

ACPB May 27, 2021 MEETING MINUTES

NOTE: Due to issues related to Covid-19, the May 27, 2021 meeting of the ACPB was held via Skype. The public was able to call into the meeting to listen, but was not able to make comments during the meeting. There was a designated period of time prior to the meeting for written comments to be submitted.

Board Members Present: Dominic Rigosu, Brian Crawford, Travon Jackson & Gerry Engstrom.

Albany County Public Works Office – Gopika Muddappa, Interim Senior Planner; William Anslow, Civil Engineer; Lynn Delaney, Secretary; Sameer Modasra, Ex-Officio; and Ransom Moore, Ex-Officio.

Minutes: Lynn Delaney, Secretary

Call to Order: Dominic Rigosu called the meeting to order at 1:05PM.

Case #: 14-210503722

Project Name: 143 Main Street

Applicant: Joy lafallo

Project Location: 143 Main Street

Municipality: Village of Ravena

Parcel Size: 0.10 acres

Zoning: Single & Two Family Residence (R-2)

Tax Map Number: 168.39-2-42

Referring Agency: Village of Ravena Planning Board

Considerations: Site plan review to change store front on the first floor to office space for real estate.

Action Type: Site Plan Review

Juris. Determinant: State Highway

Potential Impacts: 143 Main Street

Staff Notes: This is a site plan review to use existing storefront as a commercial office space for real estate business. This space was previously used for as a commercial space but it has been closed for over a year. The property currently has three (3) apartments and one storefront. The applicant does not propose any changes to the exterior of the building or existing site configuration and layout. The application is to reuse the existing non-residential structure for a use that is permitted at this location under the Village Zoning Law.

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Staff Opinion: Defer to local consideration

1. This board has found that the proposed action will have no significant countywide or intermunicipal impact.

The Board did not have any questions or comments. Brian Crawford made a motion to accept the Staff Opinion for Case #: 14-210503722. The motion was seconded by Gerry Engstrom and was unanimously approved by the Board.

Case #: 05-210503718

Project Name: Coeymans Comprehensive Plan

Applicant: Town of Coeymans

Project Location: Town of Coeymans

Municipality: Town of Coeymans

Parcel Size: N/A N/A

Zoning: N/A

Tax Map Number: N/A

Referring Agency: Town of Coeymans Legislative Board

Considerations: Amendment of comprehensive plan for the Town of Coeymans comprehensive plan with updates.

Action Type: Amendment of Comprehensive Plan

Juris. Determinant: N/A

Potential Impacts: N/A

Staff Notes: The Town of Coeymans is amending its 2006 Comprehensive Plan with a targeted update. The Comprehensive Plan Amendment will provide direction for long-range planning for the growth of the community while protecting and enhancing its resources. The plan will evaluate changes in the community and identify recommendations for various topics, including economic development, infrastructure, transportation, natural resources, agriculture, land use, zoning and government administration and policies. This was reviewed by ACPB in January and the Board decided to table the case advising the Town of Coeymans to involve more public participation and to review the application once it has addressed the public comments.

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Staff Opinion:

Modify Local Approval to include

1. A notification of the changes to the Comprehensive Plan should be sent to all adjacent municipalities pursuant to GML §239-nn.

The Board did not have any questions or comments. Travon Jackson made a motion to accept the Staff Opinion for Case #: 05-210503718. The motion was seconded by Brian Crawford and was unanimously approved by the Board.

Case #: 05-210503719

Project Name: Coeymans Recycling Center, LLC - Curaleaf

Applicant: Coeymans Recycling Center, LLC

Project Location: 167 Coeymans Industrial Park Lane

Municipality: Town of Coeymans

Parcel Size: 8.20 acres

Zoning: Industrial

Tax Map Number: 156.-4-6.171, 156.-4-6.13

Referring Agency: Town of Coeymans Planning Board

Considerations: Site plan review to connect Building C-3 with Building C-4 with an addition. The expansion will be used for more growing space for Curaleaf's medical marijuana business. A subdivision is proposed to remove the common lot line.

