



DANIEL P. MCCOY  
COUNTY EXECUTIVE

GERALD ENGSTROM, AICP  
INTERIM ACTING CHAIRMAN

COUNTY OF ALBANY  
PLANNING BOARD  
449 NEW SALEM ROAD  
VOORHEESVILLE, NEW YORK 12186  
PHONE (518) 655-7932 FAX (518) 447-7047

## ACPB Meeting Minutes – July 21, 2022

**NOTE:** Due to issues related to Covid-19, the July 21, 2022 meeting of the ACPB was held remotely via Microsoft Teams. The public was able to call into the meeting to listen. There was a designated period of time prior to the meeting for written comments to be submitted.

**Board Members Present:** Gerry Engstrom, Gary Ginsburg, Travon Jackson and Brian Crawford.

**Board Members Absent:** Beth Lacey

**Albany County Public Works Office:** Gopika Muddappa, Senior Planner; Lynn Delaney, Secretary; James Mearkle, Traffic Engineer; Michael Wheeler, Ex-Officio Sameer Modasra, Ex Officio.

**Guests:** Sean McGuire, AICP CEcD Town of Colonie Town Planner; Ken Kovalchik, AICP, Town of Guilderland Town Planner; Jeff Smetana, United Group of Companies, Inc; Karen White, citizen asking to speak about the Rapp Road Apt. Referral; Mary Elizabeth Slevin citizen concerned about Rapp Road Apt. Referral.

**Minutes:** Lynn Delaney, Secretary

**Call to Order:** Gerry Engstrom called the meeting to order at 3:33pm.

Brian Crawford made a motion to approve the June 16, 2022 ACPB Meeting Minutes. The motion was seconded by Gary Ginsburg and was also approved by Gerry Engstrom.



Gary Ginsburg made a motion to move all the cases with a Staff Recommendation of “Defer to Local Consideration” to the front of the agenda and vote on them as a group. The motion was seconded by Brian Crawford and was unanimously approved by all Board Members in attendance.

**Case #:** 01-220704014  
**Project Name:** Ziebart - Proposed Signage

**Applicant:** Ray Signs  
**Project Location:** 1009 Central Avenue  
**Municipality:** City of Albany  
**Parcel Size:** 1.36 acres  
**Zoning:** MU-CH(Mixed-Use Community Highway)  
**Tax Map Number:** 53.66-3-10.1  
**Referring Agency:** City of Albany Zoning Board of Appeals

**Considerations:** Applicant requests three area variances to install three(3) internally illuminated signs, exceeding the maximum of one(1) allowed and for two of the signs to be 48 SF each, where the maximum allowed is 32 SF.

**Action Type:** Area Variance

**Juris. Determinant:** State Road, Interstate Highway  
**Potential Impacts:** Route 5 Central Ave, I90 Interstate Highway, FEMA Floodzone, NWI Wetlands

**Staff Notes:** The applicant proposes to install three(3) internally illuminated exterior building signs where one sign is permitted with a maximum size of 32 SF as per Section 375-409.1 of the USDO of City of Albany. Of the three proposed signs, two signs are proposed to be 48 SF and the third sign to be 24 SF. The applicant is occupying the building space which previously used to be rented by three tenants and each tenant was allowed 32 SF. Hence, the applicant is requesting the same since they are renting all the space.

**Staff Opinion:** Defer to local consideration  
1. 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.

**Case #:** 01-220704019  
**Project Name:** Albany Medical Center - Proposed Signs

**Applicant:** Albany Medical Center Hospital  
**Project Location:** 47 New Scotland Ave  
**Municipality:** City of Albany  
**Parcel Size:** 7.75 acres  
**Zoning:** Mixed-Use, Campus/Institutional (MU-CI)  
**Tax Map Number:** 76.05-1-3.1  
**Referring Agency:** City of Albany Zoning Board of Appeals

**Considerations:** Area variance to allow four(4) wall signs where one(1) is permitted, one of the signs measuring 92.6 SF where 32 SF is permitted and for a 10' tall freestanding monument sign where 8' is the maximum height allowed.

**Action Type:** Area Variance

**Juris. Determinant:** County Property  
**Potential Impacts:** Albany Medical Center Hospital

**Staff Notes:** The applicant proposes the replacement of three wall signs, installation of one new monument sign and installation of one new wall sign. An area variance is required to allow four(4) wall signs where one(1) is permitted, one of the signs measuring 92.6 SF where 32 SF is permitted and for a 10' tall freestanding monument sign where 8' is the maximum height allowed.

**Staff Opinion:** Defer to local consideration  
1. 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.

**Case #:** 17-220704031  
**Project Name:** **Watervliet Colonie Elks**

**Applicant:** Watervliet Colonie Elks  
**Project Location:** 501 4th Avenue, Watervliet  
**Municipality:** City of Watervliet  
**Parcel Size:** 0.36 acres  
**Zoning:** Mixed Use (MU-1)  
**Tax Map Number:** 44.50-1-5  
**Referring Agency:** City of Watervliet Zoning Board of Appeals

**Considerations:** Use variance to replace existing sign with digital sign.

**Action Type:** **Use Variance**

**Juris. Determinant:** State Road  
**Potential Impacts:** 32 3rd Avenue, FEMA Floodzone

**Staff Notes:** The applicant proposes to replace the existing sign with a digital sign to enhance advertising of events. The Elks currently have two internally illuminated signs. The overall size of the sign is to be 128" tall x 88"wide.

**Staff Opinion:** Defer to local consideration  
1. 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.

**Case #:** 03-220704022  
**Project Name:** 175 Brookhaven Drive - Special Use Permit

**Applicant:** Donna Ferraino  
**Project Location:** 175 Brookhaven Drive  
**Municipality:** Town of Berne  
**Parcel Size:** 6.00 acres  
**Zoning:**  
**Tax Map Number:** 92.-1-41  
**Referring Agency:** Town of Berne Planning Board

**Considerations:** Special use permit to allow Dog kennel sitting service.

**Action Type:** Special Use Permit

**Juris. Determinant:** Agricultural District  
**Potential Impacts:** Agricultural District

**Staff Notes:** The applicant requests a special use permit for single boarding dog kennel for boarding dogs and expanding the pet sitting business.

