

**Draft Minutes
Albany County Planning Board
April 27, 2017**

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 included 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 required 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 of 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, the Presbytery 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.