



Planning Board

Regular Meeting

~ Minutes ~

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

Steven Heider

Tuesday, April 28, 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), TDE Ryan Trunko (GPI), TDE John Frazer (B&L) and TDE Joe Grasso (CHA).

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	Absent	
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

Planning Director Andris Blumbergs stated the Town of Colonie has recently hired Ryan Trunko of GPI to serve as one of the Town Designated Engineers. Mr. Trunko introduced himself.

4. Regular Business

a. 1199-1203 Troy Schenectady Road. Climate-Controlled Storage Facility

1199-1203 Troy Schenectady Road. Climate-Controlled Storage Facility. Applicant: First Columbia LLC. Represented by Advance Engineering & Surveying PLLC. Sketch plan review for the proposed construction of a 4-story 80,000 squarefoot climate-controlled storage facility and an additional 15,800 square-feet of driveup self-storage units. The site is zoned Commercial Office Residential (COR). TDE: GPI. (PL-26-00088).

Chris Bette of First Columbia presented the project to the Board.

Planning Director Andris Blumbergs provided comments. He requested that the applicant adjust the orientation of the buildings to all be in alignment. Director Blumbergs stated that the

previous project originally proposed at this location was a Type I action under SEQR. The new proposed use as a Climate-Controlled Storage Facility is a less intense use than the previously proposed NYS Insurance Fund Building. As a result, it is the opinion of the Planning Department that currently it is not necessary to re-open SEQR for this project. Director Blumbergs stated that the project is located within the Airport Area GEIS, therefore associated mitigation fees will be required. Lastly, he noted that since the project is landlocked, the project will require an Open Development Area (ODA).

TDE Ryan Trunko of GPI provided his review. He noted the narrative should be updated to represent the correct acreage of the parcel as well as the proper site statistics. Mr. Trunko also noted that since the applicant is proposing hot water at this facility, submission to the Albany County Department of Health will be required. Lastly, he noted that the applicant should submit updated parking calculations.

The Board discussed the project.

Board Member Kevin Bronner inquired as to how many buildings are proposed. Mr. Bette indicated that the applicant is currently proposing three buildings.

Chairman Steven Heider asked if the applicant is proposing any vehicle storage, specifically whether or not they are proposing large vehicle storage such as RVs. Mr. Bette indicated they are, he noted they are proposing six or seven parking spaces. Chairman Heider requested this be identified on the plans and narrative going forward. Chairman Heider also requested that the applicant provide renderings with their concept submission. Mr. Bette confirmed that renderings will be submitted at concept submission. Chairman Heider inquired if the applicant is planning on resurfacing the parking lot in the rear of the parcel. Mr. Bette indicated that they are. Lastly, Chairman Heider inquired about the viewshed from River Road, Mr. Bette indicated that there is a substantial difference in grade, and that there is 60 to 100 feet of vegetative buffer separating the proposed facility and the homes on River Road.

b. 33-45 Forts Ferry Road – The Summit at Forts Ferry PDD

33-45 Forts Ferry Road - The Summit at Forts Ferry PDD. Applicant: Forts Ferry Road Development LLC. Represented by EP Land Services LLC. Sketch plan update for the proposed Planned Development District at 33-45 Forts Ferry that includes the construction of four (4) senior apartment buildings with a total of 38 units with a community room. The proposal also includes parking garages with 16 total spaces. The lots are proposed to be consolidated as part of the proposal. The site is zoned Office Residential (OR). TDE: Barton and Loguidice. (PL-25-00314).

Jaime Easton of EP Land Services LLC presented the project to the Board. Mr. Easton noted that the applicant has reduced the number of buildings from five to four and the amount of units from 40 to 38. He also stated that he has met with residents and neighbors of the area, and that the comments and concerns they presented have been taken into account with this submission.

Director Andris Blumbergs provided comments. He noted that previously the Board had requested the applicant provide outdoor amenities for residents, he noted that the applicant has added an indoor community room. Director Blumbergs inquired about the rendering for the three unit one-story building. Mr. Easton indicated that the renderings have not yet been completed for this building. Lastly, Director Blumbergs noted that the Planning Department would like to see

the side walk extended alongside Forts Ferry Road. Chairman Steven Heider asked if the amenities space will be inside or outside. Mr. Easton confirmed that it will be inside. Chairman Heider requested the applicant add outdoor amenities, he suggested a BBQ area or fire pits as potential options. Chairman Heider inquired about the sidewalk that Director Blumbergs requested.

TDE John Frazer of B&L provided his review. He inquired about stormwater issues on the property. Mr. Easton discussed the methods that the applicant intends to implement in order to mitigate stormwater issues.

The Board discussed the project.

