

ACPB February 17, 2022 Meeting Minutes

NOTE: Due to issues related to Covid-19, the February 17, 2022 meeting of the ACPB was held remotely via Microsoft Teams. The public was able to call into the meeting to listen, and was allowed to ask questions during the meeting. There was a designated period of time prior to the meeting for written comments to be submitted.

Board Members Present: Brian Crawford, Gerry Engstrom and Travon Jackson

Albany County Public Works Office: Gopika Muddappa, Senior Planner; Lynn Delaney, Secretary; William Anslow, Civil Engineer; Jim Mearkle, Traffic Engineer; Rob Gunther, Stormwater Program Technician; Sameer Modasra, Ex-Officio; and Ransom Moore, Ex-Officio.

Minutes: Lynn Delaney

Call to Order: Gerry Engstrom called the meeting to order at 3:35PM

Brian Crawford made a motion to approve the January 20, 2022 meeting minutes. The motion was seconded by Travon Jackson and was unanimously approved by the Board.

Brian Crawford made a motion to move the cases with a staff opinion of Defer to Local Consideration to the front of the agenda and vote on them as a group. The motion was seconded by Travon Jackson and was unanimously approved by the Board.

Case #:	<u>01-220203912</u>
Project Name:	329 North Pearl Street
Applicant:	Philip Morris, Capital Repertory Theatre
Project Location:	329 North Pearl Street
Municipality:	City of Albany
Parcel Size:	1.81 acres
Zoning:	MU-CU (Mixed-Use, Community Urban)
Tax Map Number:	65.75-1-1
Referring Agency:	City of Albany Planning Board
Considerations:	Site plan review and special use permit to construct and operate a surface parking lot with 44 parking spaces.
Action Type:	Site Plan Review, Special Use Permit

Juris. Determinant: State Road
Potential Impacts: 32 N Pearl Street, Historic District

Staff Notes: Capital Repertory Theatre currently holds a 15-year lease on a parcel known as the Nine Dragons Site fronting on the South side of North Pearl Street and the East side of Colonie Street. Lacking ownership, the parking lot is designed to be temporary and have a design life equal to the 15-year term of its lease. Knowing that this site has archaeological sensitivity, it is proposed to construct the parking lot above the level of the existing ground, eliminating disturbance of any cultural resources and leaving the original ground surface available for future archaeological investigation. Proposed work includes clearing & mowing the surface to just above existing ground level, installation of drainage fabric and pavement subbase above the existing ground, installation of a porous pavement parking area with associated stormwater storage system (subbase material), and minor associated site work to accommodate new work. About 0.70 acres of land disturbances are anticipated. Since the proposed project is solely a parking lot area, no water and wastewater utility services are proposed. Porous pavement system is proposed to capture stormwater runoff and allow infiltration. Emergency overflow will direct water to existing conveyance system (runoff to vegetated area south of the parking lot). This development will include 44 parking spaces with 2 handicap parking spaces. The proposed parking lot is located 0.1 mile away from the Theatre. The proposed parking lot will be filled and graded to provide ADA compliant parking spaces and access.

Staff Opinion: Defer to local consideration
1. This board has found that the proposed action will have no significant countywide or intermunicipal impact.

Travon Jackson had questions about the archeological site aspect of this case. Zach Powell from the City of Albany Planning Dept. spoke to the Board and stated that SHPO has endorsed the project however the letter stating this wasn't submitted in the application to ACPB. The Board was satisfied that their questions regarding the site had been answered by Mr. Powell.

Case #: 07-220203900
Project Name: Grace Fellowship Church - Site Work
Applicant: Grace Fellowship
Project Location: 184 Troy Schenectady Road

Municipality: Town of Colonie
Parcel Size: 16.10 acres
Zoning: Commercial Office Residential District (COR)
Tax Map Number: 32.1-4-17
Referring Agency: Town of Colonie Planning Board

Considerations: 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.

Action Type: **Site Plan Review**

Juris. Determinant: State Road
Potential Impacts: 2 Troy Schenectady Road

Staff Notes: The Owner of Grace Fellowship is seeking to renovate their existing Latham campus building appearance and entry sequence. The renovation seeks to update the existing west facing façade with new forms, at the sanctuary vestibule entry, within the existing built footprint. The classroom portion of the building will have the canopy renovated with new finishes. The north end of the building will have the existing storefront removed and infilled with a new wall punctuated with new storefront windows. The new material pallet will consist of paint, terracotta, stone, cement board, EFIS storefront and metal panels to name a few. The north and south end of the building will receive new paint while no work is being proposed for the east facade at this time. As part of the renovated facade work, Grace Fellowship expressed interest in disengaging the parking lot by shifting the existing driveline about 25' further west of the entry of the building creating a green space buffer zone as well as designated accessible drop off zones. The parking lot also includes a new accessible pedestrian walkway. The renovation and driveline scopes of work intend to reduce the appearance and approach type of a typical strip mall in the area into one that is more suited to the congregation needs. The existing business use is to be place of worship. New building lighting will be installed on the renovated facade. The existing parking lot will be modified in the least invasive way to accommodate the new green space buffer zone and pedestrian walkway. Parking spaces is to decrease from the existing 565 spaces to 508 spaces, a decrease of 57 spaces. Required handicapped accessible parking spaces are to be configured to be located closer to the existing point of entry. New signage will be installed on the building at two locations - 1)over the southern most main entry set of doors and 2) over

the northern most set of doors. No land disturbances are anticipated during the proposed renovation. The building is connected to the municipal water and wastewater utilities.

Staff Opinion: Defer to local consideration
1. This board has found that the proposed action will have no significant countywide or intermunicipal impact.

Case #: 07-220203901
Project Name: JSC Motorsports - Site Work
Applicant: JSC Property Holdings, LLC
Project Location: 2054 Central Avenue
Municipality: Town of Colonie
Parcel Size: 1.06 acres
Zoning: Commercial Office Residential District (COR)
Tax Map Number: 17.13-1-17
Referring Agency: Town of Colonie Planning Board

Considerations: 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.

Action Type: Site Plan Review

Juris. Determinant: State Road
Potential Impacts: 5 Central Road

Staff Notes: JSC Property Holdings, LLC is proposing to use the property for the sales and service dealership of Ducati and Triumph motorcycles. The existing building and storage lot is to be utilized in a similar manner as the former owner and is to be used for the sale and service of Triumph and Ducati motorcycles. The building will have two separate entrances leading to the showroom for each respective dealership. The building will have a motorcycle service center as well as parts and storage. The proposed site plan incorporates the re-use of all current building and site improvements. The current parking area from the prior Bul Auto, is proposed to be resurfaced with minor changes in layout to improve

traffic flow and existing parking spaces. The proposed parking expansion will extend south off the existing lot and travel southwest along the side of the building to a parking area behind the building. The existing square footage of the building is to remain unchanged at 14,306 SF. The project is proposed to be constructed in one phase. The proposed conditions include the expansion of the existing driveway and storage areas in the west and southwest areas of the parcel. Paved areas and side walks will make up approximately 18,447 SF contributing to 39.96% of the overall project area. A retaining wall is proposed to the south side of the building to allow overhead door access to the side and rear of the building. A stormwater management area is proposed in the rear of the building which discharges to wetlands that continue offsite. The site contains approximately +/- 106 SF of ACOE wetlands along the rear property line, although no impacts on these wetlands are anticipated. The project will be serviced by the existing curb cuts. Access into and out of the site will remain the same. 28 parking stalls are proposed to accommodate the motorcycles. Less than one acre land disturbance is anticipated.

