

**Albany County Planning Board  
Draft Minutes  
June 15, 2017**

**Present:**

Dominic Rigosu, Acting Chair, Sean Maguire, Roland Graves, Bill Anslow, Dave Reilly, Lisa Ramundo

**Guests:**

Mike Shanley for Hotel DEVCO

Al Deithrich from Ingalls & Associates for Dynamic Energy and Coeymans Recycling Center

**A call to order:**

Dominic Rigosu called the meeting to order at 3:30 p.m.

Sean Maguire made a motion to accept the minutes from the May 18, 2017 meeting. The motion was seconded by Roland Graves and unanimously approved by the board.

**GML CASES RECOMMENDED FOR DEFER TO LOCAL CONSIDERATION**

**Case 18-17062782**

Jason Clickman

961 County Road 412, Westerlo

Area variance to install a 22'x36' car port in order to store an RV.

Staff opinion is to defer to local consideration.

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

**Case #4-17062783**

Dynamic Energy

509 Wemple Road, Glenmont

Special Use Permit-Minor 3 lot subdivision and installation of a 2.6 MW solar array and supporting infrastructure on proposed reconfigured lot #2 (Parcel 110.00-01.21).

Staff opinion is to defer to local consideration.

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

**Case #7-170662784**

AJ Signs (for Colonie Elk's)

396 Watervliet Shaker Road

Area Variance-proposed construction of a 103 s.f. two sided billboard with a 22' front yard setback (Watervliet Shaker Road) and a 19' front yard setback (Elks Lane) is not compliant with the 50' minimum front yard setback required and is not a permitted use in a single family residential (SFR) zoning district, as stated in the Town of Colonie Land Use Law, Article XV, 190-84 c1.

Staff opinion is to defer to local consideration.

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

**Case #16-17062785**

AJ Signs for BSNB

13 Maple Road, Voorheesville

Site Plan Review-Installation of a new wall mounted sign and a free standing sign, with 77"x38" (20 s.f) with external lighting.

Staff opinion is to defer to local consideration.

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

**Case #16-17062786**

Cardona & Wright Development, LLC

34 South Main Street, Voorheesville

Use variance to convert a store front into a studio apartment. No exterior changes are required and no site work is required.

Staff opinion is to defer to local consideration.

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

**Case #4-17062787**

Coeymans Recycling Center

126 Port Road, Town of Bethlehem

Site Plan-permanent trestle 210 feet in length on each side, with attached trestle structures that will average 40' in length and 20' in width. The entire structure will extend out into the Hudson River an average of 75 feet from the mean high water line with a total of approximately 120 feet, which includes an inlet channel.

Staff opinion is to defer to local consideration.

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

**Case #7-17062788**

Ridegerview Meadows at North Colonie, LLC

1126 New Loudon Road (north of Bought Road), Latham

Subdivision Review-Proposed 19 lot subdivision of a 27.83 acre parcel. The parcel is located on Route 9 and is adjacent to Wetherby Court, Bergen Woods Drive and Nottingham Way. The proposed 19 lot subdivision will be a conservation subdivision with 15 lots proposed as residential building lots, 2 lots as municipal lots, 1 lot dedicated as conservation and 1 lot dedicated undisturbed. A 36 foot wide subdivision road will be constructed off of Welding Way.

Staff opinion is to defer to local consideration.

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

**Case #7-17062789**

Latham Circle Mobil

477 Troy Schenectady Road, Latham

Site Plan Review-Applicant proposes an addition of 480 s.f. for the purpose of a beer cooler accessory to the retail use. The existing gas pump in proximity is also proposed to be completely removed.

Ingress/egress will not be altered.

Staff opinion is to defer to local consideration.

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

**Case #10-17062790**

Hotel Devco

Lehner Road and Western Avenue, Guilderland

Subdivision Review-lot line re-arrangement to create 3 parcels of 4.7, 4.4 and 1.5 acres to construct a 192 unit hotel. (see case 17/05/2767)

Mike Shanley did a brief presentation regarding changes to the driveway.

Staff opinion is to defer to local consideration.

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

**Case #14-17062793**

Cumberland Farms

2466 US Route 9W, Ravena

Area Variance-convenience store proposes 19 parking spaces where 52 is required. (see case 17062793).

Staff opinion is to defer to local consideration.

