



# Planning Board

## Regular Meeting

~ Minutes ~

347 Old Niskayuna Road  
Latham, NY 12110

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

Steven Heider

Tuesday, June 9, 2026

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 Planning Department Director Andris Blumbergs (PEDD), Senior Planner Jacob Landis (PEDD), Planner Samuel Semon (PEDD), TDE Skip Francis (Creighton Manning), 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	Present	
Michael J Malone	Board Member	Absent	
Kevin M. Bronner	Board Member	Present	
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

Director Andris Blumbergs reported that Samuel Semon has been hired as a Planner.

### 4. Regular Business

#### a. 10 Corporate Woods Boulevard – NYS Teacher’s Retirement System Building

10 Corporate Woods Boulevard - NYS Teacher's Retirement System Building. Applicant: NYS Teachers Retirement System. Represented by Creighton Manning and WCGS Architects. Petition to the Planning Board to defer permitting and inspection authority to the City of Albany for the proposed expansion of a parking area which will add 110 new parking spaces within the Town of Colonie. The site is zoned Commercial Office (CO). No TDE.

Director Andris Blumbergs provided background information on the project, he stated that the project was originally before the Planning Board in 2002. The Planning Board passed a resolution giving the City of Albany the power to conduct the review and approval process. Director Blumbergs noted that the parcel is both within the Town of Colonie and the City of

Albany. He proceeded to state that since the majority of the proposed work will take place within the City, it may make more sense for the Planning Board to once again pass a resolution.

Brody Smith of Bond Schoeneck & King presented the project on behalf of the applicant.

- i. **Motion To:** Defer review and inspection of the site to the City of Albany

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Paul A. Leo, Board Member
<b>SECONDER:</b>	Henry J. Rosenzweig, Board Member
<b>AYES:</b>	Heider, Rosenzweig, Leo, Bronner, Barlette
<b>ABSENT:</b>	Michael J Malone, Joanne Maloy

- b. **935 & 945 Loudon Road – 2-Lot Subdivision (Minor)**

935 & 945 Loudon Road - 2-Lot Subdivision (Minor). Applicant: Columbia Plaza LLC. Represented by ABD Engineering. Waiver requests for: 1) parking in the front yard; and 2) parking within the 10-foot side lot line setback. The project is currently under review as a minor subdivision. The site is zoned Commercial Office Residential (COR). No TDE.

Dave Kimmer of ABD Engineering presented the project on behalf of the applicant.

- i. **Motion To:** Grant waivers for parking in the front yard and for parking within the 10-foot side lot line setback

COMMENTS - Current Meeting:

WHEREAS, Columbia Plaza LLC ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for minor subdivision approval regarding the properties at 935 and 945 Loudon Road ("Project"). The proposal is to consolidate the existing lot lines and subdivide to create two new lots. The Applicant is proposing new lot lines and is not proposing any new construction. The new lots 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) prohibition from parking within 10 feet to any rear or side lot line;

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 side or rear lot line setback requirements as necessary to accommodate shared parking facilities between adjacent lots or 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 project site is a developed commercial parcel within the Commercial Office Residential zoning district with an existing paved parking area; 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 shared parking facilities between adjacent lots, which shall allow for off-street parking in the side yard 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 prohibition from parking within 10 feet to any rear or side lot line; 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.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Kevin M. Bronner, Board Member
<b>SECONDER:</b>	Paul A. Leo, Board Member
<b>AYES:</b>	Heider, Rosenzweig, Leo, Bronner, Barlette
<b>ABSENT:</b>	Michael J Malone, Joanne Maloy

**c. 41 Lark Street. Bilinski Sausage Manufacturing Expansion**

41 Lark Street. Bilinski Sausage Manufacturing Expansion. Applicant: Schonwetter Enterprises, Inc. Represented by Steenburgh Consulting Engineering, PLLC. Concept 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).

Brett Steenburgh of Steenburgh Consulting Engineering PLCC presented on behalf of the applicant.

Director Andris Blumbergs provided comments. He stated that several Planning Department staff conducted a site visit with Mr. Steenburgh for a tour of the facility and to get a sense of its general operations. Director Blumbergs noted that while conducting the site visit, Planning staff felt that the applicant made an effort to screen their operations from the residential neighbors. Director Blumbergs stated that the project is within the Boght Area GEIS, thus mitigation fees will be due.

TDE Skip Francis of Creighton Manning provided his review, he requested a truck circulation plan.

The Board provided comments

Board member Paul Leo asked for clarification on the processing operations of Bilinski. President of Bilinski Sausage Stacie Waters stated that despite a change in operations, the change in the number of employees is not substantial.

Chairman Steven Heider asked the applicant how much landscaping the applicant is proposing alongside the building in order to provide screening for the houses on Central Ave. Mr. Steenburgh confirmed they are adding screening alongside Central Ave. Chairman Heider requested the applicant add more architectural features to the long side of the building in order to break up the facade. Lastly, Chairman Heider requested that the final plans include a section that stated the hours of construction, and the truck routes that construction vehicles will take should be the same route that the current delivery trucks use.