Board member Richard Barlette inquired about the sidewalks located within the PDD. He requested that in addition to the sidewalks along Forts Ferry Road, the sidewalk network connecting buildings within the PDD be expanded to provide better access for senior residents.

Board member Kevin Bronner inquired about the proposed garage spaces. Mr. Easton indicated that whether or not they construct the garage spaces is contingent on demand from residents.

Chairman Heider also inquired about the proposed garage spaces, he expressed support for constructing the garage spaces. Chairman Heider expressed support Mr. Barlette's sidewalk suggestion.

Don Porterfield, a current resident of The Summit at Forts Ferry, provided input on the location of the sidewalk, he suggested that the sidewalk be constructed on the side of the road which has the 711/713 Troy Schenectady Road medical building. Mr. Porterfield also expressed support for the proposed indoor amenities space. He cited the age of many of the residents and suggested that they may have more use for the indoor space.

Mathew Hurley, a resident of 47 Forts Ferry Road, expressed concern about privacy. Mr. Easton indicated that the residence of Mr. Hurley is approximately 300 feet from the proposed PDD.

c. 345-347 New Karner Road - Land Rover-Genesis Auto Dealerships

345-347 New Karner Road - Land Rover-Genesis Auto Dealerships. Applicant: McGovern Automotive Group. Represented by Environmental Design Partnership, LLP. Concept review for the proposed construction of a 20,975 square-foot Genesis Auto Dealership and a two-story 24,825 square-foot Land Rover Auto Dealership. The parcels are to be consolidated as part of the proposal. The site is zoned Industrial (IND). TDE: Barton & Loguidice. (PL-25-00165).

Victor Caponera of the Caponera Law Firm presented the project to the Board.

Director Andris Blumbergs provided comments. He noted that letters from the Albany Pine Bush, Albany County Planning Commission, and the Albany County Department of Public Works have been added to Planning Board members' packets. Director Blumbergs requested a note on the site plan which states something to the effect of "there shall be no loading or unloading of vehicles allowed on Route 155". Director Blumbergs asked the applicant to formally notify the Village of Colonie about the project. Mr. Caponera presented a letter from the Village of Colonie Planning Board. Lastly, Director Blumbergs noted this project will require a parking waiver.

TDE John Frazer B&L provided his review. He requested the applicant provide the lease agreements for any parcel they are leasing. Mr. Caponera provided copies of the lease agreement. Mr. Frazer also requested the applicant provide a parking analysis report.

The Board discussed the project.

Board member Paul Leo expressed support for the project.

Board member Kevin Bronner expressed support for the project. He requested the applicant attempt to implement some of the recommendations stated in the letter from the Pine Bush Commission.

Board member Richard Barlette expressed support for the project.

Board member Joanne Maloy also expressed support. She suggested that the applicant use native plants for landscaping.

Chairman Steven Heider requested truck turning movements be shown on the site plan. Chairman Heider noted the Town of Colonie is considering implementing laws in order to prevent the loading and unloading of vehicles on roads. Chairman Heider inquired about the future use of the Casale property. The applicant indicated that at this time they are unsure of what the future use will be.

Planning Board legal counsel Matthew Millea inquired regarding the lease agreement currently scheduled to end in 2029, and raised concern about parking. Chairman Heider also inquired about the number of parking spaces required. TDE John Frazer noted that as part of the comment letter provided to the applicant, he requested the applicant provide a detailed narrative which outlines the parking situation.

i. Motion To: Grant Concept Acceptance.

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

d. 1218 Troy Schenectady Road & 409 Vly Road. Stewart's Shops

1218 Troy Schenectady Road & 409 Vly Road. Stewart's Shops. Applicant: Stewarts Shops Corp. Represented by Chris Potter. Final site 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. The site is zoned Commercial Office Residential (COR). TDE: CHA. (PL-24-00341).

Board member Kevin Bronner recused himself from the project.

Chris Potter of Stewart's Shops presented on behalf of the applicant.

Director Blumbergs noted several changes to the site plan including a reduction in green space from 36% to 33%. As a result, incentive zoning fees will be required. Director Blumbergs noted that the project is within the Airport Area GEIS, associated fees will be required. Lastly, he noted that as proposed the project is a Type II action under SEQR.

TDE Joe Grasso of CHA provided his review.

The Board discussed the project.

