

Meeting Agenda
Albany County Planning Board | February 17th, 2022

Order of Business:

1. Call to order
2. Attendance
3. Minutes
4. GML Referrals:

Municipality	Case #	ProjectName	Applicant	ProjectLocation	Consideration
City of Albany	01-220203912	329 North Pearl Street	Philip Morris, Capital Repertory Theatre	329 North Pearl Street	Site plan review and special use permit to construct and operate a surface parking lot with 44 parking spaces.
Town of Colonie	07-220203900	Grace Fellowship Church - Site Work	Grace Fellowship	184 Troy Schenectady Road	Site plan review for renovation of existing west facing façade and canopy, upgrade store windows and finishes as well as modification to the existing drive line/ view scape with new pedestrian walkway and designated drop off zones. No building additions are proposed.
Town of Colonie	07-220203901	JSC Motorsports - Site Work	JSC Property Holdings, LLC	2054 Central Avenue	Site plan review for new tenant (Ducati) fit up. Site work included to reuse the existing building. Minor changes to layout, parking expansion, stormwater management area. No changes to existing ingress/egress proposed.

Meeting Agenda
Albany County Planning Board | February 17th, 2022

Town of Colonie	07-220203904	Lands of Spada & Fuina	Justine L. Spada and David Fuina	107 Everett Road	Subdivision review of 1.87 acre commercial property with two (2) existing one-story office buildings proposed to be on its own lot with its own parking spaces.
Town of Colonie	07-220203908	McDonald's - Additoin's & Site Work	McDonald's USA, LLC	1122 Troy Schenectady Road	Site plan review to remove façade of existing McDonald's building, remove play place and construct a 140 SF addition to the rear of the building. Slight decrease in greenspace. No changes to existing ingress/egress proposed.
Town of Guilderland	10-220203909	Mobil/Dunkin	AJ Signs	6495-6497 Rt 158	Area variance for signage for 1) 50 SF additional for Mobil, 2) 97 SF additional & (Qty 2) for Dunkin, 3) 76 SF additional for Phillips Mini Mart, 4) Freestanding signs within 20ft setback, and 5) Freestanding signs exceeding 50SF area.
Town of Guilderland	10-220203915	Ronnie's	Bohler	2337 Western Ave	Area variance and special use permit for expansion of Specialty Off Road Motor vehicle facility.
Town of Guilderland	10-220203917	Star Plaza Sign	Ray Sign	2050 Western Ave	Area variance for replacement of a plaza sign with a tenant directory exceeding 50 SF.
Town of New Scotland	13-220203903	Lands of Mulhern	Michael & Cecile Mulhern	463 Onesquethaw Creek Rd	Subdivision review to reconfigure the lands of Mulhern that are three (3) lots currently and have four (4) lots proposed of the same land.
Village of Altamont	02-220203898	Chickens in Altamont	John Polk & Rebecca Stumpf	101 Bozenkill Road, Altamont	Use variance to house six (6) hens on their property to use for egg production for the family. Currently, this is not allowed under local law.

Meeting Agenda
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City of Albany	01-220203913	276 Central Avenue	North Islamic Trust	276 Central Avenue	Three (3) Area Variances & Demolition Review for the removal of the Central Avenue façade of the subject property.
City of Albany	01-220203914	1048 Central Avenue	Ryan Blatt, 1048 Central Ave ALB LLC	1048 Central Avenue	Site plan review and special use permit for change of use of the subject property from indoor recreation or entertainment to a restaurant.
City of Albany	01-220203911	244 State Street	Man Realty, LLC	244 State Street	Site plan review for conversion of a +/- 44,916 square foot office building into 61 dwelling units and a +/-490 square foot cafe (restaurant).
Town of Berne	03-220203918	Teat's Lot Line Adjustment	Melanie - Jeff Teats - Shawn Hayden - William Hayden	1579 Thatcher Road	Lot line adjustment with new lot size of 51+/- acres each. No new lots are created.
Town of Coeymans	05-220203910	O'Brien Subdivision	Michael and Sherry O'Brien	17 Ringwald Road	Subdivision review to subdivide the parcel into two (2). Lot A to be 3.09 acres and Lot B to be 6.24 acres.
Town of Colonie	07-220203919	Warehouse on Wade Road	John & Cathi Maiuccoro	31 Wade Road	Area variance and special use permit for new construction of 60,000 SF warehouse.
Town of Colonie	07-220203916	Scarlet Knife Restaurant - Site Modification	Scarlet Knife LLC	195 Troy Schenectady Road	Site plan review for redevelopment of 15,000 SF of former K Mart. Change of use from retail to restaurant with patio. No change proposed to existing ingress/egress.
Town of New Scotland	13-220203902	Lands of Kister	Kevin & Karen Kister	697 Clarksville South Road	Subdivision review to merge two adjacent parcels owned by same people to create one lot.

Meeting Agenda
Albany County Planning Board | February 17th, 2022

Town of New Scotland	13-220203920	Site Plan #130 JL Development Solar	Borrego Solar	Krumkill Road	Site plan review for siting of equipment associated with solar array and access road improvements to existing private access, utility equipment, stormwater practices, and landscaping. Coordination with Town of Guilderland for SEQR and all other aspects of site plan have been finalized.
Town of Westerlo	18-220203897	Wedding Event Space	Angela Carkner Wedding Event Space	420 CR 404	Site plan review to use property as a wedding event space including rental tents, rental restroom units, and a space for events ending at 10pm.
Village of Altamont	02-220203905	Village of Altamont - Local Law - Introductory Version No. 2	Village of Altamont Board of Trustees	Village of Altamont	Adoption of local law to abolish the existing Village of Altamont Planning Board and create a new Zoning Board of Appeals that would exercise the same powers and duties as the current Zoning Board of Appeals and Planning Board. The local law has been revised since it was first referred to change the new ZBA to a five member board with two alternates.
Village of Colonie	08-220203906	Village of Colonie - Local Law #1 of 2022	Village of Colonie	Village of Colonie	Adoption of local law to formalize procedures for certain village procedures for certain village procurements.

Meeting Agenda
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Village of Menands	12-220203899	Daughters of Charity New Community	Daughters of Charities Ministries of St. Vincent DePaul	98 Menand Road (approx. 650 feet east of intersection with Van Rensselaer Blvd)	Area variance and use variance for the proposed multi-phase project, including (1) Village Center Area (2) 76 Independent/ Assisted Living units in a four story structure (3) 28 Assisted Living Units and Assisted Living/Memory Care Units in a two story structure (4) 60 Cottages in duplex and triplex units (5) Structured parking for 58 cars (6) Surface parking and (7) Walking paths.
Village of Voorheesville	16-220203907	18 Moss Road frontyard setback ZB-2022-010	JJ Cillis Group LLC	18 Moss Road	Area variance for relief of 15' for the frontyard setback from 50' to 35' for the future construction of a single family dwelling.

5. Unfinished Business

6. New Business

7. Miscellaneous

8. Adjournment