

Draft Minutes
Albany County Planning Board
July 27, 2017

Present:

Dominic Rigosu, Acting Chair, William Anslow, Sean Maguire, David Reilly, Enzo Sophia

Minutes:

Janis Dunham Relyea

Guests:

Pat McGowin, Dynamic Energy
Joe Hans, Ingalls and Associates
Mike Stafford, Abele/Corning Hill/First Student
Jeff Abele, Abele/Corning Hill/First Student
Rod Abele, Abele/Corning Hill/First Student
George Henderson, First Student

A call to order:

Dominic Rigosu called the meeting to order at 3:35 pm

Sean Maguire made a motion to move cases 04-17072015, 04-17072016 and 10-17072021 to the front of the agenda. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #04-17072015

First Student Garage
130 Retreat House Road, Glenmont
Proposed redevelopment of an existing site for use as a garage facility for First Student who operates school busses to transport students to educational facilities. Operations that will be occurring at this location include: bus parking, dispatching and maintenance.

George Henderson made a presentation to the board described the site and Jeff Abele also addressed the board as well. There will be approximately 100 busses at the facility, the do 88 bus routes for the Albany City School District. A lot of the drivers use public transportation to get to the facility. They will not be disturbing the lot, just a little bit of paving. No fuel storage and all maintenance will be done in an existing shop.

Staff opinion is to modify local approval to include:

1. Review by NYSDOT for highway access.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #04-17072016

Coeymans Recycling Center-Terra Smart Solar
1273 River Road, Bethlehem
Site Plan Review-Terra Smart plans to lease the parcel for office space, training facility and storage for racking system materials. Some vehicles will arrive on site to dispatch with a

company vehicle for the day. Twenty three vehicles will be stored at the facility. Shown on the site plan, 22 parking spaces on the east side of the building and three spaces, including a handicap space on the south side of the building are provided to accommodate company and employee vehicles. Asphalt areas to the north, south and west of the building will store various solar racking products and materials mostly composed of galvanized steel. 3-4 tractor trailer deliveries are anticipated for an operational week some weeks no deliveries may be made. Hours of operation for the facility are Monday thru Friday 7:00 am to 7:00 pm and Saturday 7:00 am to 4:00 pm and occasional Sunday drop off/pick up. A *sandbox* demonstration area is proposed for training exercising and showcasing solar panel racking systems to potential clients The *sandbox* location is planned to be on the east lawn and approximately 20'x30' off the entrance drive to display a solar racking and module installation. A one sided 4'x6', non-illuminated sign is proposed to go on the existing building and a 2'x2' sign is proposed at the end of the driveway, a minimum 10' from the existing right of way line.

Joe Hans from Ingalls and Associates addressed the board. The board asked about the *sandbox* The *sandbox* will be used for display not training. Coeymans recycling is subleasing the facility to Terra Smart, there will be no new paving, the facility was once used by DOT.

Bill Anslow asked about the drainage. There is a stream that runs thru the site and goes to SR 144.

Staff opinion is to modify local approval to include:

1. Review by NYSDOT for highway access.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #10-17072021

100 Miller Road Solar Project

100 Miller Road and 4645 Western Tpk, Guilderland

Special Use Permit-Installation of (2) two 2.56 MW solar array systems in an agricultural area.

Pat McGowin from Dynamic Energy answered questions for the board.

There will be 8'x10' steel eyebeams, racks of 10 panels per rack

800-1000 posts per system. 6-12 feet with a 25 degree tilt.

Staff opinion is to modify local approval to include:

1. Submission of an agricultural data statement.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #01-17072803

Cellco-Verizon Wireless

342 Church Street, Albany

Area variance to allow for installation of panel antennas and appurtenances mounted at a height of 14.9 feet on the rooftop of an existing structure.

Staff opinion is to defer to local consideration.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #07-17072804

O'Reilly Auto Parts

1929 Central Avenue, Colonie

Site Plan Review 15,647 s.f. auto parts retail store.

Staff opinion is to modify local approval to include:

1. Approval by NYSDOT for design of highway access, drainage and assessment of road capacity.
2. A Notice of Intent filed with the NYSDEC affirming that a Stormwater Pollution Prevention Plan has been prepared, is being implemented or submission of a Stormwater Pollution Prevention Plan that is consistent with the requirements of NYSDEC SPDES General Permit for Stormwater Discharges (GP-0-15-002, January 29, 2015) for construction activities that disturb more than one acre of land.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #07-17072809

Raymond Jewett

667 Watervliet Shaker Road, Colonie

Area Variance-Proposed construction of a 2210 s.f. single family dwelling on a 8,600 s.f. lot is not compliant with the minimum lot size of 12,000 s.f. required in Single Family Residential (SFR) Zoning District, as stated in the Town of Colonie Land Use Law, Article VI, Sections 190-24, 190-26(A), 190 Attachment 30 Dimensional table for Prior Established Lots.