Staff Opinion: Defer to local consideration
1. This board has found that the proposed action will have no significant countywide or intermunicipal impact.

Case #: 07-220203904
Project Name: Lands of Spada & Fuina
Applicant: Justine L. Spada and David Fuina
Project Location: 107 Everett Road
Municipality: Town of Colonie
Parcel Size: 1.90 acres
Zoning: Commercial Office Residential District (COR)
Tax Map Number: 54.1-3-14
Referring Agency: Town of Colonie Planning Board

Considerations: 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.

Action Type: Subdivision Review

Juris. Determinant: County Road

Potential Impacts: CR Everett Road

Staff Notes: The owners of the property wish to subdivide the commercial lot so that each building will be on its own lot with its own parking. The two proposed parcels will be 0.84 acres (Lot #1) and 1.03 acres (Lot #2). No site work or change of use is proposed and the lots are to continue to conform to the area requirements in the Zoning Code, with one exception; the lot width/frontage of the proposed Lot 1. An area variance was granted for this by the Town of Colonie ZBA in December 2021. A reciprocal easement agreement shall be filed with the Albany County Clerk stating that (1) owners and guests of lot #1 may access the site over lands of lot #2 and vice versa, (2) the number of existing parking spaces allotted to Lot #1 is 33 spaces and Lot #2 is 36 spaces and (3) the owners of Lot #1 and #2 will retain the right to use and maintain any of their existing utility connections and stormwater drainage features that may be located on the other's property. The two buildings share a total of 69 parking spaces.

Staff Opinion: Defer to local consideration
1. This board has found that the proposed action will have no significant countywide or intermunicipal impact.

Case #: 10-220203909

Project Name: Mobil/Dunkin

Applicant: AJ Signs

Project Location: 6495-6497 Rt 158

Municipality: Town of Guilderland

Parcel Size: 1.00 acres

Zoning: General Business District (GB)

Tax Map Number: 38.00-1-19

Referring Agency: Town of Guilderland Zoning Board of Appeals

Considerations: 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.

Action Type: Area variance

Juris. Determinant: State Road
Potential Impacts: State Route 146, State Route 158, FEMA Floodzone

Staff Notes: The applicant proposes for signage additions 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. An area variance is requested since the signage exceeds Code allowances. The applicant proposes these signage as a necessity for travelers and motorists coming from all directions to the gas station, Dunkin or the convenience store.

Staff Opinion: Defer to local consideration
1. This board has found that the proposed action will have no significant countywide or intermunicipal impact.

Case #: 10-220203915
Project Name: Ronnie's
Applicant: Bohler
Project Location: 2337 Western Ave
Municipality: Town of Guilderland
Parcel Size: 1.00 acres
Zoning: Local Business (LB)
Tax Map Number: 39.00-4-9.4
Referring Agency: Town of Guilderland Zoning Board of Appeals

Considerations: Area variance and special use permit for expansion of Specialty Off Road Motor vehicle facility.

Action Type: Area Variance, Special Use Permit

Juris. Determinant: State Road
Potential Impacts: 20 Western Ave

Staff Notes: The existing Ronnie's Motor Sports business located at 2337 Western Avenue is proposing to expand the existing building and parking lot areas on the 1 acres parcel. The site is located in the Local Business zoning district. The existing building is 3770 SF and a 4500 SF addition is

proposed. This yields a total of 17 parking spaces which is adequate to serve the business for customers and employees. The existing site accesses will remain. All existing site utilities and storm water management improvements will be used reused and improved as/if necessary. The business will conduct sales, service, finance of powersports equipment and no change to the business operations are proposed. A waiver is requested for the amount of parking proposed. The additional spaces required by Code are not needed for the business and its employees and the benefit is sought in additional green space rather than unnecessary parking.

Staff Opinion: Defer to local consideration
1. This board has found that the proposed action will have no significant countywide or intermunicipal impact.

Case #: 10-220203917
Project Name: Star Plaza Sign
Applicant: Ray Sign
Project Location: 2050 Western Ave
Municipality: Town of Guilderland
Parcel Size: 5.00 acres
Zoning: General Business (GB)
Tax Map Number: 51.02-2-5.1
Referring Agency: Town of Guilderland Zoning Board of Appeals

Considerations: Area variance for replacement of a plaza sign with a tenant directory exceeding 50 SF.

Action Type: Area Variance

Juris. Determinant: County Road, State Road
Potential Impacts: CR 155 New Karner Road, 20 Western Ave

Staff Notes: The applicant requests for an area variance to install signage with additional square footage where the proposed sign exceeds the allowable signage as per the town code. The new signage will consist the updated tenant listing. The signage is to be internal led lighting.

Staff Opinion: Defer to local consideration

1. This board has found that the proposed action will have no significant countywide or intermunicipal impact.

Case #: 13-220203903
Project Name: Lands of Mulhern

Applicant: Michael & Cecile Mulhern
Project Location: 463 Onesquethaw Creek Rd
Municipality: Town of New Scotland
Parcel Size: 0.00 acres
Zoning: Residential Agricultural (RA)
Tax Map Number: 118.-3-11.10, 118.-3-11.11, 118.-3-11.12
Referring Agency: Town of New Scotland Planning Board

Considerations: Subdivision review to reconfigure the lands of Mulhern that are three (3) lots currently and have four (4) lots proposed of the same land.

Action Type: Subdivision Review

Juris. Determinant: County Road, Agricultural District
Potential Impacts: CR Cedar Grove Road, Agricultural District, Historic District

Staff Notes: The applicant proposes to readjust a previously subdivided parcel from three parcels into four parcels for the purpose of revising the dwelling's mortgage, conveyance to the offspring and mapping for future estate planning. No land disturbances are anticipated during the proposed action. The new lot areas are to be Lot #1 5.17 acres, Lot #2 5.62 acres, Lot #3 2.31 acres and Lot #4 28.07 acres.

Staff Opinion: Defer to local consideration
1. This board has found that the proposed action will have no significant countywide or intermunicipal impact.