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

**Case #10-17062794**

McKownville Fire District

Site Plan Review-Existing structure will have a second story built. Site improvements will include new paving, site lighting, message board and fencing.

Staff opinion is to defer to local consideration.

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

**Case #3-17062795**

Pruden Minor Subdivision  
765 Bradt Hollow Road, Berne

A minor subdivision of one parcel into two new parcels. Lot #1 being 167.45 acres and lot #2 being 6.78 acres.

Staff opinion is to defer to local consideration.

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

**Case #16-17062796**

Village of Voorheesville-Village wide  
Local law to temporarily suspend certain types of development.

Staff opinion is to defer to local consideration.

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

**Case # 7-17062797**

317,321,327 Old Niskayuna Road  
3 parcels south of the intersection of Old Niskayuna Road and Wade Road, Latham  
Site Plan Review-Proposal is to create a temporary gravel parking lot for Toyota vehicle inventory.  
Proposed ingress/egress by way of Old Niskayuna Road.

Staff opinion is to defer to local consideration.

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

**Case #3-17061798**

Crosier Subdivision  
Filkins Hill Road, East Berne  
Subdivision Review-subdivision of 80.09 acres, lot #1 being 6.98 acres and lot #2 being 7.11 acres and remaining lands being 66 acres.

Staff opinion is to defer to local consideration.

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

**Case #14-17062799**

South End Choppers  
16 West Shore Drive, Ravena

Site Plan Review-Motorcycle bike shop presently located on Central Avenue in Ravena. This is a larger facility. The applicant would also like to include a Motorcycle Museum as well as a training facility and repair shop.

Staff opinion is to defer to local consideration.

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

**Case #18-17062800**

Valerie MacTavish  
541 County Route 401, Westerlo  
Variance-Building of a two car garage (24'x28').

Staff opinion is to defer to local consideration.

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

**Case #7-17062801**

Ted Lucia-Vision Planning Consultants for Robert Savoca  
2194 Central Avenue (AKA 6 Arrow Street)  
Area Variance-To build a 3-unit apartment building facing 6 Arrow Street, parking with a 10' side yard setback from existing single family uses located on adjacent lots, in a Commercial Office Residential (COR) zoning district, does not comply with the minimum 25' setback as stated in the Town of Colonie Land Use Law Article VI, Sections 190-24, 190-25 and 190 Attachment #2, Note 5 Dimensional Table. (see case 17/01/2703)

Staff opinion is to defer to local consideration.

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

**GML239 CASES RECOMMENDED FOR MODIFICATION**

**Case #7-17062791**

Thomas Andress, ABD Engineers (agent for Q Gondial Enterprise)  
736 Loudon Road, Latham  
Area Variance-Proposed construction of a new 1,990 s.f. mini mart on a corner lot with a 14' front yard setback on Loudon Road and a 10' front yard setback on Verner Road does not comply with the minimum 20' front yard setback in a Commercial Office Residential (COR) zoning district as stated in the Town of Colonie Land Use Law, Article VI, Sections 190-24, 190-25 and 190 Attachment #2 Dimensional Table.

Staff opinion is to modify local approval to include:

1. Review by NYSDOT for design of highway access, drainage and assessment of road capacity.

2. Review by NYSDEC to determine potential jurisdiction under bulk petroleum storage regulations.

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

**Case #14-17062792**

Cumberland Farms

2466 US Route 9W, Ravena

Site Plan Review and Area Variance-Construction of a 4786 s.f. convenience store and 4 pump fuel station and demolition of 4,000 s.f. building presently in disrepair.

Staff opinion is to modify local approval to include:

1. Review by NYSDOT for design of highway access, drainage and assessment of road capacity.
2. Review by NYSDEC to determine potential jurisdiction under bulk petroleum storage regulations.

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

**Case #4-17062802**

Sunmark Federal Credit Union

265-267 Delaware Avenue, Delmar

Site Plan Review-Remove existing structure from site and replace with 1,785 GSF stand-alone credit union building plus 2 lane drive thru canopy.

Staff opinion is to modify local approval to include:

1. Review by NYSDOT for design of highway access, drainage and assessment of road capacity.

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

Meeting adjourned at 4:45 p.m.

The Albany County Planning Board meets again on Thursday, July 27, 2017 at 3:30 p.m. at the Albany County Department of Public Works 449 New Salem Road, Voorheesville, NY 12186.