as proposed is a Type II action under SEQR, and that currently no further action is required. Lastly, Director Blumbergs noted that the project will require three area variances: one for the turf field, one for the grandstand, and one for the concession stand.

The Board provided comments.

Chairman Steven Heider asked the applicant if they were aware that the Board is requiring them to reach out to the neighbors. Mr. Hickok confirmed that they are, and that they intend to reach out in the week following this meeting.

Board member Kevin Bronner asked if there would be additional lighting, to which Mr. Hickok confirmed there will not be. Mr. Bronner also asked about parking, traffic, and if tournaments would take place at the field.

Chairman Heider inquired about noise. Director Blumbergs shared the sound plan provided when the adjacent rugby field on site was proposed in 2016. Chairman Heider also discussed landscaping, and requested that the applicant fill in the area next to Spring Street Road with more trees, without removing the existing vegetation. Chairman Heider asked about tournaments,

questioning whether or not there would be enough parking. Mr. Hickok indicated that due to the limited number of fields the scale of any potential tournament would be limited. Lastly, Chairman Heider noted the area in the southeastern corner of the parcel that is currently being used as a dumping ground by the grounds crew. Chairman Heider requested that the applicant cease dumping activities and restore the area to its former condition.

i. Sketch plan review, no action taken.

c. 107 Wolf Road - Raising Cane's Restaurant and Drive-thru

107 Wolf Road - Raising Cane's Restaurant and Drive-thru. Applicant: Raising Cane's LLC. Represented by Bohler Engineering NY, PLLC. Sketch plan review for the proposed construction of a 3,500 square-foot restaurant building with a dual drive-thru lane, parking improvements, and a patio for outdoor seating. The site is zoned Commercial Office Residential (COR). TDE: GPI. (PL-26-00049).

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

TDE Ryan Trunko of GPI provided comments. He expressed concern over the possibility of pedestrians crossing from the adjacent Texas Roadhouse property into the 107 Wolf Rd. property. Mr. Trunko suggested adding landscaping to mitigate this. Mr. Trunko also requested the applicant add crosswalks to the front of the property to improve pedestrian access. Lastly, he requested the applicant replace the existing bench in the front of the property.

Director Andris Blumbergs provided comments including concerns about traffic. He recommended working with the Colonie Police Department over first few months of operation to direct traffic. Lastly, Director Blumbergs noted the project is inside of the Airport Area GEIS area, and that associated mitigation fees will be required.

The Board provided comments.

Board member Paul Leo expressed concerns about traffic at the site early on, and requested a traffic plan for the opening months.

Chairman Heider inquired whether the applicant can bank parking spaces in the rear of the parcel. Ms. Mlodzianowski indicated they would consider banked parking. Chairman Heider also had additional comments regarding landscaping.

i. Sketch plan review, no action taken.

d. 2889 Curry Road, Bishop Beaudry Warehouse/ Storage

2889 Curry Road, Bishop Beaudry Warehouse/Storage. Applicant: Bishop Beaudry Construction LLC. Represented by Bohler Engineering NY, PLLC. Project update 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: B&L. (PL-25-00037).

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

TDE Christian Bertram of Barton & Loguidice did not have any additional comments.

Director Andris Blumbergs provided comments, he noted that a 15 foot buffer has been added, that the renderings have been updated and that the Stormwater Department has signed off on the project. Director Blumbergs noted that if the Board is comfortable with the state of the project they could move to vote for conditional final approval.

The Board provided comments.

Board member Richard Barlette inquired as to who the tenants will be, and what they intend to store within the warehouse house, citing concerns over potential fire hazards. Ms. Mlodzianowski spoke to the possibility of a Knox Box to help provide access for emergency services.

Board Member Paul Leo expressed approval for the updated renderings.

Chairman Steven Heider provided comments on the rendering. He suggested a transom window above the door as well as contrasting brick around the windows.

Lynne Jackson of 223 S Swan St. in Albany, a volunteer with Save the Pine Bush, expressed concerns about the project due to its proximity to the Pine Bush Preserve and the potential for endangered species on the site.

Russell Ziemba of 1813 Highland Ave. in Troy, a volunteer with Save the Pine Bush expressed concerns about the project due to its proximity to the Pine Bush Preserve and the potential for endangered species on the site. He also expressed concerns about the Short Environmental Assessment Form provided with the application, stating that there were errors with the form as filled out, and requested a Full Environmental Assessment Form be completed.

i. Motion To: Approve Negative Declaration Under SEQR

COMMENTS - Current Meeting:

WHEREAS, Bishop Beaudry Construction, LLC ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the warehouse building at 2889 Curry Road ("Project"). The proposal is for the construction of a 9,600 square-foot warehouse building and associated parking area; 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 is hereby adopted, and, in accordance with 6 NYCRR Part 617.12, the same shall be kept on file with the Town of Colonie Planning and Economic Development Department.

