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Albany County Planning Board | April 18th, 2024 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	01-2403040441	Conversion of Townhouse	Robert L. Flansburg	341 Madison Avenue	Special use permit for the conversion of Townhouse consisting two (2) dwelling units, to a Townhouse consisting of three (3) dwelling units.
2	City of Albany	01-2403040449	Conversion of Hotel to Multi-Unit Dwelling	A2 Sun Holdings LLC	1383 Washington Avenue	Site plan review for the conversion of the ±17,784 SF Hotel to Multi-Unit Dwelling consisting of ninety-nine (99) dwelling units.

3	Town of Bethlehem	04-2404040462	Amendment & Adoption of Local Zoning Law	Town of Bethlehem	General Commercial & Mixed Economic Development Zoning Districts	Amendment of Town of Bethlehem Chapter 128-99 Schedule of Uses to allow "Day Care Centers" in the General Commercial and Mixed Economic Development zoning district.
4	Town of Bethlehem	04-2403040435	CapCom Signage	Tina Arcuri - Coastal Sign Services Inc.	384 Bender Lane, Glenmont	Area variance to update signage to reflect new branding from CapCom to Broadview with internally lit channel letters.
5	Town of Bethlehem	04-2403040436	Two-Car Garage with In-Law Apartment	Matthew and Jaime Meyer	16 North Street, Delmar	Site plan review for the proposed 25x24 two-car garage at the end of the driveway with a one-story 960SF in-law apartment behind the garage.
6	Town of Colonie	07-2404040463	Cooling Tower	946 Loudon LLC	950 Loudon Road	Site plan review to install an adiabatic cooler at the rear of the property on a concrete pad.
7	Town of Colonie	07-2404040464	Lands of Stewart's	Stewart's Shop Corp.	409 Vly Road, 1218 Troy Schenectady Road	Change of zoning of a portion on a lot with Single Family Residence (SFR) zone to Commercial Office Residential (COR) zone.
8	Town of Colonie	07-2404040465	Speedway Canopy	7-Eleven Inc.	719 Loudon Road (713 Loudon Rd)	Site plan review to add temporary lighting to the Speedway canopy.
9	Town of Colonie	07-2403040461	3-Unit Apartments & Office Building	Dominick Arico (Agent for Armin Hrelja)	45/47 Kunker Avenue	Area variance for the proposed construction of a three-unit apartment building and a separate office building.
10	Town of Colonie	07-2404040477	Rezoning of 409 Vly Road	Stewart's Shop	409 Vly Road	Rezoning of a portion of 409 Vly Road from Single Family Residential (SFR) to Commercial Office Residential (COR) and merge the parcel with 1218 Troy Schenectady Road.
11	Town of Guilderland	10-2404040467	1651 Western Ave - Signage	Action Sign Co.	1651 Western Ave	Area variance or the replacement of existing signage for Homewood Suites larger than the area permitted by a previously granted variance.
12	Town of Guilderland	10-2404040468	Minor Subdivision - The 1700 PUD	1700 South LLC	6270 Johnston Road Rear	Four-lot minor subdivision of 25.9 acres of land into Lot 1 with 4.55 acres, Lot 2 with

						0.71 acres, Lot 3 with 6.88 acres and Lot 4 with 9.21 acres.
13	Town of Guilderland	10-2403040454	Local Law No. 3 of 2024 - Regulating Short Term Rentals	Town of Guilderland	Town of Guilderland	The Town of Guilderland Town Board is considering amending Chapter 280 of the Town Code by adding Subsection AA in Section 240(Supplemental Regulations) adopting guidelines for short-term rentals (rentals less than 30 days).
14	Town of Guilderland	10-2403040456	Farm Lane Minor Subdivision	Ecolegacy Values LLC	6283-6285 Farm Lane	3-lot minor subdivision of 68.45 acres of land located in the Rural Agricultural (RA3) District and 60.53 acres in the RO40 District . Lot 1 would consist of 16.02 acres and Lot 2 will consist of 52.43 acres. Lot 3 will consist of 60.53 acres in the RO40 District. A change in zone was approved by the Town Board in December 2023 to rezone a portion of the parcel from the Residential Overlay (RO40) District to the Rural Agricultural (RA3) District.
15	Town of New Scotland	13-2404040469	Adoption of Local Law - Town of New Scotland	Town of New Scotland	Town of New Scotland	Adoption of local law to establish zoning regulations for battery storage systems and facilities.
16	Town of Westerlo	18-2404040470	Moore Variance	Michael Moore	743 CR 403	Area variance to allow construction of three-car garage for residential use.
17	Village of Ravena	14-2403040438	Grace United Methodist Church - Signage	Grace United Methodist Church	16-20 Hillcrest Drive, Ravena	Minor subdivision of the parcel into Lot A consisting 1.53 acres and Lot B consisting 3.13 acres.
18	City of Albany	01-2403040439	Union Station Redevelopment	575 Broadway Holdings, LLC	575 Broadway	Site plan review for the conversion of the existing 30,980 SF building to a multi-unit dwelling including 49 dwelling units, commercial and office spaces.
19	City of Albany	01-2403040442	Self-Storage	BBL Construction Services, LLC	351 Southern Blvd. and 280 Mount Hope Drive	Site plan review for the conversion of three existing 105,680 SF buildings into self-storage buildings. An addition of 30,200 SF building is also proposed to be

