



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Steven Heider

Tuesday, January 20, 2026

6:00 PM

Public Operations Center

1. Call to Order

The meeting was called to order by Chair Steven Heider at 6:00pm. The roll was called. Board members Michael J. Malone, Kevin M. Bronner, Jr. and JoAnne Maloy were absent.

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

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

2. Public Hearing

There was no public hearing.

3. Report of the Planning Department

Planning Department Director Andris Blumbergs provided an update on public comment for the Draft Environmental Impact Statement (DEIS) for the Lisha Solar Project and Lisha Solar 2 Project at 2772 & 2792 Curry Rd. The Department received comments from DEC and will review all that was received and compile everything for the applicant in the coming week.

A motion was made.

- a. **Motion To:** Close Written Comment Period for 2772 & 2792 Curry Road - Lisha Solar and Lisha 2 Solar DEIS

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ricahrd Barlette, Board Member
SECONDER:	Paul A. Leo, Board Member
AYES:	Steven Heider, Henry J. Rosenzweig, Paul A. Leo, Ricahrd Barlette

4. Regular Business

a. **44 Sherwood Drive – 18-Lot Conservation Subdivision**

44 Sherwood Drive - 18-Lot Conservation Subdivision. Applicant: 44 Sherwood Drive, LLC c/o NAI Platform Management Group. Represented by L. Sipperly & Associates and Advance Engineering and Surveying. Concept renewal and project update for the proposed 18-lot conservation subdivision. The project proposes 16 buildable lots, 1 conservation parcel, and 1 stormwater management parcel. The site is zoned Single Family Residential (SFR) and Airport Business Area (ABA). TDE: CHA. (PL-20-00026).

Chair Heider stated that the Board would not be considering concept renewal at this meeting, and it would just be a project update for the Board.

Lynn Sipperly of L. Sipperly & Associates and Nick Costa of Advance Engineering and Surveying presented the project on behalf of the applicant. Mr. Sipperly discussed the 2011 NYS Fire Code update that requires two means of access for new subdivisions. The proposal currently only has one access road, but he also discussed a potential street connection through Ace Place that could function as an additional access road. He noted that Ace Place has now been taken over by the Meadowdale Estates subdivision next door, and the connection is likely no longer a possibility. Mr. Sipperly noted they are now proposing to sprinkler the new homes.

Director Andris Blumbergs read the NYS Fire Code Section D107 into the record. He requested the applicant obtain an interpretation from State Fire Officials regarding if the proposal meets the criteria for an exception.

Project attorney Gregory Faucher of Whiteman, Osterman, and Hanna, LLP, provided comments on the Fire Code concerns. He also inquired if the Board would be supportive of the Ace Place road connection to provide emergency access. Chair Heider noted that the Board would not be in favor of gating Ace Place, but did not want to weigh in on support for access at Ace Place without first hearing opinions from neighbors at the required public hearing for the project.

The Board provided comments. Chair Heider stated that the Board would not be making any determinations on the Fire Code concerns and would wait for the appropriate agencies to provide their interpretations. Chair Heider inquired about the water pressure concerns on the site and asked Mr. Sipperly to expand on how these would be resolved. Mr. Sipperly noted that the loop created to provide water to the site would likely increase water pressure on Sherwood Drive as well. Chair Heider also asked to see building elevations at the required public hearing for this project. Board member Richard Barlette also spoke about the Fire Code concerns.

No motion was made.

b. 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 1,200 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).

Dominick Arico of Arico Associates presented the project on behalf of the applicant.

TDE John Frazer provided his review. He noted concerns about the landscaping plan, including the quality of the trees remaining on Kunker Ave. and Maple Dr., and commented that additional landscaping should be provided.

The Board provided comments. Chair Heider provided comments on the landscaping. He agreed about the poor quality of the existing trees on the site and stated that he feels they should come down and be replaced. Chair Heider noted that the Emerald Green arborvitae proposed doesn't grow as quickly as Dark American arborvitae, which would be preferred. He also noted that he would like to see the arborvitae planted at 5-6 feet tall rather than 3-4 feet tall as noted on the plan. Chair Heider also commented on the use of white pine and recommended spruce instead, and that he would like to see the spruce planted at 6-7 feet tall. Street trees should be provided, including in front of the office, and he suggested any maple variety would work well. Board member Paul Leo agreed that the landscaping should be improved. Chair Heider inquired about amenities for families with children and suggested creating a fenced-in play area between the commercial building and the apartment building. Board member Richard Barlette asked about building numbering for emergency services and suggested adding a sign for emergency services.

The Board asked the applicant to come back before the Board once the landscaping comments had been incorporated into the plan.

No motion was made.

5. Adjournment

With no further business before the Board, the meeting was adjourned at 6:51 pm.