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Albany County Planning Board | September 21st, 2023 Meeting Agenda

Order of Business:

1. Call to Order
2. Attendance
3. Minutes
4. GML Referrals

No.	Municipality	Case #	Project Name	Applicant	Project Location	Consideration
1	City of Albany	01-230904316	161 Washington Ave Ext Unit 103 - Area Variance	Metropolitan Signs	161 Washington Ave Ext Unit 103	Area variance to allow for a 227 SF wall sign, where the maximum permitted is 32 SF.
2	City of Albany	01-230904317	Ordinance 29.71.23	Albany Common Council	City of Albany	Amendment to Unified Sustainable Development Ordinance (USDO) to allow cannabis as a type of retail

						similar to bars rather than as a controlled substance.
3	City of Albany	01-230904318	Ordinance 32.81.23	Albany Common Council	City of Albany	Amendment to Unified Sustainable Development Ordinance (USDO) requiring off-street parking during construction projects.
4	City of Watervliet	17-230904319	Brian Beaury Jiu Jitsu Studio	Brian Beaury	1623 2nd Ave, 1617 Second Ave, 1613 Second Ave	Use variance to convert the existing building into a membership based jiu jitsu and martial arts academy.
5	Town of Berne	03-230904320	Area Variance for Setbacks and Lot Coverage	Todd Martin	64 Lakeside Lane	Area variance for the construction of 1,140 SF building addition to include a mudroom, garage, art studio and a gym with storage above.
6	Town of Bethlehem	04-230904321	Bethlehem Animal Hospital	Andrew Defino, Chief Growth Officer	444 Route 9W Glenmont	Site plan review for a 1000 SF single story addition to the east side of the existing animal hospital.
7	Town of Bethlehem	04-230904322	Whirlwind Holdings Co, LLC - Solar Application	Whirlwind Holding Co. LLC/ Ryan Penno	119-123 Weisheit Rd, Glenmont	Site plan review for the installation of 34.56kW roof top solar array and a 9.6 kW small scale ground mounted solar array.
8	Town of Coeymans	05-230904323	Keith Flach - Lot Line Adjustment	Keith Flach	197 Tompkins Road	Lot line adjustment for three lots on County Route 106.
9	Town of Colonie	07-230904324	Special Use Permit - Self Storage Facility	Dan Hershberg, PE & LS	1086 Troy Schenectady Road	Special use permit to use the existing office building as a self-storage/warehouse facility.

10	Town of Guilderland	10-230904325	1854 Western Ave Change in Zone - Amendment	Christopher Laviano	1854 Western Ave	Amendment to previously proposed rezoning of 1.14 acres parcel from Single Family Residential (R15) to Local Business (LB).
11	Town of Guilderland	10-230904326	Farm Lane Change in Zone - Amendment	Ecolegacy Values LLC	6283-6285 Farm Ln Pr	Amendment to previously proposed rezoning of 35 acres from Residential Overlay (RO40) zoning district to Rural Agricultural (RA3) zoning district.
12	Town of New Scotland	13-230904327	Lands of Histed	Brent Histed	8 & 20 Histed Lane	Lot line adjustment of two adjoining lots with existing dwelling and improvements.
13	Town of Rensselaerville	15-230904328	Gerken Special Use permit - Accessory Apartment	Christopher Gerken	1340 County Route 351	Special use permit to create an apartment for mother-in-law above the existing garage.
14	Village of Altamont	02-230904329	Local Law #1 of 2023 - Keeping of Chickens	Village of Altamont	Village of Altamont	Adoption of local law to permit the raising of chickens within the Village of Altamont under specific conditions.
15	Village of Menands	12-230904330	4 Unit Apartment Building	Park South Real Estate Corp.	50 -56 Clifford Road	Site plan review for construction of four additional 4-unit apartment building in addition to the two existing 4-unit apartments buildings including parking, pedestrian access, landscaping and connects to Village water and sewer.

16	City of Albany	01-230904332	400 Northern Boulevard - Area Variance	KIPP Tech Valley Charter	400 Northern Blvd	Area variance to allow 64 foot front yard setback where the maximum permitted is 10 feet and to allow four-story building where the maximum allowed is three-stories per the City Code.
17	City of Cohoes	06-230904333	787 Break In Access	Hudson River Community Credit Union	35 Niver Street	Site plan review to construct an access driveway from Cohoes Boulevard to Credit Union.
18	Town of Colonie	07-230904334	Jandali Mixed Use Redevelopment	Jandali Realty, Rasheed Jandali	827 Troy Schenectady Road	Site plan review for the construction of a two-story mixed use building with a realty office on the first floor and an apartment on the second floor.
19	Town of Colonie	07-230904335	Woodhaven Mixed Use	Woodhaven land Partners, LLC	302 Troy Schenectady Road	Site plan review for the proposed construction of a three-story mixed-use building including parking at the lower level.
20	Town of Guilderland	10-230904336	4478 Western Turnpike - Area variance	Michael Floccuzio	4478 Western Turnpike Altamont	Area variance for the construction of warehouse buildings within 500 feet of the Watervliet Reservoir.
21	Town of New Scotland	13-230904337	Lands of Distefano	Jeff Distefano	659 Krumkill Road	Minor subdivision of the property into Lot 1 with 59.6 acres and Lot 2 with 5.8 acres.
22	Village of Colonie	08-230904338	Proposed Redevelopment - Restaurant	Ridgeback Hospitality	1707 Central Ave	Site plan review for the construction of a new 2,325 SF single-story quick serve restaurant with a patio. The

						existing office building to be demolished.
23	Village of Menands	12-230904339	Local Law #7 - Village of Menands	Village of Menands	Village of Menands	Adoption of local law to amend Chapted 169 to control substance dispensaries.
24	City of Cohoes	06-230904340	Harmony Mills - Powerhouse Project	Day Care Acquisitions LLC	1A North Mohawk Street	Site plan amendment and lot line adjustment of the property to include additional green area and patio area at proposed pool.
25	Village of Menands	12-230904341	Franciscan Ministries - New Community	Franciscan Ministries	98 Menand Road	Site plan review for the proposed development of senior community. The completed project will include (1) Village Center Area (2) 76 Independent/ Assisted Living units in a four story structure (3) 28 Assisted Living Units and Assisted Living and 36 Assisted Living/Memory Care Units in a four-story structure (4) 56 Cottages in duplex and triplex units (5) Structured parking for 50 cars (6) Surface parking and (7) Walking paths.
26	Town of Rensselaerville	15-230904331	Gerken Special Use Permit - Major Home Occupation	Christopher Gerken	1340 County Route 351	Special use permit for major home occupation in order to maintain NYS dealership license which requires a commercial property.

5. Unfinished Business

6. New Business

7. Miscellaneous

8. Adjournment