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

ii. Motion To: Conditionally Approve Final Plan

COMMENTS - Current Meeting:

WHEREAS, Bishop Beaudry Construction, LLC ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the warehouse building at 2889 Curry Road ("Project"). The proposal is for the construction of a 9,600 square-foot warehouse building and associated parking area; 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, the Planning Board issued a SEQR Negative Declaration on April 14, 2026, determining there will be no significant adverse environmental impacts; and

WHEREAS, a referral was sent to the Albany County Planning Board ("ACPB") on June 23, 2025 in accordance with N.Y. General Municipal Law §239; a review by the ACPB dated July 17, 2025 was received and such recommendations have been duly implemented; and

WHEREAS, the Project has been previously before the Planning Board on March 25, 2025, and July 22, 2025. 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 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 April 14, 2026, the Planning Board duly considered the proposed site plan in accordance with the relevant 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 hereby approves the proposed site plan for a warehouse building at 2889 Curry Road , subject to the following condition:

a Address all outstanding Town Departments and Town Designated Engineer comments prior to the issuance of a Building Permit.

b. Provide updated renderings addressing the architectural comments described by the Planning Board. The completeness of the renderings shall be determined at the discretion of the Planning and Economic Development Department.

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

e. 189 Sand Creek Road. 11-Lot Conservation Subdivision

189 Sand Creek Road. 11-Lot Conservation Subdivision. Applicant: Cillis Home Builders. Represented by Advance Engineering & Surveying PLLC. Project update for a proposed conservation subdivision consisting of 10 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 & Surveying PLLC presented on behalf of the applicant. Mr. Costa noted that the total number of residential lots has been reduced from 13 to 10, thus resulting in the increase of individual lot sizes. Mr. Costa stated that during a site inspection with the Town of Colonie Stormwater Department it was discovered that an 18-inch culvert discharges onto the 189 Sand Creek parcel, he noted stormwater adjustments have been made to mitigate this. Mr. Costa noted that Ted DeLucia, another representative of Cillis Home Builders, met with the majority of the neighbors of Norbrick Dr. on Sunday, March 29th.

TDE Christian Bertram of Barton & Loguidice provided comments, he suggested that the fence be located on the neighbors' properties on Norbrick Dr. rather than closer to the proposed road.

Director Andris Blumbergs provided comments, he recommended using the fence as a buffer for the neighbors and requested that the applicant discuss this with the neighbors to determine whether or not they would be okay with it. Director Blumbergs stated that the Town will not take responsibility for the maintenance and upkeep of the fence. Chairman Steven Heider Chairman Heider brought up questions about the ownership of the swale, and expressed concern about the location of the fence nearer to the proposed road rather than closer to the neighbors on Norbrick Dr.

The Board provided comments.

Chairman Heider expressed concern that a wooden fence will deteriorate over a relatively short time frame, he questioned who would be responsible for future maintenance of the fence.

Board member Paul Leo indicated that the fence should be vinyl and be at least six feet tall.

Board member Kevin Bronner expressed dislike for the project as presented.

Board member Richard Barlette spoke favorably about the stormwater changes. Mr. Barlette expressed concern over the location of the proposed fire hydrant.

Board member Joanne Maloy emphasized the importance of working with the neighbors on this project.

Resident Joe Evers of 178 Osborne Rd. spoke about current stormwater issues on his property. He expressed concern over the potential for additional water flowing into the stream near his house caused by the proposed stormwater practice. Mr. Costa spoke about the infiltration stormwater practice that should absorb the water rather than send it to the stream. The stormwater practice will be maintained by the Town of Colonie, which will prevent backup.

Jack Pulver of 12 Norbrick Dr. expressed concern regarding current stormwater issues on his property, including ponding and mud. He expressed that he feels this will be exacerbated by the proposed development. Lastly, he expressed concern over the foundation of his house.

Kristin Murray of 13 Willowdale Dr. expressed that no one on Willowdale was contacted about the plan. She expressed her concern about ensuring the environmental impact will be minor, the removal of trees behind her home, and the lack of privacy on Willowdale Dr. with the added homes. She expressed that she feels quality of life in the neighborhood may go down due to the added traffic, stormwater issues and the added water right past property line. She expressed concerns about the foundation of her home and the possibility of water in the basement of her house. Ms. Murray stated concerns about the potential for noise, disruption and added traffic during construction. She noted that the proposed Norbrick Dr. fence is in close proximity to existing utilities and the potential for future issues.

