



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Steven Heider

Tuesday, February 4, 2025

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 Senior Planner, Acting Director, Andris Blumbergs (PEDD), Planner Jacob Landis (PEDD) Assistant Planner Lauren Dryburgh (PEDD), TDE Joe Grasso (CHA), and TDE John Frazer (Barton & Loguidice).

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 hearing.

3. Report of the Planning Department

The Planning Department is hiring a Planning Aide.

4. Regular Business

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

Applicant: Latham Century Partners, LLC. Represented by Lansing Engineering. Sketch Plan 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, including the history of the project, density allowances on the site, site access, and pedestrian access and amenities on the site.

The Board discussed the project. They commented on the proposed amenities on the site and recommended a play area for children be added. They also asked about the possibility of combining a curb cut with the neighboring site to reduce the number of close curb cuts on Loudon Rd. They discussed how school bus drop off and pick up might work at the site. They also suggested pushing the building slightly further back from the road.

i. Sketch plan review, no action taken.

b. 829/831 Loudon Road – ALDI Latham.

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

Senior Planner, Acting Director, Andris Blumbergs noted that this project is coming back before the Board as an update to share new renderings and architectural elevations.

Chris Kambar of APD Engineering presented the project on behalf of the applicant.

TDE Joe Grasso provided his review, including a suggestion to make further enhancements to the south and east elevations. He also commented on the truck maneuvering plans provided by the applicant. He noted that no lights over 18 ft. tall will be allowed on the site per Town Code.

The Board discussed the project, including also suggesting the applicant enhance the south and east elevations. The Board also suggested that landscaping be added as a buffer between the site and the fire department property. They noted the importance of reducing traffic on Old Loudon Rd., both from customers and delivery trucks and asked for more information from the applicant about traffic predictions for Old Loudon. The applicant noted that they had a traffic impact assessment completed that did not project a large number of trips going out to Old Loudon Rd. and are implementing measures to further discourage truck traffic on Old Loudon Rd. as truck traffic is not allowed on the road.

i. Project update, no action taken.

c. 4 Jaqueline Avenue – Afrim's Indoor Field.

Applicant: Afrim's Sports Inc. Represented by Verity Engineering. Sketch Plan update for the proposed installation of a 43,750 SF air-supported structure for an artificial turf athletic field. An additional 600 SF entry building including restrooms is proposed. The applicant is further proposing a lot line adjustment with adjoining 800 Troy-Schenectady Road to acquire ~52,096

SF (~1.20 ac.) of additional lands for the purposes of this 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. He noted that the applicant is now looking to acquire 1.9 acres of additional lands rather than the 1.2 acres noted on the meeting agenda.

TDE John Frazer provided his review, including questions about parking on the site.

The Board discussed the project. They inquired about access to the dome off Jacqueline Ave. and noted the importance of having adequate parking on the site. They also asked to see how close the nearest house would be to the proposed dome.

i. Sketch plan update, no action taken.

d. 244 Wolf Road – Multi-Tenant Commercial Building.

Applicant: 244 Wolf Rd LLC. Represented by Lansing Engineering. Project update and presentation of a traffic study prepared by Barton and Loguidice regarding the proposal for the construction of a 6,400 SF commercial building. The site is zoned Commercial Office Residential (COR). TDE: Barton & Loguidice (PL-22-00001).

Scott Lansing and Wendy Holsberger of Lansing Engineering presented the project on behalf of the applicant. Lansing noted that DOT has signed off on the access to the site as proposed. He also noted that a spur had been added to the proposed lot to accommodate larger trucks, including 30 ft. box trucks.

A representative from Barton & Loguidice, Peter Christiano, provided a review of their traffic study for the site.

TDE John Frazer provided his review.

The Board discussed the project, including the traffic study review and the ability of delivery trucks to maneuver on the site.

i. Project update, no action taken.

5. Adjournment

With no further business before the Board, the meeting was adjourned at 7:27 pm.