

Meeting Agenda
Albany County Planning Board | April 21, 2022

Order of Business:

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

Municipality	Case #	ProjectName	Applicant	ProjectLocation	Consideration
City of Albany	01-220403963	Self Storage	97 Central, LLC	97 Central Avenue	Special use permit for conversion of the +/- 30,550 square foot building at the site to be used as a self-storage facility.
City of Albany	01-220403966	Fusion Recovery Albany	Fusion Recovery Albany, LLC	250 Washington Ave Ext. Corporate Plaza	Special use permit to occupy +/- 5,448 square foot within the building at the site to be used as a Controlled Substance Dispensary/Opioid Treatment Program (OTP).
City of Albany	01-220403967	Green Mountain Electric Supply Addition	GMS Realty, LLP	875 Broadway	Site plan review to add a 3,276+/- SF addition to accommodate loading docks and other improvements to a distribution warehouse building.
City of Albany	01-220403968	Conversion of Residential Rental Property	Kody Davis	159 First Street	Special use permit for conversion of a two dwelling units to a three dwelling unit, by adding a kitchen and a full bathroom to the second floor.

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Town of Berne	03-220403972	Chapter 171 Property Line Adjustment Law	Town of Berne	Town of Berne	Adoption of local law for property line adjustment for the Town of Berne.
Town of Berne	03-220403973	Solar Energy Facilities Law - Town of Berne	Town of Berne	Town of Berne	Adoption of local law to implement solar energy facilities in the Town of Berne.
Town of Bethlehem	04-220403940	AJ Sign/Glenmont Ventures LLC/ Moriah Commons	AJ Signs	250 Route 9W	Area variance to install a monument sign which will be 13'10" over the allowed 10' and will be 78.75 SF which is 38.75 SF over the allowed 40 SF.
Town of Bethlehem	04-220403941	AJ Sign Co/ Glenmont Ventures/ Chipotle Grill	AJ Signs	9 Moriah Road, Glenmont (250 Route 9W)	Area variance for signage that is 24 Sf over the allowed 67 SF and for the second proposed sign that is not allowed on the building as per the town code.
Town of Bethlehem	04-220403942	AJ Sign Company/Bolduc St. Peters Heath Partners	AJ Signs	5-9 Elm Ave	Area variance to install a second freestanding sign, where only one is allowed, with a total of 25 SF which is 5 SF over the allowed 20 SF. The sign is proposed to be internally lit where only external is allowed. The sign is proposed to be on the corner of Elm and driveway into parking lot.

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Town of Bethlehem	04-220403943	AJ Sign/Glenmont Ventures LLC/WellNow Urgent Care	AJ Signs	11 Moriah Road, Suite 102 (250 Route 9W)	Area variance for the proposed third wall sign to rear of the building that is not allowed on the building as per the town code and total square footage to be 15 SF over the allowed 95 SF.
Town of Bethlehem	04-220403944	AJ Sign Co./Glenmont Ventures/ Aspen Dental	AJ Signs	11 Moriah Road, Suite 101 (250 Route 9W)	Area variance for the proposed second wall that is not allowed on the building as per the town code.
Town of Colonie	07-220403950	Conversion of Single Family Dwelling (Cordell Consulting Services, LLC)	Cordell Consulting Services, LLC	23 Shepard Ave	Area variance to convert a single-family dwelling into a commercial hair salon located in Commercial Office Residential (COR) zoning district.
Town of Colonie	07-220403975	Adoption of Local Law - Town of Colonie	Town of Colonie	Town of Colonie	Adoption of local law pertaining to small cell wireless facilities including definitions and procedures required to deploy facilities in the Town's right-of-way.
Town of New Scotland	13-220403953	Lands of Cook & Kivort	Stephan Cook	221 Font Grove Road & Font Grove Road	Lot line adjustment to add 1.81 acres from the parcel with Tax ID 73.-1-37.8 to the adjacent parcel with Tax ID 73.-1-37.4 owned by Kivort to create a 6.96 acre parcel with existing improvements.

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Town of New Scotland	13-220403954	Lands of L&A Rentals LLC	Gerald Wright	Stove Pipe Road	Two lot subdivision of 58 acres into 41 acres and 17 acres. The new proposed lot has been reviewed by ACDOH for water and it will be sold as a buildable lot.
Town of New Scotland	13-220403955	Lands of Zell And Travis	Brian Zell & Michael Travis	363 & 371 Bullock Road	Lot line adjustment to follow existing tree line and to transfer 0.32 acres from lands of Zell (Tax ID 94.-1-37.23) to lands of Travis (Tax ID 94.-1-37.52). Both parcels have existing improvements.
Town of New Scotland	13-220403971	Special Use Permit - Lands of Miller	Albert Miller III	88 Hurst Road	Special use permit application to allow fill over 100 yards to be placed in side yard to extend fields for agricultural purposes.
City of Albany	01-220403961	Solar Array Installation	ESNY-GP Albany LLC (a Powerflex EDF Renewables project LLC)	344 West Church Street	Site plan review for installation of approximately 6.3 acres of ground mounted solar panels in an area that was previously used to house bulk storage fuel tanks. Waiver of Development Standard §375-403(5)(a) Sidewalk Requirement is also requested.
City of Albany	01-220403962	Single Family Housing	Albany County Land Bank Corporation	360 Sheridan Avenue	Site plan review for construction of 14'x48' Single-Family residence on a single lot.

