



Planning Board

Regular Meeting

~ Minutes ~

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

Steven Heider

Tuesday, May 12, 2026

6:00 PM

Public Operations Center

1. Call to Order

The meeting was called to order by Chairman Steven Heider at 6:00pm. The roll was called.

Also present were Planning Director Andris Blumbergs (PEDD), Senior Planner Jacob Landis (PEDD), Planning Aide Noah Savastio (PEDD), TDE Ryan Trunko (GPI) 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	Present	
Kevin M. Bronner	Board Member	Absent	
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 Andris Blumbergs stated that going forward, the Planning Board video livestream can only be viewed on the official Town of Colonie YouTube channel.

4. Regular Business

a. 770 Albany Shaker Road – Division of Military and Naval Affairs Facility

770 Albany Shaker Road - Division of Military and Naval Affairs Facility. Presentation to the Planning Board.

Presentation postponed.

b. 2120 Central Avenue – Lia Toyota Parking Expansion

2120 Central Avenue - Lia Toyota Parking Expansion. Applicant: Biljon Realty Group c/o Michael Lia. Represented by Lansing Engineering. Sketch plan review for the proposed parking

expansion of 124 parking spaces in the rear of the existing Lia Toyota dealership. The site is zoned Commercial Office Residential (COR). TDE: GPI. (PL-26-00103).

Andrew Masullo of Lansing Engineering presented the project to the Planning Board on behalf of the Applicant.

TDE Ryan Trunko of GPI provided his review.

Planning Director Andris Blumbergs requested that the fence extend the entire length of the rear of the property in order to prevent parking on greenspace. He also stated that due to the project's location in the Lisha Kill GEIS area, the applicant will be required to pay the associated mitigation fees. Lastly, Director Blumbergs requested that the applicant add a note on the site plan specifying that there can be no loading or unloading of vehicles on Central Ave.

The Board provided comments.

Board member Michael Malone inquired about greenspace and parking on site.

Chairman Steven Heider stated that the proposed fence should directly abut the parking lot. Mr. Masullo confirmed the fence will be near the existing edge of pavement.

i. Sketch plan review, no action taken.

c. 179 Troy Schenectady Road - Colonie Hills Planned Development District (PDD)

179 Troy Schenectady Road - Colonie Hills Planned Development District (PDD). Applicant: Rehabilitation Support Services, Inc. Represented by Hershberg & Hershberg. Sketch plan review for an amended version of the previously approved Swatling Falls PDD. The current proposal includes the construction of 128 residential apartments across 16 buildings and a 6,000 square-foot general office building. The site is zoned Planned Development District (PDD). TDE: Barton & Loguidice. (PL26-00060).

Daniel Hershberg of Hershberg & Hershberg presented the project to the Board.

Planning Director Andris Blumbergs requested that Mr. Hershberg provide the chronology of the project to members of the Board. Mr. Hershberg stated that the density of the PDD has remained the same, and that overall the most significant change has been alterations to the grading plan and the orientation of several of the apartment buildings. Director Blumbergs noted that the PDD was originally approved by the Town Board in 2007. Approximately eight years later, the Town of Colonie attempted to rescind the approval, but the decision was not upheld in court. Chairman Steven Heider inquired as to the status of the PDD, Mr. Hershberg indicated that the PDD is legitimate, he stated that the court reestablished the PDD which was intended to be rescinded by the Colonie Town Board. Chairman Heider inquired if the SEQR Negative Declaration originally approved with the project still complies with current environmental requirements. Mr. Hershberg stated that despite environmental regulations changing in the time since the original approval, the approval predates the updated regulations. Director Blumbergs stated that due to the project's location in the Boght Road Area GEIS, the applicant will be required to pay the associated mitigation fees. Director Blumbergs noted that for the public benefit aspect of this project, the applicant is proposing improvements to the water distribution infrastructure in the area. He also noted that the Town of Colonie Pure Waters department raised concern about the capacity of

infrastructure in the area. Director Blumbergs also requested that a traffic study be conducted, and suggested the applicant reconsider the layout of the proposed roads within the PDD. Director Blumbergs questioned whether or not the road will be public or private, Mr. Hershberg indicated the applicant intends for the road to be private. Director Blumbergs questioned where school children would be picked up. Mr. Hershberg stated that the applicant intends to work with the school district to coordinate the busses picking students up within the PDD as opposed to on Troy Schenectady Road.

TDE John Frazer of B&L provided his review. He inquired whether or not the applicant is proposing to build garages, Mr. Hershberg indicated that they are not.

The Board provided comments.

Board member Henry Rosenzweig raised concern over the potential for over-saturation of affordable housing in the surrounding area, he proceeded to list off several different apartment complexes that are nearby. Mr. Hershberg indicated that the studies the applicant is familiar with state that there is a need for affordable housing in the Town of Colonie. Mr. Rosenzweig also stated he feels it is a goal of the Town to preserve its natural resources. Mr. Hershberg indicated that a large portion of the site will remain as greenspace.

Board member Michael Malone inquired whether the applicant is proposing to provide any amenities such as a park for children, Mr. Hershberg indicated that they are. Mr. Malone questioned if the property has changed ownership in the last 18 years, Mr. Hershberg indicated that it has not.

Board member Paul Leo indicated that he would like to see a roundabout instead of a cul-de-sac, and requested more information on the legal decision about the wetlands. Lastly, he requested the applicant provide a traffic study.

Board member Richard Barlette questioned why the applicant is no longer proposing condominiums despite condominiums being a part of the original application. Mr. Hershberg indicated that despite the switch from condominiums to apartments the number of proposed units has only minorly been changed. He also stated that condominiums do not fit the housing needs of RSS. Mr. Barlette proceeded to state that there are 17 apartment complexes within a 5 mile radius of the proposed PDD. He proceeded to read off a list which included all 17, and stated he believes that this area is oversaturated with apartments. Mr. Hershberg stated that RSS believes that there is demand for this type of housing. Mr. Barlette requested the connection to Swatling Road be full access as opposed to emergency access, as full access makes the site more accessible for emergency services.