**Staff Opinion:** Defer to local consideration  
1. 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.

**Case #:** 04-220704016  
**Project Name:** Glenmont Ventures Inc. - Signage

**Applicant:** Justin Reuter  
**Project Location:** 365 Feura Bush Road  
**Municipality:** Town of Bethlehem  
**Parcel Size:** 1.79 acres  
**Zoning:** Commercial Hamlet  
**Tax Map Number:** 97.12-1-8  
**Referring Agency:** Town of Bethlehem Zoning Board of Appeals

**Considerations:** Area variance for internally illuminated monument sign to replace existing, non illuminated, sign that was in violation as it was located in the state right of way

**Action Type:** Area Variance

**Juris. Determinant:** Federal Highway  
**Potential Impacts:** Route 9W

**Staff Notes:** The owner proposes to replace the main sign of the plaza with a newly constructed internally lit sign. Under Article VI, Supplemental Regulations, Section 128-59, D. Signs in Hamlet, Commercial Hamlet and Rural Hamlet Districts (6), Signs in these districts may be lit by external means only. The existing sign is located in the state right of way.

**Staff Opinion:** Defer to local consideration  
1. 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.

**Case #:** 04-220704021  
**Project Name:** Chang - 96 Hudson Ave, Delmar

**Applicant:** Andrew Chang  
**Project Location:** 96 Hudson Avenue  
**Municipality:** Town of Bethlehem  
**Parcel Size:** 0.18 acres  
**Zoning:** Core Residential  
**Tax Map Number:** 85.12-1-34  
**Referring Agency:** Town of Bethlehem Zoning Board of Appeals

**Considerations:** Area variance for the porch addition which is 5' short of the required 25' front yard setback and the proposed lot coverage will be 4.47% over the allowed 20%.

**Action Type:** Area Variance

**Juris. Determinant:** State or County Park  
**Potential Impacts:**

**Staff Notes:** The applicant proposes to construct an addition to the covered porch of the single family residence. The proposed addition will result in a total of 24.47% lot coverage whereas only 20% is allowed in the Core Residential Zoning District. The proposed addition will have a 20' setback from the front yard which is 5' short of the required 25' setback. Hence, an area variance is required as per the Town land use law.

**Staff Opinion:** Defer to local consideration  
1. 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.



**Case #:** 07-220704030  
**Project Name:** **Watervliet Filtration Plant - Fencing**

**Applicant:** City of Watervliet  
**Project Location:** 332 Watervliet Shaker Road  
**Municipality:** Town of Colonie  
**Parcel Size:** 6.20 acres  
**Zoning:** Single Family Residence (SFR)  
**Tax Map Number:** 32.3-2-7  
**Referring Agency:** Town of Colonie Planning Board

**Considerations:** Site plan review to install fencing for security purposes. No changes to ingress/egress and the curb cuts to remain as existing.

**Action Type:** **Site Plan Review**

**Juris. Determinant:** State Road  
**Potential Impacts:** 155 Watervliet Shaker Road, FEMA Floodzone, NWI Wetlands

**Staff Notes:** The City of Watervliet is proposing the installation of security fencing around the perimeter of the property owned by the City and operate as their own water filtration plant. This plant collects water from the City's reservoir in the Town of Guilderland and process the water into drinking water from the city residents. The City is proposing security fencing to protect the integrity of operations. Approximately 1500 ft. of chain link fencing as well as security gate systems are proposed to be installed. Currently, there are some existing fencing already on this property and now the City proposed the installation around the open/exposed areas of access. No land disturbances are expected during the installation.

**Staff Opinion:** Defer to local consideration  
1. 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.

**Case #:** 10-220704024  
**Project Name:** Junior's Bar & Grill

**Applicant:** Snyder Neon Display  
**Project Location:** 2080 Western Ave  
**Municipality:** Town of Guilderland  
**Parcel Size:** 51.02 acres  
**Zoning:** General Business (GB)  
**Tax Map Number:** 51.02-2-4  
**Referring Agency:** Town of Guilderland Zoning Board of Appeals

**Considerations:** Area variance to allow installation of third sign.

**Action Type:** Area Variance

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

**Staff Notes:** The applicant proposes to install a building sign "Junior's" of 42.7 " that is larger than allowed dimension. A larger sign of 54" was removed to make space for installation of new tenant sign "Junior's". This third sign is expected to guide the traffic towards the take-out and pick-up entrance.

**Staff Opinion:** Defer to local consideration  
1. 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.

**Case #:** 14-220704028  
**Project Name:** Storage Units & Apartments

**Applicant:** John Anastasi  
**Project Location:** 100 Main Street  
**Municipality:** Village of Ravenna  
**Parcel Size:** 1.50 acres  
**Zoning:** Business-Commercial (BC)  
**Tax Map Number:** 168.10-7-9.1  
**Referring Agency:** Village of Ravenna Planning/Zoning Board of Appeals

**Considerations:** Site plan review to convert an existing bowling alley, sports bar, and apartments located at 100 Main Street to a Climate Controlled Self-Storage Facility and one mixed use rental unit.

**Action Type:** Site Plan Review

**Juris. Determinant:** State Road  
**Potential Impacts:** 143 Main Street, FEMA Floodzone

**Staff Notes:** The applicant proposes to convert an existing bowling alley, sports bar, and apartments located at 100 Main Street to a Climate Controlled Self-Storage Facility and one mixed use rental unit. The proposed location is an existing building with a history of commercial use/mixed use that has been vacant for more than one year. The applicant does not propose any physical changes to the exterior of the building or existing site configuration and layout. Pursuant to Village Code 96-16, the Village Zoning Board of Appeals waived the requirements to submit any additional information, including but not limited to the requirement of a site plan prepared by a licensed professional. The ZBA also determined that the proposed use qualifies as a Type II action that is exempt from further SEQR review pursuant to 6 NYCRR 617.5(18).

