

Meeting Agenda
Albany County Planning Board | September 16, 2021

Municipality	Case #	Project Name	Applicant	Project Location	Consideration
City of Albany	01-210903792	869 Madison Avenue	Madison Pub, LLC	869 Madison Avenue	Special use permit for the occupation of +/- 2,000 SF of the ground floor as a bar or tavern.
Town of Berne	03-210903795	Scram Subdivision	Walter Scram	334 Sickle Hill Road	Subdivision review to create two lots. Lot #1 to be 13.14 acres and Lot #2 to be 34 acres.
Town of Berne	03-210903798	McDermott Lot Line Adjustment	Brenda McDermott	Huntersland Road	Lot line adjustment to enlarge the property from the corner of High Point Road and Huntersland Road adding about 0.24 acre to 0.81 acre.
Town of Guilderland	10-210903807	1516 Western Ave	AJ Signs	1516 Western Ave	Area variance to permit a third sign and to exceed 50SF of sign area.
Town of Guilderland	10-210903808	1975 Western Ave	David Zhang	1975 Western Ave	Special use permit for change of use from bowling alley to a local shopping center.
Town of Guilderland	10-210903809	2801 Old State Road - 4 Lot Subdivision	John Raucci	2801 Old State Road	Subdivision review to divide the existing 6.6 acres parcel into four(4) new parcels, which will include two(2) keyhole lots.
Town of Guilderland	10-210903810	3397 Carman Road Minor Subdivision	Gabe August	3397 Carman Road	Two lot minor subdivision creating one new lot. Lot #1 would have an existing single-family residence with accessory building and Lot #2 would have a duplex.
Town of New Scotland	13-210903799	Lands of Rosenblatt	Colleen Rosenblatt	Indian Fields Rd, Lower cape land Hill	Four (4) lot prior subdivision consolidated into two (2) lots after wetland delineation was done to allow for 2 buildable lots.

Meeting Agenda
Albany County Planning Board | September 16, 2021

Town of New Scotland	13-210903800	Lands of Schwartz Hatfield to NCC	Northeastern Cave Conservancy	39 North Road, Delaware Tpke	Subdivision review to divide the land to donate 4.74 acres from Schwartz Hatfield to Northeastern Cave Conservancy.
Town of New Scotland	13-210903803	Lands of Fiato	Cynthia Elliot	47 Takakwitha Road	Subdivision review for two lot subdivision of equal size for estate setting.
Town of New Scotland	13-210903804	Lands of Demis Estate	Geoffrey Demis	1707 Indian Fields	Subdivision review for 10 acre lot with existing house from remaining lands which will remain an active farm.
City of Albany	01-210903796	Ordinance 25.91.21	City of Albany Common Council	77, 79, 81, 83, 83.5, and 85 Sherman Street	Rezoning to allow the Legal Aid Society of Northeastern New York to construct adequate parking for its staff and low income clients at the Center for Civil Legal Services, 95 Central Avenue.
City of Albany	01-210903797	Ordinance 11.61.20	City of Albany Common Council	N/A	Adoption/amendment of zoning ordinance to To allow parking lots as a principal use of land in the MU-CU zone district, subject to a Conditional Use Permit review and use-specific design standards. The legislation also corrects inconsistencies between the current off-site parking allowances and the permitted use table.
Town of Berne	03-210903794	Sission Minor Subdivision	Kevin & Christine Sission	123 Cole Hill Road	Subdivision Review to divide the parcel into two lots. Parcel 1 to be five (5) plus acres with existing house and Parcel 2 to be 81.6 acres to remain agricultural.
Town of Colonie	07-210903790	Keeler Honda & Collision Center	Keeler Motor Car Company	1111 Troy Schenectady Road	Site plan review for the construction of a new 47,000SF collision center and a new 43,000SF Honda dealership.

Meeting Agenda
Albany County Planning Board | September 16, 2021

Town of Colonie	07-210903791	Parking Lot Rehabilitation	EG Partners, LLC	1003 & 1001 Loudon Road	Site plan review for rehabilitation to existing parking lot including asphalt top course, modification of parking islands, relocation of two site lights and re-striping of entire lot. No modification to existing building or to Loudon Road access is proposed.
Town of Colonie	07-210903793	Warehouse Building	Chuck Pafundi	49 Railroad Avenue, 29 & 50 Spruce Street, and 17 Commercial Avenue.	Site plan review to modify existing lot lines and create 19 Commercial Ave and construct a 13,000 SF one-story building to be used as a contractor vehicle maintenance and dispatch facility along with the accessory use of the remaining portions of the parcel as a contractor yard.
Town of Guilderland	10-210903805	6185 Johnston Road - 3 Lot Subdivision	Eric Yucailli	6185 Johnston Road	Subdivision review for three lot minor subdivision of 2.2 acres in the R15 zoning district.
Town of Guilderland	10-210903806	3476 Carman Road - 3 Lot Subdivision	John Raucci	3476 Carman Road	Subdivision review of 1.5 acres into three(3) lots with existing single family home and vegetable stand building, with a desire to build a new single family home on Lot #3.
Town of New Scotland	13-210903801	Lands of Marchio	Luigi Palleschi	Delaware Tpke between 1220 & 1240	Subdivision review for three (3) lot subdivision with proposed shared driveway and proposed wells and septic as per Albany County Department of Health.
Town of New Scotland	13-210903802	Lands of Jackson	Michael Jackson	65 Clipp Road	Subdivision review for dividing land into two(2) lots to give the new lot to the son.

Meeting Agenda
Albany County Planning Board | September 16, 2021

Village of Ravena	14-210903789	Local Law #2 - Wildlife Feeding	Village of Ravena	Village of Ravena	Adoption of local law to stop/hinder the feeding of wildlife in the Village of Ravena.
Town of Colonie	07-210903788	Sherwood LLC Project	44 Sherwood, LLC c/o NAI Platform Management Group	44/60 Sherwood Drive	Site plan review for construction of 18 new homes of which seven (7) of them will be in Airport business Area zone and an area variance for adjacent property at No. 42 Sherwood Drive for existing accessory structure.