Case #: 02-220203898
Project Name: Chickens in Altamont

Applicant: John Polk & Rebecca Stumpf
Project Location: 101 Bozenkill Road, Altamont
Municipality: Village of Altamont
Parcel Size: 19.41 acres
Zoning: R-20
Tax Map Number: 37.09-1-11
Referring Agency: Village of Altamont Zoning Board of Appeals

Considerations: 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.

Action Type: Use Variance

Juris. Determinant: County Road, Agricultural District
Potential Impacts: CR 253 Bozenkill Road, Agricultural District, FEMA Floodzone

Staff Notes: The applicant is requesting a variance to permit us to house six chickens on our 19.5 acre homestead. The chickens will be located within a coop located adjacent to our garage in the center of our property which is surrounded by acres of woods and quite a distance from the road and neighbors with several hundred feet setback. The containment area will be kept well maintained and cleaned regularly with necessary supplements. No new construction or building is necessary.

Staff Opinion: Defer to local consideration
1. This board has found that the proposed action will have no significant countywide or intermunicipal impact.

The Board determined that **Case # 07-220203908**, McDonald's in the Town of Colonie, should be pulled from the group and voted on separately.

With that case removed from the group vote, Travon Jackson made a motion to accept the Staff Opinion for Case **#01-220203912, 07-220203900, 07-220203901, 07-220203904, 10-220203909, 10-220203915, 10-220203917, 12-220203903 & 02-220203898.** The motion was seconded by Brian Crawford and was unanimously approved by the Board.

Case #: 07-220203908
Project Name: McDonald's - Additions & Site Work

Applicant: McDonald's USA, LLC
Project Location: 1122 Troy Schenectady Road
Municipality: Town of Colonie
Parcel Size: 1.71 acres
Zoning: Commercial Office Residential (COR)
Tax Map Number: 18.-1-19
Referring Agency: Town of Colonie Planning Board

Considerations: 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.

Action Type: Site Plan Review

Juris. Determinant: County Road, State Road, Agricultural District
Potential Impacts: CR 151 Albany Shaker Road. 7 Troy Schenectady Road, Agricultural District

Staff Notes: McDonald's USA, LLC proposes to remodel the existing 4,616 SF by removing the Play Place, add 140 SF to back of the McDonald's restaurant with proposed 4053 SF footprint and reconfigure the existing drive thru and parking for the McDonald's restaurant. The building will remain one story with a proposed height of +/- 19'. The remodeling will include ADA site upgrades, interior and exterior remodeling with new building mounted wall signs, site modifications with minor regrading for ADA compliant parking, ramps, and travel paths, and replacement of existing menu boards with new digital versions. There will be a slight decrease in green space from 43.5% to 43.1%. The existing access to the site from Troy Schenectady Road and Albany Shaker Road at the rear of the site will remain unchanged. All existing utilities storm drainage that currently service the building will remain as they do today. The site is currently an operating McDonald's restaurant. Less than one acre of land disturbance is anticipated during the development.

Staff Opinion: Modify local approval to include
1. Review and permits by New York State Department of Transportation for commercial property development plans involving new or modified access to a state highway, or involve any change of use or expansion of an existing development on a state highway.

The Board discussed adding a comment about consulting with DOT (noted above) upon the recommendation of Jim Mearkle, Albany County DPW. Therefore the proposed decision was updated from the original Staff Opinion of Defer to Local Consideration, to Modify Local Approval with the DOT comment.

With that comment added, Brian Crawford made a motion to accept the Staff Opinion for Case #07-220203908. The motion was seconded by Travon Jackson and was unanimously approved by the Board.

An unidentified caller asked a question regarding one of the deferred cases, #10-220203909 but ultimately the Board identified that the callers question was a misunderstanding of the decision terminology of Defer to Local Consideration. After some explanation the caller was able to identify the confusion she was having over the case decision.

Case #: 01-220203913
Project Name: **276 Central Avenue**
Applicant: North Islamic Trust
Project Location: 276 Central Avenue
Municipality: City of Albany
Parcel Size: 0.12 acres
Zoning: MU-FC (Mixed-Use, Form-Based Central Avenue)
Tax Map Number: 65.54-1-46
Referring Agency: City of Albany Planning Board & Zoning Board of Appeals

Considerations: Three (3) Area Variances & Demolition Review for the removal of the Central Avenue façade of the subject property.

Action Type: **Area variance, Demolition Review**

Juris. Determinant: State Road
Potential Impacts: 5 Central Ave

Staff Notes: The project will involve a demolition review and three area variances. The first area variance application is to remove original building

materials, when original building materials should be retained. The second area variance application is for altering the original window and door arrangements, when they should be preserved to the maximum extent practicable. The third area variance is to modify original roof forms, profiles, and cornices, which must be maintained to the maximum extent practicable. The proposed structure sits on a 33'X160' parcel and will be 32'8" high at front. Phase 1 (3485 SF) of this project has been completed. This portion of the work is for Phase 2 (1850 SF) of the project. It includes extension of the prayer hall (1st floor) and community hall (2nd floor). The redevelopment is to follow demolition immediately. The front portion of the building, the roof and the foundation have been deteriorating beyond repair and hence reconstruction is proposed over renovation.

Staff Opinion: Modify local approval to include
1. A demolition review is required to ensure no hazardous materials are present during the construction.

Travon Jackson asked if the demolition was for the entire building or just the façade and extending the length. Gopika Muddappa, Senior Planner stated that the demolition was for only portions of the building not the entire building. Travon Jackson then made a motion to accept the Staff Opinion for Case #01-220203913. The motion was seconded by Brian Crawford and was unanimously approved by the Board.

With no further questions, Travon Jackson made a motion to accept the Staff Opinion for Case #01-220203913. The motion was seconded by Brian Crawford and was unanimously approved by the Board.

Case #: 01-220203914
Project Name: 1048 Central Avenue
Applicant: Ryan Blatt, 1048 Central Ave ALB LLC
Project Location: 1048 Central Avenue
Municipality: City of Albany
Parcel Size: 0.29 acres
Zoning: MU-NC (Mixed-Use, Neighborhood Center)
Tax Map Number: 53.66-1-34
Referring Agency: City of Albany Planning Board

Considerations: Site plan review and special use permit for change of use of the subject property from indoor recreation or entertainment to a restaurant.

Action Type: Site Plan Review, Special Use Permit

Juris. Determinant: State Road
Potential Impacts: 5 Central Ave

Staff Notes: The applicant is proposing to convert the inside of the existing billiard hall to contain prep kitchens for multiple take out operations. Food will be available for scheduled takeaway and off-site consumption. Also general retail goods will be available for takeaway and off-site consumption. Parking in front of building will be reused for 7 spaces including one ADA accessible handicapped space. Behind the building, 10 parking spaces for vendors & employees and a trash storage area will be utilized. The existing two curb cuts will serve the site off of Central Avenue and one existing curb cut off of Frost Place will be retained. The potential easement from Central Avenue to rear parking lot is being considered. Each nonresidential permitted use in the MU-NC district, as shown in Table 3-2-1 A.(Permitted Use Table), with a gross floor area of more than 5,000 square feet shall require Conditional Use approval under Section 375-5(E)(16).

