



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Steven Heider

Tuesday, August 5, 2025

6:00 PM

Public Operations Center

1. Call to Order

The meeting was called to order by Acting Chairman Paul Leo at 6:00pm. The roll was called.

Also present were Director Andris Blumbergs (PEDD), Planner Jacob Landis (PEDD), and Planner Lauren Dryburgh (PEDD), and TDE Joe Grasso (CHA).

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	Present	
Matthew Millea	Counsel	Present	

2. Public Hearing

There was no public hearing.

3. Report of the Planning Department

There was no report.

4. Regular Business

a. 650 Troy Schenectady Rd. Coffee Shop Patio & Parking

650 Troy Schenectady Rd. Coffee Shop Patio & Parking. Applicant: RCM Properties LLC. Represented by Steenburgh Consulting Engineering, PLLC. Consideration of two waiver requests for a 33% parking requirement reduction from 83 to 57 spaces, and to allow parking in the front yard. The applicant is proposing two fast food tenants and one retail tenant on the site. The site is zoned Commercial Office Residential (COR). No TDE assigned. (PL-25-00147).

Director Andris Blumbergs introduced the project, noting that part of the condition of minor site plan approval is that the additional parking must be banked until the applicant can prove additional spaces are needed on the site by showing at least 90% of parking spaces full at one time.

Brett Steenburgh presented on behalf of the applicant.

The Board discussed the project. Board member Richard Barlette requested the applicant add the address to the entrance sign.

A motion was made.

i. Motion To: Approve waivers

COMMENTS - Current Meeting:

WHEREAS, RCM Properties LLC ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for minor site plan approval regarding the Coffee Shop Patio and Parking at 650 Troy Schenectady Road ("Project"). The proposal is for the construction of new parking spaces and a patio area at the site. The Applicant is proposing a retail store, fast food restaurant, and coffee shop at the site, which will require certain parking waivers in order to comply with the Colonie Town Code; and

WHEREAS, the Applicant is requesting a waiver from the Town of Colonie Land Use Law, Article IX - Design Standards - Chapter 190-40 - Commercial Office Residential, related to the following: (1) prohibition of parking in the front yard; and

WHEREAS, the Applicant is requesting a waiver from the Town of Colonie Land Use Law, Article X - General Regulations - Chapter 190-47 - Parking, related to the following: (2) reduction in parking spaces from the required 83 parking spaces to 57 parking spaces;

WHEREAS, the Planning Board may waive the front yard parking requirements as necessary to ensure reasonable development of a site. In such cases, the Planning Board shall issue a written finding stating the extent of and justification for the waiver; and

WHEREAS, the Planning Board may waive the standards for the total number of required parking spaces to the extent the Applicant can demonstrate that the regulation is unnecessarily stringent for reasons such as: unique use times, shared or dual use, availability of regular public transit service within a distance of 500 feet and/or participation in a transportation management association or adoption of a traffic and parking management plan for one or more uses, including methods to increase the use of public transit, car pool, van pool or non-auto modes of travel. In such cases, the Planning Board shall issue a written finding stating the extent of and justification for the waiver; and

WHEREAS, the project site is a developed commercial parcel within the Commercial Office Residential zoning district with an existing paved parking area, and the Project as proposed by the Applicant represents a desirable change at the site; and

WHEREAS, the proposal is consistent with other commercially developed properties found within the Town which have limited lot dimensions and existing paved parking areas in the front yard; and

WHEREAS, the existing site layout is designed to provide as many parking spaces as possible on a restricted lot, which shall allow for off-street parking in the front, side, and rear yards to ensure reasonable development and operation of the commercial establishments at the site.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby finds that the extent of the requested waivers is not considered substantial; and be it further

RESOLVED, that the Planning Board finds the Applicant has established that the parking regulation is unnecessarily stringent in regards to unique use times, shared uses, and the availability of regular public transit service in close proximity to the site, and that waivers are necessary in order for the site to reasonably function in its proposed form; and be it further

RESOLVED, that the Planning Board hereby issues a waiver from the prohibition of parking in the front yard; and be it further

RESOLVED, that the Planning Board hereby issues a waiver from the Town parking requirements, allowing a reduction in the minimum number of parking spaces from 83 parking spaces to 57 parking spaces; and be it further

RESOLVED, that these waiver findings be a condition of site plan approval of the Project and the same shall be kept in the project file in the Office of the Planning and Economic Development Department.

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

b. 2772/2792 Curry Rd. Lisha Solar

2772/2792 Curry Rd. Lisha Solar. Applicant: Eden Renewables. Represented by Young/Sommer LLC. Deeming DEIS complete for public review. (PL-22-00002).

William Hurst of Young Sommer LLC presented on behalf of the applicant.

Director Andris Blumbergs provided information on the procedure for the project moving forward. A hard copy of the Draft Environmental Impact Statement will be available in the Planning Department office, the Town Clerk's office and online for public review prior to a public hearing in the near future.

Andy Arthur of 15A Elm Ave. in Delmar expressed concerns about the project due to its location in a recommended Full Protection area for the Pine Bush.

Wendy Dwyer of 2529 State Route 295 in Canaan, NY expressed concerns about the project due to its location in a recommended Full Protection area for the Pine Bush. She suggested other locations for solar arrays such as some of the large parking lots in the area.

