Present:
Dominic Rigosu, Acting Chair, Roland Graves, Yomika Bennett, David Reilly, Brian Crawford

Minutes:
Janis Dunham Relyea

Guests:
Alex Diedrich – Ingalls & Associates
Jake Capelcelatro - Donald Zee PC
Luke Duggan - Richbell Capital

A call to order:
Dominic Rigosu called the meeting to order at 3:40 pm

Yomika Bennet made a motion to accept the minutes from the October 20, 2016 meeting. The motion was seconded by Roland Graves and unanimously approved by the board.

Roland Graves made a motion to accept the minutes from the January 19, 2017 meeting. The motion was seconded by Yomika Bennett and unanimously approved by the board.

GML CASES RECOMMENDED FOR DEFER TO LOCAL CONSIDERATION

Yomika Bennet made a motion to move the 25 cases deferred to local consideration to the front of the agenda and hear as is. The motion was seconded by Roland Graves and unanimously approved by the board.

Case #03-170402742
T-Mobile Co
496 Long Road, East Berne
Site plan review
Cellular carrier seeks to co-locate antennae on existing tower.

Case #01-170402743
Jankow Properities
48 North Pearl Street, Albany
Site Plan
Renovation of an existing 3 story building and addition of two (2) stories for the development of twenty six (26) market rate apartments and new commercial space on ground floor.

Case #02-17040244:
Robert Nopper
101 Prospect Terrace, Altamont
Special Use Permit
Proposes to operate a pizzeria in an existing commercial building that formerly housed a meat market/deli with seating, there is on-site parking. Also proposing a sign (4'x4’) with no lighting.

**Case #04-17040245**
Lands of Vadney
Vadney Road, Delmar
Lot 1 will be 58.18 acres and Lot 2 will be 2.561 acres, there is a horse farm on the lot,

**Case #04-17040246**:
Rosen Development Company-Dawn Homes
Wemple Road at 9W, Bethlehem
Site Plan/Special Use Permit
Multi-family residential development construction will include ten (10) 6-unit apartment buildings and (9) 4-unit apartment buildings (total of 96 living units) along with associated utilities, roadways and stormwater management area on a 30.07 acre portion of the property. Additionally, the applicant proposes to divided the parcel into two (2) lots; the multi-family residential lot (30.07 acres) and a lot (7.71 acres) along Route 9W to be used for future development.

**Case #04-17040247**:
Stewart’s Shop
1344 Route 9W, Selkirk
Area variance rear yard setback in order to construct 1,010 square foot addition on an existing Stewart’s shop.

**Case #04-17040248**:
Dynamic Energy for Albany Broadcasting Company
509 Wemple Road, Glenmont
Construct a ground mounted 2.6 MW Solar Array and supporting infrastructure.

**Case #04-17040249**:
Coeymans Recycling Center LLC
126 Port Road, Bethlehem
Site Plan-concrete platform and trestle structures for loading and off loading of barges. A temporary spud barge has been approved by the Town on February 7, 2017 to be used while the permanent trestle is constructed (pending all authorizations).

**Case #04-17040250**:
Legacy Church
282 Elsmere Avenue, Delmar
Site Plan Review-addition
Expansion of an existing church with a 6,752 s.f. addition. Addition of an entrance drive to the new addition and site grading proposed. No new utilities or site lighting proposed.

**Case #07-17040251**:
Northern Pass PDD
586 Old Loudon Road and 1226 Loudon Road
Amendment of PDD to provide for façade changes, addition of garage/equipment storage area, grading changes, addition of indoor pool use and addition of a greenhouse and community garden. See case #7-12/05/1453.

**Case #07-17040252:**
Fresh Market Commons-Out Building
664 Old Loudon Road, Fresh Market Plaza at the intersection of Loudon Road and Watervliet Shaker Road, Latham
Site Plan Review
Modification to original site plan approval for an outbuilding in the existing Fresh Market Plaza. The modification from a Pharmacy use to retail use is proposed. Additionally, the building is 82 s.f. smaller than originally approved. New proposed building is 14,468 s.f. and will add an additional 14 parking spaces to the site. No modifications to the ingress/egress are proposed.

**Case #05-17040253:**
Stanton Legacy Farm
1406 Route 143, Coeymans
2 lot subdivision
Subdivision of 97 acres; lot #1 will be 5 acres with a house and outbuildings, lot #2 will be the remaining 92 acres. An agricultural data statement has been submitted.

**Case #10-17040254:**
Cellco Partnership d/b/a Verizon Wireless
2903 Western Avenue, Guilderland
Special use permit for installation of a utility pole with a small cell antenna.

**Case #7-17040255:**
Millview of Latham Realty
514 Old Loudon Road, Latham
Use Variance
Proposed construction of a 528 s.f. entrance canopy in a single family residential (SFR) zoning district is an expansion of nonconforming use and is not permitted use as stated in the Town of Colonie Land Use Law Article (VI, Section 190-24; 190-25 Article VIII Section 190-34 13.(1) (a).