Staff Opinion: Modify local approval to include
1. Review by the Albany County Department of Health for food service and other required permits.

Brian Crawford made a motion to accept the Staff Opinion for Case #01-220203914. The motion was seconded by Travon Jackson and was unanimously approved by the Board.

Case #: 01-220203911
Project Name: 244 State Street
Applicant: Man Realty, LLC
Project Location: 244 State Street
Municipality: City of Albany
Parcel Size: 0.29 acres
Zoning: MU-CU (Mixed-Use, Community Urban)
Tax Map Number: 76.24-7-44
Referring Agency: City of Albany Planning Board

Considerations: Site plan review for conversion of a +/-44,916 square foot office building into 61 dwelling units and a +/-490 square foot cafe (restaurant).

Action Type: Site Plan Review
Juris. Determinant: State Property
Potential Impacts: Smith State Office Building, Historic District

Staff Notes: The applicant proposes the conversion of a existing office building into multi-family residential building with 61 dwelling units. All 61 units are to one bedroom units with a average size of 530 SF. The proposed first floor will consist of 10 units. The second, third and the fourth floor will consist of 17 units each.

Staff Opinion: Modify local approval to include
1. Review by the Albany County Department of Health for water supply, waste water discharge, and other required permits.
2. Review by the Albany County Department of Health for food service and other required permits for the Cafe.
3. Notification to the local fire department for review and comment on emergency access and the emergency plan.
4. The proposed use of the building as residential unit and cafe will create high demands for parking. The City of Albany should ensure that adequate number of parking spaces are provided for both uses of the building. The city should look into alternative options to alleviate the parking situation that might create possible traffic congestion.

The Board members expressed concern that there will not be any parking offered to residents at this location. The commented that ACPB is seeing numerous cases from the City of Albany that do not address the need for parking. Zach Powell, City of Albany Planning Dept. told the Board that there is a specific city zoning code regarding off street parking. This project does not meet the criteria set by the City to warrant off street parking. Mr. Powell listed the “triggers” that would require the applicant to provide parking and reiterated that this project does not meet the criteria needed for that.

Travon Jackson made a motion to accept the Staff Opinion for Case #01-220203911. The motion was seconded by Brian Crawford and was unanimously approved by the Board.

Case #: 03-220203918
Project Name: Teat's Lot Line Adjustment
Applicant: Melanie - Jeff Teats - Shawn Hayden - William Hayden
Project Location: 1579 Thatcher Road
Municipality: Town of Berne
Parcel Size: 84.00 acres

Zoning: Residential Agricultural Forestry (RAF)
Tax Map Number: 80.-2-18
Referring Agency: Town of Berne Planning Board

Considerations: Lot line adjustment with new lot size of 51+/- acres each. No new lots are created.

Action Type: Lot Line Adjustment

Juris. Determinant: State Road
Potential Impacts: 157A Thatcher Park Road, Agricultural District, NWI Wetlands

Staff Notes: The applicant proposes lot adjustment of the property and no new lots will be created. The new lot sizes will be approximately 51+/- acres each. The proposed lot ownership of each lot will remain the same as is now. There is no proposed change of use from its current use. There is currently a 50' right of way described in the 1980 deeds along the eastern part of the parcels 80.-2-18 and 80.-2-21. When the lot line adjustment map is recorded, the 50' easement will remain on parcel 80.-2-18 but will be removed from parcel 80.-2-21 since the beneficiary of the easement and the owner of that parcel are the same party.

Staff Opinion: Modify local approval to include
1. An AG data sheet should be provided since the property is located within 500' of Agricultural District as per Section 305-a of the New York State Agricultural and Markets Law.

Gerry Engstrom stated that technically this application is incomplete because it does not include the required Ag Data Statement. However, the Board decided that they would still vote on this project as the requirement is listed in the modifications (noted as #1 above).

Brian Crawford made a motion to accept the Staff Opinion for Case #03-220203918. The motion was seconded by Travon Jackson and was unanimously approved by the Board.

Case #: 05-220203910
Project Name: O'Brien Subdivision

Applicant: Michael and Sherry O'Brien
Project Location: 17 Ringwald Road

Municipality: Town of Coeymans
Parcel Size: 9.33 acres
Zoning: Residential/Agricultural
Tax Map Number: 178.-1-11.1
Referring Agency: Town of Coeymans Zoning Board of Appeals

Considerations: Subdivision review to subdivide the parcel into two (2). Lot A to be 3.09 acres and Lot B to be 6.24 acres.

Action Type: Subdivision Review

Juris. Determinant: Intermunicipal Boundary
Potential Impacts: Intermunicipal Boundries of Town of Coeymans and Green County

Staff Notes: The applicant proposes to subdivide 9.33 acres of land into two lots. Lot A will contain 3.09 acres of land and Lot B will contain 6.24 acres of land. Both lots are vacant parcels. No land disturbances are anticipated during the subdivision.

Staff Opinion: Modify local approval to include
1. Notification of the application should be sent to the Green County, including all required notices pursuant to GML §239-nn.

Travon Jackson made a motion to accept the Staff Opinion for Case #05-220203910. The motion was seconded by Brian Crawford and was unanimously approved by the Board.

Case #: 07-220203919
Project Name: Warehouse on Wade Road
Applicant: John & Cathi Maiuccoro
Project Location: 31 Wade Road
Municipality: Town of Colonie
Parcel Size: 3.40 acres
Zoning: Mixed Use Commercial Office Residential
Tax Map Number: 19.3-1-2.3
Referring Agency: Town of Colonie Zoning Board of Appeals

Considerations: Area variance and special use permit for new construction of 60,000 SF warehouse.

Action Type: Area Variance, Special Use Permit

Juris. Determinant: State Road

Potential Impacts: 7 Troy Schenectady Road

Staff Notes: Applicant is proposing to develop the site with a one-story warehouse/storage building with a total area of approximately 60,000 SF with associated circulation drives and parking as required for the proposed use. The new building is being constructed to supplement and support the adjacent pool manufacturing facility. Total of 3.5 acres of physical disturbance is anticipated during the development. The proposed project exceeds the minimum 30,000 SF building footprint allowed as per the Town Code.

Staff Opinion: Modify local approval to include

1. A Notice of Intent filed with the New York State Department of Environmental Conservation affirming that a Stormwater Pollution Prevention Plan has been prepared and is being implemented, or submission of a Stormwater Pollution Prevention Plan (SWPPP) that is consistent with the requirements included in the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges (GP-0-15-003, May 1, 2015) for construction activities that disturb more than one acre of land.
2. Notification to the local fire department for review and comment on emergency access and the emergency plan.
3. The Albany County Planning Board recommends to add cross section between the adjacent lots owned by the same owner.