Action Type: Site Plan Review

Juris. Determinant: Interstate Highway, Intermuniciple Boundaries

Potential Impacts: I87 New York State Thruway, Intermuniciple Boundaries of Town of Coeymans and Village of Ravena.

Staff Notes: The applicant proposes to extend Building C-4 to Building C-3 and expand C-3 for Curaleaf grow room. Existing Building C-4 is on Tax Parcel 156.-4-6.171 and existing Building C-3 is on Tax Parcel 156.-4-6.13. Anticipated physical disturbance to the site is +/- 3 acres. The proposed one-story warehouse addition is approximately +/- 107,260 SF. This building addition is proposed to be used as growing space for Curaleaf's medical marijuana business. The proposed combined acreage for the S.B.L is +/- 15.2 acres.

Staff Opinion: Modify Local Approval to include

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1. Notification of the application should be sent to the Village of Ravena, including all required notices pursuant to GML §239-nn.
2. A Notice of Intent filed with the New York State Department of Environmental Conservation affirming that a Stormwater Pollution Prevention Plan has been prepared and is being implemented, or submission of a Stormwater Pollution Prevention Plan (SWPPP) that is consistent with the requirements included in the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges (GP-0-15-003, May 1, 2015) for construction activities that disturb more than one acre of land.

The Board did not have any questions or comments. Gerry Engstrom made a motion to accept the Staff Opinion for Case # 05-210503719. The motion was seconded by Travon Jackson and was unanimously approved by the Board.

Case #: 05-210503720

Project Name: Coeymans Recycling Center, LLC - Commercial Warehouse

Applicant: Coeymans Recycling Center, LLC

Project Location: 1642 River Road

Municipality: Town of Coeymans

Parcel Size: 5.40 acres

Zoning: Single Family Residence (R-1)

Tax Map Number: 145.-1-6

Referring Agency: Town of Coeymans Planning Board

Considerations: Site plan review for the placement of a +/-44,000 SF warehouse on a parcel between the NYS thruway and CSX railway.

Action Type: Site Plan Review

Juris. Determinant: Interstate Highway, State Highway

Potential Impacts: 187 New York State Thruway, 144 River Road

Staff Notes: The applicant proposes to construct a 44,000 SF warehouse on a parcel that is between 187 New York State Thruway and CSX Transportation railway. The parcel is currently vacant and is zoned for Single Family residential (R-1). In addition, the applicant requests Use Variance to allow the placement of a commercial warehouse in a residential zone which violates Chapter 165 of the code of the Town. One (1) acre of physical disturbance is anticipated during the proposed action. The applicant also requests Area Variance to meet side setbacks requirement. This is to allow 10' side yard that allows sufficient truck access to docks.

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Staff Opinion: Modify Local Approval to include

1. Review and permits by New York State Department of Transportation for commercial property development plans involving new or modified access to a state highway, or involve any change of use or expansion of an existing development on a state highway.
2. A Notice of Intent filed with the New York State Department of Environmental Conservation affirming that a Stormwater Pollution Prevention Plan has been prepared and is being implemented, or submission of a Stormwater Pollution Prevention Plan (SWPPP) that is consistent with the requirements included in the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges (GP-0-15-003, May 1, 2015) for construction activities that disturb more than one acre of land.

The Board did not have any questions or comments. Gerry Engstrom made a motion to accept the Staff Opinion for Case #: 05-210503720. The motion was seconded by Brian Crawford and was unanimously approved by the Board.

Case #: 05-210503721

Project Name: Coeymans Recycling Center, LLC - Two Lot Subdivision

Applicant: Coeymans Recycling Center, LLC

Project Location: 167 Coeymans Industrial Park Lane

Municipality: Town of Coeymans

Parcel Size: 8.20 acres

Zoning: Industrial

Tax Map Number: 156.-4-6.13

Referring Agency: Town of Coeymans Planning Board

Considerations: Subdivision review to divide 8.2 acre parcel into two lots. Lot #1 to be 3.4 acres and Lot #2 to be 4.8 acres. This subdivision will allow for the expansion of Building C-4.

Action Type: Subdivision Review

Juris. Determinant: Interstate Highway, Intermunicipal Boundaries

Potential Impacts: I87 New York State Thruway, Intermunicipal Boundaries of Town of Coeymans and Village of Ravena.

