



Planning Board

Regular Meeting

~ Minutes ~

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

Steven Heider

Tuesday, October 7, 2025

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

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

2. Public Hearing

a. 2772 & 2792 Curry Road - Lisha Solar and Lisha 2 Solar

2772 & 2792 Curry Road - Lisha Solar and Lisha 2 Solar: Draft Environmental Impact Statement (DEIS) public comment update from the Department.

Planning Director Andris Blumbergs stated that the Lisha Solar public comment period remains open. Director Blumbergs also provided information on additional letters that were received after the previous Planning Board meeting on September 23rd. Director Blumbergs then provided further context from the discussion had at the previous meeting over the October 2024 fire at the Eden Renewables facility in Schodack. Director Blumbergs referenced the DEC summary report from the event which stated that a severed wire was found during an investigation at the site, and that this was likely the cause of the fire.

Andy Arthur of 15A Elm Ave. in Delmar, a member of Save the Pine Bush, spoke on the ecological impact of the project and provided comments on the DEIS. Mr. Arthur stated he believes the vegetation survey lacks quantitative data to understand the full extent of the biodiversity and endangered species that are currently present on the parcel. He believes this is relevant given the proposed project's proximity to Pine Bush. Mr. Arthur went on to state that the biodiversity plan lacks adaptive management strategies, including restoration benchmarks, and invasive species control protocols. Mr. Arthur spoke against returning the land to agricultural use after the solar farm is decommissioned. He continued by stating if the land is returned to agriculture after the solar farm is decommissioned, biodiversity will be negatively impacted. Lastly, Mr. Arthur stated he does not believe that the DEIS adequately addresses habitat

fragmentation and wildlife movement problems that may arise with fencing around the site. Mr. Arthur once again expressed that he believes that an alternative site would be a better option for this project.

Lynne Jackson of 223 Swan St. in Albany, a member of Save the Pine Bush, spoke against the proposed project. Ms. Jackson stated she shared a letter from Ecological Strategies with members of the Board, as well as with the Planning Department. Ms. Jackson stated that the article expressed that the land should be restored to pitch pine habitat. Ms. Jackson commented that the DEIS recommended planting local species within the solar farm to enhance habitat for native species that currently reside at this location. She went on to comment that despite this, according to the DEIS, upon the decommissioning of the solar farm it will be converted to agricultural usage. Ms. Jackson went on to state that she believes this does not make sense, as doing so will cause a loss in biodiversity. Ms. Jackson then commented on the letter sent by Eden Renewables to a neighboring property wherein they discussed the prospect of renting an adjoining piece of land for the purpose of battery storage. Ms. Jackson recommended the Board look into whether or not this could be considered segmentation under SEQRA. Lastly, Ms. Jackson stated that the DEIS has grammatical errors and errors that cause confusion, and that it does not properly distinguish between the Pine Bush Commission and the Albany Pine Bush ecosystem.

Russell Ziemba of 1813 Highland Ave. in Troy, a member of Save the Pine Bush, spoke against the project. Mr. Ziemba stated he feels the proposal is contrary to neighborhood character, the Town Comprehensive Plan and Zoning Laws, and the goals of the Albany Pine Bush protection plan. Mr. Ziemba also stated he believes that all these factors were not adequately addressed within the DEIS. Mr. Ziemba went on to reiterate he believes this is not the right location for this project, and noted that area is designated for full protection by the Albany Pine Bush vision map. Lastly, Mr. Ziemba also highlighted the grammatical errors in the DEIS.

3. Report of the Planning Department

Director Blumbergs stated the annual CDRPC Planning & Zoning Workshop will be held on October 17th at Hudson Valley Community College. Several members of the Planning Board have already enrolled to attend.

4. Regular Business

a. 38 Karner Rd. A+ MediTrans Service Facility

38 Karner Rd. A+ MediTrans Service Facility. Applicant: REHJA Group, represented by ABD Engineers & Surveyors. Final site plan review and SEQRA determination for the proposed construction of a 24,400 square-foot structure with 390 parking spaces and other associated improvements. The site is zoned Industrial (IND). TDE: CHA. (PL-24-00010).

Luigi Palleschi of ABD Engineers & Surveyors presented on behalf of the applicant.

Director Blumbergs noted that areas shown on the site plan as landscaped islands must be constructed as shown on the approved site plan. Should the areas be filled with materials other than what has been approved, the applicant will be required to remedy this. Applicant Eugene Reyes stated they intend to landscape the islands to improve overall site aesthetics, and that a sprinkler system will be installed to maintain the health and aesthetics of the plants.

TDE Joe Grasso provided his review.

The Board discussed the project. Chairman Heider questioned if the amount of plants in the bioretention pond is too great, and if this could lead to competition between individual plants, resulting in plants dying. Mr. Palleschi stated they will reevaluate the number of plants before final plan submission. Chairman Heider questioned if the amount of electric capacity is great enough to support a future fleet of electric vehicles. Applicant Eugene Reyes stated that they will be required to adhere to upcoming New York State regulations that require companies with large amounts of vehicles to have partially electric fleets. Mr. Reyes also stated that they have been in contact with National Grid, and that the current layout will be able to support approximately 60 electric vehicles.