Jim Mearkle, Albany County Traffic Engineer requested that wording be added to address the cross section between the adjacent lots (noted as #3 above). With that wording added, Brian Crawford made a motion to accept the Staff Opinion for Case #07-220203919. The motion was seconded by Travon Jackson and was unanimously approved by the Board.

Case #: 07-220203916

Project Name: Scarlet Knife Restaurant - Site Modification

Applicant: Scarlet Knife LLC

Project Location: 195 Troy Schenectady Road

Municipality: Town of Colonie
Parcel Size: 11.20 acres
Zoning: Commercial Office Residential District (COR)
Tax Map Number: 32.1-2-3
Referring Agency: Town of Colonie Planning Board

Considerations: 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.

Action Type: **Site Plan Review**

Juris. Determinant: State Road
Potential Impacts: 2 Troy Schenectady Road

Staff Notes: The applicant is proposing to redevelop a 15,000 SF portion of an existing one-story building into a proposed sit-in restaurant with an outdoor patio. The proposed redevelopment will also involve minor site improvements including installation of a dumpster enclosure, new sidewalk and ramps, a new patio area with outdoor seating and bar, drainage improvements, interior and exterior building improvements, and other associated improvements as depicted on the site plans. No major impacts to services such as traffic, sewer, water, or solid waste management are anticipated as a result of the redevelopment project. Utility connections are anticipated onsite and are proposed to be reused to the extent feasible. It is anticipated that the existing facility has adequate parking for the proposed use.

Staff Opinion: Modify local approval to include
1. Review by the Albany County Department of Health for food service and other required permits.

Travon Jackson made a motion to accept the Staff Opinion for Case #07-220203916. The motion was seconded by Brian Crawford and was unanimously approved by the Board.

Case #: 13-220203902
Project Name: Lands of Kister

Applicant: Kevin & Karen Kister
Project Location: 697 Clarksville South Road
Municipality: Town of New Scotland

Parcel Size: 7.20 acres
Zoning: Residential Forestry (RF)
Tax Map Number: 117.-1-30
Referring Agency: Town of New Scotland Planning Board

Considerations: Subdivision review to merge two adjacent parcels owned by same people to create one lot.

Action Type: **Subdivision Review**

Juris. Determinant: County Road, Intermunicipal Boundary
Potential Impacts: CR 312 Clarksville South Road, Intermunicipal Boundaries of Town of New Scotland and Town of Coeymans

Staff Notes: The owner of the property proposes to merge one acre of land from the parcel with tax ID 117.-1-30 with the adjacent parcel with tax ID 117.-1-13.2 to create one lot of 7.22 acres for tax purposes. No land disturbances to be made during the proposed action.

Staff Opinion: Modify local approval to include
1. Notification of the application should be sent to the Town of Coeymans, including all required notices pursuant to GML §239-nn.

Brian Crawford made a motion to accept the Staff Opinion for Case #13-220203902. The motion was seconded by Travon Jackson and was unanimously approved by the Board.

Case #: 13-220203920
Project Name: **Site Plan #130 JL Development Solar**
Applicant: Borrego Solar
Project Location: Krumkill Road
Municipality: Town of New Scotland
Parcel Size: 28.60 acres
Zoning: Medium Density Residential
Tax Map Number: 63.-4-9.2
Referring Agency: Town of New Scotland Planning Board

Considerations: 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.

Action Type:

Site Plan Review

Juris. Determinant:

Intermunicipal Boundary, Agricultural District

Potential Impacts:

Intermunicipal Boundries of Town of New Scotland, Town of Guilderland and Town of Bethlehem, Agricultural District

Staff Notes:

The proposed action is to develop a utility access road and associated utility equipment in the existing vacant parcel owned by JL Development, LLC. The total lot size of the parcel is 28.6 acres and the proposed development will use 2.95 acres. The proposed action is part of a larger action shared with the adjacent northern parcel (63.00-1-5) located in the Town of Guilderland. This action includes the installation of two large-scale ground-mounted solar photovoltaic systems totaling 35.1 acres. The existing parcel is owned by JL Development, LLC and it has an area of 61.60 AC±. The project will consist of two arrays with an Alternating Current (AC) System. System 1 is 5 MW (AC) and System 2 is 3 MW (AC). The modules will be mounted on a system of steel posts & racks in arrays of 4x6 and have string inverters located on the racking. The systems will be secured with 7'H chain-link fencing. Equipment pads will be located in the center of the arrays and will consist of transformers, data systems & switch gear. The access driveway will be constructed along the existing gravel access road alignment. The access driveway will be constructed along the existing gravel access road alignment and partially located in the Town of New Scotland parcel. This project includes access plan with truck turning analysis in four phases. Phase 1 will include removal of modules and string inverters, dismantling and removal of racking, and removal of system fence and gates. Phase 2 will include removal of all electrical trenching and equipment and break up concrete pad foundations. Phase 3 of the project will include regrading pad area to existing conditions and re-seed all disturbed area. Phase 4 will include removal of all gravel and road materials, removal of utility poles, regrading of road and adjacent swale to existing elevations and re-seeding and stabilizing all disturbed area.

Staff Opinion:

Disapprove

1. A Notice of Intent filed with the New York State Department of Environmental Conservation affirming that a Stormwater Pollution Prevention Plan has been prepared and is being implemented, or submission of a Stormwater Pollution Prevention Plan (SWPPP) that is

consistent with the requirements included in the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges (GP-0-15-003, May 1, 2015) for construction activities that disturb more than one acre of land.

2. The Albany County Planning Board discourages the proposal for installation of solar farm on wetlands that are present in the project site.

3. The Albany County Planning Board is unable to make an appropriate recommendation since the application for this project is currently only referred by the Town of New Scotland. The majority of the project is proposed to be developed on the parcel that is in the Town of Guilderland, and hence the Board would like to review the application from both the Towns for better understanding of the impacts of the project.

The Board had many concerns about this project due to the wetlands. This project is located in the Town of Guilderland as well as the Town of New Scotland however, the Town of Guilderland has not submitted this case to ACPB. The Board felt that they could not make a decision on this case without having the information from the Town of Guilderland as well (noted as #3 above). The Board would like the town to resubmit when the Town of Guilderland submits there referral application.

Travon Jackson made a motion to switch the recommendation for Case #13-220203920 from its original Staff Opinion of Modify, to Disapprove due to the application being incomplete without the Town of Guilderland piece. The motion was seconded by Brian Crawford and was unanimously approved by the Board.

Case #: 18-220203897
Project Name: **Wedding Event Space**

Applicant: Angela Carkner Wedding Event Space
Project Location: 420 CR 404
Municipality: Town of Westerlo
Parcel Size: 10.00 acres
Zoning: RD/A
Tax Map Number: 151.-2-23
Referring Agency: Town of Westerlo Planning Board

Considerations: 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.