						constructed for unconditioned self-storage space.
20	Town of Bethlehem	04-2404040471	HOF Solar	HOF Solar LLC (Eden Renewables)	196-212 Jericho Rd, Selkirk	Construction of a 5 MW AC ground mounted Photo Voltaic (PV) system to be installed on the south side of Jericho Road. Lot line adjustment of the parcels 121.00-1-7.1 and 121.00-1-8 along with subdivision of 121.00-1-8 to accommodate large scale ground mounted PV System is also proposed.
21	Town of Bethlehem	04-2403040443	Carson Power - River Road Solar Array	Carson Power, LLC	285 River Road, Glenmont	Site plan review and special use permit for a 10MW solar facility on 91.5 acres in the Rural Light Industrial zone. The 10MW solar array will be made up of two 5 MW arrays side by side on the area of the site on the north side of the Niagara Mohawk power line (52+/- acres).
22	Town of Bethlehem	04-2403040445	Diversified Auto Vehicle Distribution Center	Diversified Automotive Inc.	296 Creble Road, Selkirk	Site plan review for the proposed development of an operations center with 200 SF guard house, 2,598 SF fuel island and 95,000 SF vehicle processing facility. Existing houses on adjoining three parcels are to be demolished.
23	Town of Bethlehem	04-2403040447	Selkirk Fire District	Selkirk Fire District	1160 Route 9W, Selkirk	Site plan review for the construction of a new 21,800 SF fire station with new driveway entrances to Route 9W, parking lot, stormwater management facilities and extended municipal sanitary sewer collection line to the site.
24	Town of Colonie	07-2404040466	Watervliet Shaker Subdivision	Jeff Ferraro	358 Watervliet Shaker Road	Subdivision review to merge parcels at 1 East Hill Blvd and 358 Watervliet Shaker Road total 6.98 acres and divide the merge parcel into six lots.
25	Town of Guilderland	10-2404040472	A-Metro Self-Storage	Rick Ramsey	2360 Western Avenue, Altamont	Special use permit to demolish the existing Motor Inn and construction of a self-storage facility.

26	Town of Guilderland	10-2404040473	Aaron Lane Minor Subdivision	Kyle W. Wright	200-300 Aaron Lane	Subdivision review for the proposed three-lot minor subdivision. Lot 1 will consist of 1.09 acres, Lot 2 will consist of 1.15 acres and Lot 3 will consist of 2.24 acres.
27	Town of Guilderland	10-2404040474	Hiawatha Trails Minor Subdivision	Hiawatha Land Development LLC	6051 State Farm Road	Three-lot minor subdivision of 19.2 acres into Lot 1 with 9.41 acres, Lot 2 with 6.64 acres and Lot 3 with 3.18 acres.
28	Town of Guilderland	10-2404040475	Local Law No.4 of 2024 to Implement Moratorium - Town of Guilderland	Town of Guilderland	Town of Guilderland	Adoption of local law to implement moratorium on certain residential development for a period of six months starting on March 14, 2024.
29	Town of Guilderland	10-2403040453	Della Rocca Subdivision	Thomas P. Della Rocca	5095 Western Turnpike	Subdivision review of 4.7 acres into six lots with lot sizes range from 30,028 square feet to 46,058 square feet.
30	Village of Altamont	02-2403040446	CM Fox Living LLC Major Subdivision	CM Fox Living LLC	2390 Western Avenue	Major subdivision of the property into 11 Residential lots where one of the lots has an existing single family house.
31	Village of Colonie	08-2403040450	Stewart's Shops Expansion	Stewart's Shops Corp.	1560 Central Avenue	Site plan review for site modifications including relocation of restricted driveway along with additional new parking spaces, addition of fuel dispenser and incorporating the parcel at 1568 Central Avenue with the existing store at 1560 Central Avenue.
32	Village of Menands	12-2404040476	Adoption of Local Law Amending the Village of Menands Zoning Map	Village of Menands	Village of Menands (Cemetery Avenue)	Adoption of local law proposing the rezoning of two parcels, Rotterdam-Curry Road and 59 Cemetery Ave, from R1 (Single-family residential) Zoning District to Cemetery Zoning District and Broad Business District (BBD).

5. Unfinished Business

6. New Business

7. Miscellaneous

8. Adjournment