Chairman Heider inquired about the height and color of the fence. Mr. Potter indicated that the fence will be 8ft high. Chairman Heider requested the applicant make the fence an off white color, suggesting tan or beige as potential options.

i. Motion To: Conditionally Approve Final Plan

COMMENTS - Current Meeting:

WHEREAS, Stewarts Shops Corp ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the access road and additional parking at 1218 Troy Schenectady Road ("Project"). The proposal is for the relocation of the access road from Vly Road and the addition of 16 parking spaces; and

WHEREAS, the Project has been identified by the Planning Board as a Type II Action under SEQR (State Environmental Quality Review Act), and is, therefore, not subject to review; and

WHEREAS, a referral was sent to the Albany County Planning Board ("ACPB") on April 4, 2025 in accordance with N.Y. General Municipal Law §239; a review by the ACPB dated April 17, 2025 was received and such recommendations have been duly implemented; and

WHEREAS, the Project has been previously before the Planning Board on January 21, 2025, May 6, 2025, and August 25, 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 28, 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 the access road and additional parking at 1218 Troy Schenectady 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. The 8-foot fence is to be colored beige or tan.

RESULT:	ADOPTED [4 TO 0]
MOVER:	Ricahrd Barlette, Board Member
SECONDER:	Joanne Maloy, Board Member
AYES:	Steven Heider, Paul A. Leo, Ricahrd Barlette, Joanne Maloy
ABSENT:	Henry J. Rosenzweig, Michael J Malone
RECUSED:	Kevin M. Bronner

e. 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. Final site plan review 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.

TDE Joe Grasso of CHA provided his review.

Planning Director Andris Blumbergs provided comments.

The Board discussed the project.

Board member Paul Leo questioned what the buildings will look like. Mr. Frosino indicated that the buildings will look similar to existing Luizzi warehouses.

Both Board members Richard Barlette and Joanne Maloy expressed that they would like to see renderings.

Chairman Heider expressed support for the aesthetics of the project. He requested the applicant provide renderings. Chairman Heider requested that as the applicant seeks building permits for individual buildings they come back before the Planning Board with renderings of each respective building.

Director Blumbergs reminded the applicant that it is their responsibility, not the Town of Colonie's to coordinate with the Railroad Bureau as they begin construction on the buildings.

i. Motion To: Approve Negative Delcaration Under SEQR

COMMENTS - Current Meeting:

WHEREAS, Lincoln Avenue Development, LLC (Applicant)) has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the development of nine proposed warehouse buildings ("Project"). The proposal is for the development of nine (9) proposed warehouse/office buildings with a total area of 472,000 square-feet consisting of three (3) 100,000 square-foot buildings, three (3) 20,000 square-foot buildings, one (1) 35,000 square-foot building, one (1) 45,000 square-foot building, and one (1) 32,000 square-foot building; and

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

WHEREAS, the Town of Colonie Planning Board classified the action as Type I and initiated a coordinated review at the January 6, 2026 Planning Board meeting. The Notice of Intent to assume Lead Agency was distributed to Interested and Involved Agencies on January 8, 2026. Following the thirty-day review period, no Agency objected to the request from the Planning Board to act as Lead Agency; and

WHEREAS, the Planning Board has reviewed Part I of the Full Environmental Assessment Form (FEAF) submitted by the Applicant, and completed Parts II and III of the FEAF 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, a determination has been made that 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 [UNANIMOUS]
MOVER:	Kevin M. Bronner, Board Member
SECONDER:	Paul A. Leo, Board Member
AYES:	Heider, Leo, Bronner, Barlette, Maloy
ABSENT:	Henry J. Rosenzweig, Michael J Malone

ii. Motion To: Conditionally Approve Final Plan

COMMENTS - Current Meeting:

WHEREAS, Lincoln Avenue Development II, LLC ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the development of nine proposed warehouse buildings ("Project"). The proposal is for the development of nine (9) proposed warehouse/office buildings with a total area of 472,000 square-feet consisting of three (3) 100,000 square-foot buildings, three (3) 20,000 square-foot buildings, one (1) 35,000 square-foot building, one (1) 45,000 square-foot building, and one (1) 32,000 square-foot building; and

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

WHEREAS, the Planning Board initiated a coordinated review at their January 6, 2026 meeting; and

WHEREAS, pursuant to 6 NYCRR Part 617, the Planning Board issued a SEQR Negative Declaration on April 28, 2026, determining there will be no significant adverse environmental impacts; and

WHEREAS, a referral was sent to the Albany County Planning Board ("ACPB") on April 24,

2023 in accordance with N.Y. General Municipal Law §239; a review by the ACPB dated May 18, 2023 was received and such recommendations have been duly implemented; and

WHEREAS, the Project has been previously before the Planning Board on September 21, 2022, June 20, 2023, and January 6, 2026. 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 28, 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 nine proposed warehouses at 950 Fifth Street, 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. The applicant shall return to the Planning Board to display renderings for review and approval upon the submission for building permits, as needed, with the Town of Colonie Building Department.

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

5. Adjournment

With no further business before the Board, the meeting was adjourned at 7:14pm.