Action Type: Site Plan Review

Juris. Determinant: County Road

Potential Impacts: CR 404

Staff Notes: The applicant proposes an outdoor event space on the farm for weddings, birthday parties and graduations. A total of 4 acres of land disturbances is anticipated. The site plan associated with the project displays the proposed tenting space, bathrooms, pedestrian path, generators, event space boundary and parking lot spaces. A 22' wide road entrance on County Route 404 to the parking lot which would allow for 2 lanes of traffic for the parking lot. This application was reviewed by the Albany County Planning Board in July 2021 and the decision was, "Disapprove: 1. The Albany County Planning Board requires a site plan that includes details of the proposed use for site plan review since the proposed action can have significant effects on traffic and stormwater. All future referral applications for site plan review are required to include an official drawing or rendering of the proposed site and action prepared by a licensed professional. 2. The ACPB recommends to the Albany County DPW that any application for curb cut permit onto a County Road should be denied until all required documents are provided for review purposes." with an advisory note "1. Because of the change in use from residential/agricultural land to commercial use, the Albany County DPW should review the driveway for adequacy for the new use. To facilitate review, the plans should include the width and geometry of the existing driveway and intersection sight distance from the driveway."

Staff Opinion: Modify local approval to include

1. A highway work permit from the Albany County Department of Public Works for driveway construction, drainage and public utility connections within the county right of way is required.
2. Review by the Albany County Department of Health for food service other required permits.

Gerry Engstrom noted that this case was submitted to us last summer but was a disapproved due to the lack of a detailed site plan. The Board was satisfied with the plans that were updated for this submission. Brian Crawford made a motion to accept the Staff Opinion for Case #18-220203897. The motion was seconded by Travon Jackson and was unanimously approved by the Board.

Case #: 02-220203905
Project Name: **Village of Altamont - Local Law - Introductory Version No. 2**
Applicant: Village of Altamont Board of Trustees
Project Location: Village of Altamont
Municipality: Village of Altamont
Parcel Size: 0.00 N/A
Zoning: N/A
Tax Map Number: N/A
Referring Agency: Village of Altamont Legislative Board

Considerations: 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.

Action Type: **Adoption of Local Law**

Juris. Determinant: N/A
Potential Impacts: N/A

Staff Notes: The Village of Altamont proposes Local Law No. 1 of 2022 (Introductory Version No. 2) with revisions to clarify the newly formed Zoning Board of Appeals will have two alternates. The prior version provided for a seven member board with one alternate. The proposed local law would abolish the existing Village of Altamont Planning Board and create a new ZBA that would exercise the same power and duties as the current ZBA and Planning Board. The local law has been revised since it was first referred to change the new ZBA from a seven member board to a five member board with two alternatives. The purpose in enacting this local law is to provide a more streamlined and efficient procedure for reviewing land use applications in the Village while maintaining the same substantive requirements for subdivision and land use development as set forth in the current Village of Altamont Code, Chapter 315

(Subdivision) and Chapter 355 (Zoning). The law would take effect on the date of the Village's April 2022 Organizational meeting. Members of the new ZBA will be appointed at that time subject to approval by the Village Board. This case was reviewed by Albany County Planning Board in January 2022 and the determination was, "Modify local approval to include 1. Notification of the adoption of local law should be sent to all adjacent municipalities pursuant to GML §239-nn."

Staff Opinion: Modify local approval to include
1. Notification of the adoption of local law should be sent to all adjacent municipalities pursuant to GML §239-nn.

Travon Jackson made a motion to accept the Staff Opinion for Case #02-220203905. The motion was seconded by Brian Crawford and was unanimously approved by the Board.

Case #: 08-220203906
Project Name: Village of Colonie - Local Law #1 of 2022
Applicant: Village of Colonie
Project Location: Village of Colonie
Municipality: Village of Colonie
Parcel Size: 0.00 N/A
Zoning: N/A
Tax Map Number: N/A
Referring Agency: Village of Colonie Legislative Board

Considerations: Adoption of local law to formalize procedures for certain village procedures for certain village procurements.

Action Type: Adoption of Local Law

Juris. Determinant: N/A
Potential Impacts: N/A

Staff Notes: The Village of Colonie proposes to adopt a local law to grant the Village the option of awarding "purchase contracts" on the basis of "best value" within the meaning of N.Y General Municipal Law Section 103 (1), as an alternative to awarding to the lowest responsible bidder. This law is being adopted pursuant to N. Y GML Article 5A and Municipal Home Rule

Law. The Board of Trustees proposes to adopt this Local Law to amend the Code of the Village of Colonie to add a new Chapter 45, entitled "Procurement".

Staff Opinion: Modify local approval to include
1. Notification of the adoption of local law should be sent to all adjacent municipalities pursuant to GML §239-nn.

Brian Crawford made a motion to accept the Staff Opinion for Case #08-220203906. The motion was seconded by Travon Jackson and was unanimously approved by the Board.

Case #: 12-220203899
Project Name: **Daughters of Charity New Community**

Applicant: Daughters of Charities Ministries of St. Vincent DePaul
Project Location: 98 Menand Road (approx. 650 feet east of intersection with Van Rensselaer Blvd)
Municipality: Village of Menands
Parcel Size: 24.70 acres
Zoning: R-1 Residential
Tax Map Number: 55.5-3-6
Referring Agency: Village of Menands Zoning Board of Appeals

Considerations: 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.

Action Type: **Area Variance, Use Variance**

Juris. Determinant: State Road
Potential Impacts: 378 Menand Road, 377 Van Rensselaer, Historic District, NWI Wetlands

After a lengthy discussion the Board determined that they would need some additional time to review this case. They would like time to review the Traffic Study which was not originally provided with the application, and would like Gopika Muddappa to reach out to the Village of Menands to get their comments regarding this project. In addition, a lengthy public comment was received from the attorney representing the Sage Estates Homeowners association (Attachment A.), and the Board will need time to review that as well.

Dan Hershberg, of Hershberg and Hershberg stated that he didn't think we needed the traffic study submitted since the application is for a Use Variance and an Area Variance, but he will get a copy of it to the Board. The Board will schedule a special meeting to go over this case. The meeting date will be scheduled once Gopika speaks with a representative from the Village of Menands.

Brian Crawford made a motion to postpone the review of Case# 12-220203899 to a future date that will be prior to the Public Hearing on March 2, 2022. The motion was seconded by Travon Jackson and was unanimously approved by the Board.

Case #: 16-220203907
Project Name: **18 Moss Road frontyard setback ZB-2022-010**

Applicant: JJ Cillis Group LLC
Project Location: 18 Moss Road
Municipality: Village of Voorheesville
Parcel Size: 1.00 acres
Zoning: RA Residential
Tax Map Number: 72.11-1-14.4
Referring Agency: Village of Voorheesville Zoning Board of Appeals

Considerations: Area variance for relief of 15' for the frontyard setback from 50' to 35' for the future construction of a single family dwelling.