Judy Mnich of 28 Lark Street asked for clarification on the hours of the facility and expressed concerns about dust currently coming from the parking lot. She also expressed concerns about litter from the site. She noted that she is working with the City of Cohoes to put in traffic calming measures on Lark St. to slow traffic to and from the facility down. She noted that no truck traffic should be on Lark St., only on Central Ave.

A motion was made.

**i. Motion To:** Grant concept acceptance

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Ricahrd Barlette, Board Member
<b>SECONDER:</b>	Paul A. Leo, Board Member
<b>AYES:</b>	Heider, Rosenzweig, Leo, Bronner, Barlette
<b>ABSENT:</b>	Michael J Malone, Joanne Maloy

**d. 447 Albany Shaker Road. Learning Experience – Colonie**

447 Albany Shaker Road. Learning Experience - Colonie. Applicant: The Benchmark Group. Represented by Labella Associates. Concept plan review for the construction of a 1-story, 10,000 square foot day-care center with a 5,031 square foot playground and associated parking. The site is zoned Neighborhood Commercial Office Residential (NCOR). TDE: Barton and Loguidice. (PL-25-00011).

Ryan Carroll of Labella Associates presented the project on behalf of the applicant. Mr. Carroll noted that the applicant has completed a traffic study. Mr. Carroll also noted the applicant went door to door to meet with the residential neighbors. He stated that they have made adjustments to the proposal to help to alleviate any concerns that neighbors had.

TDE John Frazer of B&L stated that he has no substantial comments.

The Board provided comments.

Board member Richard Barlette inquired about the material used for the dumpster enclosure, Mr. Carroll confirmed that it will be of masonry construction.

Chairman Steven Heider requested the applicant provide more robust landscaping. Chairman Heider requested the applicant provide one deciduous tree in front of the building to act as a street tree.

A motion was made.

**i. Motion To:** Grant concept acceptance

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Ricahrd Barlette, Board Member
<b>SECONDER:</b>	Henry J. Rosenzweig, Board Member
<b>AYES:</b>	Heider, Rosenzweig, Leo, Bronner, Barlette
<b>ABSENT:</b>	Michael J Malone, Joanne Maloy

**e. 455-501 New Karner Road – Commercial Office / Multi-Family Development**

455-501 New Karner Road - Commercial Office / Multi-Family Development: Applicant: Rosewood Plaza LP. Represented by Lansing Engineering. Concept plan review for the proposed demolition of the existing structures and parking areas at 455 and 457 New Karner Road to construct a 3-story, 20-unit multi-family building and 40 parking spaces. The structure at 501 New Karner Road is to remain unchanged. 455, 457, and 501 New Karner Road will be consolidated into one parcel as part of the application. The site is zoned Neighborhood Commercial Office Residential (NCOR) and Office Residential (OR). TDE: Barton & Loguidice. (PL-25-00149).

Scott Lansing of Lansing Engineering presented the project on behalf of the applicant.

Director Andris Blumbergs provided comments, he reiterated previously mentioned comments regarding the orientation of the building. Director Blumbergs stated that how the project as currently proposed is not how the Planning Department would recommend the development of the parcel occur, as it is generally not considered best planning practice. Director Blumbergs also noted that at a future date, should the owner of the parcel decide to subdivide, the residential component would require a use variance from the Zoning Board of Appeals.

TDE John Frazer of B&L provided comments, he requested the applicant provide a zoning exhibit showing the zoning line, acreage by district, and the allocation of the commercial and residential density.

The Board provided comments.

Chairman Steven Heider voiced his opposition to the project as proposed.

Board member Kevin Bronner inquired about the vacancy rates of the commercial parcel and expressed his concern about the project as proposed.

Board member Richard Barlette expressed his concern over the number of apartment buildings within the Town of Colonie. He also expressed concern over the location, citing the large number of commercial office space that surrounds the proposed residential development. Mr. Barlette inquired about the garbage compactor, specifically the size of waste material it would be

able to compact. Mr. Lansing stated that the garbage compactor is a service the applicant has used at other facilities without issues.

Board member Paul Leo expressed support for the residential housing and the renderings of the apartment building.

Board member Henry Rosenzweig inquired if the 455 and 447 New Karner Road office buildings are vacant. Matthew Falvey of Rosewood Plaza LP stated that the offices are currently vacant. Mr. Rosenzweig questioned if the applicant had tried to rent out any of the new commercial space after they acquired it. Mr. Falvey indicated they attempted to rent out one of the buildings with little success.

A motion was made.

**i. Motion To:** Grant concept acceptance

<b>RESULT:</b>	<b>DEFEATED [2 TO 3]</b>
<b>MOVER:</b>	Paul A. Leo, Board Member
<b>SECONDER:</b>	Henry J. Rosenzweig, Board Member
<b>AYES:</b>	Henry J. Rosenzweig, Paul A. Leo
<b>NAYS:</b>	Steven Heider, Kevin M. Bronner, Ricahrd Barlette
<b>ABSENT:</b>	Michael J Malone, Joanne Maloy

**5. Adjournment**

With no further business before the Board, the meeting was adjourned at 7:12pm.