



Planning Board

Regular Meeting

~ Minutes ~

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

Steven Heider

Tuesday, August 19, 2025

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 Director Andris Blumbergs (PEDD), Planner Jacob Landis (PEDD), Planning Aide Noah Savastio (PEDD) 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	Present	
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

2772 & 2792 Curry Road - Lisha Solar and Lisha 2 Solar: Draft Environmental Impact Statement (DEIS) Public Hearing is scheduled for September 23, 2025 at 6:00 pm in the Public Operations Center, 347 Old Niskayuna Road, Latham NY 12110.

4. Regular Business

a. 14 & 16 Vermont View Drive – Multi-Family Building

14 & 16 Vermont View Drive - Multi-Family Building. Applicant: Robert Abbatiello. Represented by ABD Engineers. Second concept renewal request for the proposed construction of a new 2-story, 15-unit multi-family building, accompanied by a parking lot, utilities, landscaping, lighting and extension of a sewer line. The site is zoned Multifamily Residential (MFR). TDE: CHA. (PL-20-00013).

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

The Board discussed the project.

A motion was made.

i. Motion To: Issue Concept Renewal

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

b. 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).

Michael Marini of Marini Homes presented the project to the Board.

The Board discussed the project.

A motion was made.

i. Motion To: Reconfirm SEQRA Determination

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ricahrd Barlette, Board Member
SECONDER:	Joanne Maloy, Board Member
AYES:	Heider, Rosenzweig, Leo, Malone, Barlette, Maloy
ABSENT:	Kevin M. Bronner

ii. Motion To: Approve Amended Final Site Plan

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ricahrd Barlette, Board Member
SECONDER:	Paul A. Leo, Board Member
AYES:	Heider, Rosenzweig, Leo, Malone, Barlette, Maloy
ABSENT:	Kevin M. Bronner

c. 1907-1909 Central Avenue – Previously Approved Commercial Building

1907-1909 Central Avenue - Previously Approved Commercial Building. Applicant: Poonam Inc. Represented by Bohler Engineering NY, PLLC. Project update for a commercial building previously approved in 2015. The applicant is proposing a commercial building with 4,900 square feet of retail space and 3,500 square feet of restaurant space. No changes from the

originally approved application are proposed. The site is zoned Commercial Office Residential (COR). No TDE assigned. (Approval #15-206).

Chris Boyea of Bohler Engineering presented the project on behalf of the applicant.

Director Andris Blumbergs provided comments on the project, stating that this project was originally treated as a minor site plan. As a result of this, at the time of approval in 2015 the project had not been reviewed by the Planning Board. For future submissions Mr. Blumbergs requested that truck turning radius be shown, and recommended the applicant consider updating the landscaping plan. Lastly, Mr. Blumbergs noted the lack of a emergency exit lane in the drive-through. Stating that they are common at other commercial sites throughout the Town. The applicant stated they will work to address these concerns prior to the next submission.

Board Member Henry Rosenzweig asked the applicant what type of tenant they intend to have. He questioned that depending on the type of restaurant occupying the space, if a drive through would always be necessary. The applicant stated they intend to build the drive-through in order to have the option should the future tenant required one.

Board Member Michael Malone commented on the increased amount of trash typically produced by fast food restaurants that have a drive-through. Mr. Malone also requested the applicant provide truck turning radiuses.

Board Member Paul Leo requested the applicant add an emergency exit lane to the drive-through for the next submission

Board Member Richard Barlette requested the applicant add signage to the front lawn or on the building that shows the address of the site.

Chairman Heider stated that all approvals that include a drive-through typically require an emergency exit lane.

i. Project update - no action taken

d. 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. Sketch 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.

TDE John Frazer of Barton & Loguidice provided his review. Due to the speed of traffic and proximity to New Karner Road. Mr. Frazer advised the applicant to consider moving the parking lot from the rear of the building to the front. He also stated that the landscaping plan should be improved. Lastly, Mr. Frazer requested the applicant consider adding more amenities on site.

Director Andris Blumbergs stated that since the project is in the Airport GEIS Area, there will be impact fees assessed. Mr. Blumbergs also requested the applicant extend the pre-existing sidewalk as far as the property owned by the applicant allows. Applicant Matthew Falvey stated that this is something they are considering doing. Mr. Blumbergs also stated that this parcel will not be eligible for subdivision at a future date as the residential density of the proposed building is dependent on the commercial component of the parcel.

Board Member Joanne Maloy stated she is in favor of the aesthetics of the building.

Board Member Richard Barlette stated he would like to see more amenities on site, particularly recreational uses for families with young children. Mr. Barlette also questioned how the applicant planned to handle trash pickup for residents. Mr. Lansing stated they will have trash service that picks up trash from individual units approximately once per week. Mr. Barlette expressed his concern over the proposed trash pickup service. Lastly, Mr. Barlette stated that he also would like to see the sidewalks extended along the length of the property to better facilitate pedestrian movement.

Board Member Paul Leo stated he would like to see increased amenities and a sidewalk on site.

Board Member Michael Malone stated he prefers the parking lot located to the rear of the building, and that he doesn't feel as strongly about bolstering the amenities on site.

Board Member Henry Rosenzweig stated he would like to see more landscaping and fencing on site in order to make a clear distinction between the residential and commercial properties on this parcel.

Chairman Steven Heider expressed his concerns over the proposed use of this project.

i. Sketch plan review - no action taken

5. Adjournment

With no further business before the Board the meeting was adjourned at 6:45 pm.