



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Steven Heider

Tuesday, July 9, 2024

6:00 PM

Public Operations Center

1. Call to Order

The meeting was called to order at 6:00 p.m. by Chair Steven Heider. The roll was called.

Also present were DPW Commissioner Matthew McGarry, Senior Planner Andris Blumbergs (PEDD), Planner Andy Acker (PEDD), Planner Ethan Townsend (PEDD), Assistant Planner Lauren Dryburgh (PEDD), and TDE Brad Grant (Barton & Loguidice).

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

2. Public Hearing

There was no hearing.

3. Report of the Planning Department

Planner Andy Acker announced that his last day with the Planning Department will be Friday, July 12th, 2024.

4. Regular Business

a. 11 Arch St (AKA 2 Guy Ln). Emmons Metro Warehouse.

Applicant: Emmons Metro LLC. Represented by ABD Engineers & Surveyors. Sketch review for proposed construction of a 23,000 square foot warehouse addition. The site is zoned Industrial (IND). TDE: Barton & Loguidice. (PL-24-00149).

Luigi Palleschi of ABD Engineers & Surveyors presented the project on behalf of the applicant. Planner Ethan Townsend provided comments on behalf of the Planning Department. TDE Brad Grant of Barton & Loguidice provided his review. The Board discussed the project.

Resident William Dibacco 16 Guy Ln. expressed concerns about stormwater drainage for the proposed project. Resident Guy Dibacco of 12 Guy Ln. expressed concerns about the warehouse potentially tapping into the water line that also runs on his property.

i. Sketch plan review, no action taken.

b. 1334 Loudon Rd. Home Evolution Shop & Storage Buildings.

Applicant: Alex Kotsyuba. Represented by Advance Engineering & Surveying, PLLC. Concept plan review for the proposed construction of a 12,500 square foot commercial warehouse building and redevelopment of existing 2,437 square foot building into a commercial office. The site is zoned Neighborhood Commercial Office Residential (NCOR). TDE: Barton & Loguidice. (PL-22-00036).

Victor Caponera presented the project on behalf of the applicant. TDE Brad Grant of Barton & Loguidice provided his review. The Board discussed the project.

A motion was made.

i. Motion To: Accept the concept plan.

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

c. 886 Watervliet Shaker Road . BOCES CTE Extension.

Applicant: SFR I, LLC, represented by Hershberg & Hershberg. Final plan review of proposed construction of a 46,000 square foot, one-story building, with 25 parking spaces. The site is zoned OR. Office Residential. TDE: Barton & Loguidice (PL-23-00112).

Daniel R. Hershberg of Hershberg & Hershberg and Brandon Stabler of Columbia Development Companies presented the project on behalf of the applicant. TDE Brad Grant of Barton & Loguidice provided his review. The Board discussed the project. Board Council Matt Millea stated for the record that the Zoning Board of Appeals is the Lead Agency for SEQRA for this project and issued a negative declaration for this project in January 2024. Therefore, the Planning Board requires no further action on that issue.

A motion was made.

i. Motion To: Approve a waiver findings resolution.

COMMENTS - Current Meeting:

Waivers for the 60% minimum frontage buildout, for exceeding the maximum 25' front-yard setback from Watervliet Shaker Rd., for parking in the front-yard, and for the requirement for landscape or off-street buffers.

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

- ii. **Motion To:** Approve the final site plan with conditions.

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

5. Adjournment

With no further business before the Board, the meeting stood adjourned at 7:14 p.m.