Board Member Richard Barlette stated he would like to see the address clearly shown on the front of the building. Mr. Barlette stated that in the event that emergency services vehicles need to respond to a call at this location, they should be able to clearly see the building number from the road.

A motion was made.

i. Motion To: Approve a Negative Declaration Under SEQRA

COMMENTS - Current Meeting:

WHEREAS, REJHA Group Company ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the A+ MediTrans Service Facility at 38 Karner Road ("Project"). The proposal is for the construction of a 24,400 square-foot commercial building and associated improvements; and

WHEREAS, the Project has been identified by the Planning Board as an Unlisted Action under SEQRA (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:	Paul A. Leo, Board Member
SECONDER:	Joanne Maloy, Board Member
AYES:	Steven Heider, Paul A. Leo, Ricahrd Barlette, Joanne Maloy

ii. Motion To: Approve Land Use Law Waiver Findings

COMMENTS - Current Meeting:

WHEREAS, REJHA Group Company ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the A+ MediTrans Service Facility at 38 Karner Road ("Project"). The proposal is for the construction of a 24,400 square-foot commercial building and associated improvements; 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: (1) reduction in parking spaces from the required 540 parking spaces to 388 parking spaces;

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 defunct commercial parcel within the Industrial zoning district, and the Project as proposed by the Applicant represents a desirable change at the site; 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 for a unique use to ensure reasonable development and operation of the commercial establishment at the site; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby finds that the extent of the requested waiver 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 and 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 Town parking requirements, allowing a reduction in the minimum number of parking spaces from 540 parking spaces to 388 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: Joanne Maloy, Board Member
SECONDER: Paul A. Leo, Board Member
AYES: Steven Heider, Paul A. Leo, Ricahrd Barlette, Joanne Maloy

iii. **Motion To:** Conditionally Approve the Final Plan

COMMENTS - Current Meeting:

WHEREAS, REJHA Group Company ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the A+

MediTrans Service Facility at 38 Karner Road ("Project"). The proposal is for the construction of a 24,400 square-foot commercial building and associated improvements; 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 October 7, 2025, determining there will be no significant adverse environmental impacts; and

WHEREAS, a referral was sent to the Albany County Planning Board ("ACPB") on March 28, 2024 in accordance with N.Y. General Municipal Law §239; a review by the ACPB dated May 16, 2024 was received and such recommendations have been duly considered and implemented, as appropriate; and

WHEREAS, the Project has been previously before the Planning Board on February 6, 2024, April 23, 2024, and May 21, 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 October 7, 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 herein set forth.

NOW, THEREFORE, BE IT RESOLVED, the Town of Colonie Planning Board hereby approves the proposed site plan for a commercial building at 38 Karner 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.
- b. Provide additional landscaping elements to the site subject to review and acceptance by the Planning and Economic Development Department.

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

b. 855-861 First St. Lincoln Avenue Development Phase 1B

855-861 First St. Lincoln Avenue Development Phase 1B. Applicant: Lincoln Avenue Development LLC. Represented by McFarland Johnson. Final site plan review and SEQRA

determination for the proposed construction of a 60,000 square-foot warehouse, loading docks, and parking area. The site is zoned Industrial (IND). TDE CHA. (PL-24-00226).

Victor Caponera presented on behalf of the applicant.

TDE Joe Grasso provided his review.

The Board discussed the project. Board member Richard Barlette requested the applicant ensure that the front of the building has the building number clearly displayed for emergency services.

A motion was made.

i. Motion To: Approve a Negative Declaration Under SEQRA

COMMENTS - Current Meeting:

WHEREAS, Lincoln Avenue Development, LLC ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the warehouse at 851, 855-861 First Street ("Project"). The proposal is for the construction of a 60,000 square foot warehouse and office space; and

WHEREAS, the Project has been identified by the Planning Board as an Unlisted Action under SEQRA (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:	Paul A. Leo, Board Member
SECONDER:	Ricahrd Barlette, Board Member
AYES:	Steven Heider, Paul A. Leo, Ricahrd Barlette, Joanne Maloy

ii. Motion To: Conditionally Approve the Final Plan

COMMENTS - Current Meeting:

WHEREAS, Lincoln Avenue Development, LLC ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the warehouse at 851, 855-861 First Street ("Project"). The proposal is for the construction of a 60,000 square foot warehouse and office space; 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 October 7, 2025, determining there will be no significant adverse environmental impacts; and

WHEREAS, a referral was sent to the Albany County Planning Board ("ACPB") on January 8, 2025 in accordance with N.Y. General Municipal Law §239; a review by the ACPB dated February 20, 2025 was received and such recommendations have been duly considered and implemented, as appropriate; and

WHEREAS, the Project has been previously before the Planning Board on September 10, 2024, and February 25, 2025. 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 October 7, 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 herein set forth.

NOW, THEREFORE, BE IT RESOLVED, the Town of Colonie Planning Board hereby approves the proposed site plan for a warehouse at 851, 855-861 First Street, 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:	Ricahrd Barlette, Board Member
SECONDER:	Paul A. Leo, Board Member
AYES:	Steven Heider, Paul A. Leo, Ricahrd Barlette, Joanne Maloy

5. Adjournment

With no further business before the Board, the meeting was adjourned at 6:40 pm.