



# Planning Board

## Regular Meeting

~ Minutes ~

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

Steven Heider

Tuesday, December 16, 2025

6:00 PM

Public Operations Center

### 1. Call to Order

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

Also present were Planning Department Director Andris Blumbergs (PEDD), Senior Planner Jacob Landis (PEDD), 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	Absent	
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	Absent	

### 2. Public Hearing

There was no hearing.

### 3. Report of the Planning Department

Director Blumbergs stated that the 71 Morris Road agenda item will be adjourned until a future meeting. He also noted the Planning Department is looking to hire a Senior Planner.

Director Blumbergs cited outstanding concerns from DEC regarding the proposed Lisha Solar project at 2772/2792 Curry Rd. and recommended that the written public comment period for the DEIS remain open to allow for further written comment. The Board kept the written public comment period for the DEIS open.

### 4. Regular Business

#### a. 37 Elm Street – Bonacquisti Warehouse

37 Elm Street - Bonacquisti Warehouse. Applicant: Bonacquisti Brothers Construction. Represented by Advance Engineering & Surveying, PLLC. Sketch 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).

Ted DeLucia of Vision Planning Consultants presented on behalf of the applicant.

Chairman Steven Heider asked if the Single Family Home located on the parcel is a rental property, Mr. DeLucia stated that it is. Chairman Heider asked the applicant why the renderings provided to the Board are different than the renderings shown at the meeting. Director Blumbergs stated that the renderings should be updated in order to accurately reflect several differences from the site plan. Chairman Heider requested the sides of the building incorporate some of the same design elements as the front, and asked for further clarification on the use of the 60 x 80 ft. garage. Applicant John Bonacquisti stated the garage will be used for general contractor storage, including the storage of vehicles and associated equipment. Lastly, Chairman Heider requested the applicant provide ample screening for the rental property also located on this parcel.

TDE John Frazer of B&L provided his review. Mr. Frazer noted the project is within the Boght Area GEIS, fees will not apply to water as the site is supplied from outside of the Town of Colonie. Mr. Frazer also noted that the area in and surrounding the National Grid easement should be cleaned up as a part of this project. Lastly, Mr. Frazer requested the applicant show the location of fire hydrants on the site plan.

The Board discussed the project.

Board member Michael Malone questioned if the residential tenant will share any of the new proposed buildings with the applicant, Mr. Bonacquisti stated they will not.

Board member Kevin Bronner questioned if the existing trees along Kirkner Lane will be removed, Mr. Bonacquisti stated they intend to keep most of the existing trees. Mr. Bronner also stated he would like the aesthetics of the sides of the building to be enhanced.

Lastly, the applicant stated their intent to clean up the site and to remove unused buildings as part of the scope of work for this project.

**b. 71 Morris Road – The Backstretch Conservation Subdivision**

71 Morris Road - The Backstretch Conservation Subdivision. Applicant: Gregg Meyer. Represented by Advance Engineering & Surveying, PLLC. Concept renewal and project update for the proposed 15-lot conservation subdivision on a 14-acre parcel with 5.48 acres to be conserved. The site is zoned Single Family Residential (SFR). TDE: Barton & Loguidice. (PL-22-00010).

71 Morris Road has been adjourned until a future meeting at the request of the applicant.

## 5. Adjournment

With no further business before the Board, the meeting was adjourned at 6:14 pm.