**Staff Opinion:** Defer to local consideration  
1. 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.

**Case #:** 16-220704015  
**Project Name:** 9 School Road Variance

**Applicant:** Hoogkamp Home Builders  
**Project Location:** 9 School Road  
**Municipality:** Village of Voorheesville  
**Parcel Size:** 1.10 acres  
**Zoning:** Residential (RD)  
**Tax Map Number:** 72.7-1-7  
**Referring Agency:** Village of Voorheesville Zoning Board of Appeals

**Considerations:** Area variance to relieve 10' of the north sideyard setback for a new single family home.

**Action Type:** Area Variance

**Juris. Determinant:** County Road  
**Potential Impacts:** CR 208 School Road

**Staff Notes:** The applicant requests for the relief of 10' for the north sideyard setback to accommodate construction of new single family home. The existing curb cut is to remain. The proposed residence is to be connected to the Village water system and the septic system design has been approved by the County Department of Health. This is a Type II action hence no further SEQR review is required.

**Staff Opinion:** Defer to local consideration  
1. 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.

The Board did not have any questions or comments. Gary Ginsburg made a motion to accept the Staff Recommendation for Case # 01-220704014, 01-220704019, 17-220704031, 03220704022, 04-220704016, 04-220704021, 07-220704030, 10-220704024, 14-220704028, 16-220704015. The motion was seconded by Brian Crawford and was unanimously approved by all Board Members in attendance.

Travon Jackson made a motion to move Case #10-220704023, Apex at Crossgates, to the front of the agenda. The motion was seconded by Gary Ginsburg and was unanimously approved by the Board members in attendance.

**Case #:** 10-220704023  
**Project Name:** Apex at Crossgates - 222 Unit Multiple Residence Community

**Applicant:** UG Family, LLC  
**Project Location:** Southwest Corner of Rapp Road/Gipp Road  
**Municipality:** Town of Guilderland  
**Parcel Size:** 19.68 acres  
**Zoning:** Transit Oriented District (TOD)  
**Tax Map Number:** 52.01-3-5.2, 52.01-3-5.11, 52.09-4-43.2  
**Referring Agency:** Town of Guilderland Planning Board

**Considerations:** Site plan review for the construction of 192 apartments over a first level parking garage and 30 townhomes with private garages. In addition, the site includes a 6,500 SF clubhouse, outdoor pool, and recreation space. The Apex will have a lighted and landscaped walking path of the adjacent Crossgates Mall, as well as sidewalks connections to the nearby CDTA bus stop and to Western Avenue. The total impervious area on the project site will be reduced by over 10,000 SF as a part of the proposed site plan modifications.

**Action Type:** Site Plan Review

**Juris. Determinant:** Municipal Boundary, State Route  
**Potential Impacts:** Intermunicipal Boundaries of Town of Guilderland and City of Albany, Route 20 Western Ave, Historical District

**Staff Notes:** This is a site plan amendment application from United Group of Companies (UG Family, LLC) for a previously approved 222-unit multi-family residential project located on +/- 19.68 acres on the southwest corner of Rapp Road/ Gipp Road. The site is located within the Transit Oriented Development (TOD) District. This project, was formerly known as Rapp Road Apartments. It received site plan approval by the Town Planning Board on October 28, 2020 and was included in the Rapp Road Residential/Western Avenue Mixed Use Redevelopment Projects Environmental Impact Statement adopted by the Planning Board on July 31, 2020. The applicant is now proposing to amend the October 28, 2020 approved site plan by shifting the two 5-story multiple residence building approximately 300 feet to the north and further away from the Westmere Terrace neighborhood. Two of the five 2-story multiple residence buildings is to be located on the south side of the project site, a minimum of 150 feet from the property line and Westmere Terrace neighborhood. The applicant does not want to develop the additional 90-unit apartments that was designated as future development which is why the development envelop is shifted further to the north. The

previously approved project had space reserved for future development. The proposed amendment excludes any reserved space for future development creating more open space in the overall development area. By shifting the 5-story building further to the north, the visual impact from the Westmere Terrace neighborhood is anticipated to be minimized and furthermore minimize future traffic impacts since the 90-unit apartments are not proposed for future development. The existing 200 feet wide deed restricted open space area on the north end of the site, existing Karner Blue Hill Preserve, and 8.5 acres of full protection area lands adjacent to Rapp Road that will be conveyed to the Pine Bush Preserve is to continue to buffer the site from the Rapp Road Historic neighborhood. All other previously approved on-site and off-site improvements from the October 28, 2020 site plan approval is to remain the same including,

1. The realignment of Rapp Road, connecting to Crossgates Mall Road, to mitigate traffic traveling through the Rapp Road Historic District.
2. Multi-use trails and sidewalks connecting Crossgates Mall and Western Avenue from the project site.
3. 20 feet tall berm adjacent to Westmere Terrace, with 8 feet fence and 8 feet to 15 feet tall trees on the berm to buffer the development from the Westmere Terrace neighborhood.
4. Additional plantings of 12 ft to 15ft tall trees on the existing berm on the western portion of the property, adjacent to the Paden Circle neighborhood.
5. Conveyance of 8.5 acres of Full Protection Area lands in the Pine Bush Preserve to the Pine Bush Preserve Commission.