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City of Albany	01-220403964	Hospitality House Addition	Hospitality House	271 Central Avenue, 269 Central Ave, 98 N Lake Ave, 260 Sherman St	Site plan review and special use permit for construction of a +/- 21,324 square foot addition to the existing building at the site in accommodation of a group living and other uses. Demolition of the existing building on the site is also proposed.
City of Watervliet	17-220403956	Luk Oil - Gas Station & Convenience Store	Surinder Cheema	1802 2nd Avenue	Area variance to meet the setback requirements for the proposed new gas station with two (2) pump islands, smaller canopy, defined parking spaces and landscaping.
Town of Bethlehem	04-220403951	Diversified Automotive, Inc. - Truck Repair Facility	Diversified Automotive, Inc	109 Bridge Street	Area variance for the proposed 8,200 SF single story addition of a three bay truck maintenance warehouse and 5,200 SF office parts storage building to the existing three bay truck maintenance building.
Town of Bethlehem	04-220403974	Town of Bethlehem Comprehensive Plan Update	Town of Bethlehem	Town of Bethlehem	The Town of Bethlehem propose to update their Comprehensive Plan that will guide development & Community-related decisions toward the community vision to 2035.
Town of Coeymans	05-220403945	Magic Forest Farm Music Venue	Jason Ball	138 Bucks Ranch Road	Special use permit for music camping festival consisting of 300 - 1500 people depending on event and ticket sales.

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Town of Coeymans	05-220403952	La Costa Subdivision	Robert J LaCosta	1604 River Road	Subdivision review to divide the parcel into two; Lot 1 is to be 21.97 acres and Lot 2 to be 14.86 acres.
Town of Colonie	07-220403946	Solar Farm (Lisha Solar) (2792 Curry Road)	Gillian Black (Lisha Solar LLC)	2792 Curry Road	Use variance for construction of solar array with energy storage on a project area of +/-20 acres which lies partially on 2792 Curry Road.
Town of Colonie	07-220403947	Solar Farm (Lisha Solar 2) (2772 Curry Road)	Gillian Black (Lisha Solar LLC)	2772 Curry Road	Use variance for construction of solar array with energy storage on a project area of +/-20 acres which lies partially on 2772 Curry Road.
Town of Colonie	07-220403949	Burger King - Redevelopment	Carrols Corp.	663 Loudon Road, 663A Loudon Road	Site plan review to merge parcel 663 and 663 A Loudon Road and demolish existing Burger King and construct a new 3098 SF Burger King with a 45 seat capacity. Site improvements include new double drive-thru, signage, landscaping and utility connections.
Town of Colonie	07-220403957	Mixed Use Building (ABD Engineers, LLP) 1129 Loudon Road	Dave Krimmer, ABD Engineers, LLP	1129 Loudon Road	Area variance and special use permit for the mixed-use proposal for commercial storage building and four(4) apartment building.
Town of Colonie	07-220403958	Mixed Use Building (ABD Engineers, LLP) 1133 Loudon Road	Dave Krimmer, ABD Engineers, LLP	1133 Loudon Road	Area variance and special use permit for the mixed-use proposal for commercial office, storage building and five(5) apartment building.

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Town of Colonie	07-220403959	Multi-Tenant Building	Ben Cardella	46 Fuller Road	Site plan review for construction of a new 4,900 SF building for commercial purposes along with associated access drive and parking areas. Municipal utility lateral connections will be made to the existing water and sanitary sewer that exists along Fuller Road.
Town of Colonie	07-220403969	Proposed Cold Storage Building	B+N Properties (Travis Fowler)	2894 Curry Road	Site plan review for the proposed construction of a one-story 4800 SF cold storage building. The proposal also includes parking spaces, sidewalks and landscaping.
Town of Colonie	07-220403970	See The Moon Mixed-Use Redevelopment	See The Moon LLC	3 Cerone Commercial Drive	Site plan review for construction of 16 one-bedroom apartment units and 4,000+/- SF of commercial space as an addition to the existing building.
Town of Colonie	07-220403976	Wireless Telecommunications Facility	Evolution Towers (Agents for Cellco Partnership dba Verizon)	228 Watervliet Shaker Road	Special use permit for the proposed construction, operation and maintenance of an unmanned public utility facility/wireless telecommunication facility.
Town of Guilderland	10-220403948	Barth Two Lot Minor Subdivision	Kenneth Barth	185 Route 146	Subdivision review for two lot subdivision of 37 acres of land located in the Residential Overlay District (RO40). Lot 1 will consist of 4 acres along with the existing single-family dwelling and accessory buildings. Lot 2 will be 33 acres of undeveloped land.

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Town of New Scotland	13-220403960	New York Capital District Renaissance Festival	Dan Bader	342 Altamont Road	Special use permit for the eighth annual Renaissance festival at Indian Ladder Farms. Last SUP approval was for three years granted in 2019 and a new approval is needed for this year. This SUP is needed for public assembly as per local law.
Village of Voorheesville	16-220403965	Romo's Pizza Restaurant (PB-2022-018)	Anthony Berghela/Romo's Pizza	112 Maple Ave	Site plan review and special use permit to re-open an existing restaurant within the same building footprint.

5. Unfinished Business

6. New Business

7. Miscellaneous

8. Adjournment