The Board discussed the project.

A motion was made.

i. Motion To: Accept Draft EIS and schedule a public hearing

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

c. 1218 Troy Schenectady Road & 409 Vly Road. Stewart's Shops

1218 Troy Schenectady Road & 409 Vly Road. Stewart's Shops. Applicant: Stewart's Shops Corp. Represented by Chris Potter. Concept plan review for the proposed relocation of an access

road from Vly Road and additional 14 parking spaces. The property was previously rezoned to COR and the site plan is contingent on minor subdivision approval. The site is zoned Commercial Office Residential (COR). TDE: CHA. (PL-24-00341).

Chris Potter presented on behalf of the applicant.

TDE Joe Grasso provided his review.

The Board discussed the project.

Joseph Cohcchio of 12 Linda Lane expressed concerns with pedestrian access on the site. He also expressed his concern over the high crash rate at this intersection, citing the 2005 NY-7 NY-2 Corridor Study.

A motion was made.

i. Motion To: Accept the concept plan

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

d. 335 Old Loudon Road. St. Ambrose Church Expansion

335 Old Loudon Road. St. Ambrose Church Expansion. Applicant: BBL Construction Services, LLC. Represented by Lansing Engineering. Final site plan review and SEQR determination for the proposed renovation and construction of a one-story 4,174 square-foot parish office and pastoral room and a one-story 33,267 square-foot academic wing and gymnasium. The site is zoned Multi-Family Residential (MFR). TDE: CHA. (PL-24-00065).

Scott Lansing presented on behalf of the applicant.

TDE Joe Grasso provided his review.

Director Andris Blumbergs noted that the Town Historian indicated that there is a small chance that there is a burial area on the site and recommended that the County Coroner and Colonie Police Department be on site when construction begins in case a burial area is uncovered.

The Board discussed the project.

Resident Barbara Numrich of 350 Old Loudon Rd. expressed appreciation for the applicant's attention to the stormwater runoff issues on the site. She requested the applicant provide more details to further alleviate concerns over stormwater overflow on her property. Scott Lansing explained the mitigation measures, including a dry swale proposed to help ensure that stormwater is captured and routed around where it flows currently on that part of the site. Mrs. Numrich also asked about the water conservation area on the northern portion of the site and what this entails. Mr. Grasso explained that there is a bio-retention area in that location but the dry swale described by Mr. Lansing is a different mechanism for controlling stormwater.

Resident Bruce Breton of 368 Old Loudon Rd. also expressed concern about stormwater and drainage issues around the site. He also asked if there would be a pedestrian area for students, Mr. Lansing noted there would be. He also asked if the rainfall models used by the Town of Colonie have been recently updated. Mr. Grasso indicated that they have, approximately about two months ago, and that they will apply to this project. He also noted that the Town's standards are more stringent than New York state's. Mr. Breton also expressed his concern over communication between the applicant and neighbors.

The resident of 1 Cobbee Road expressed her concern over traffic safety around the site. Director Blumbergs stated that CDTA and CRTC are planning on installing a traffic light at the intersection of Cobee Road and Jeanne Jugan Lane. He noted that the work being done to this intersection is separate from this project.

A motion was made.

i. Motion To: Approve a negative declaration under SEQRA

COMMENTS - Current Meeting:

WHEREAS, BBL Construction Services, LLC ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the St. Ambrose Church expansion at 335 Old Loudon Road ("Project"). The proposal is for the renovation and construction of a one-story 4,174 square-foot parish office and pastoral room and a one-story 33,267 square-foot academic wing and gymnasium; 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 Full Environmental Assessment Form (FEAF) submitted by the Applicant, and completed Parts II and III of the FEAF 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:	Joanne Maloy, Board Member
SECONDER:	Kevin M. Bronner, Board Member
AYES:	Rosenzweig, Leo, Malone, Bronner, Barlette, Maloy

ii. Motion To: Approve the final plan

COMMENTS - Current Meeting:

WHEREAS, BBL Construction Services, LLC ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the St. Ambrose Church expansion at 335 Old Loudon Road ("Project"). The proposal is for the renovation and construction of a one-story 4,174 square-foot parish office and pastoral room and a one-story 33,267 square-foot academic wing and gymnasium; 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 August 5, 2025, determining there will be no significant adverse environmental impacts; and

WHEREAS, a referral was sent to the Albany County Planning Board ("ACPB") on June 12, 2024 in accordance with N.Y. General Municipal Law §239; a review by the ACPB dated July 22, 2024 was received and such recommendations have been duly implemented; and

WHEREAS, the Project has been previously before the Planning Board on March 18, 2024, July 23, 2024, and August 20, 2024. 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 August 5, 2025, 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(s) herein set forth.

NOW, THEREFORE, BE IT RESOLVED, the Town of Colonie Planning Board hereby approves the proposed site plan for St. Ambrose Church Expansion at 335 Old Loudon Road, subject to the following condition:

a. Address all outstanding Town Departments and Town Designated Engineer comments prior to the issuance of a Building Permit.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joanne Maloy, Board Member
SECONDER:	Michael J Malone, Board Member
AYES:	Rosenzweig, Leo, Malone, Bronner, Barlette, Maloy

5. Adjournment

With no further business before the Board the meeting was adjourned at 6:56 pm.