

**Meeting Agenda**  
**Albany County Planning Board | December 20, 2018**

<b>Municipality</b>	<b>Case #</b>	<b>Project Name</b>	<b>Applicant</b>	<b>Project Location</b>	<b>Consideration</b>
Town of Berne	03-181203179	Schimpf/O'Donnell Subdivision	Phoebe Schimpf and Evan O'Donnell	119 Pinnacle Rd.	Request to subdivide 0.8 acres from an existing 16.6-acre parcel to construct a new single family home on the 0.8-acre lot.
Town of Bethlehem	04-181203169	Dominitz Accessory Apartment	Alon and Maria Dominitz/ Hanifin Home Builders, Inc.	16 & 16A Font Grove Rd., Slingerlands	Site plan review and special use permit to allow an accessory apartment within a single family home. The entry point will be through a side door entrance. Driveway entry will be from CR 306. *ACPB reviewed the subdivision in August 2017.
Town of Bethlehem	04-181203170	Proposed Deck- PDD Amendment	Iva and David Zornow	3 Dickinson Common, Slingerlands (Terramere Development)	Amendment to PDD to permit construction of a 10"x6" deck with a one foot setback from the property line.
Town of Bethlehem	04-181203171	Delmar Veterinary Practice- Roof Mounted Solar Array	Cody Himelrick, Demarse Electric d/b/a Apex Solar Power/ Delmar Veterinary Practice	910 Delaware Ave., Delmar	Site plan review and special use permit to install a 14.7 KW roof-mounted solar array.
Town of Bethlehem	04-181203172	64 & 68 Wemple Road Minor Subdivision and Lot Line Revision	Kevin Rounds, PLS/ Kevin and Vonna DuMicich	64 & 68 Wemple Rd.	Request to adjust the lot lines of two existing lots to create one new parcel. No uses are proposed for the new parcel at this time.
Town of Bethlehem	04-181203173	VanDerlofske Ground Mounted Solar	Cody Himelrick, Demarse Electric d/b/a Apex Solar Power/ Matthew VanDerlofske	207 Old Quarry Rd., Selkirk	Special use permit and site plan review for a residential ground-mounted solar system. *ACPB reviewed the variance for this project in October 2018.
Town of Bethlehem	04-181203174	Comfort Inn Signage	Mike Fansiwala	37 Route 9W, Glenmont	Request to alter the existing signage on the façade and replace two existing, free standing non-conforming signs. A variance is requested for height and overall size.

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Town of Coeymans	05-181203165	Lumens Holding 3, LLC Solar Array	Lumens Holding 3, LLC	1304 Route 143	Site plan review for installation of a 2-megawatt photovoltaic solar energy system. A variance is requested for 45% lot coverage, where 15% is permitted.
Town of Colonie	07-181203163	Wolf Road Parking Lot Modification	TAB Associates/ Joseph C. Caranfa	155 Wolf Rd.	Site plan review for parking lot modifications at 155 Wolf Road, including additional parking spaces and minor modification to the ingress/egress.
Village of Voorheesville	16-181203164	Voorheesville Temporary Moratorium	Village of Voorheesville	Village of Voorheesville	Moratorium to temporarily suspend certain development within the Village. The Village is in the process of finalizing a new zoning code pursuant to a recently adopted comprehensive plan. A six-month moratorium was enacted in June 2017 to enable the Village to complete its comprehensive planning process. This additional moratorium is requested to continue temporarily prohibiting development while affording the Board of Trustees sufficient additional time to finalize necessary amendments to the zoning laws.
Town of New Scotland	13-181203177	Petrocine Wind Turbine Variance	Brian and Simone Petrocine	875 Clarksville South Rd.	Variance to permit an accessory wind-powered generator support structure that should not exceed 100 ft. in height, where a maximum height of 35 ft. is permitted.
Town of New Scotland	13-181203178	Tell-Drake Special Use Permit	Rose and Robin Tell- Drake	9 Game Farm Rd.	Special use permit to operate a permaculture "forest garden" for educational purposes, which will include raising "productive pets" such as chickens, goats, and angora rabbits for eggs, milks, and wool.
Town of Westerlo	18-181203166	Costanza Solar Revised Site Plan	Constanza Solar LLC	198 Sunset Hills Rd.	Amendment to the original site plan and special use permit application to install an energy storage system, reduce the array footprint, and alter the ingress/egress. *The original plans were reviewed by the ACPB in April 2018.

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Town of Westerlo	18-181203167	Westerlo NY 01 Solar Farm LLC Revised Site Plan	Westerlo NY1, LLC c/o Joe Shanahan (Clean Energy Collective)	77 County Route 405	Amendment to site plans to include an energy storage system. *ACPB reviewed the original site plans for this project in February 2018.
Town of Westerlo	18-181203168	Medusa A Solar Farm-Site Plan Amendment	Medusa NY 1, LLC c/o Joe Shanahan (Clean Energy Collective)	626 County Route 351, Medusa	Amendment to site plans to include an energy storage system. *ACPB reviewed the original site plans for this project in March 2018.
Village of Ravena	14-181203180	Ravena Industrial Zone Restaurant Use	Village of Ravena	Industrial zones within Ravena	Amendment of zoning ordinance to allow restaurants as a permitted use in the Industrial (I-1) Zone.
Town of Guilderland	10-181203181	Marc Johnson Garage Variance	Marc Johnson	5940 State Farm Rd.	Variance to expand a 24' x 24' residential garage into a 50' x 44' garage with driveway access to State Route 155. A variance is requested to allow the proposed addition within 100 feet of the top of the bank of a watercourse (Blockhouse Creek) and allow construction within the 100-year (Zone A) FEMA floodplain.