Staff opinion is to defer to local consideration.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #04-17072806

Elm Avenue East-2 Lot Major Subdivision

Elm Avenue East, Glenmont

Subdivision of +/- 0.68 acre parcel into two (2) single family residential building lots.

Staff opinion is to defer to local consideration.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #04-1707072807

Air Products Facility Expansion

461 River Road, Glenmont

Expansion of an existing facility including new tractor trailer and car parking, a new maintenance building with a transportation office, additional products storage tanks, expanded substation, expanded cooling tower and new air separation plant.

Staff opinion is to modify local approval to include:

1. A Notice of Intent filed with the NYSDEC affirming that a Stormwater Pollution Prevention Plan has been prepared, is being implemented or submission of a Stormwater Pollution Prevention Plan that is consistent with the requirements of NYSDEC SPDES General Permit for Stormwater Discharges (GP-0-15-002, January 29, 2015) for construction activities that disturb more than one acre of land.
2. Notification to local fire department.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #07-17072809

Northway Toyota

737 New Loudon Road, Latham

Site Plan Review-Raze two existing buildings and construct a new 48,176 s.f. auto dealership.

Staff opinion is to modify local approval to include:

1. A Notice of Intent filed with the NYSDEC affirming that a Stormwater Pollution Prevention Plan has been prepared, is being implemented or submission of a Stormwater Pollution Prevention Plan that is consistent with the requirements of NYSDEC SPDES General Permit for Stormwater Discharges (GP-0-15-002, January 29, 2015) for construction activities that disturb more than one acre of land.
2. Approval by NYSDOT for design of highway access, drainage and assessment of road capacity.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #07-17072010

Crunch Wrap Grill

53 Fuller Road, Colonie

Area Variance-Accessory deck structure 20'x20' in a commercial office residential (COR) zoning district with a 6' left side yard setback and a 5' right side yard setback does not comply

with the minimum 10'x25' side yard setbacks as stated in the Town of Colonie Land Use Article V, Sections 190-18 and 190 Attachment #2 Dimensional Table.

Staff opinion is to defer to local consideration.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #10-17072011

Crossgates Mall-Sign

1 Crossgates Mall Road, Guilderland

Area Variance-Installation of a 95.6 s.f. building mounted sign.

Staff opinion is to defer to local consideration.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #10-17072012

Monolith Solar

2703 Curry Road, Guilderland

Special Use Permit-Construct a roof mounted solar array (commercial system).

Staff opinion is to defer to local consideration.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #10-17072013

Janice Hesler

6508 Vosburgh Road, Altamont

Site Plan Review for construction of three dwelling units and related site improvements.

Staff opinion is to defer to local consideration.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #10-17072014

Pine Bush Senior Living

20 New Karner Road, Guilderland

Subdivision Review-4 (four) lot subdivision of 50 acres.

Staff opinion is to defer to local consideration.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #07-17072017

Patricia Fox
4224B River Road, Colonie
Area Variance-construction of a swimming pool.

Staff opinion is to defer to local consideration.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #14-17072018

Cumberland Farms
2466 US Route 9W, Ravena
Area Variance-New construction would like to have flashing lights – Message board to move every 30 (thirty) seconds pumps also change. Also relief from section 119-19-d, landscaping island size.

Staff opinion is to modify local approval to include:

1. Review by NYSDOT for visual impact on Route 9W.

Enzo Sophia made a motion to accept staff opinion. The motion was seconded by Sean Maguire and unanimously approved by the board.

Case #7-17072019

Dominion Wolf Road Heater Building
154 Wolf Road, Colonie
Site Plan Review-Demolition of an existing 230 s.f. building used to enclose a portion of the existing pipeline heater equipment. A new proposed building in the same approximate area will be 700 s.f. (20'x35') single story prefab metal structure intended to enclose the entirety of the heater equipment. No proposed changes to the existing curb cut.

Staff opinion is to defer to local consideration.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #04-17072020

Quality Holdings
224 Delaware Avenue, Delmar
Site Plan Review-Update- 14 unit apartment building (reduced from 16 units).

Staff opinion is to defer to local consideration.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #04-17072022

Forefront Power LLC

Delaware Avenue, Bethlehem
Area and Use Variance for installation of a large scale, ground mounted photovoltaic system in the Rural Hamlet Zoning District.