The parking count will be slightly less than the previously approved number while reducing the amount of impervious cover on the project site, that is, the parking count will be reduced from 362 to 355. The total impervious area on the project site will be reduced by over 10,000 SF as a part of the proposed site plan modifications. As per the Full Environmental Assessment Statement, the project will result in a total of 5.5 acres of impervious surface. A total of 12.3 acres of land disturbance is anticipated during the proposed action. Stormwater runoff is proposed to be directed to various management practices utilizing green infrastructure techniques and planning by incorporating surface and subsurface practices. It is anticipated that the practices will consist of bio retention, infiltration basin/trench and subsurface infiltration. The Albany County Planning Board reviewed this case in May 2019 (10-190503221) for Subdivision/site plan review for 222 Units in 2 (five story) buildings along with a proposal to include dead-ending (to automobiles) Rapp Road at the Gipp Road intersection to mitigate traffic concerns. The ACPB determination was, 'Disapprove Without Prejudice

1. The proposed project is in a Transit Oriented District (TOD) zone.

A TOD tries to “support and incentivize development that adequately protects nearby residential neighborhoods and utilizes resources within and near the TOD's (including) direct vehicle access to the interstate highway system and a nearby local business community.” The proposed project fails to comply with the stated goals of TOD in multiple ways:

- a. The proposed obstruction of traffic at Gipp Rd. cuts off access to the highway system and business community and is a deviation of typical TOD traffic calming measures.
  - b. The proposed project is not appropriately concentrated near existing mass-transit.
  - c. The proposed project does not adequately protect the character of historical and non-historical adjacent neighborhoods.
  - d. The proposal does not sufficiently address the preservation of bicycle and pedestrian traffic through a dead end.
  - e. The proposed project drastically exceeds the total number of parking spaces required by Town of Guilderland Zoning requirements.
2. The solution to dead-end Rapp Road at Gipp Road is problematic:
- a. An approved emergency access plan for both municipalities should be submitted with the application.
  - b. Further traffic studies are needed. It is unclear which percentage of traffic will be diverted to Gipp, and which to the Crossgates Ring Road.
  - c. The Albany County Planning Board agrees that traffic deterrent initiatives are vital in preserving The Rapp Road Historical District. However, it remains unclear if dead ending the Road at Gipp will result in less traffic through the Historic District.
3. New York State General Municipal Law §96-a. Protection of historical places, buildings, and works of art states:  
“In addition to any power or authority of a municipal corporation to regulate by planning or zoning laws and regulations or by local laws and regulations, the governing board or local legislative body of any county, city, town, or village is empowered to provide by regulation special conditions and restrictions for the protection, enhancement, perpetuation, and use of places, districts, sites, buildings, structures, works of art, and other objects having a special character or special historical or aesthetic interest or value. Such regulations, special conditions and restrictions may include appropriate and reasonable control of the use or appearance of neighboring private property within public view, or both. “
4. The Rapp Road district was designated to the Nation’s list of

properties worthy of preservation in 2002. The Director of New York State's Technical Preservation Bureau within the State Historic Preservation Office, has advised that the impact of traffic and high density development as having an adverse impact on the historical preservation of the Rapp Road historical community.

5. The origin of the Historical Rapp Road community is an African American community that migrated from Shubuta, Mississippi during the Great Migration. The community is singular in the Albany County in its living presentation of the agrarian lifestyle that remained intact through a community's chain migration to the north and the subsequent five generations. Multiple decedent families from the original property owners still live on Rapp Road. The Great Migration was the largest migration of United States citizens in American History that culminated in the mass urbanization of most of the migrants. The historical Rapp Road community provides an alternate and unique oral and living history that is increasingly hard to maintain as development and density continues to encroach.

6. Two 5 story buildings, with +/- 4,300 of ground floor commercial space are antithetical to the community character that currently exist along Rapp Road now. The degree of difference in height and density between the proposed development and existing residential development with frontage on Rapp Road is significant.

7. Sections C.2.b., E.2.n., E.2.0, E.2.p., E.3.c, E.3.h, and D.1.b.b. on the Full Environmental Assessment Form is incorrectly filled out and provides inaccurate information.

9. The application should include the results of a coordinated SEQR review, including a DEIS.

**Staff Opinion:**

Modify local approval to include

1. The Albany County Planning Board acknowledges the Town response provided for the previous Rapp Road Apartment recommendation. The Rapp Road Residential Site Plan Findings Statement refers to Alternative 9 as an option for traffic mitigation that discourages traffic from using the southern section of Rapp Road as a means to travel through the middle and northern sections of Rapp Road and Rapp Road Historic District. Rapp Road is proposed to be terminated near the intersection of Rapp Road/Gipp Road on the Town of Guilderland side of the municipal boundary with the City of Albany. The proposed connector between the Crossgates Mall Ring road by the Macy's lot and Rapp Road makes terminating Rapp Road ineffective.



2. A revised Stormwater Pollution Prevention Plan that is consistent with the requirements included in the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges (GP-0-20-001, January 29, 2020) for construction activities that disturb more than one acre of land is required since the site plan amendment includes considerable changes to the development.
3. The traffic resulting from the development would still be detrimental to Rapp Road Historical District. The vegetation buffer only screens the development visually but does not mitigate traffic concerns.
4. The local fire department should be notified to evaluate for public safety, emergency services access, water availability and any sprinkler system that may be required by building code as well as the adequacy of the ingress and egress for emergency services.
5. Review by the Albany County Department of Health for water supply, waste water discharge, and other required permits.

**Advisory Note:**

1. The Albany County Planning Board advises the Town and the developer to incorporate a mass transit concept into turn-around with landscaping and include bus shelters at both entrances of the proposed parking in order to tie the project into Transit Oriented District.
2. The ACPB also advises the Town and the developer to consider working out an alternative with the Pine Bush Preserve Commission to possibly drive the traffic out of the Rapp Road Historic District.
3. The Albany County Planning Board requests CDTA to extend the upcoming Purple Line to the turn-around as advised above to allow residents who would potentially live in the development to have access to the CDTA Purple Line. This would tie in with the goals of a Transit Oriented District.

Brian Crawford asked if the City of Albany has responded to these proposed changes. Gopika stated that she had reached out to the City of Albany and received an email back that stated that the City does not see a problem with the development changes or the site plan amendment.

Gary Ginsburg said he didn't like the lack of response on something that important. Gerry agreed with Gary's comment.

Gerry Engstrom commented that one of the issues is that this is a Transit Oriented District (TOD) so he questions why there is a barricade on Gipp Road vs a roundabout or turn around for buses and fire apparatus. He said a bus stop is needed closer to the apartments and he thinks that should be addressed. Travon Jackson said he agrees that Transit is a problem. He also feels that the potential isolation of neighborhoods is concerning. Gerry commented that Alternative 9 is not a solution to benefit the traffic through the historic district and he proposes adding an

advisory note asking the town to reach out to the Pine Bush Commission for feedback/assistance with traffic in the historic district.

