



# Planning Board

## Regular Meeting

~ Minutes ~

347 Old Niskayuna Road  
Latham, NY 12110

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

Steven Heider

Tuesday, March 10, 2026

6:00 PM

Public Operations Center

### 1. Call to Order

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

Also present were Planning Department Director Andris Blumbergs (PEDD), Senior Planner Jacob Landis (PEDD), Planner Lauren Dryburgh (PEDD), and TDE representatives Skip Francis (Creighton Manning) and John Frazer (Barton & Loguidice).

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

### 2. Public Hearing

There was no Public Hearing.

### 3. Report of the Planning Department

Senior Planner Jacob Landis reminded members of the public that the Planning Department is starting an agenda update email list, he also noted that they are hiring a Typist. Mr. Landis notified the Board of the 2026 Planning and Zoning Workshop. Lastly, Mr. Landis provided an update regarding the NYS DOS recommendations pertaining to scam safety.

### 4. Regular Business

#### a. 41 Lark Street. Bilinski Sausage Manufacturing Expansion

41 Lark Street. Bilinski Sausage Manufacturing Expansion. Applicant: Schonwetter Enterprises, Inc. Represented by Steenburgh Consulting Engineering, PLLC. Sketch plan review for the construction of a 30,000 square-foot addition to the existing facility with parking and roadway improvements at the site. The site is zoned Industrial (IND). TDE: Creighton Manning. (PL-26-00019).

Chase Steenburgh of Steenburgh Consulting Engineering, PLLC presented the project on behalf of the applicant.

Director Blumbergs provided comments. He expressed support for eliminating the existing parking to the west of the site which will further buffer the residential neighbor. Director Blumbergs noted that the applicant is working towards the proposed lot consolidation which is a separate process, and he also discussed the need for an access easement for the house to the east. Director Blumbergs requested a traffic study, truck turning movements, and more information on hours of operation for future submissions. He noted that the Planning Department supports the banked parking and a parking waiver for this site. Furthermore Director Blumbergs inquired if the City of Cohoes has been contacted and requested to be involved in any correspondence with them. Lastly, he noted project is in the Boght GEIS Area and will have associated mitigation fees.

The Board commented on the project.

Board member Richard Barlette agreed that he would like to see truck turning movements at the site and inquired if the parking would be enough for the biggest shift. Mr. Steenburgh replied that he believes that the parking will be ample.

Chairman Steven Heider discussed the current state of the parking lot at the site. The Chairman requested that the applicant put in a FOIL request for any police calls about truck traffic to the City of Cohoes Police Department for the Town's files. Lastly, he noted that the signage for trucks in the area is very visible.

**i. Sketch plan review, no action taken.**

**b. 1425 Central Avenue. Colonie Center Commercial Outparcels**

1425 Central Avenue. Colonie Center Commercial Outparcels. Applicant: At Colonie Center 2024, LLC. Represented by Bohler Engineering NY, PLLC. Sketch plan review for the proposed construction of three (3) commercial outparcels and access drive reconfiguration.

-Outparcel A is a proposed 800 square-foot coffee shop with a drive-thru.

-Outparcel B is a proposed 5,500 square-foot restaurant with a drive-thru.

-Outparcel C is the previously approved Bank of America.

-Outparcel D is a proposed 12,000 square-foot multi-tenant retail building.

The site is zoned Highway Commercial Office Residential (HCOR). TDE: Creighton Manning. (PL-26-00020).

Caryn Mlodzianowski of Bohler Engineering NY, PLLC presented the project on behalf of the applicant.

TDE Skip Francis of Creighton Manning provided comments. He spoke about potential traffic improvements including realigning interior intersections and potentially reducing drive aisle width to increase green space. Mr Francis also requested a traffic study.

Director Andris Blumbergs provided comments. He expressed concerns about traffic, particularly around the coffee shop and seconded the request for a traffic study and truck movements. Mr. Blumbergs also noted that the applicant will need to increase the site's green

space to 15% per Town Code as the Planning Board cannot grant a waiver for green space under 15%. Lastly, he noted that this project is in the Airport GEIS Area and appears to be an Unlisted action under SEQR.

The Board commented on the project.

Board member Henry Rosenszweig agreed that the coffee shop will likely be popular, but it might help with reducing the traffic at the other location on Central Ave. He also commented on the green space, noting that due to its proximity to the road and heavy pedestrian traffic it may require high amounts of maintenance and upkeep.

Board member Paul Leo spoke in support of re-routing the traffic on the site and reiterated traffic concerns around the coffee shop.

Board member Richard Barlette expressed concerns about the amount of green space on the site.

Chairman Steven Heider expressed concern over customers entering from Central Avenue. He suggested that they may have difficulty finding the entrance because the proposed buildings and signage would be past the Central Ave. entrances when coming from the east. Chairman Heider also expressed concern about the traffic around the coffee shop. He inquired if the third lane was a bypass lane, the applicant confirmed that it would be. Lastly, Chairman Heider requested more information on the coffee shop drive lanes to better understand how traffic would flow.

**i. Sketch plan review, no action taken.**

**c. 649 Sand Creek Road. Nigerian American Community Center**

649 Sand Creek Road. Nigerian American Community Center. Applicant: Association of Nigerians in the Capital District (ANCD). Represented by Bohler Engineering NY, PLLC. Sketch plan review for the construction of a 24,000 squarefoot community center with multiple uses that include: a commercial kitchen, office space, day-care, event hall, classrooms, and designated outdoor space. The site is zoned Office Residential (OR). TDE: Barton and Loguidice. (PL-25-00155).

