



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Steven Heider

Tuesday, April 8, 2025

6:00 PM

Public Operations Center

1. Call to Order

The meeting was called to order by Paul Leo at 6pm. The roll was called. Chair Steven Heider was absent.

Also present were Senior Planner, Acting Director, Andris Blumbergs (PEDD), Planner Jacob Landis (PEDD), Assistant Planner Lauren Dryburgh (PEDD), Planning Aide Noah Savastio (PEDD), TDE Joe Grasso (CHA), and TDE John Frazer (B&L).

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. Call for Public Hearing

A call for a Public Hearing in connection to a local proposed development at 46 Fuller Road for a Multi-Tenant Commercial Building pursuant to local law §190-56: Zoning and Land Use, Major Site Plan Review.

3. Report of the Planning Department

Announcement for 2025 Planning Board and Zoning workshop held by Albany County and New York Department of State to be held on Thursday, May 1st from 3:30-8 PM at the Cornell Cooperative Extension at 24 Martin Road Voorheesville, NY 12866.

Announcement for Central Ave. West study public meeting on April 9th from 4-6pm.

4. Regular Business

a. 1148 Troy Schenectady Road – British American Mixed Use

Applicant: British American Development Corp. Final site plan approval extension (2nd) for a proposed two lot merger and the development of 180 residential units, clubhouse, and multi-use path. The site is zoned Commercial Office (CO). (PL-19-00010).

Nick Costa of Advance Engineering and Surveying presented on behalf of the applicant.

The Board discussed the project.

A motion was made.

- i. **Motion To:** Approve final plan approval extension.

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

b. **85 Coliseum Dr. - Coliseum Drive Office Building**

Applicant: Starlite Associates LCC. Represented by Hershberg & Hershberg. Concept review for proposed construction a 4-story 136,400 square foot office building along with a 4-level parking garage. The site is zoned Commercial Office Residential (COR). TDE: CHA. (PL-23-00138).

Bill Mafriaci of Hershberg & Hershberg presented on behalf of the applicant.

TDE Joe Grasso provided his review.

The Board discussed the project. They expressed concerns about delivery truck access on Old Loudon Rd. and asked how often deliveries would occur each day. The representative stated deliveries would be by box truck only, not tractor trailers. The Board inquired about potential future development of the site, to which the applicant stated there were no future plans at this time. The Board also inquired about access to the parking garage.

A motion was made.

- i. **Motion To:** Accept the Concept Plan.

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

c. **829/831 Loudon Road – ALDI Latham**

Applicant: ALDI Inc. Represented by APD Engineering and Architecture. Project update for proposed construction of new 20,644 SF ALDI grocery store. The site is zoned Commercial Office Residential (COR). TDE: CHA. (PL-24-00036).

Amy Dake, Senior Traffic Engineer at Passero Associates presented on behalf of the applicant.

TDE Joe Grasso provided his review.

The Board discussed the project. They discussed concerns about increased traffic on Old Loudon Rd. Traffic Engineer Amy Dake discussed the traffic impact and traffic study noting that the ITE data set used in the traffic study showed that the supermarket will have limited effect on current traffic flow. The Board asked why the applicant does not want to provide additional paneling on the east elevation facing the residential area. TDE Joe Grasso indicated that the applicant would prefer to screen the east side with landscaping rather than additional paneling on the building. Following concern from The Board regarding truck access to the site, TDE Joe Grasso stated that truck access will be limited to Route 9.

Barbara Numrich of 350 Old Loudon Rd. expressed concern about increased traffic, particularly on Old Loudon Rd.

Pamela Zepf of 8 Fiddler's Lane also expressed concerns about increased traffic on Old Loudon Rd.

A motion was made.

i. Motion To: Approve a negative declaration under SEQRA.

COMMENTS - Current Meeting:

WHEREAS, ALDI Inc. ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the ALDI Latham project located at 829-831 Loudon Road ("Project"). The proposal is for the construction of a 20,664 square foot grocery store building with 103 parking spaces; 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 be adopted in accordance with SEQR Part 617.12 and kept on file with the Town of Colonie Planning and Economic Development Department.

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

ii. Motion To: Approve land use law waiver findings.