Staff Notes: This is an application for subdivision review to modify the lot line between two parcels owned by Coeymans Recycling Center, SBL 156.-4-6.171 (167 CIP Lane) 10.41 Acres and SBL 156.-4-6.13 (149 CIP Lane) 8.20 Acres. This subdivision will benefit the expansion of

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Building C-4 which is proposed to be used as warehouse for Curaleaf. Subdivision review to divide 8.2 acre parcel into two lots. Lot #1 to be 3.4 acres and Lot #2 to be 4.8 acres. Proposed Lot #2 (4.8 acres) to be combined with the parcel that consists Building C-4 to be a total of proposed 15.2 acres with Tax ID 156.-4-6.171. Lot #2 (3.4 acres) will remain as 156.-4-6.13.

Staff Opinion: Modify Local Approval to include

1. Notification of the application should be sent to the Village of Ravena, including all required notices pursuant to GML §239-nn.
2. A Notice of Intent filed with the New York State Department of Environmental Conservation affirming that a Stormwater Pollution Prevention Plan has been prepared and is being implemented, or submission of a Stormwater Pollution Prevention Plan (SWPPP) that is consistent with the requirements included in the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges (GP-0-15-003, May 1, 2015) for construction activities that disturb more than one acre of land.

The Board did not have any questions or comments. Brian Crawford made a motion to accept the Staff Opinion for Case #: 05-210503721. The motion was seconded by Travon Jackson and was unanimously approved by the Board.

Case #: 08-210503717

Project Name: 1814 Central Avenue

Applicant: Colonie Realty Associations NY, LLC

Project Location: 1814 Central Avenue

Municipality: Village of Colonie

Parcel Size: 5800.00 SF

Zoning: Commercial

Tax Map Number: 29.14-1-23

Referring Agency: Village of Colonie Planning Board

Considerations: Site plan review for expansion of office max space to accommodate a specialty grocer called Farmer's India market.

Action Type: Site Plan Review

Juris. Determinant: County Road, State Highway, Intermuniciple Boundary

Potential Impacts: 155 New Karner Road, NY5 Central Ave, 156 New Karner Road, Intermuniciple Boundaries of Village of Colonie and Town of Colonie

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Staff Notes: The applicant proposes to expand the existing office max space to accommodate grocery store called Farmers-India market at 1814 Central Ave with improvements to an existing access drive and stormwater system. It will be a retail and business service center where a total of +/- 28,800 SF of changes is proposed which includes +/- 5,550 SF of usable customer floor space. The business will be within one floor space with regular business hours 9am - 5pm. As per the site plan, proposes building expansion is +/- 5,800 SF and the existing building to be remodeled for specialty grocer which is approximately 23,000 SF.

Staff Opinion: Modify Local Approval to include

1. Notification of the application should be sent to the Town of Colonie, including all required notices pursuant to GML §239-nn.

The Board did not have any questions or comments. Gerry Engstrom made a motion to accept the Staff Opinion for Case #: 08-210503717. The motion was seconded by Travon Jackson and was unanimously approved by the Board.

Unfinished Business: Lynn Delaney stated that she contacted Cornell Cooperative Ext. about using their large meeting room for our meetings once we can no longer meet remotely. Lynn stated that she has confirmed that we can hold our meetings there but someone from ACPB will need to have everyone sign in and complete a COVID-19 screening form. In addition, masks will have to be worn by everyone attending if there are more than 20 attendees at the meeting or if appropriate social distancing isn't feasible for some other reason. Lynn secured the meeting space for all of our future 2021 dates except for Sept. 16 and Oct. 21. The meeting space is unavailable for those 2 dates. Lynn also said that she agrees with Brian Crawford's suggestion last month that the County's Legal Dept. should be consulted prior to resuming in-person meetings to ensure we are meeting all requirements.

New Business: The next meeting of the Albany County Planning Board will be on June 17, 2021 via Skype (unless there is a change in Govt. requirements).

Adjourn: Gerry Engstrom made a motion to adjourn the meeting at 1:13pm.

A transcription and/or video recording of this meeting will be made available upon receipt of a FOIL request.