Caryn Mlodzianowski of Bohler Engineering NY, PLLC presented the project on behalf of the applicant.

TDE John Frazer of Barton & Loguidice provided comments. Mr. Frazer stated that the applicant is requesting a parking waiver, despite this he noted that the narrative states that they intend to hold events with a significant number of people in the assembly area. Mr. Frazer questioned what would happen when events take place since the building has a 300 person capacity. Additionally, he asked about more information on where overflow parking would occur. Mr. Frazer requested the applicant present a plan as to how they intend to handle the increased parking requirement in that specific situation. Ms. Mlodzianowski stated that the applicant is working on parking agreements. Mr. Frazer noted that the parking agreements would need to be in perpetuity and there would need to be lit pedestrian access from the overflow parking areas. Mr. Frazer also requested more detail in the narrative about the daycare, particularly the pick-up/drop-off times as well as the hours of operation for the office on site. Mr. Frazer requested a traffic study be performed, he suggested that the uses and hours be well detailed in the study as

well. Lastly, Mr. Frazer reminded the applicant that the water main needs to be extended from South Family Dr. to the site.

Director Blumbergs noted that this project is in the Airport GEIS Area but the water main is not an identified improvement project in the GEIS, so these mitigation fees would have to be covered in addition.

The Board commented on the project.

Board member Richard Barlette expressed concerns about parking and the overlap of uses on the site. He noted the proposed offices and medical office on the site and inquired what the main use would be, and if it would be a business hub. Applicant Amen Omorogbe discussed the project, and he stated that the main goal of the project is to be a Nigerian community center.

Board member Paul Leo expressed concerns about the parking. Ms. Mlodzianowski noted that the applicant is hesitant to propose more parking in the back in case the area is designated as wetlands by DEC.

Chair Steven Heider also expressed concerns about the parking, stating that the Board would be more comfortable seeing 150+ parking spaces. Chairman Heider noted that this parking calculation was based on the assumption that there would be two or more people per car, and that this may not be the case in reality. Chairman Heider also expressed concerns about the number of uses on the site. Lastly, the Chairman reminded the applicant that sidewalks would need to be installed to South Family Dr. and to the property to the North.

Planning Board Counsel Matthew Millea requested that any draft parking agreements be sent to him for review.

**i. Sketch plan review, no action taken.**

**d. 465 Albany Shaker Road. Mini Mart and Fuel**

465 Albany Shaker Road. Mini Mart and Fuel. Applicant: Osbourne Ventures, LLC. Represented by Advance Engineering and Surveying, PLLC. Project update for the proposed construction of a 5,852 square-foot QuickChek mini-mart and a 4,512 square-foot fuel canopy with 6 fuel dispensers (12 fueling positions). The site is zoned Neighborhood Commercial Office Residential (NCOR). TDE: Barton and Loguidice. (PL-24-00336).

Chairman Heider noted that the applicant has modified the original proposal to account for the Board's previous comments. They dropped from 16 fueling positions to 12, decreased the size of the building to 5,852 sq. ft., and added some green space.

Nicholas Costa of Advance Engineering and Surveying, PLLC presented the project on behalf of the applicant. He shared a rendering of the Loudonville sign that is now proposed for the site.

Director Blumbergs provided comments, suggesting that the Loudonville sign have some curvature to match the curve of the parcel. Director Blumbergs also inquired if there is sidewalk proposed along the entire parcel. Mr. Costa stated that there is not, but they are working with Albany County to improve the existing sidewalk on Albany Shaker Rd. Mr. Costa noted the County did not want to add a sidewalk on Osborne Rd.

TDE John Frazer of Barton & Loguidice provided comments. He suggested that the Loudonville sign be made a bit larger.

The Board commented on the project.

Board member Henry Rosenzweig expressed concerns about access and traffic on the site. Mr. Costa noted that there is a traffic consultant on his team that indicated support for full access.

Board member Paul Leo inquired if the sign would be lit. Mr. Costa stated that the sign itself will not be lit, however there will be ambient light from street lights and there may be under lighting added.

Board member Richard Barlette also expressed concerns about traffic at the site and spoke in support of the Loudonville sign. Mr. Barlette inquired if the street address would be on the Loudonville sign. Mr. Costa stated that the address will be on the pylon sign behind the Loudonville sign.

Chairman Heider expressed that he felt the sign could be larger, and went on to state that he is curious about how the Loudonville sign will look with the pylon sign behind it. Mr. Frazer noted that there will be a berm that the pylon will sit on. Chairman Heider also inquired about decorative fencing on the site. Director Blumbergs explained that the amount of easements and utilities on the site make it hard to have fencing. Lastly, the Chairman asked about a landscaping plan, Mr. Costa indicated that one will be included with the next submission.

Resident Rich Lundy of 8 Lancaster Dr. expressed traffic concerns about the site.

Resident Libby Allen of Osborne Rd. inquired if the Loudonville sign would mirror the sign at the Loudonville Triangle. She also felt that the sign might not be appropriate in front of a mini mart.

- i. **Project update, no action taken.**

## **5. Adjournment**

With no further business before the board, the meeting was adjourned at 7:14pm.