

Meeting Agenda
Albany County Planning Board | September 20, 2018

Municipality	Case #	Project Name	Project Location	Consideration
Town of Colonie	07-180903108	Hoffman's Car Wash	1066-1068 Troy Schenectady Rd.	Construction a +/- 7,000 sq. ft. car wash facility with exterior vacuum structures. Provide for associated landscaping and stormwater treatment/detention, and new lateral connections to municipal water and sewer services. * ACPB reviewed a variance for this development in March 2018.
City of Watervliet	17-180903109	817 4th Ave. Subdivision	817 4th Ave.	Subdivision of an 0.18-acre residential lot into two 0.09-acre lots.
Town of Guilderland	10-180903110	Hiawatha Land Development, LLC	6025 & 6051 State Farm Rd.	Special use permit for the construction of 256 senior independent living apartments within five buildings at the location of the existing Hiawatha Trails Golf Course. 260 surface parking spaces and 58 garage parking spaces are proposed, with 119 banked parking spaces. A variance is requested to permit the building height to exceed 2.5 stories. The 3-story portion of the building will make up 80.4% and the 4-story portion will make up 19.6% of the total building perimeter. Approximately 20 acres of land will be dedicated to the Town of Guilderland for conservation and open space purposes.
Village of Voorheesville	16-180903111	Tobler Variance	263 Helderberg Pkwy.	Area variance to permit installation of a 24-module, ground-mounted solar facility in the front yard.
City of Albany	01-180903112	440A & 442A North Pearl St.	440A & 442A North Pearl St.	Special use permit for operation of a dispatch service. The applicant will use the existing parking lot for bus parking and the existing building for minor vehicle repair work.
Town of Guilderland	10-180903113	Hudson Birch 678, LLC Minor Subdivision	678 Altamont Voorheesville Rd. (NYS Rte. 156)	Subdivision of 20 acres into two lots. Lot 1 will be 3.83 acres and will include the existing single-family dwelling. Lot 2 will be 16.22 acres.
City of Albany	01-180903114	Steuben Athletic Club	1 Steuben Place	Site plan to convert an 81,800 sq. ft. commercial building into a mixed-use building with 59 apartment units and 12,800 sq. ft. of commercial/retail space.
Town of Guilderland	10-180903115	Breitenbach 2 Lot Subdivision	865 Township Rd. (NYS Rt. 146)	Minor subdivision of 52 acres into two parcels. Lot 1 will be 7.43 acres, and Lot 2 will be 44.54 acres and will include the existing single-family dwelling.

Meeting Agenda
Albany County Planning Board | September 20, 2018

City of Albany	01-180903116	Kenmore Hotel	76 North Pearl St.	Site plan to convert an existing office/retail building into a mixed-use, retail/residential building with 63 residential units and 17,500 sq. ft. of retail space.
Town of Guilderland	10-180903117	Carman Ridge Apartments II Subdivision and Site Plan	3800 Carman Rd., Schenectady	Site plan for the construction of two, 8-unit apartment buildings which will include a two lot minor subdivision. Lot 1 will be 1.51 acres and contain the proposed apartment buildings. Lot 2 will consist of 0.71 acres for future commercial use. The existing retail building and associated structures will be demolished and removed. An easement will be granted to Carman Realty, LLC across Lot 1 to connect SR 146 and the apartment buildings with the shopping center located behind the site.
Town of Guilderland	10-180903118	Black Creek Estates Subdivision	NYS Rte. 146/ Hurst Rd.	Proposed conservation subdivision creating 20 single family lots and stormwater management areas. 23.7 acres of open space will be located within conservation easements.
Town of Guilderland	10-180903119	Carman Ridge Apartments II Variance	3800 Carman Rd., Schenectady	Request for variances associated with the development of two, 8-unit apartment buildings (case #10-180903117), including setback variances for the proposed building and associated garages, a reduced buffer to the adjacent General Business district, light pole height, and exceedance of permitted number of parking spaces.
Town of Guilderland	10-180903120	Preserve at West Creek	6517 and 6521 Vosburgh Rd.	Site plans to construct a multiresidential apartment complex with 112 units in 14 buildings. * ACPB reviewed rezoning for a portion of this parcel in January 2017 from R-20 single family residential to MR Multiple Residence.
Town of Guilderland	10-180903121	Monolith Solar	200 Kernozek Lane, Voorheesville	Special use permit to install a 650 KW solar system on a vacant parcel with an access road.
Town of New Scotland	13-180903122	Wiley Residential Chickens	304 New Salem South Rd.	Special use permit to allow up to 12 chickens (hens only) on a residential lot.
Town of New Scotland	13-180903123	Hovmovitis Subdivision Variance	13 Thacher Park Rd.	Request for a minimum lot size variance to permit subdivision of a +/- 4.68-acre property into two parcels: a +/- 3 acre parcel for a homestead and a +/- 1.5-acre lot comprising the existing dwelling. The minimum lot size in the Residential Forestry district is 3 acres.

