



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Steven Heider

Tuesday, February 3, 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), Planner Lauren Dryburgh (PEDD), and TDE John Frazer (B&L).

Chairman Heider announced that item D on the agenda, 136 Morris Rd., Kotecki Transfer Facility, has been tabled until the next meeting.

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	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

Director Blumbergs announced the Planning Department is currently looking to hire a Planner.

4. Regular Business

a. Century Hill Plaza – Autopark Dr./ Plaza Drive Offices

Century Hill Plaza - Autopark Dr./ Plaza Drive Offices: Applicant: First Columbia Century Plaza II, LLC. Annual site plan approval extension for the approval at 16 Plaza Drive. The site is zoned Commercial Office (CO). (PL-17-00029).

Chris Bette of First Columbia presented the project.

Director Blumbergs stated that the Planning Department received a Letter of Continued Coverage for the Stormwater Permit, as well as an Updated DEC Wetland Validation Report. Director Blumbergs stated that the PEDD has no objection to the issuance of a renewal.

Chairman Heider noted that final approval of the project was originally granted in January of 2019. Chairman Heider asked the applicant if they have any tenants lined up for the new building, Mr. Bette indicated they do.

The Board discussed the project.

A motion was made.

i. Motion To: Approve Site Plan Annual Renewal Extension

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

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

33-45 Forts Ferry Road - The Summit at Fort Ferry PDD: Applicant: Forts Ferry Road Development LLC. Represented by EP Land Services LLC. Sketch plan review for the proposed Planned Development District at 33-45 Forts Ferry that includes the construction of five (5) senior apartment buildings with a total of 40 units. The lots are proposed to be consolidated. The site is zoned Office Residential (OR). TDE: Barton and Loguidice. (PL-25-00314).

Chairman Heider provided historical context for the Board. He stated the project was originally approved as a mixed use development, with the commercial element bordering Forts Ferry Road. However, due to economic difficulties caused by the Pandemic, the commercial element was never constructed. The applicant is now proposing a PDD which will require approval from both the Town Board and the Planning Board.

Jamie Easton of EP Land Services, LLC presented on behalf of the applicant.

TDE John Frazer provided his review, he requested the applicant provide an updated traffic study, an updated SWPPP, and renderings for the two-story buildings with building heights clearly marked. Mr. Frazer also requested enhanced landscaping in order to provide improved aesthetics and increased visual buffer.

Director Blumbergs requested that sidewalks be included down Wade Rd. Ext. and to the north to Omega Terrace. He also requested the applicant increase pedestrian accommodations throughout the site including a formalized path to Catalina Dr. in the rear.

The Board discussed the project.

Board member Michael Malone asked the applicant why renderings for the proposed two story buildings were not included. Mr. Easton explained that the applicant was still deciding what buildings will be one-story or two-story. Once this has been determined the renderings will be included, likely in the next submission.

Board member Paul Leo asked whether or not the applicant is proposing elevators for the two story buildings. Mr. Easton stated that currently the architect is not planning to include elevators

for the two-story buildings. Mr. Leo agreed that he would like to see a formalized path to provide pedestrian access to Catalina Dr.

Board member Kevin Bronner Jr. stated that he would like to hear the neighbors thoughts on this proposal, and that their opinion would affect his regarding the density of the project.

Board member Richard Barlette asked for the sidewalk to be extended to improve pedestrian access throughout the site and out to Forts Ferry Road.

Chairman Heider expressed concern over the density of the proposal. The Chairman stated he feels the size of the buildings will negatively effect the viewshed from Forts Ferry Road. Chairman Heider suggested that both of the buildings closest to Forts Ferry Road be one-story, with the two-story buildings behind them. Chairman Heider agreed that the goal should be to extend the sidewalks on Forts Ferry Road as much as possible. He also reiterated the request to create a formal path from the PDD to Catalina Dr. Mr. Easton agreed that the path could be formalized, he expressed that formalizing the path would also be beneficial for stormwater management. Chairman Heider mentioned that there are no garages proposed, and that garages have been popular at similar developments across the Town of Colonie. He recommended including enough garages for at least some of the residents in the new buildings.

Lastly, TDE John Frazer expressed concern about the parking in front of the building and suggested that this be adjusted. Chairman Heider agreed with the TDE's statement that the parking adjacent to Forts Ferry Road should be relocated if possible.