Jim Mearkle, Albany County Traffic Engineer, commented that the upcoming CDTA BusPlus Purple line coming up ends near the Crossgates Mall Food Court. Gerry suggested adding an advisory note that suggests the Town of Guilderland reach out to CDTA about possibly extending the purple line closer to the apartments. Jim Mearkle also commented that having the Purple line loop around the Macy's end of the Mall could be helpful.

Gerry said he feels that 3 Advisory Notes are needed. One addressing CDTA (route extension and bus shelter), one addressing traffic and the Pine Bush and one to consider a roundabout (All are noted at Advisory notes - #1, 2 & 3 above)

Gerry commended the Town of Guilderland on the changes that have been made from the original submission.

The Board then asked for any Public Comments and Karen White asked to speak. She questioned who would be responsible for the maintenance of sidewalks and paths as well as the dead end at Gipp Road. She also commented on the discussion of the suggested traffic plan related to the Pine Bush. Ms. White acknowledged that there are improvements from the first plan but feels that there are more improvements to be made.

Gerry Engstrom acknowledged the points that Ms. White brought up and spoke about the give and take of a TOD. He stressed that the role of the ACPB is to make recommendations and to advise the town to at least consider an alternative. We are not telling the Town what to do as that is not the ACPB role. He also spoke about the changes that have already been put in place that in his opinion are an improvement over the original plan.

Jeff Smetana from the United Group (the company that purchased this property from Pyramid) asked to address the Board. Jeff reviewed some of the changes made from the initial proposal and then commented that they do not want to reinvent things that have already been approved. Some changes that they are putting in place include: Forgo Phase II and move buildings north; eliminated commercial development; reduce impervious surfaces and increase green space. United Group has spoken with Pine Bush Preserve on landscape improvements and will work with CDTA as they are in favor of CDTA as an amenity to future residents. They have also been in touch with the Fire District and plan on installing Bike Racks. The United Group will be providing the maintenance of the property.

Ken Kovalchik, Town Planner for the Town of Guilderland also asked to address the Board. He stated that the town had 11 or 12 traffic mitigation options proposed, but there were so many neighborhoods and agencies involved all of whom want something different. This proposal was the best option for the Town of Guilderland side of the boundary. The City of Albany would not agree to some of the other options and what they proposed did not meet the approval of the PineBush or the Historic District. Ken also stated that CDTA is not supportive of extending the Purple Line when asked. There are 2 stops within a ½ mile radius which meets TOD criteria.

Karen White then asked if the United Group has been environmentally conscious specifically regarding bird strikes and was told that part of the SEQR process would address this.

The Board thanked everyone for their comments. Gerry Engstrom said that he would still like to add the 3 Advisories mentioned previously as a point of record. Brian Crawford made a motion to accept the Staff Recommendation with the 3 Advisory Notes added for Case #10-220704023. The motion was seconded by Gary Ginsburg and was also approved by Gerry Engstrom.

Due to connectivity issues (audio), Travon Jackson was not able to vote on this case or any of the others for the remainder of the meeting. Therefore Brian Crawford, Gary Ginsburg and Gerry Engstrom were the only Board members voting from approx. 4:50pm until the meeting was adjourned at 5:32.

<b>Case #:</b>	<b>04-220704020</b>
<b>Project Name:</b>	<b>Main Bros. Oil Co.</b>
<b>Applicant:</b>	David Borger
<b>Project Location:</b>	18 River Road, Glenmont
<b>Municipality:</b>	Town of Bethlehem
<b>Parcel Size:</b>	3.60 acres
<b>Zoning:</b>	Heavy Industrial
<b>Tax Map Number:</b>	87.03-2-38.2
<b>Referring Agency:</b>	Town of Bethlehem Zoning Board of Appeals
<b>Considerations:</b>	Area variance for installation of a 30,000 gallon propane storage tank and appurtenances include construction of concrete bollards to surround the tank.
<b>Action Type:</b>	<b>Area Variance</b>
<b>Juris. Determinant:</b>	State Road
<b>Potential Impacts:</b>	32 Corning Hill Road, FEMA Floodzone, NWI Wetlands
<b>Staff Notes:</b>	The applicant proposes the installation of a 30,000-gallon propane storage tank and appurtenances is proposed, including the construction of concrete bollards to surround the storage tank. The proposed project site is located on a 3.60-acre land parcel occupied by Main Brothers Oil Company Inc. The project site serves the community as a 24-hour fueling station. The project site is adjacent to the Normans Kill water way and within 500 feet of 3.37-acre Freshwater Forested/Shrub Wetland. The proposed project does not appear to pose any threat to the local wetlands or endangered species. Existing runoff patterns is to be maintained. All existing entrances for the facility will be used for access

to the project site. Impacts to local traffic is expected to be minimal. There is currently no designated parking, but one (1) new parking space is proposed. No structures other than the proposed propane tank and appurtenances will be installed. No new signage is proposed. The existing roof cover is approximately 36 feet from the edge of the right of way. The proposed improvements will be 55 feet from the edge of the right of way whereas the existing accessory structure on the site is set back approximately 36 feet from the roadway. No land disturbances are indicated.

**Staff Opinion:** Modify local approval to include  
1. Review by the New York State Department of Environmental Conservation to determine potential jurisdiction under bulk petroleum storage regulations and that the underground storage tank (UST) systems meet both state (6 NYCRR Part 613) and federal (40 CF R 280) regulations.

The Board did not have any questions or comments. Brian Crawford made a motion to accept the Staff Recommendation for Case #04-220704020. The motion was seconded by Brian Crawford and was also approved by Gerry Engstrom.

