

**Albany County Planning Board Meeting Agenda
April 19, 2018**

Municipality	Case #	Project Name	Project Location	Consideration
Town of Colonie	07-180402981	Starbucks/ Mayfair Building Addition	549 Troy Schenectady Rd. (existing plaza west of the Troy Schenectady Rd./Sunset Dr. intersection)	Site plan review for the construction of a one-story, 1,764 sq. ft. retail space addition to an existing building for a new tenant. The existing drive-through that serves Starbucks will be shifted in order to accommodate the addition.
Town of Colonie	07-180402983	Office Building Addition	1245 Kings Rd.	Proposal to construct a two-story addition with a basement (1,000 sq. ft. per floor) to the current 20,000 sq. ft. office building.
City of Cohoes	06-180402984	Cohoes Zoning Code Update	City of Cohoes (city-wide)	Amendments to Chapter 285 of the City of Cohoes' Zoning Ordinance, reflecting the recommendations identified in the recently updated Comprehensive Plan (adopted in August 2017). The amendments include a new form-based code policy for the downtown and major corridors of the City, updated definitions, historic preservation regulations, site plan processes, and other minor amendments.
City of Albany	01-180402985	Case of Kipp Tech Valley Charter School	400 Northern Blvd.	Expansion of an existing school involving the construction of a two-story, +/- 7,600 sq. ft. addition to the existing structure, a 55-space parking expansion, addition of a bus drop-off lane, and a new playground area. Four existing residential structures are proposed to be demolished.
Village of Altamont	02-180402986	Donato Apartments	996 Altamont Blvd.	Special use permit for the construction of two additional apartments in the rear of a mixed-use building that currently houses two businesses and two apartments.
Town of Bethlehem	04-180402987	Jersey Mikes Restaurant	380 Feura Bush Rd., in Glenmont Plaza	Area variance request for an additional 34 sq. ft. sign on the south-facing building façade that faces the shops in Glenmont Plaza, where only one sign is permitted.
Town of Bethlehem	04-180402988	Schools Out	81 Kenwood Ave., Delmar	Use variance to operate a day care facility, which is not permitted by right in the Residential A zone.
Town of Colonie	07-180402989	Siena College MAC & ARC Additions	5151 Loudon Rd., Siena College (Marcelle Athletic Complex)	Site plan review for a 2,880 sq. ft. addition to the existing MAC and ARC building and associated improvements.

**Albany County Planning Board Meeting Agenda
April 19, 2018**

City of Albany	01-180402990	Vision Planning Consultants	15 Wood Terrace	Request for area variances related to the construction of a single-family dwelling in the R-1L (single-family, low-density) zone to replace a former home that was demolished. The applicant is requesting the following variances: 1. A lot area of +/- 5,750, where the required minimum lot area is 6,500 sq. ft. 2. The lot width is 50 ft., where the required minimum is 55 ft. 3. A lot coverage of 31%, where the required minimum is 30%. 4. The proposed development has a +/- 18' driveway in the front setback area, which is 36% of the lot width. Parking spaces for any single- or two-family structures shall not be provided in the front setback area of any area forward of the front wall plane of the structure unless they are located on a paved area that does not exceed 35% of the lot width or the width of any paved parking area that exists on June 1, 2017.
Town of Coeymans	05-180402991	Keystone Fireworks Sales	2369 Route 9W	Site plan review and request for an operating permit to place a tent for the sale of legal fireworks. The sale will be from June 27th to July 5, 2018.
Town of Colonie	07-180402992	Single Family Home Construction- Saxton Road	7 Saxton Road	The proposed construction of a new single-family dwelling on a +/- 5,700 sq. ft. lot with a 57' front lot line and a 57' width at the front building setback line is not compliant with the +/-12,000 sq. ft. minimum lot size, 75' minimum front lot line, and 75' minimum width at the front building setback line required in a SFR Zoning District.
Town of Colonie	07-180402993	Vicarious Visions 2nd Floor Exterior Balcony/ Deck Addition	1021 Watervliet Shaker Rd. (within existing office park located at the intersection of Watervliet Shaker Rd. and Career Path)	Site plan review for an exterior second floor accessory deck (1,040 sq. ft.) for a new office tenant (Vicarious Visions). An existing concrete pad/ transformer directly under the area of the proposed deck will be relocated. The area below the deck will be kept as green space.
Town of Bethlehem	04-180402994	Dembling Subdivision Review	55 McCormack Rd., Slingerlands	Request to subdivide an existing parcel into two single family lots. The existing house will be demolished, and one single-family home will be constructed on each parcel.