Meeting Agenda
Albany County Planning Board | September 20, 2018

City of Cohoes	06-180903124	Erie Point Variance	385 Saratoga St.	Request to allow the following variances for a proposed 39-unit multifamily residential building: 1- 8.5' and 24' front yard setbacks (the building will be angled with 13.5' in NW corner and 29' in SW corner); 2- A 30-unit variance, where 10 units are permitted and 40 dwelling units are proposed; and 3- 48 parking spaces, where 40 are allowed (1 space per unit; these spaces will be banked). *ACPB reviewed previous site plans and variances for this project in July 2018.
Town of Colonie	07-180903125	Mochrie Garage Variance	2 Arch St., Watervliet	Setback variance to construct a 1,500 sq. ft. detached garage on a residential lot in the front yard with a 3 ft. front yard setback, which is not compliant with the prohibition of accessory structures in the front yard and the 30' minimum front yard setback required in the Single Family Residential Zoning District.
Town of New Scotland	13-180903126	US Solar New Scotland 1 LLC Special Use Permit	331 New Scotland South Rd.	Special use permit to construct a community solar facility. * ACPB reviewed a special use permit for this project in July 2018.
Town of New Scotland	13-180903127	Clarksville Preserve Expansion	2092 Delaware Turnpike, Clarksville	The Northeastern Cave Conservancy, Inc. is receiving 2.44 acres of land located between existing parcels which comprise the Clarksville Cave Preserve. The new acreage will be appended to an adjacent lot and result in continuous ownership by NCC, Inc. of approximately 14.35 acres. The purchase will protect the underlying cave, cave life, and surface forest lands.
Town of Colonie	07-180903128	2018 Local Law Re: Brewing, Manufacturing, and Motor Vehicle Uses	Town-wide	Amendments to the zoning code for definitions and buffer setback requirements related to brewing uses, manufacturing and artisan uses, and motor vehicle cleaning and detailing uses.
Town of Bethlehem	04-180903129	Russo/Galletta Duck Pen	66 Harrison Ave., Delmar	Site plan for agricultural use of 3 ducks to be kept in a residential backyard with a pen and enclosed run.
Town of Bethlehem	04-180903130	Monolith Solar/ Del Lanes Bowling Alley	4 Bethlehem Ct., Delmar	Special use permit to install a roof-mounted PV system on the existing Del Lanes Bowling Alley to provide energy to the Albany School District. *ACPB reviewed a use variance for this project in June 2018.

Meeting Agenda
Albany County Planning Board | September 20, 2018

City of Cohoes	06-180903131	Norlite Equipment Upgrades	628 Saratoga St.	Height variance request for a structural component of the manufacturing process for Norlite, LLC that will promote energy efficiency. The new structure will have a footprint similar to a building already located on the property, but would be 80' tall. The maximum height for buildings and structures in the Industrial District is 45' and therefore the applicant is seeking a 35' height variance.
City of Cohoes	06-180903132	Erie Point Site Plan Updates	385 Saratoga St.	Site plan review for a 39 unit multi-family residence on a vacant property. *ACPB reviewed previous site plans and variances for this project in July 2018.

New Business:

Equity Agenda Discussion- Bakary Janneh, County Executive's Office