



Planning Board

Regular Meeting

~ Minutes ~

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

Steven Heider

Tuesday, July 22, 2025

6:00 PM

Public Operations Center

1. Call to Order

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

Also present were Director Andris Blumbergs (PEDD), Planner Jacob Landis (PEDD), and Planner Lauren Dryburgh (PEDD). Town Designated Engineers John Frazer (B&L) and Joe Grasso (CHA) were also present.

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	Absent	
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. 610 Loudon Road – The Village at New Loudon

610 Loudon Road - The Village at New Loudon. Applicant: Marini Homes. Reconfirmation of SEQRA and review of an Amended Final Site Plan for a proposed design change to previously approved townhomes. The applicant is seeking to increase the building height from 34'6" to 39'4" and decrease the building depth of homes on Cambridge Way to avoid impacts to the retaining wall at the rear of the site. The site is zoned Neighborhood Commercial Office Residential (NCOR). No TDE assigned. (PL-08-00001).

Discussion of this project was tabled as the applicant was unable to attend this meeting.

i. Agenda item tabled, no action taken.

b. 270 Old Loudon Road - Kim Old Loudon Mixed-Use Building

270 Old Loudon Road - Kim Old Loudon Mixed-Use Building. Applicant: Eugene Kim. Represented by: ABD Engineers and Surveyors. Sketch Plan review for the conversion of an existing single-family home into a 1,450 square-foot commercial space and the construction of a two-story apartment building with four units. The site is zoned Commercial Office Residential (COR). TDE: CHA Companies. (PL-23-00147).

Dave Kimmer of ABD Engineers and Surveyors presented the project on behalf of the applicant.

TDE Joe Grasso provided his review. He suggested altering the driveway to allow for better access on the site.

PEDD Director Andris Blumbergs noted that the Town will not issue a Certificate of Occupancy for the apartments until the commercial space is occupied. Director Blumbergs also noted that currently the commercial space on the site must be increased to allow for four residential units on the site due to Town Code density requirements.

The Board discussed the project. Chair Heider discussed the Board's previous concerns that the proposal would over develop the site. Board member Henry Rosenzweig expressed concerns about the proposal adding congestion to the area. Dave Kimmer noted that the house on the site would likely be converted to a land surveyor's office or another type of office that would not add a large amount of traffic. Board member Paul Leo expressed concerns about the currently proposed landscaping providing enough screening for the neighbors. Board member Richard Barlette expressed concerns about the density of the site and lack of green space/amenities for children who might live in the apartments. Chair Heider expressed concerns about the density of the residential portion and expressed that there should be more landscaping, green space, and amenities on the site.

i. Sketch plan review, no action taken.**c. 2889 Curry Road, Bishop Beaudry Warehouse/Storage**

2889 Curry Road, Bishop Beaudry Warehouse/Storage. Applicant: Bishop Beaudry Construction LLC. Represented by Bohler Engineering NY, PLLC. Concept Plan review for the construction of a 9,600 square-foot warehouse/storage building. The parcel is currently vacant. The site is zoned Airport Business Area (ABA). TDE: Barton & Loguidice (PL-25-00037).

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

PEDD Director Andris Blumbergs commented on the proposed aesthetics of the building and provided examples of existing warehouses in Town that the Planning Board has recently approved.

TDE John Frazer provided his review.

The Board discussed the project. Board member Joanne Maloy expressed concerns about the aesthetics of the building and suggested the facade could be broken up in some way. Board member Richard Barlette expressed concerns about the amount of parking spaces and whether there are enough on the site. He also shared the concerns about the aesthetics of the building. Board member Paul Leo also expressed concerns about the look of the building and suggested an

awning could break up the facade of the building. Board member Henry Rosenzweig expressed support for the look of the building. Chair Heider noted that, ideally, the building will blend in with the surroundings. He expressed concerns about the amount of landscaping proposed on the site and noted this will need to be increased.

Lynne Jackson of 223 S Swan St. in Albany spoke on behalf of Save the Pine Bush and expressed concerns about development on the site due to its proximity to the Pine Bush.

Andy Arthur of 15A Elm Ave. in Delmar spoke on behalf of Save the Pine Bush and expressed concerns about development on the site due to its proximity to the Pine Bush.

Russell Ziemba of 1813 Highland Ave. in Troy spoke on behalf of Save the Pine Bush and expressed concerns about the Short Environmental Assessment Form submitted for the project.

Chair Heider requested that the applicant come back before the Board to review the architectural details of the building prior to coming before the Board to seek a final approval.

A motion was made.

i. Motion To: Accept the concept plan.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Henry J. Rosenzweig, Board Member
SECONDER:	Paul A. Leo, Board Member
AYES:	Heider, Rosenzweig, Leo, Barlette, Maloy

d. 4 Jaqueline Avenue – Afrim's Indoor Field

4 Jaqueline Avenue - Afrim's Indoor Field. Applicant: Afrim's Sports Inc. Represented by Verity Engineering. Concept Plan review for the installation of a 43,750 square-foot air-supported structure for an artificial turf athletic field. An additional 600 square-foot entry building with restrooms is also proposed. The applicant further proposes a lot line adjustment with adjoining 800 Troy Schenectady Road to acquire $\pm 52,096$ square feet (± 0.557 acres) of additional land for the project. The site is zoned Commercial Office Residential (COR). TDE: Barton & Loguidice (PL-24-00178).

Aaron Vera of Verity Engineering presented the project on behalf of the applicant.

TDE John Frazer provided his review. He asked that the shared parking agreement Afrim's has with their neighbor, NYSUT be provided. He noted that currently, the application is basing their parking calculation on the use being classified as an "amusement" use rather than a "recreational" use.

PEDD Director Andris Blumbergs requested that the applicant clean up any debris or trash on all of the sites he owns. Chair Heider expressed that this project will not receive final approval if the site is not cleaned up.

The Board discussed the project. Board member Richard Barlette expressed concerns about access for emergency vehicles, as well as safe pedestrian access on the site. Chair Heider

expressed concerns that there is adequate parking on the site. He also asked that the fire road that is currently coming off the roundabout on the site be shown on future plan submissions.

Board Counsel Matt Millea asked about the terms of the parking agreement between Afrim's and their neighbor, NYSUT. The current agreement is in perpetuity. The agreement states that the licensee is granted parking from 5pm -10pm on weekdays and all day on weekends. The license can be revoked temporarily should NYSUT need the parking spaces during these periods.

A motion was made.

- i. **Motion To:** Accept the concept plan.

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

5. Adjournment

With no further business before the Board the meeting was adjourned at 7:08 pm.