



Planning Board

Regular Meeting

~ Minutes ~

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

Steven Heider

Tuesday, June 24, 2025

6:00 PM

Public Operations Center

1. Call to Order

The meeting was called to order by Chair Steven Heider at 6:02pm. The roll was called.

Also present were Director Andris Blumbergs (PEDD), Planning Aide Noah Savastio (PEDD), and TDE Joe Grasso (CHA).

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	Present	
Ricahrd Barlette	Board Member	Present	
Joanne Maloy	Board Member	Present	
Matthew Millea	Counsel	Present	

2. Public Hearing

There was no public hearing.

3. Report of the Planning Department

There was no report.

4. Regular Business

a. 981-997 Loudon Road – Century House Mixed-Use Redevelopment

981-997 Loudon Road - Century House Mixed-Use Redevelopment. Applicant: Latham Century Partners, LLC. Represented by Lansing Engineering. Concept review for the proposed:

- Renovation of the Century House building including a 2,250 SF addition.
- Renovation and parking reconfiguration of the Century House hotel.
- Construction of a 3-story (18,100 SF footprint), 50-unit multi-family structure with a 1-story (2,000 SF) amenity area and a 13-bay garage.
- Construction of an extended stay structure in the eastern portion of the site that will be 3-stories with a 6,027 SF footprint and 30 units.

Several outdoor amenities are also proposed. The site is zoned Commercial Office Residential (COR). TDE: CHA (PL-25-00010).

Scott Lansing of Lansing Engineering presented the project on behalf of the applicant. TDE Joe Grasso provided his review.

The Board discussed the project.

Board Member Henry Rosenzweig questioned if the existing trail system was open to be used by the public, and if trail system is currently maintained. To which the applicant stated the trails are not officially opened to the public, however if community members wish to use them, it is permitted. Board Member Paul Leo asked about the parking garage and the respective spaces in front. The applicant stated these spaces will be assigned to prevent renters parked in the garage from becoming boxed in. Mr. Leo expressed concern over the proposed apartment building, suggesting it might make more sense to swap its location with the extended stay building at the rear of the property. He cited the potential benefits of increasing the distance of the apartment building from Route 9. Mr. Leo also questioned if the addition on the Century House would match the look of the existing building. To which the applicant stated it would. Board Member Kevin Bronner questioned if the applicant can shrink the size of the building, and that he would like to see it pushed back from Route 9 if possible. Board Member Richard Barlett inquired on the occupancy on the Century House restaurant. Mr. Barlett asked how many patrons and employees they expect to be in the building at any given time while the restaurant is operating. Cody Dutcher of BBL Construction stated they are not sure at this time. Jesse Holland of Latham Century Apartments stated once they have final approval they will be able to determine how many patrons and employees they expect to have. Mr. Barlette expressed concern over the amount of proposed parking stating he feels there may be too little. Mr. Barlett also expressed concern over the access of emergency vehicles. Board Member Joanne Maloy stated architecture seems dark and does not fit the character of the surrounding area. Chairman Heider expressed concern over the apartment buildings proximity to amenities, suggesting that tenants and their children will have to travel too far to use them. Chair Heider then expressed his concern over the architecture of the building and its distance to Route 9. Stating he feels that it does not match the character of the Town of Colonie. Jesse Holland of Latham Century Apartments stated they are unable to move the location of the building due to the costs associated with constructing a retaining wall. Mr. Heider also expressed concern over the proposed parking on site. Stating he feels the distance from the apartment building to the lower parking lot is too great, and that this could cause future issues. Lastly, the Chairman questioned the legitimacy of the parking spaces in front of the garage, suggesting they could be moved elsewhere.

Amy McKane of 10 Homestead Drive stated her concern over the proximity of the building to the road and inquired if a traffic study will be conducted.

The Board did not vote to grant concept acceptance. Requesting the applicant return with revisions to the proposed project.

5. Adjournment

With no further business before the Board the meeting was adjourned at 7:07 pm.