David Myhre of 14 Norbrick Dr. expressed stormwater concerns and stated that he currently has water issues in his backyard. Mr. Myhre stated that last year his sump pump failed and almost overflowed. He also stated that several years ago his basement wall was close to collapsing. Mr. Myhre expressed his discontent regarding communication between the applicant and the neighbors, and requested a meeting with all the involved parties at a scheduled time. Lastly, Mr. Myhre stated he thinks the fence is a good idea, but that the fence should be of high quality and that it needs to be placed correctly to provide adequate privacy.

Alan Maher of 22 Norbrick Dr. expressed concern over the slope of the land and privacy. He stated that he already has a fence and doesn't want an additional one on his property if he does not own it. Mr. Maher also expressed concern about dirt and sawdust while the project is under construction. Mr. Costa responded, he addressed Mr. Maher's concerns regarding the slope. Mr. Costa also stated that during construction there are erosion and sediment control measures that will be put in place. Mr. Costa stated that one of the methods to do this is to limit the amount of the site that is open for construction at any given time based on DEC and Stormwater Department requirements.

Joshua Ezekiel of 18 Norbrick Dr. presented the letter provided by Ted DeLucia and inquired whether or not the Planning Board had received a copy of the letter. Mr. Ezekiel expressed that he does not feel there was adequate conversation with the neighbors. He expressed concerns about stormwater and stated that he spoke to neighbors on Willowdale Dr. who have the sump pumps within their homes running constantly. Mr. Ezekiel stated that the water table is already high and that he has concerns about stagnant water and mosquitoes. Mr. Costa expressed that the water will not be stagnant and should infiltrate into the ground within 24 hours. Lastly, Mr. Ezekiel expressed his concern over knotweed on the 189 Sand Creek parcel and stated his belief that it could spread to neighboring properties.

Chairman Heider asked Mr. DeLucia how many neighbors he spoke with. Mr. DeLucia stated that there are 15 parcels directly adjacent to 189 Sand Creek and that he has personally met with 11 neighbors. Mr. DeLucia stated that he mailed letters to neighbors he did not directly speak with. Chairman Heider expressed that the neighbors do not need to have a fence, but without a fence they would be looking at a swale.

Robert Jobin of 20 Norbrick Dr. stated that Mr. DeLucia mentioned dry wells when he met with neighbors, but that they were not mentioned at tonight's meeting. Mr. Jobin questioned whether percolation tests have been conducted. Mr. Jobin stated he feels that stormwater from his neighborhood was designed to go into the 189 Sand Creek parcel, he also expressed concern over the usage of perforated pipe. Lastly, he expressed concern over traffic issues and questioned whether or not a traffic study has been conducted. Mr. Costa responded to the comments by Mr. Jobin, stating that the applicant has examined the title of the 189 Sand Creek parcel and there are no documented easements to allow for the discharge of water onto the site. As a result, any water that is being discharged onto the site is being done so illegally.

Lou Demarzio of 4 Norbrick Dr. expressed concerns about traffic. He cited that the information presented in the narrative only mentions 10 vehicle trips being added. Mr. Demarzio stated he believes it will be closer to 20 vehicle trips. Mr. Demarzio stated that traffic is already backed up on Sand Creek Road, and that he is concerned about traffic safety. Lastly, with respect to the proposed fence, Mr. Demarzio stated that he feels the builder is putting responsibility on the Town of Colonie and neighbors. He feels the builder needs to be responsible for maintaining the fence.

Lisa Maher of 22 Norbrick Dr. expressed concern about knotweed. Ms. Maher also read a letter from her daughter Nicole which expressed concerns regarding reduced privacy.

Board Member Richard Barlette asked what the neighbors wanted from the developer. David Myhre requested a formal meeting with all the neighbors together where they can ask questions. He asked why the water is not draining through the sand that's there now if it will once this development is built. Neighbors expressed general concerns and skepticism about the stormwater solutions presented. Mr. Costa expressed that the current topography prevents the water from draining, and the swale will improve the drainage. Furthermore, Mr. Costa expressed that no water will be directed towards Willowdale Dr. Board member Kevin Bronner expressed that a meeting with the neighbors needs to take place. Chairman Heider stated that the Planning Board should be provided with a list of residents who did and did not attend the meeting. Chairman Heider suggested West Albany Fire Department as good place to meet.

- i. **Project update. no action taken.**

5. **Adjournment**

With no further business before the Board, the meeting was adjourned at 7:41pm.