



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Steven Heider

Tuesday, July 23, 2024

6:00 PM

Public Operations Center

1. Call to Order

The meeting was called to order at 6:00 p.m. by Chair Steven Heider. The roll was called. Kevin M. Bronner, Henry J. Rozensweig, and Michael J. Malone were absent.

Also present were DPW Commissioner Matthew McGarry, Planner Ethan Townsend (PEDD), Assistant Planner Lauren Dryburgh (PEDD), and TDE Joe Grasso (CHA).

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

2. Public Hearing

There was no hearing.

3. Report of the Planning Department

There was no report.

4. Regular Business

a. 804 Loudon Road. Bank of America.

Applicant: Baldwin 820 Realty LLC, represented by Stonefield Engineering & Design. Minor site plan waivers for front and rear setbacks. Site is zoned Highway Commercial Office Residential (HCOR). TDE: None. (PL-23-00128).

Foster Ting from Stonefield Engineering & Design presented the project on behalf of the applicant. The Board discussed the project.

A motion was made.

i. Motion To: Approve waiver request.

COMMENTS - Current Meeting:

WHEREAS, seven (7) additional parking spaces are being proposed to serve an existing bank facility by Baldwin 820 Realty LLC (the "applicant"). The proposed project utilizes the site at 804 Loudon Road, a .92-acre project site, located in the HCOR (Highway Commercial Office Residential) Zoning District. The project use and size as proposed will be generally consistent with existing adjacent land uses.

WHEREAS, the applicant is requesting 1 waiver from the Town of Colonie Land Use Law, Article IX -Chapter 190-47, Parking related to:

1. (WAIVER) 190-47.G; Parking setback requirements. No parking or loading area for any multifamily use or nonresidential use, except for driveway entrances and exits and drive-through lanes, shall be located near than.... 10 feet to any side or rear lot line.

WHEREAS, the Town of Colonie Planning Board (the "Board") may waive these standards to the extent it deems necessary in order to address the unique nature of an individual site and 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 Board shall issue a written Finding stating the extent and justification of the waiver; and

WHEREAS, the use of the site is suitable for, and typical of prior approved commercial uses along Loudon Road in the Town; and

WHEREAS, the proposed site design is consistent with the design of the other pre-existing and/or recently approved office and commercial structures located in proximity to the site; and

NOW, THEREFORE BE IT

RESOLVED, that the Board hereby finds that the extent of the requested waiver is not considered substantial; and be it further

RESOLVED, that the Board finds the applicant has established that there are no practical alternatives to the proposed waivers that would conform to the standards and that the waivers are necessary in order to secure reasonable, orderly and safe development of the project site; and be it further

RESOLVED, that the Board hereby issues a waiver from the requirement to not locate parking within 10 feet to any rear lot line; and be it further

RESOLVED, that these Waiver Findings be a condition of site plan approval of the application and 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:	Paul A. Leo, Board Member
AYES:	Steven Heider, Paul A. Leo, Ricahrd Barlette, Joanne Maloy

b. 829/831 Loudon Rd. ALDI Latham.

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

Richie Llanos of APD Engineering and Architecture presented the project on behalf of the applicant. Planner Ethan Townsend provided comments on behalf of the Planning Department, particularly regarding traffic and access concerns around the project. TDE Joe Grasso of CHA provided his review. The Board discussed the project. A written comment from Patti DeMio, a resident of Override Rd. voicing concerns about the project, particularly regarding increased traffic, was discussed.

A motion was made.

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

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ricahrd Barlette, Board Member
SECONDER:	Joanne Maloy, Board Member
AYES:	Steven Heider, Paul A. Leo, Ricahrd Barlette, Joanne Maloy

c. **335 Old Loudon Rd. St. Ambrose Church Expansion.**

Applicant: St. Ambrose Church. Represented by Lansing Engineering. Concept plan review for proposed construction of a 4,174 square foot church office/pastoral room and 33,267 square foot academic wing and gymnasium, along with parking lot reconstruction. Site is zoned Multi-Family Residential (MFR). TDE: CHA (PL-24-00065).

Scott Lansing of Lansing Engineering presented the project on behalf of the applicant. TDE Joe Grasso of CHA provided his review. The Board discussed the project. Planner Ethan Townsend provided comments on behalf of the Planning Department. Both the Board and Planning Department expressed concerns about the location of field proposed for the northeastern portion of the site, particularly their proximity to residential neighborhoods.

The Board chose to table the discussion on this project and asked the applicant to return with an updated site plan.

5. **Adjournment**

With no further business before the Board, the meeting stood adjourned at 6:56 p.m.