**Case #:** 05-220704017  
**Project Name:** Tryon Subdivision

**Applicant:** Marc Tryon  
**Project Location:** 779 Blodgett Hill Road  
**Municipality:** Town of Coeymans  
**Parcel Size:** 185.00 acres  
**Zoning:** Residential Agricultural (R/A)  
**Tax Map Number:** 142.-1-24.11  
**Referring Agency:** Town of Coeymans Planning Board

**Considerations:** Subdivision of the parcel into two lots. Lot 1 is to be 103.34 acres and Lot 2 to be 84.06 acres.

**Action Type:** Subdivision Review

**Juris. Determinant:** County Road, Agricultural District  
**Potential Impacts:** CR 103 Blodgett Hill Road

The Board determined that this referral was incomplete because it lacked the submission of an Agricultural Data Statement which is required by Section 305-b of the New York State Agricultural and Markets Law. In addition, the acreage of subdivided parcels do not match on all the documents. The Board asked Gopika Muddappa, Senior Planner to send this case back to the town so they can resubmit with the proper documents.

**Case #:** 05-220704018  
**Project Name:** **Bridge Street Subdivision**

**Applicant:** Marc & Michelle Dorsey  
**Project Location:** 880 Bridge Street  
**Municipality:** Town of Coeymans  
**Parcel Size:** 131.70 acres  
**Zoning:** Residential Agricultural (R/A)  
**Tax Map Number:** 131.-4-12  
**Referring Agency:** Town of Coeymans Planning Board

**Considerations:** Subdivision of 131.70 acres into Lot 1 with 71.11 acres and Lot 2 with 60.59 acres.

**Action Type:** **Subdivision Review**

**Juris. Determinant:** State Road, County Road, Agricultural District, Municipal Boundary  
**Potential Impacts:** CR 102 Starr Road, 396 Bridge Street, Intermunicipal Boundaries of Town of Coeymans and Town of Bethlehem

The Board determined that this referral was incomplete because it lacked the submission of an Agricultural Data Statement which is required by Section 305-b of the New York State Agricultural and Markets Law. Gerry Engstrom noted that the Town of Coeymans has been reminded numerous times that this is required, but we continue to receive referrals to the Albany County Planning Board that do not contain this document. The Board asked Gopika Muddappa, Senior Planner, to send this case back to the town so they can resubmit with the proper documents.

**Case #:** 07-220704013  
**Project Name:** Abele - Fuel Storage Tanks

**Applicant:** Abele Tractor & Equipment Co. Inc.  
**Project Location:** 91 Everett Road  
**Municipality:** Town of Colonie  
**Parcel Size:** 14.20 acres  
**Zoning:** Commercial Office Residential (COR)  
**Tax Map Number:** 54.1-3-19.1  
**Referring Agency:** Town of Colonie Planning Board

**Considerations:** Site plan review to replace existing underground fuel tanks with new above ground storage tanks. Ground disturbance of approximately 900 SF. No proposed changes to ingress/egress.

**Action Type:** Site Plan Review

**Juris. Determinant:** County Road  
**Potential Impacts:** CR 155 Everett Road, NWI Wetlands

**Staff Notes:** The applicant proposes to install new above ground fuel storage tanks that will replace the existing underground storage tanks. The proposed new tanks will supply the existing fueling pumps. The parcel is to be redeveloped with minor site improvements to the existing pavement. The proposed installation of the new above ground fuel storage tanks is not expected to result in any impacts to the parcel or the adjacent parcels. The installation is to secure permits from the NYS Department of Environmental Conservation and is proposed to be in compliance with the current regulations. The parcel is currently occupied by an active tractor & equipment company (Abele Tractor & Equipment Co., Inc.) that provides construction equipment to the local construction contractors. There are several buildings and a large construction yard that contain the operations of the facility. There is an existing fueling station that has two fuel dispensing pumps which are supplied by an underground storage tank (UST). Less than one acre of land disturbance is anticipated during the proposed action.

**Staff Opinion:** Modify local approval to include  
1. Review by the New York State Department of Environmental Conservation to determine potential jurisdiction under bulk petroleum storage regulations and that the underground storage tank (UST) systems meet both state (6 NYCRR Part 613) and federal (40 CF R 280) regulations.

The Board did not have any questions or comments. Gary Ginsburg made a motion to accept the Staff Recommendation for Case #07-220704013. The motion was seconded by Brian Crawford and was also approved by Gerry Engstrom.

**Case #:** 07-220704026  
**Project Name:** **Kim's Office/Warehouse**

**Applicant:** Sang Kim  
**Project Location:** 4298 Albany Street  
**Municipality:** Town of Colonie  
**Parcel Size:** 4.03 acres  
**Zoning:** Industrial  
**Tax Map Number:** 29.3-1-22  
**Referring Agency:** Town of Colonie Planning Board

**Considerations:** Site plan review for construction of single story 8,500 SF office/warehouse.

**Action Type:** **Site Plan Review**

**Juris. Determinant:** County Road  
**Potential Impacts:** CR 155 New Karner Road, NWI Wetland (Pond)

**Staff Notes:** The applicant is proposing to construct a single story 8,500 SF office/warehouse building on the upland part of the site. The building is intended to house a small-scale warehousing operation, and a small parking lot will be provided in the front, with some additional parking in the rear. Loading docks, an overhead door, and maneuvering space for tractor-trailers will be provided at the rear as well. The project is being built on separation at this time, and the specific fit-up of the building will be determined once a tenant is secured. Access to the site will be through a new full-access curb cut on Albany Street. New water and sanitary services will be connected to existing utilities on Albany street. Stormwater structures and piping will be installed to direct new stormwater flows to a series of underground stormwater management systems. A dumpster will be located at the rear of the loading area, and collection is to be handled by a private hauler. On site retention, and new culverts/storm structures will be utilized to ensure that there will be no impact on existing drainage. Approximately 1.08 acres will be disturbed by this project, including 0.09 acres of federal wetlands. Stormwater management will comply with Town and applicable state

regulations, with proposed infiltration practices onsite. No hazardous materials are proposed to be stored on site. The project is proposed to be built in single phase.

**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. Any wetlands disturbance will require notification to and review by the U.S. Army Corps of Engineers for permits under Section 404 of the Clean Water Act.
3. 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-0-20-001, January 29, 2020) for construction activities that disturb more than one acre of land.

The Board did not have any questions or comments. Brian Crawford made a motion to accept the Staff Recommendation for Case #07-220704026. The motion was seconded by Gary Ginsburg and was also approved by Gerry Engstrom.