Resident Steve Davis of 12 Berkshire Dr. expressed that he feels the building should be one story only if there will not be elevators.

Mr. Easton cited another over 55 community in the Town of Colonie that has two-story duplexes without elevators.

i. Sketch plan review; no action taken.

c. 455-501 New Karner Road – Commercial Office / Multi-Family Development

455-501 New Karner Road - Commercial Office / Multi-Family Development: Applicant: Rosewood Plaza LP. Represented by Lansing Engineering. Sketch plan update for the proposed demolition of the existing structures and parking areas at 455 and 457 New Karner Road to construct a 3-story, 19-unit multi-family building and 40 parking spaces. The structure at 501 New Karner Road is to remain unchanged. 455, 457, and 501 New Karner Road will be consolidated into one parcel as part of the application. The site is zoned Neighborhood Commercial Office Residential (NCOR) and Office Residential (OR). TDE: Barton & Loguidice. (PL-25-00149).

Scott Lansing of Lansing Engineering presented on behalf of the applicant. Mr. Lansing noted that the proposal includes a lot line adjustment. He also outlined the concerns of the Planning Board from the previous meeting that he believes were addressed in this submission.

Director Blumbergs discussed the overall layout of the site. He asked the applicant to consider the implications of this project on any potential future development plans for the site. Director

Blumbergs expressed that the Planning Department has concerns about the residential element being in front with the commercial element in the rear.

TDE John Frazer provided his review. Mr. Frazer inquired about the existing water service on the site. He requested the applicant contact the Latham Water Department to verify it will be adequate. Mr. Frazer noted that the landscaping in front of the building along New Karner Road might be in the Albany County Department of Public Works Right of Way. Lastly, Mr. Frazer requested that the fence be extended to the driveway, he also suggested adding decorative elements to the fence such as brick in order to match the aesthetics of the building.

The Board discussed the project.

Board member JoAnne Maloy asked Director Blumbergs to clarify his comments, and inquired whether there is a master plan for the site.

Applicant Matthew Falvey of Rosetti provided comments.

Board member Richard Barlette expressed concern over waste disposal on site. He asked the applicant how larger waste items such as furniture will be removed. Mr. Lansing stated his interpretation is that the concierge service on site would likely handle these items.

Board member Paul Leo expressed support for the updated aesthetics of the building as well as the additional amenities. Mr. Paul echoed the TDE's concern that the proposed trees might be in the Albany County Department of Public Works Right of Way.

Board member Michael Malone inquired about the occupancy of the commercial buildings in the rear, Mr. Falvey explained the occupancy levels. Mr. Malone asked that since a substantial amount of the space is vacant would there ever be desire to convert the space to residential. Mr. Falvey expressed his intent to maintain the office space in the rear. He stated that despite the current vacancy, there has been an increase in the desire for commercial space. Lastly, Mr. Malone expressed support for the banked dumpster.

Board member Henry Rosenzweig spoke about the desire to look at the site holistically. Mr. Rosenzweig inquired about the location of the banked dumpster. He highlighted the proximity to the amenity area and expressed concern over the potential for odors coming from the dumpster that may negatively impact the amenity area. Mr. Lansing stated the dumpster will be enclosed, and that the primary reason for this location is to make trash collection easier for waste management services.

Chairman Heider reiterated several of his comments from the previous meeting, expressing concern about the residential building being so close to New Karner Road. Chairman Heider provided support to Mr. Rosenzweig's comments that the Board must look at new development holistically, and that they have the right to do so. Lastly, Chairman Heider expressed that he feels it would make more sense to have the residential portion of the site in the rear closer to the single family residential homes as was suggested by Director Blumbergs.

Resident Susan Laurilliard echoed Chairman Heider's comments and expressed that the land use code could be updated.

i. Sketch plan update; no action taken.

d. 136 Morris Rd. Kotecki Transfer Facility

136 Morris Rd. Kotecki Transfer Facility. Applicant: Chris Kotecki. Represented by Advance Engineering & Surveying PLLC. Project update for a 9,250 square-foot transfer facility designed to primarily handle construction and demolition debris. All operations are to occur within the building. The site is zoned Industrial (IND). TDE: CHA. (PL-21-00007).

This item has been tabled until the next meeting.

5. Adjournment

With no further business before the Board, the meeting was adjourned at 6:44pm.