**Case #7-17040254:**
DePaula Chevrolet, Inc
947 Troy Schenectady Road and 2 Mill Road, Latham
Area Variance
Applicant proposes to construct a new one story auto dealership. Phase 1 will include a 15,500 s.f building, right-in, right-out driveway on Troy Schenectady Road replacing an existing driveway and a new driveway from Mill Road replacing an existing driveway. Also included is parking for 195+ cars including an area with stacked cars for vehicle storage. A future Phase 2 includes a 7,500 s.f. one story addition and a car wash. One of the existing warehouses will be reused for parts storage. The other warehouse will be demolished.

**Case #7-17040255:**
W. Bruce Clark
16 Willow Springs Drive, Latham
Area Variance
The proposed construction of a new single family dwelling with a 30’ front yard setback required in a Single Family Residential (SFR) zoning district, as stated in the Town of Colonie Land Use Law, Article VI, 190-24, 190-26 (A), 190 Attachment 3 Dimensional Table for prior established lots, the 30’ front yard setback, is also not compliant with the 50’ minimum setback reqired for the approved subdivision (West Meadow Lane Subdivision-SD85-511.

Case #7-17040256:
A Metro Storage
889 Troy Schenectady Road, west of Knadler Drive
Site Plan Review
Applicant proposes to construct a 1,795 s.f. storage building that will not have any water or sewer utilities. The project went before TOC’s SEAMAB to allow for the encroachment into the required 100 foot buffer area. The buffer is allowed to be 70 feet per the approval and the area noted as existing asphalt and all sub base for the encroachment into the required 100 ft buffer. The buffer is allowed to be 70 feet per the approval and the area notes as existing asphalt and all sub base area to be removed. Decompact sub soil and add top soil and grass to create picnic area will occur per SEAMAB. Extra landscaping is also proposed.

Case #7-17040257:
Nothing Bundt Cakes
110 Wolf Road, Colonie
Use change from office to retail sale of cakes. Internal fit up as well as (2) gal grease/tank interceptors are proposed to be installed. No change to access or site statistics are being proposed to the proposed.

Case #12-17040258:
Elmwood Road Apartments
5 Elmwood Road, Albany
Site Plan Review, Area Variance and Special Use Permit
Redevelopment of a 3.22 acres parcel in the Village of Menands located on Elmwood Road adjacent to NYS Route 378. The project includes the demolition if the existing Olympic Lanes bowling alley and the addition of four 20 unit multi-family buildings and three satellite garage structures. Each structures consist of three stories of which the ground floor are garage parking spaces. There are proposed 20 units per building totaling 80 dwelling units and 126 parking spaces for the project in its entirety.

Case #14-17040259:
Village of Ravena
Comprehensive Plan
Adopting a comprehensive plan, updating zoning to reflect the future of the village.

Case #18-17040260:
Town of Westerlo
Local Law #1 of 2017 Solar Energy System
Modify Article 6 by adding additional definition for solar energy systems

Case #17-17040261:
The Fiqh Mosque
817-819 23rd Street, Watervliet
Special use permit
The owner of the property, thePresbytery of Albany, Inc., has entered into a purchase contract to sell the property to the Fiqh Mosque, Inc. for use as a house of worship.

**Case #4-17040262**
Joseph and Ann Hughes
653-657 Delaware Avenue, Delmar
Rezone from CR to H
.52 acre parcel presently zoned Core Residential which allows only single family dwellings in an area which allows multi-family dwellings.

**Case #1-17040263**
Ted Delucia-Vision Planning
97 Tampa Avenue, Albany
Area variance to allow construction of a single family home on a 50 feet width lot, where the minimum lot width is 60 feet.

**Case #1-17040264**
Ted Delucia-Vision Planning
101 Tampa Avenue, Albany
Area variance to allow construction of a +/- 1,842 square foot single family home on a 50 feet width lot, where the minimum lot width is 60 feet.

**GML CASES RECOMMENDED FOR MODIFICATION**

**Case #1-17040241**
City of Albany
Unified Sustainable Development Ordinance
Adoption/Amendment of Zoning Ordinance chapter 375 of the City of Albany Unified Sustainable Development Ordinance (Revised and sustainability while preserving the City’s neighborhoods and character, and includes updated zoning and administration rules.

Staff opinion is to modify local approval to include:

1. ACPB recommends lower density zoning classification for the parcels along Sandidge Way and Fuller Road that would not exceed density or height requirements as prescribed in RT-Townhouse District.

Advisory Note: As commented in two prior Albany County Planning Board (ACPB) cases #1-16072593 (7/21/2016) and 1-161202695 (12/20/2016). The ACPB Disapproved high density development located on Sandidge Way and Fuller Road.

Meeting adjourned at 4:15 p.m.
The Albany County Planning Board will meet again on Thursday, May 18, 2017 in the conference room at The Albany County Department of Public Works 497 New Salem Road, Voorheesville, NY 12186.