Chairman Heider echoed Mr. Barlette's statement regarding the exit onto Swatling road needing to be full access. Chairman Heider also requested the applicant add a roundabout in order to help to slow down traffic. Chairman Heider agreed with previous comments from several other members of the Board stating that there is potential for over-saturation of affordable housing in the area.

Director Blumbergs asked Mr. Hershberg whether or not the applicant will continue to maintain the roadway and buildings after the project is completed. Mr. Hershberg indicated that the applicant will continue to own and maintain the site. Director Blumbergs requested the applicant provide a list of the 5 closest facilities that are similar to this proposal currently operating within

NYS owned by RSS. Chairman Heider inquired if the applicant knew what use they are proposing for the 6,000sq/ft commercial space. Mr. Hershberg indicated the applicant is unsure at this time.

Board Counsel Matthew Millea noted that the original 2007 approval mentioned a condition requiring the applicant to make reasonable efforts to ensure that approximately 20% of the residential units will be considered as handicapped or senior friendly units. He questioned if this is still the case with the new proposed layout, Mr. Hershberg indicated that he is certain this will be the case. Mr. Millea asked if there were any other significant changes to the site plan or building layout. Mr. Hershburg stated that there were significant changes to the overall grading of the site, but that largely the number of proposed buildings and their locations are the same. He stated that the orientation of several buildings has changed to better fit the changes to the grading plan. Chairman Heider requested that Mr. Millea review the original approval and the new proposed PDD and report back to the Planning Board at a later date.

i. Sketch plan review, no action taken.

d. 37 Elm Street – Bonacquisti Warehouse

37 Elm Street - Bonacquisti Warehouse. Applicant: Bonacquisti Brothers Construction. Represented by Advance Engineering & Surveying, PLLC. Concept plan review for a proposed 12,000 square-foot warehouse and a 4,800 square-foot garage. The site is zoned Industrial (IND). TDE: Barton & Loguidice. (PL-25-00216).

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

Chairman Steven Heider noted that the rendering shown does not match the most current version of the proposed site plan. Mr. Costa stated that the applicant will update the rendering to match the aesthetic of the old renderings, but match to the updated site plan.

Director Andris Blumbergs noted that when the project was last before the Board the members requested additional screening between the residential unit and the commercial space, he also stated they requested renderings of the rear garage building. Director Blumbergs inquired whether or not the National Grid easement has been cleaned of debris. Mr. Costa was unsure, but stated if it has not yet been completed it will be soon. Lastly, Director Blumbergs noted the project is within the Boght Road Area GEIS, therefore associated mitigation fees will be required.

TDE John Frazer of B&L stated that the updated renderings should be provided to the Board prior to final approval.

The Board provided comments.

Board member JoAnne Maloy inquired about the future use of the two-story residential dwelling near the proposed warehouse. Mr. Costa indicated that currently the dwelling is rented to a private tenant, and that the intent of the applicant is to continue renting the property to a tenant.

Board member Paul Leo questioned whether or not there are additional residential homes to the rear of the parcel. Mr. Costa stated that there are. Mr. Leo asked if they applicant has contacted

the homeowners, the applicant stated that they sent certified letters to the adjacent property's. Mr. Leo raised concern about light spillage onto the adjacent lots. Mr. Costa stated that there is a significant grade change between the 37 Elm Street property and the surrounding residential lots, he also stated the lights will have cut off shields and be orientated in a way to contain all the light on the site.

Board member Michael Malone asked about the height of the garage structure. The applicant indicated that he expects the garage to be less than 30ft tall.

Chairman Heider requested that the all sides of the building be dressed up, especially the sides facing the residential homes. Chairman Heider and Director Blumbergs reminded the applicant that renderings need to be submitted prior to final approval.

A motion was made.

i. Motion To: Grant Concept Acceptance.

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

e. 31 Wade Road – Imperial Pools Warehouse

31 Wade Road - Imperial Pools Warehouse. Applicant: JK 31 Wade Rd., LLC. Represented by Advance Engineering & Surveying, PLLC. Concept renewal for the proposed construction of a 60,000 square-foot warehouse, storage and distribution building. The site is zoned Commercial Office Residential (COR). TDE: Barton & Loguidice. (PL-21-00017).

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

Chairman Steven Heider inquired if the existing parking and the new proposed warehouse are on the same lot. Mr. Costa indicated that they are not, but there will be a parking easement agreement in place. Chairman Heider requested that the applicant edit the proposed renderings to better reflect the aesthetics of similar warehouses recently approved throughout the Town of Colonie. Mr. Costa indicated that the applicant is willing to update the renderings.

Director Blumbergs noted that the project is within the Airport Area GEIS thus, associated mitigation fees will be required, also the project will need a waiver for front-yard setbacks. The project will also require a letter of no impact from the State Historic Preservation Office (SHPO).

Board Counsel Matthew Millea questioned if there is a current parking agreement between 31 & 37 Wade Road for parking. Mr. Costa indicated that he does not currently belief there is one, but that the project will eventually require one. Mr. Millea requested a copy of the agreement once one is in place.

TDE John Frazer of B&L inquired about the possibility of access between the two lots for pedestrian and vehicle access. Mr. Costa stated that he will discuss the possibility of access between the lots with the applicant.

A motion was made.

i. Motion To: Grant Concept Acceptance Renewal.

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

5. Adjournment

With no further business before the Board, the meeting was adjourned at 7:03pm.