Staff opinion is to defer to local consideration.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #10-17072023

Ragotzkie Butcher Shop
1800 Western Avenue, Guilderland
Special Use Permit-Butcher shop in a former hair salon in a commercially zoned area.

Staff opinion is to defer to local consideration.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #13-17072024

Town of New Scotland Local Law
Town Wide
Proposed Local Law A amending Chapter190 of the Code of the Town of New Scotland to establish special regulations regarding solar collection systems.

Staff opinion is to defer to local consideration.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #13-17072025

James and Robin Olsen Retail Office Space/Self Storage
1942 & 1944 New Scotland Road, Slingerlands
Lot Line Adjustment to build a self-storage facility with retail office space.

Staff opinion is to modify local approval to include:

1. A Notice of Intent filed with the NYSDEC affirming that a Stormwater Pollution Prevention Plan has been prepared, is being implemented or submission of a Stormwater Pollution Prevention Plan that is consistent with the requirements of NYSDEC SPDES General Permit for Stormwater Discharges (GP-0-15-002, January 29, 2015) for construction activities that disturb more than one acre of land.

Enzo Sophia recused himself from voting. Sean Maguire made a motion to accept staff opinion. Motion was seconded by Dominic Rigosu and approved by the board.

Case #13-17072026

Michael Cirilli
341 Maple Road, New Scotland

Special Use Permit-Remove current house on property and build a new one story dwelling. The site has public water but will require a septic system.

Staff opinion is to modify local approval to include:

1. Review by Albany County Department of Health for septic system.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #13-17072027

Lisa Bevilacqua-Retail Development

Route 85A, Slingerlands

Site Plan Review-To develop a 3.2 acre parcel into 18,000 s.f. of retail and residential development with associated parking, utilities (water extension needed), private on-site septic system, landscaping and Stormwater management facility on site. The site has access to town water.

Staff opinion is to modify local approval to include:

1. A Notice of Intent filed with the NYSDEC affirming that a Stormwater Pollution Prevention Plan has been prepared, is being implemented or submission of a Stormwater Pollution Prevention Plan that is consistent with the requirements of NYSDEC SPDES General Permit for Stormwater Discharges (GP-0-15-002, January 29, 2015) for construction activities that disturb more than one acre of land.
2. Review by NYSDOT for design of highway access, drainage and assessment of road capacity.
3. Review by the ACDOH for septic system.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #13-17072028

Rosenblatt Subdivision

Indian Fields Road & Lower Copeland Hill Road, New Scotland

Four (4) lots made from one (1) 18.2 acre lot for the purpose of residential building lots.

Staff opinion is to modify local approval to include:

1. Review by ACDPW for design of highway access, drainage and assessment of road capacity.
2. Review by NYSDOT for design of highway access, drainage and assessment of road capacity.
3. Review by ACDOH for septic systems.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #13-17072029

Keller, Evans and Herbold Minor Subdivision

16 Verda Street, Clarksville

Minor subdivision a strip of land is being conveyed by Anthony Keller to Sandy Evans and Richard Herbold by recorded deed. The purpose of the conveyance is to relocate an existing driveway on NYS 443 (Delaware Tpk) to Elsie Place.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #07-17072030

DePaula Chevrolet

68 Exchange Street

Use Variance-The proposed motor vehicle storage yard in a commercial office residential (COR) zoning district is not a permitted use as stated in the Town of Colonie Land Use Law Article V, Section 190(A) and 190 Attachment #1, table of permitted uses.

Staff opinion is to defer to local consideration.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #07-7072031

Holland Sunrise Capital Partners

880 Troy Schenectady Road, Latham

Area Variance-Proposed merger of 880 Troy Schenectady Road in a single family residential (SFR) zoning district with 836, 840 and 844 Troy Schenectady Road in a commercial office residential (COR) zoning district to create additional base density for commercial use is not permitted as stated in the Town of Colonie Land Use Law, Article VI, Sections 190-24, 190-25 and 190 Attachment #2.

Staff opinion is to defer to local consideration.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Case #07-17072032

RV Superstores-Parking

69 Exchange Street

Use Variance-The proposed motor vehicle storage yard in a commercial office residential (COR) zoning district is not a permitted use as stated in the Town of Colonie Land Use Law Article V, Section 190(A) and 190 Attachment #1, table of permitted uses.

Staff opinion is to defer to local consideration.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sophia and unanimously approved by the board.

Meeting adjourned at 4:45 pm.

The next Albany County Planning Board meeting will be on Thursday, August 17, 2017 at 3:30 pm in the conference room at Albany County Department of Public Works 449 New Salem Road, Voorheesville, NY 12186.