<b>Case #:</b>	<b><u>07-220704027</u></b>
<b>Project Name:</b>	<b>New Construction - 6,500 SF Building</b>
<b>Applicant:</b>	Yates Scott Lansing (Agent for 244 Wolf Road, LLC)
<b>Project Location:</b>	244 Wolf Road
<b>Municipality:</b>	Town of Colonie
<b>Parcel Size:</b>	0.75 acres
<b>Zoning:</b>	Commercial Office Residential (COR)
<b>Tax Map Number:</b>	30.4-1-11
<b>Referring Agency:</b>	Town of Colonie Zoning Board of Appeals
<b>Considerations:</b>	Area variance for the construction of 6,500 SF fast food and retail building.
<b>Action Type:</b>	<b>Area Variance</b>
<b>Juris. Determinant:</b>	County Road, Interstate Highway



**Potential Impacts:** CR 151 Albany Shaker Road, I87 Adirondack Northway

**Staff Notes:** The proposed project includes the construction of one 6,500 SF commercial building on the south and east part of the parcel. The new structure will be developed for multiple tenants, consisting of a 2,500 SF Subway Restaurant with an estimated 35 seats and an additional 4,000 SF of retail/commercial space. There are currently no existing ingress and egress points located on Wolf Road. There is a proposed ingress and right out only on the northeast corner of the parcel. The parking area will accommodate employees and customers for the commercial/retail uses. The proposed development will provide parking in accordance with the Town of Colonie Zoning Code requirements. The parking requirements as per Zoning Code Section 190-47 for restaurants and food establishment is one space per three seats plus one space per employee. The Code requirement for retail stores and shops is one space per 200 SF of gross floor area. A total of 36 spaces are required and 36 spaces are proposed. Less than one acre of land disturbance is anticipated during the proposed action.

**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/near a state highway.
2. Review by the Albany County Department of Health for food service and other required permits.

Sean McGuire, Town of Colonie Town Planner, stated that those comments will be addressed when it returns to ACPB for Site Plan review.

Gary Ginsburg made a motion to accept the Staff Recommendation for Case #07-220704027. The motion was seconded by Brian Crawford and was also approved by Gerry Engstrom.

**Case #:** 07-220704029

**Project Name:** Stewart's Shops Corp.

**Applicant:** Chris Potter

**Project Location:** 956 Loudon Road, 2 Autopark Drive, Portion of 954 Loudon Road

**Municipality:** Town of Colonie

**Parcel Size:** 0.90 acres

**Zoning:** Highway Commercial Office Residential District (HCOR)

**Tax Map Number:** 9.4-3-2, 9.4-3-3.2, 9.4-3-3.1

**Referring Agency:** Town of colonie Zoning Board of Appeals

**Considerations:** Area variance for demolition of the existing buildings for the construction of a new Stewart's Shops convenience store of 3,975 SF with two(2) fueling canopies and Tesla electric charging stations.

**Action Type:** Area Variance

**Juris. Determinant:** Federal Highway

**Potential Impacts:** Route 9 Loudon Road

**Staff Notes:** The proposed action calls for the demolition of the former Nemith Car Wash Building (2 Autopark Drive) and the demolition of the existing Sycamore Motel (954 Loudon Road) for the construction of a new Stewart's Shop convenience store of 3,975 SF with two fueling canopies and Tesla electric charging stations. The properties involved are 956 Loudon Road, 2 Autopark Drive and a portion of 954 Loudon Road. Stewart's will be transferring a portion of 2 Autopark Drive and a portion of 956 Loudon Road to 946 Loudon LLC. Cross access easements from Autopark and Loudon Road will be given to 946 Loudon LLC. A total of 1.4 acres of land disturbance is anticipation during the project development. The proposed project has the waste refuse with a 15' side yard setback and the charging stations with a 16' side yard setback where 20' is the minimum side yard setback required as per the Town of Colonie Land Use Law.

**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-0-20-001, January 29, 2020) for construction activities that disturb more than one acre of land.

2. Review by the New York State Department of Environmental Conservation to determine potential jurisdiction under bulk petroleum storage regulations and that the underground storage tank (UST) systems meet both state (6 NYCRR Part 613) and federal (40 CFR 280) regulations.
3. 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.
4. A demolition review is required to ensure no hazardous materials are present on the site.

The Board did not have any questions or comments. Brian Crawford made a motion to accept the Staff Recommendation for Case #07-220704029. The motion was seconded by Gary Ginsburg and was also approved by Gerry Engstrom.

<b>Case #:</b>	<b><u>15-220704032</u></b>
<b>Project Name:</b>	<b>Mulholland Variance</b>
<b>Applicant:</b>	Mathew Mulholland
<b>Project Location:</b>	319 Albany Hill Road (319 CR 361)
<b>Municipality:</b>	Town of Rensselaerville
<b>Parcel Size:</b>	5.00 acres
<b>Zoning:</b>	Rural Residential
<b>Tax Map Number:</b>	137.-1-26.3
<b>Referring Agency:</b>	Town of Rensselaerville Zoning Board of Appeals
<b>Considerations:</b>	Area variance to construct a 36' x 28' workshop.
<b>Action Type:</b>	<b>Area Variance</b>
<b>Juris. Determinant:</b>	County Road, Agricultural District
<b>Potential Impacts:</b>	CR 361 Albany Hill Road, Agricultural District, Historic District, NWI Wetlands

The Board determined that this referral was incomplete because it lacked the submission of an Agricultural Data Statement which is required by Section 305-b of the New York State

Agricultural and Markets Law. The Board asked Gopika Muddappa, Senior Planner, to send this case back to the Town of Rensselaerville so they can resubmit it with the proper documentation.

