



Planning Board

Regular Meeting

~ Minutes ~

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

Steven Heider

Tuesday, September 24, 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.

Also present were Acting Director Andris Blumbergs (PEDD), Planner Ethan Townsend (PEDD), Assistant Planner Lauren Dryburgh (PEDD), TDE John Frazer (Barton & Loguidice) and TDE Joe Grasso (CHA).

Attendee Name	Title	Status	Arrived
Steven Heider	Chairman	Present	
Ricahrd Barlette	Board Member	Present	
Kevin M. Bronner	Board Member	Late	6:01 PM
Paul A. Leo	Board Member	Present	
Michael J Malone	Board Member	Present	
Joanne Maloy	Board Member	Present	
Henry J. Rosenzweig	Board Member	Present	
Matthew Millea	Counsel	Present	

2. Public Hearing

There was no hearing.

3. Report of the Planning Department

Planner Ethan Townsend announced that his last day with the Town will be October 11th, 2024.

4. Regular Business

a. 925 Watervliet Shaker Road. West Shaker Farm PDD

Applicant: Rosetti Acquisitions, LLC. Represented by Hershberg & Hershberg. Sketch plan update for proposed PDD containing 338 residential units, 39,000 square feet of office and retail space, and a convenience store. The site is zoned Commercial Office (CO), and lies within the Watervliet Shaker Historic District. TDE: Barton & Loguidice. (PL-22-00038).

Daniel Hershberg of Hershberg & Hershberg presented on behalf of the applicant.

TDE John Frazer provided his review.

The Board discussed the project. Joanne Maloy recused herself due to her relationship with the property owners.

- i. Sketch plan review, no action taken.

b. 956 Loudon Road. Stewart's Shops

Applicant: Stewart's Shops Corp. Represented by Chris Potter of Stewart's Shops Corp.
Amendment of final approved site plan for the proposed construction of a 3,975 square foot square foot mini-mart and two fueling canopies totaling 4,460 square feet. Site is zoned Highway Commercial Office Residential (HCOR). TDE: CHA. (PL-22-00016).

Chris Potter of Stewart's Shops Corp. was present on behalf of the applicant.

TDE Joe Grasso provided his review.

The Board discussed the project.

A motion was made.

- i. **Motion To:** Approve the final site plan amendment.

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

c. 997 Loudon Road. Century House Multifamily PDD

Applicant: Latham Century Partners LLC. Findings and recommendation to the Town Board for the rezoning for a proposed Planned Development District consisting of 7,284 square feet of commercial space, 105 apartment units totaling 176,200 square feet, and 194 hotel rooms totaling 103,100 square feet. TDE: CHA (PL-22-00024).

Scott Lansing of Lansing Engineering was present on behalf of the applicant.

TDE Joe Grasso provided his review.

The Board discussed the project.

A motion was made.

- i. **Motion To:** Approve recommendation to Town Board for PDD rezoning.

COMMENTS - Current Meeting:

WHEREAS, the Town Board referred this matter to the Planning Board for advice and recommendation via Town Board Resolution No. 542 FOR 2022; and

WHEREAS, Latham Century Partners LLC (the ?applicant?) seeks to rezone 981, 995, 995A, 997, and 997A Loudon Road from Commercial Office Residential (COR) to Planned Development District (PDD), to be known as the (?Century House PDD?); and

WHEREAS, the applicant seeks to redevelop the site to contain 105 apartment units, 194 hotel rooms, and 7,284 square feet of commercial space; and

WHEREAS, the project concept has been accepted by the Planning Board in accordance with the Major Site Plan Review process.

NOW THEREFORE, BE IT RESOLVED THAT

The Planning Board recommends the rezoning at 981, 995, 995A, 997, and 997A Loudon Road from Commercial Office Residential (COR) to Planned Development District (PDD) be approved in all respects based on the following findings of fact:

1. The applicant must complete the Major Site Plan Review process with the Planning Board and Planning and Economic Development Department in accordance with all applicable Town of Colonie processes and approvals needed.

This resolution shall take effect immediately and shall be transmitted to the Town Supervisor and Members of the Town Board.

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

d. 855-861 First Street. Lincoln Ave Development Phase 1B

Applicant: Luizzi Companies represented by McFarland Johnson. Sketch plan review for proposed construction of a 60,000 square foot warehouse, loading docks and parking. The site is zoned Industrial (IND). TDE CHA. (PL-24-00226).

Adam Frosino of McFarland Johnson and Victor Caponera presented on behalf of the applicant.

TDE Joe Grasso provided his review.

The Board discussed the project.

i. Sketch plan review, no action taken.

5. Adjournment

With no further business before the Board, the meeting was adjourned at 6:41pm.