Action Type: **Area Variance**

Juris. Determinant: State Road
Potential Impacts: 85 A Helderberg Pkwy

Staff Notes: The applicant is seeking variance from the required 50' front setback and proposes for 35' setback because of very small building envelope and a small backyard after the residence is built. A relief of 15' is requested to make space for a house and a yard that is more appealing to the market.

The applicant intends to sell the property after the development of the residence and the yard. The property has been vacant for many years.

Staff Opinion:

Modify local approval to include

1. The Albany County Planning Board recommends that the Town should request the applicant to pass the overall statutory test before granting the area variance for self-created alleged difficulty/and demonstrate "unnecessary hardship."

Brian Crawford made a motion to accept the Staff Opinion for Case #16-220203907. The motion was seconded by Travon Jackson and was unanimously approved by the Board.

Unfinished Business: None

New Business: Gerry Engstrom proposed a slightly different wording when the recommendation is Defer to Local Consideration. He stated that the verbiage from the current text of "This board has found that the proposed action will have no significant countywide or intermunicipal impact" does not properly represent what the board is enacted to examine.

Gerry proposed changing the wording to:

"This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact."

He stated that his reasoning for this is that the board is not restricted solely to countywide or intermunicipal impacts, but are also expected to examine the impact to the jurisdictional determinant that caused a municipality to submit to the board in the first place and this is getting lost in translation. This is more often than not, not countywide or intermunicipal (location relevant to an Ag District, to a wetland, park, boundary or any of the other determinants) and he believes using the current language is causing officials to actually question the boards authority and decisions. Brian Crawford and Travon Jackson agreed to the change in wording.

The next meeting date is to be determined, but will be listed on the County webpage as soon as it has been confirmed. That meeting will be for the sole purpose of discussing and voting on the Daughters of Charity case so a recommendation can be made prior to the Village of Menands Public Hearing on March 3rd.

Adjourn: Travon Jackson made a motion to adjourn at 5:19pm.

A transcription and/or video recording of this meeting will be made available upon receipt of a FOIL request.

ATTACHMENT A

Received
2/17/22 (M)

February 20, 2022

JOHN BASSETT, CHAIRMAN OF THE ZONING BOARD OF APPEALS, VILLAGE OF MENANDS
HANDERHAND@VILLAGEOFMENANDS.COM

GOPIK MUDDAPPA, SENIOR PLANNER OF THE ALBANY COUNTY DEPT. OF PUBLIC WORKS
GOPIKA.MUDDAPPA@ALBANYCOUNTYNY.GOV

Re: **Proposed multi-phased project by the Daughter of Charities Ministry of St. Paul**
located at 98 Menand Road in the Village of Menands, NY

We, the undersigned neighbors are writing to express our concerns to the Village of Menands ("Village") and the Albany County Planning Board ("ACPB") regarding the proposed multi-phased project by the Daughter of Charities Ministry of Saint Paul ("Applicant"), which is seeking a use and area variance from the Village of Menands Zoning Board of Appeals ("ZBA") to build a Village Center area, **76 independent/assisted living units in a four story structure** (with parking and services beneath), **28 assisted living units and 36 assisted living/memory care units** in a two story structure, **60 cottages in duplex and triplex units**, and **structured parking for 58 cars**, among other improvements ("Project") to the existing facility operated by the Applicant at 98 Menand Road in the Village of Menands ("Site").

The Applicant's current facility has 83 units providing residential services. The existing use is a **non-conforming use under the Village Zoning Code and the current density is more than two times what is allowed under the Village Code**. The undersigned residents were only recently provided with notice that the Applicant was seeking to substantially expand the existing facility to **create approximately 200 total units** to provide a combination of independent and assisted living services, including providing medical services for a number of the proposed 200 units, as well as parking for residents and service providers, including a parking structure to accommodate 58 cars. **The proposed expanded use would be approximately four to five times greater than the density allowed under the Village's Code.**

According to the SEQRA Full Environmental Assessment Form prepared by the Applicant dated December 1, 2021, the **Applicant's plans propose to physically disturb 19 +/- acres of land** as part of its development project, as well as constructing a four – five story building, and an eight foot +/- tall stormwater impoundment, which would be approximately 325 feet long along the rear perimeter of the Site. The Applicant is **also proposing to create 8.1 acres of impervious surface** (increasing existing impervious surfaces by approximately 4 acres), as well as **removing 2 acres of forested land and about 2.5 acres of meadows, grassland or brushland**. The Project Description provided by the Applicant as part of the Albany County Planning Board Action and Zoning Referral

Form indicates that the Applicant is seeking to provide a continuum of care for existing residents but now also for members of the community.

Despite the reality that there are significant environmental and community character impacts associated with their Project, the Applicant has not undertaken any meaningful review and analysis of their Project. More so, the Village has failed to require that the Applicant undertake the required appropriate review of those impacts.

We, the undersigned, are conveying our individual concerns, so that the Village and the ACPB understand that we tax payors are expressly opposed to the village granting any variance to the zoning laws. We are urging the village and the zoning board to deny any further advancement of this request.

List of Adjoining Owners

Date / Signature

Tax Map ID #	Address	Owner's names	Owner's mailing address
55.05-1-1	121 Menand Road	Albany Cemetery Association	121 Menand Road Menands, NY 12204
55.05-1-30	97 Woods Lane	Vaughn Lynn Dunning & Libby Post	97 Woods Lane Menands, NY 12204
55.05-1-32.2	109 Menand Road	Michael & Alberta Carlin	4 Club Way Hartsdale, NY 10530
55.05-1-33.1	✓ 117 Menand Road	Michelle N. Joyner	117 Menand Road, Menands, NY 12204
55.05-1-33.2	✓ 119 Menand Road	John & Diane Kinnicutt	119 Menand Road, Menands, NY 12204
55.05-3-1	275 Van Rensselaer Boulevard	George W. Smith	275 Van Rensselaer Boulevard Menands, NY 12204
55.05-3-2	279 Van Rensselaer Boulevard	Jodi Habbinger	279 Van Rensselaer Boulevard Menands, NY 12204
55.05-3-7	96 Menand Road	Village of Menands	280 Broadway Menands, NY 12204
55.05-4-1	4 Sage Estate	Gurinder & Alka Wadha	4 Sage Estates, Menands, NY 12204
55.05-4-5	3 Sage Estates	George Mathai Kolath	3 Sage Estates, Menands, NY 12204
55.05-4-6	2 Sage Estates	Yoram & Ruth Beer	2 Sage Estates, Menands, NY 12204
55.05-4-7	1 Sage Estates	Walid & Lis Massarweh Living Trust	1 Sage Estates, Menands, NY 12204
55.09-1-3	275 Van Rensselaer Boulevard	Village of Menands	280 Broadway Menands, NY 12204