COMMENTS - Current Meeting:

WHEREAS, ALDI Inc. ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the ALDI Latham project located at 829-831 Loudon Road ("Project"). The proposal is for the construction of a 20,664 square foot grocery store building with 103 parking spaces; and

WHEREAS, the applicant is requesting a waiver from the Town of Colonie Land Use Law, Article IX - Chapter 190-40, Design Standards, for the Commercial Office Residential (COR) zone related to the following: (1) exceeding maximum front building setback of 25 feet; (2) parking within the front yard; and,

WHEREAS, the Planning Board may waive these standards to the extent it deems necessary in order to secure reasonable development of the site. In such case, the Applicant must establish that there are no practical alternatives to the proposed waiver that would conform to the standard, and the Planning Board shall issue a written Finding stating the extent and justification of the waiver;

WHEREAS, the project site is a previously developed commercial property and redevelopment of the site as proposed by the Applicant represents a desirable redevelopment of a site that is currently vacant and underutilized; and

WHEREAS, the proposal is consistent with grocery store proposals found within the Town which allows for a further maximum setback from the front of the building to accommodate customer parking and traffic flow; and

WHEREAS, the proposed site layout is designed to provide parking in the front yard as is common of grocery stores and other retail stores in the Town; and

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 there are no practical alternatives to the proposed waivers that would conform to the standard and that the waivers are necessary in order to secure reasonable development of the project site; and be it further

RESOLVED, that the Planning Board hereby issues a waiver from the prohibition of exceeding the maximum front building setback of 25 feet; and be it further

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

RESOLVED, that these waiver findings be a condition of site plan approval of the application 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:	Kevin M. Bronner, Board Member
AYES:	Rosenzweig, Leo, Malone, Bronner, Barlette, Maloy

iii. **Motion To:** Approve the final plan.

COMMENTS - Current Meeting:

WHEREAS, ALDI Inc. ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the ALDI Latham project located at 829-831 Loudon Rd. ("Project"). The proposal is for the construction of a 20,664 square foot grocery store building with 103 parking spaces; 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 617.12, the Planning Board issued a SEQR Negative Declaration on April 8, 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 20, 2024 in accordance with N.Y. General Municipal Law § 239; a review by the ACPB dated July 18, 2024 was received and such recommendations have been duly implemented; and

WHEREAS, the Project has been previously before the Planning Board on February 4, 2025, July 23, 2024, and March 12, 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 again 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 April 8, 2025, the Planning Board duly considered the proposed site plan in accordance with the 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 approves the proposed site plan for 829-831 Loudon Road, ALDI Latham, subject to the following conditions:

- a. Applicant shall address all outstanding Town Department and TDE comments prior to the issuance of a building permit.

RESULT:	ADOPTED [5 TO 1]
MOVER:	Kevin M. Bronner, Board Member
SECONDER:	Joanne Maloy, Board Member
AYES:	Leo, Malone, Bronner, Barlette, Maloy
NAYS:	Henry J. Rosenzweig

d. 1979 Central Ave - KDP Automotive Facility

Applicant: WCCS Albany, LLC. Represented by Advance Engineering & Surveying, PLLC. Project update for proposed construction of a new 30,000 square foot automotive facility. The site is zoned Commercial Office Residential (COR). TDE: Barton & Loguidice. (PL-23-00124).

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

TDE John Frazer provided his review.

The Board discussed the project. They requested that applicant ensure that the parapet at the top of the building is high enough to screen any equipment on the roof.

Yvie Dardes of Troy asked if the documents submitted to the Board are viewable via FOIL request. Acting Director Andris Blumbergs stated that the materials for the project can be viewed via a FOIL request to the Planning office.

Pamela Zepf of 8 Fiddler's Lane expressed concerns about the project.

Lynne Lacey of 9 St. Marie St. expressed concerns about the project and suggested that the site be used for an alternate use.

Patrick Fitzgerald of Schenectady expressed concern about the project including fire safety.

Matthew Brockbank of North Greenbush expressed concerns about the project and suggested that the site be used for an alternate use.

Mary Ann Urbano of 37 Park Dr. asked if Tesla was receiving tax abatements for this project. Acting Director Andris Blumbergs stated that Tesla is not receiving tax abatements.

Madeline Pantzer of 3 Reddy Ln. expressed concerns about the aesthetics of the Tesla building and suggested that the site be used for an alternate use.

i. Project update, no action taken.

5. Adjournment

With no further business before the Board, the meeting was adjourned at 7:09p.m.