**Albany County Planning Board Meeting Agenda
April 19, 2018**

Town of Colonie	07-180402995	Safelight Autoglass	327 Old Niskayuna Rd.	Proposed construction of a one-story, 40,500 sq. ft. manufacturing/ warehouse facility, including parking for 38 vehicles, associated banked parking, lighting, and landscaping upgrades. The applicant will construct sidewalk connections, both on Old Niskayuna Road from the proposed warehouse to Nexus Drive to the south, and along Wade Road, between Hastings Drive and the westerly driveway to the NYS Tax and Finance building.
Town of Colonie	07-180402996	Manchester Homes (4195 Albany St.)	4195 Albany St., Colonie	Area variance for the construction of a 26'6" x 34'6" addition with a 25'8" front yard setback, which is not compliant with the 30' minimum front yard setback required in the SFR Zoning District.
Village of Ravena	14-180402997	Ravena Industrial Park	Northeastern corner of the Village of Ravena	Coeymans Recycling Center, LLC plans to expand Coeymans Industrial Park to the vacant land north of Willis Avenue and east of I-87 with the construction of five warehouse structures.
City of Watervliet	17-180402998	Chris Colwell Site Plan Review	2400 3rd Avenue	Site plan review for an eight car parking lot for three residential units and one commercial unit (barber shop).
City of Watervliet	17-180402999	Chris Colwell Use Variance	2400 3rd Avenue	Use variance to renovate building into one commercial space (barber shop) and three high-end apartments in the R-3 Multifamily Zoning District.
Town of Westerlo	18-180403000	Costanza Solar, LLC	198 Sunset Hills Rd./ 252 CR Rte. 405	Cypress Creek Renewables, LLC is proposing to construct a 2,000 kW solar photovoltaic array system on a portion of the parcel located at 198 Sunset Hills Road. The project will consist of ground-mounted, solar photovoltaic panels in a fixed-tilt tracking configuration, as well as 2 equipment pads, a 1,308 linear ft. access driveway, and security fencing. *This case was referred to the ACPB in September 2017.
Town of Colonie	07-180403001	Luizzi Storage Shed	49 Railroad Avenue (existing Luizzi Bros. contracting site)	Site plan for a +/- 822 sq. ft. pole barn style storage shed to cover existing fuel tanks and salt storage.
Town of Knox	11-180403002	Town of Knox Rezoning	16 parcels located near the Rt. 156 and Rt. 157 intersection	Proposed rezoning of 16 lots totaling 190.59 acres to a business district that are currently zoned for agricultural and residential uses.
Town of Guilderland	10-180403003	Luciano Wine and Liquor	1871 Western Ave., Albany	Special use permit for the conversion of a retail space to a liquor store.

**Albany County Planning Board Meeting Agenda
April 19, 2018**

Town of Guilderland	10-180403004	Crossgates Mall Sign Variance	1 Crossgates Mall Road	Variance request for a 225 sq. ft. sign for 110 Grill at Crossgates Mall, where 50 sq. ft. is permitted in the General Business District.
Town of Guilderland	10-180403005	Encore Renewable Energy	3928 Western Tpke., Altamont	Special use permit to develop a 3.55 MW AC solar generation facility, which will include 13,410 solar PV panels, 78 inverters, and a transformer interconnection into the utility grid.
Town of Rensselaerville	15-180403006	John Kudlack Lot Line Adjustment	17 Littner Rd., Rensselaerville	Lot line adjustment for two parcels both owned by John Kudlack. Prior to selling one parcel, an adjustment of the lot line for parcel # 135.-2-20 will accommodate an existing pond that currently spans across the lot line. This matter has been referred from the Town of Rensselaerville Planning Board to the Zoning Board of Appeals, as adjustment of the lot line will not conform with the 50 ft. yard setback requirement in the Agriculture/ Rural Residential district.
Town of Bethlehem	04-180403007	Kenneth Gonyea- Adirondack FPI, Inc. (Absolute Fire Protection)	1074 River Rd., Selkirk (corner lot between Dinmore and River Roads)	Use variance to permit a contractor's yard in the Rural Riverfront Zoning District.
Town of Guilderland	10-180403008	Carman Ridge Apartments	3760 Carman Rd.	Construction of a two-story, 9,595 sq. ft. apartment building with 14 units.
Town of Rensselaerville	15-180403009	Helderberg Brewery	26 County Rt. 353	Special use permit for a farm brewery branch office ("satellite taproom") in the northern-most unit of the existing building. The taproom will occupy a delineated outdoor area immediately adjacent to the unit. The taproom will market and sell its own beer and craft beverage products for on-site consumption, and will sell light food products and other agricultural products.
Town of Rensselaerville	15-180403010	Anna Rogers Subdivision	709 Travis Hill Rd., Preston Hollow	Request to subdivide 60 acres into two lots--Lot #1 into 19.975 acres and Lot #2 into 40.004 acres.
Town of New Scotland	13-180403011	Town of New Scotland Zoning Law Revisions- Hamlet Zoning District	Town of New Scotland Commercial Zone 85 & 85A Corridor	A local law amending the Town of New Scotland Zoning Map and creating the New Scotland Hamlet Zoning District (previously "Commercial" district). *ACPB reviewed Local Law F in January 2018.

Albany County Planning Board Meeting Agenda
April 19, 2018

Town of Guilderland	10-180403012	Evolution Site Services, LLC Telecommunication Facility	4263 Western Turnpike, Altamont	Special use permit for a telecommunication facility and a use variance to allow the telecommunication facility in a residential zone.
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New Business:

1. Review of updated Planning Board by-laws