



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Steven Heider

Tuesday, February 24, 2026

6:00 PM

Public Operations Center

1. Call to Order

The meeting was called to order by Acting Chairman Paul Leo at 6pm. The roll was called.

Also present were Planning Department Director Andris Blumbergs (PEDD), Senior Planner Jacob Landis (PEDD), Planning Aide Noah Savastio, and TDE Skip Francis (Creighton Manning).

Attendee Name	Title	Status	Arrived
Steven Heider	Chairman	Absent	
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	Absent	
Matthew Millea	Counsel	Present	

2. Public Hearing

There was no public hearing.

3. Report of the Planning Department

Director Blumbergs stated that the applicants attorney for 136 Morris Rd. - Kotecki Transfer Facility requested that the item be adjourned until a later date. Senior Planner Jacob Landis stated that to enhance communication and transparency between the public, the Planning Board, and the PEDD, the department is establishing an email list to provide real-time updates on any changes to the Planning Board agenda.

4. Regular Business

a. 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 1,000 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).

Director Blumbergs noted that the landscaping plan has been enhanced. The landscaping plan now includes increases in the height of the trees, and number of trees to be planted. Director Blumbergs also noted that based on recommendations from the Police Communications Department, the commercial element of the mixed use building should have a Kunker Ave address. While the addresses for the three residential units should be 1, 3, and 5 Maple Dr, with a sidewalk from each door to the edge of the pavement where the mailboxes will be located.

i. Motion To: Issue a Negative SEQR Declaration

COMMENTS - Current Meeting:

WHEREAS, Armin Hrelja ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding mixed-use development at 45-47 Kunker Avenue ("Project"). The proposal is for the construction of a three-unit residential apartment building and a detached 1,200 square-foot office building; 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 [UNANIMOUS]
MOVER:	Ricahrd Barlette, Board Member
SECONDER:	Michael J Malone, Board Member
AYES:	Rosenzweig, Leo, Malone, Bronner, Barlette
ABSENT:	Steven Heider, Joanne Maloy

ii. Motion To: Conditionally Approve Final Site Plan

COMMENTS - Current Meeting:

WHEREAS, Armin Hrelja ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding mixed-use development at 45-47 Kunker Avenue ("Project"). The proposal is for the construction of a three-unit residential apartment building and a detached 1,200 square-foot office building; 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 February 24, 2026, determining there will be no significant adverse environmental impacts; and

WHEREAS, the Project has been previously before the Planning Board on January 9, 2024, November 19, 2024, and January 20, 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 February 24, 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 herein set forth.

NOW, THEREFORE, BE IT RESOLVED, the Town of Colonie Planning Board hereby approves the proposed site plan for a three-unit apartment building and office space at 45-47 Kunker Ave, 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. Adequately address the PEDD and Police Communication comments regarding the office building being listed as 45 Kunker Ave and the apartment units being listed as 1, 3, and 5 Maple Drive.

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

b. 4 Northwestern Boulevard - Commercial Office Building

4 Northwestern Boulevard - Commercial Office Building. Applicant: British American, LLC. Represented by CHA Consulting, Inc. Sketch plan review for the proposed 21,534 square-foot commercial office building. The site is zoned Commercial Office (CO). TDE: Creighton Manning (PL-26-00010).

Tom Barnes of CHA presented on behalf of the applicant. Director Blumbergs noted that the emergency access road is only shown on the subdivision plan, not on the site plan. He requested that the location of the emergency access road be added to the site plan. Director Blumbergs requested that as a part of the off site improvements for this project, the sidewalk should be extended along the entirety of the stormwater mitigation parcel for this development located at

625 Sand Creek Road. Lastly, he noted that the project is located inside of the Airport Area GEIS, mitigation fees will be required. Mr. Barnes stated that they do intend to complete the sidewalk along 625 Sand Creek Road.

TDE Skip Francis of Creighton Manning provided his review.

Board member Richard Barlette requested further clarification on the emergency access road, he proceeded to ask whether the road would be gated. Mr. Barnes stated he believed that gates are no longer allowed, Director Blumbergs confirmed this. He stated that the Town is steering applicants away from gating emergency access roads at the request of the Department of Public Works.

Board member Kevin Bronner asked if the applicant has a tenant lined up for this space. Mr. Barnes stated that they do not. Mr. Bronner inquired about the past SEQR determination, Director Blumbergs provided clarification. Mr. Bronner questioned why the building was never constructed despite getting past approval. Chris Connors of British American stated that the Pandemic affected the demand for office space so the building was never constructed, however they now believe the demand for office space has returned.

Board Member Henry Rosenzweig expressed concern over the demand for office space, he highlighted several other largely vacant office buildings that are now looking to convert to residential use.

i. Sketch Plan Review No Action Taken

c. 136 Morris Rd. Kotecki Transfer Facility. (Adjourned from February 3, 2026)

136 Morris Rd. Kotecki Transfer Facility. (Adjourned from February 3, 2026). 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 a future date.

5. Adjournment

With no further business before the Board, the meeting was adjourned at 6:20pm.