**Case #:** 12-220704025  
**Project Name:** 15 Elmwood Road Ext (AKA 381 Broadway)

**Applicant:** Vertical Bridge Development, LLC  
**Project Location:** 15 Elmwood Road Ext.  
**Municipality:** Village of Menands  
**Parcel Size:** 22.70 acres  
**Zoning:** BBD  
**Tax Map Number:** 55.6-2-2.1  
**Referring Agency:** Village of Menands Planning Board

**Considerations:** Site plan review to install a 150 ft monopole communications tower.

**Action Type:** Site Plan Review

**Juris. Determinant:** State Road  
**Potential Impacts:** Route 32 Broadway, FEMA Floodzone, NWI Wetlands

**Staff Notes:** The proposed project involves the construction of 150 ft high telecommunication monopole tower inside a secured fenced enclosure. The site will be an un-manned operation. Wireless carriers will install their antennas and radio equipment on the monopole and use ground space for their associated radio equipment. Vehicle access to the tower will be through existing property via an access easement granted by the property owner. Underground electrical service will connect through existing property to the tower equipment inside the enclosure. No water or sanitary utilities are proposed. Total site disturbance is approximately 0.3 acres. A Flood Hazard Area Permit application is to be submitted to the Village Code Enforcement Officer following the Site Plan review process and prior to construction activity. On June 2, 2022, the Village Zoning Board of Appeals adopted two resolutions and two decisions regarding the project. The first was the issuance of a Negative Declaration under the State Environmental Quality Review Act pursuant to its role as Lead Agency for coordinated review of the project. The second decision was to approve a use variance for the Project. This case was reviewed by the Albany County Planning Board in November 2021 for Special Use Permit and Use Variance for construction of 150 feet high telecommunication monopole tower inside a fenced enclosure. The ACPB determination was, 'Modify local approval to include 1. A

decommissioning plan or established conditions requiring abandoned metal frames to be removed by the owner is also generally included as part of an approval.' with an advisory note,'1. The Albany County Planning Board recommends that notification of this application should be provided to the effective service area of the proposed facility in order to facilitate coordination and potential co-location of future telecommunications facilities.

2. In determining whether to grant an use variance, the zoning board of appeals should take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

3. Being in an urban-suburban setting that the Village of Menands should potentially consider a flag pole or other stealth structure.'

**Staff Opinion:**

Modify local approval to include

1. A decommissioning plan or established conditions requiring abandoned metal frames to be removed by the owner is also generally included as part of an approval.

The Board did not have any questions or comments. Gary Ginsburg made a motion to accept the Staff Recommendation for Case #12-220704025. The motion was seconded by Brian Crawford and was also approved by Gerry Engstrom.

**Unfinished Business:** None

**New Business:** The Town of Colonie is requesting the Board to consider making an amendment to the list of non-referral items to the Albany County Planning Board. The proposed amendment would add minor subdivisions of four lots or fewer to the list of non-referral items. Sean Maguire submitted a letter to Gopika Muddappa on October 18, 2021 with this request (See attachment A). Sean Maguire spoke to the Board about this request and the reasons behind it. The Board determined that they do not have an issue with agreeing to this request however they would like the Town of Colonie to submit the specific wording they are asking for in writing for the Board to review. Gerry Engstrom proposed putting this on the August agenda for additional discussion and a vote assuming the County Attorney has had a chance to review the documents. Brian Crawford and Gary Ginsburg agreed.

The next meeting of the Albany County Planning Board will be held on August 18, 2022 at 3:30pm. We are uncertain at this time of the location of the meeting.

**Adjourn:** Brian Crawford made a motion to adjourn the meeting at 5:32pm.

# **ATTACHMENT A**

Attachment A.



Paula A. Mahan  
Town Supervisor

**TOWN OF COLONIE**  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Public Operations Center  
347 Old Niskayuna Road  
Latham, New York 12110

Phone (518) 783-2741 Fax (518) 783-2888  
[www.colonie.org/pedd](http://www.colonie.org/pedd)

Sean M. Maguire, AICP CEcD  
Director

October 18, 2021

Gopika Muddappa, Senior Planner  
Albany County Planning Board  
449 New Salem Road  
Voorheesville, NY 12186-4826

Dear Ms. Muddappa:

The Town of Colonie requests an amendment to the list of non-referral items to the Albany County Planning Board. As you know, General Municipal Law Section 239-m allows the County Planning Board to enter into an agreement with a referring body that certain proposed actions are of local concern and not subject to referral under the section. We would like to add minor subdivisions of four lots or fewer to the list of non-referral items.

According to the Code of the Town of Colonie, minor subdivisions of four lots or fewer where no new public streets are required are completed through an administrative review and are not reviewed by the Town Planning Board. Minor subdivisions that are subject to later subdivisions within five calendar years and result in more than four lots are then treated as major subdivisions and referred to the Town Planning Board. These types of cases would be referred to the Town and County Planning Boards. The creation of the minor subdivision classification by the Town occurred in August 2008, after the last non-referral agreement of 2007.

For your reference, I have enclosed a copy of the 2007 agreement and its Exhibit A. If you have any questions, please contact me at the number above.

Regards,

A handwritten signature in black ink, appearing to read "Sean M. Maguire".

Sean M. Maguire, AICP CEcD  
Director

Enc.

*Exhibit A*  
**LIST OF NON-REFERRAL ITEMS TO THE ALBANY COUNTY PLANNING  
BOARD  
OCTOBER 18, 2007**

From the Planning Board and/or Planning and Economic Development Department:

Minor Site Plans for:

1. temporary tents
2. change in tenant or use
3. storage sheds in all zoning categories except when there is a change to curb cuts on county or state roads
4. façade changes to existing buildings
5. replacement of wall signs on existing building

From the Zoning Board of Appeals and/or Planning and Economic Development Department:

1. Area Variances (i.e. yard setbacks, lot width, lot frontage) that relate to existing or proposed residential structures only, and are for the following types of construction or remodeling:
  - a. additions
  - b. decks
  - c. swimming pools
  - d. sheds
  - e. replacement of mobile homes, except those where a driveway has access to a county or state road
  - f. garages, except those where a driveway has access to a county or state road
2. Area Variances that relate to changes to or replacement of existing signs, both free standing and building mounted, as long as the signs do not increase in square footage and are not located directly adjacent to county or state roadways.
3. Use Variances for relocation of businesses within the same building.