

**Albany County Planning Board
Draft Minutes
May 18, 2017**

Present:

Dominic Rigosu, Acting Chair, Brian Crawford, Tim Garufi, Roland Graves, Sean Maguire, David Reilly, Enzo Sophia

Minutes:

Janis Dunham Relyea

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 February 16, 2017 meeting. The motion was seconded by Roland Graves and unanimously approved by the board.

GML CASES TO DEFER TO LOCAL CONSIDERATION

Case #7-17052765

Paris Zahopoulos
12 Monroe Avenue, Latham
Subdivision of an existing lot into two lots to build 2 single family homes.

Staff opinion is to defer to local consideration.

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

Case #15-17052766

Rebecca Platel-Volunteer Orchards
136 Hale Road, Rensselaerville
Special use permit-Produce and market hard cider in the existing barn using apples predominantly grown by the farm operation.

Staff opinion is to defer to local consideration.

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

Case # 10-17052767

Hotel Devco, LLC
1 Crossgates Mall Road, Albany north of Western Avenue, west of main entrance to Crossgates Mall Road
Special use permit to allow the development of a 5 story hotel with associated improvements.

Advisory: The Town of Guilderland should consider stormwater management as all stormwater connects to the reservoir in McKownville adjacent to Stuyvesant Plaza. This area is prone to flooding.

Albany County Planning Board has concerns with the proposed entrance connecting Western Avenue, proposed Hotel and Crossgates Mall. This might cause unwanted traffic patterns. Town of Guilderland should study traffic and impacts along the proposed Western Avenue entrance. Can the Western Avenue entrance be eliminated and all traffic directed to the future roundabout at the mall's entrance and Crossgates Ring Road traffic light.

A motion to accept staff opinion was made by Roland Graves. The motion was seconded by Enzo Sophia and approved by the board. Sean Maguire recused himself from voting.

Case #7-17052768

Zafer Jaouni-Bethany's Café
98 Everett Road, Albany

Proposed change of use from hospital supply to Bethany's Café in a commercial office residential (COR) zoned district.

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 #4-17052780

John Wooster-subdivision
137 Kenwood Avenue, Delmar

Subdivision of 2.32 acres of land with an existing home to remain and proposing 4 new residential homes with public utility connections.

Staff opinion is to defer to local consideration.

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

Case #17-17052781

Stewart's Shops
309 6th Street, Watervliet

Site plan review, construction of a 7'x9" x 15'5" freezer to the existing building, upgrade lighting to recessed LED lighting, relocate and enclose existing shed and dumpster, paint exterior of building.

Case #2-17052769

Annie Graham Cosgrove & Brian Thornton, One Love Pre-School
122 Maple Avenue, Altamont

Special use permit for a preschool in an existing office space one classroom, part time hours only. The only changes will be a small fenced in area in the back 40'x25'. They have also put in an application for a permanent sign 24'x24'.

Staff opinion is to defer to local consideration.

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

Case #7-17052770

Christopher Migliaro
1843 Central Avenue/240 Consaul Road, Albany
Build a 24'x40'x12' detached garage

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 #10-17052771

John Randazzo
1666 Western Avenue, Albany
Special Use Permit
Renovation of a 2nd floor of a building to install a kitchenette, bathroom and remove one interior wall in order to make a 1 bedroom apartment (for rental).

Staff opinion is to defer to local consideration.

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

Case #1-17052772

Cap Com Federal Credit Union
899 Western Avenue, Albany
Construction of a single story 3,300 s.f. bank with drive thru and 31 parking spaces.

Staff opinion is to defer to local consideration.

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

Case #4-17052773

Keystone Fireworks Sale
2369 Route 9W, Coeymans
Site Plan Review – place a tent for the purpose of selling fireworks from June 23-July 5, 2017.

Staff opinion is to defer to local consideration.

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

Case # 4-17052774

Cellco Partnership d/b/a Verizon Wireless
9 Vista Boulevard, Slingerlands

Special use permit and site plan approval to construct and operate a “micro cell” telecommunications facility on the rooftop of the existing building at 9 Vista Boulevard.

Staff opinion is to defer to local consideration.

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

Case # 1-17052775

Cellco Partnership d/b/a Verizon Wireless
38 S. Main Street, Albany

Area Variance-Personal wireless service facility to be mounted at a height of +/-4.21 feet on the rooftop of an existing structure.

Staff opinion is to defer to local consideration.

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

Case # 1-7052776

John Mantynen, John’s Construction
71 Clinton Street, Albany

Area Variance- installation of a six foot fence that is more than 60% solid with street frontage.

Staff opinion is to defer to local consideration.

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

Case #1-17052777

Karl Junior McPherson
1045 Cortland Street, Albany

Area Variance-installation of a six foot fence that is more than 60% solid with street frontage.

Staff opinion is to defer to local consideration.

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

Case #1-17052778

Albany Rentals, LLC
522 Yates Street, Albany

Area Variance-Removal of the first and second floor front porches with no replacement in a traditional neighborhood design overlay district.

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 #7-17052779

First Prize Development Partners

68-76 Exchange Street, Colonie

Rezone/Adoption/Amendment of Zoning Ordinance or Local Law

Inter-municipal agreement and local law to create an overlay zoning district for the First Prize Site.

Approve

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

Meeting adjourned at 4:10 p.m.

The Albany County Planning Board meets again on Thursday, June 15, 2017 at 3:30 p.m. at The Albany County Department of Public Works conference room, 449 New Salem Road, Voorheesville, NY 12186.