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done

done

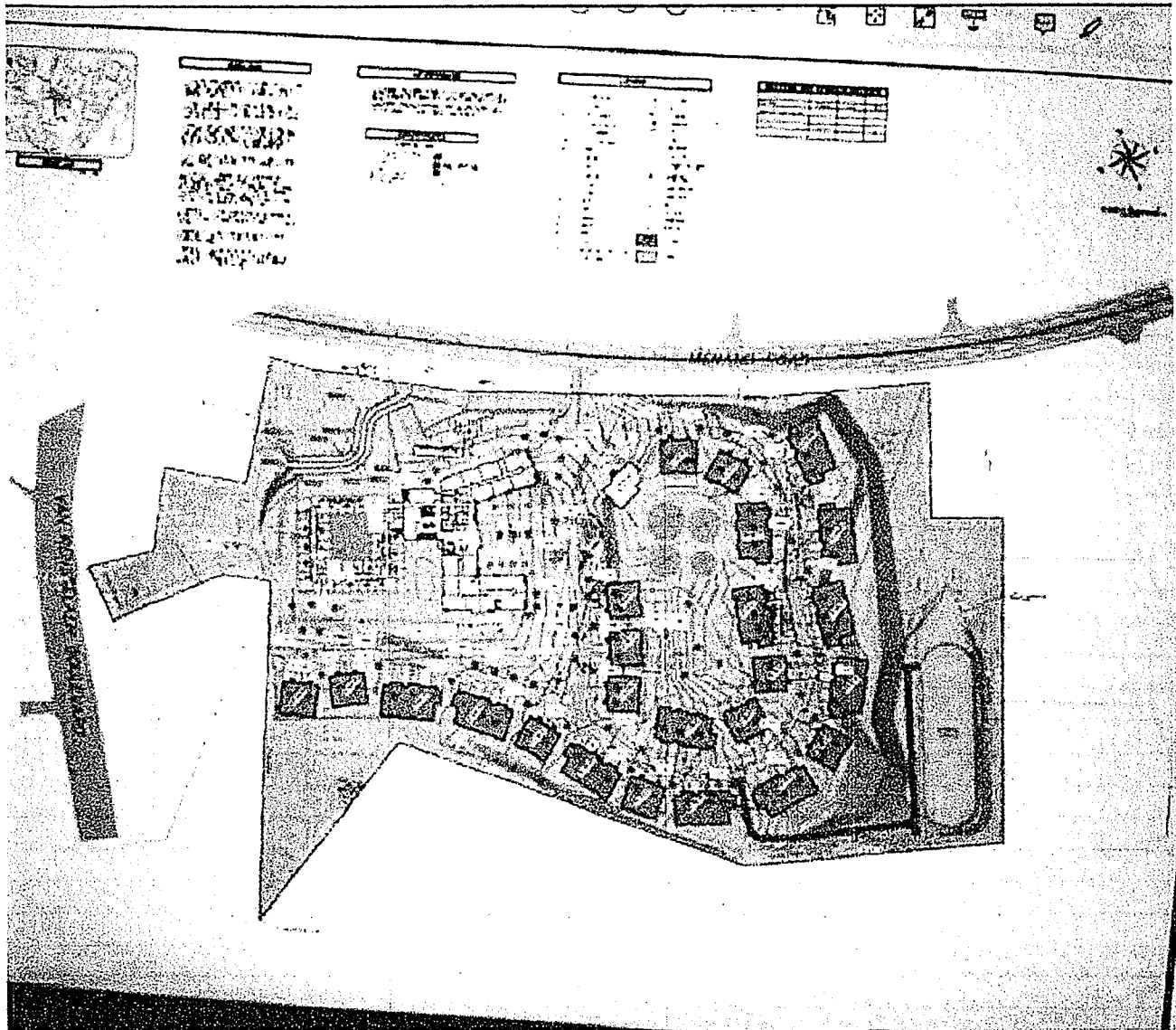
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2/20/2022 [Handwritten signature]



Address	Owner's Name	Date	Signature
711 Hillside Ave	Ulyssa Carbi	2/20/22	Ulyssa Carbi
8 Pleasant Lane	Robert Curran	2/20/22	Robert Curran
17 Pleasant Lane	Jim Andy	2/20/22	Jim Andy
119 Mermaid Rd.	John Hancock	2/20/22	John Hancock
117 Mermaid Rd.	Jimmy Sawyer	2/20/22	Jimmy Sawyer
49 Woods Lane	Elizabeth Roach	2-20-22	Elizabeth Roach
15 Sage Est.	Elizabeth Roach	2-20-22	Elizabeth Roach
9 Sage Est.	Elizabeth Roach	2-20-22	Elizabeth Roach
116 The Sage Est.	Michael M. Hayes	2/23/22	Michael M. Hayes
94 Mermaid Rd	Soe Pitloch	2/23/22	Soe Pitloch
105 Woods Ln	Steven Warner	2/23/22	Steven Warner

Proposed Project Map



Form indicates that the Applicant is seeking to provide a continuum of care for existing residents but now also for members of the community.

Despite the reality that there are significant environmental and community character impacts associated with their Project, the Applicant has not undertaken any meaningful review and analysis of their Project. More so, the Village has failed to require that the Applicant undertake the required appropriate review of those impacts.

We, the undersigned, are conveying out individual concerns, so that the Village and the ACPB understand that we tax payors are expressly opposed to the village granting any variance to the zoning laws. We are urging the village and the zoning board to deny any further advancement of this request.

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55.05-1-32.2	109 Menand Road	Michael & Alberta Carlin	4 Club Way Hartsdale, NY 13530
55.05-1-33.1	117 Menand Road	Michelle N. Joyner	117 Menand Road Menands, NY 12204
55.05-1-33.2	119 Menand Road	John & Diane Knutson	119 Menand Road Menands, NY 12204
55.05-3-1	775 Van Rensselaer Boulevard	George W. Smith	775 Van Rensselaer Boulevard Menands, NY 12204
55.05-3-2	779 Van Rensselaer Boulevard	Jodi Hublinger	779 Van Rensselaer Boulevard Menands, NY 12204
55.05-3-7	96 Menand Road	Village of Menands	286 Broadway Menands, NY 12204
55.05-4-1	4 Sage Estates	Gurinder & Alka Wadha	4 Sage Estates Menands, NY 12204
55.05-4-5	3 Sage Estates	George Mathur Kotath	3 Sage Estates Menands, NY 12204
55.05-4-6	2 Sage Estates	Yoram & Ruth Beer	2 Sage Estates Menands, NY 12204
55.05-4-7	1 Sage Estates	Walid & Lis Massarweh Living Trust	1 Sage Estates Menands, NY 12204
55.09-1-3	775 Van Rensselaer Boulevard	Village of Menands	280 Broadway Menands, NY 12204

Date / Signature

George W. Smith

Yoram & Ruth Beer

Walid & Lis Massarweh

