

Meeting Agenda
Albany County Planning Board | November 18th, 2021

Municipality	Case #	ProjectName	Applicant	ProjectLocation	Consideration
City of Albany	01-211103829	289 Hudson Avenue	QUAD H, LLC	289 Hudson Avenue	Special use permit for conversion of +/-3,700 square feet of office space into two dwelling units.
Town of Bethlehem	04-211103840	Joe's Kwik Marts, LLC/Exxon	Total Image Solutions	146 Delaware Ave, Delmar	Area variance to change signage to internally illuminate with an LED price to display gas price.
Town of Colonie	07-211103830	2054 Central Motorcycle Dealership	Steve Vukas (JSC property Holdings)	2054 Central Ave	Area variance for the proposed motorcycle dealership in Commercial Office Residential (COR) Zone which is 71.4' away from Single Family Residential (SFR) zone where 200' is required.
Town of Colonie	07-211103833	Construction Company at 1205 Central Ave	Ninamarie Crisafulli	1205 Central Avenue	Use variance for the proposed large construction company in Neighborhood Commercial Office Residential District (NCOR) district.
Town of Colonie	07-211103841	J.T Maxies - Outdoor Seating/Patio Roof	Regino Schanz	240 Wolf Road	Site plan review for 994SF extension of existing patio with a permanent roof over a portion of patio. Accessory structure and façade upgrades are also proposed.
Town of Colonie	07-211103857	Valente Building	Nick Costa	175 Troy Schenectady Road	Area variance for conversion of some of the commercial space to be used as residential space.

Meeting Agenda
Albany County Planning Board | November 18th, 2021

Town of Guilderland	10-211103839	Fitness Club	Legacy Fitness Training LLC	3637 Carman Road	Special use permit for conversion of existing warehouse space in a multi-tenant building to a fitness club.
Town of New Scotland	13-211103843	Lands of Galgana	Lynn Sipperly	753 Clarksville South Road	Subdivision review for the consolidation of 8.14 acre parcel owned by the applicant with other abutting lands of the applicant.
Town of New Scotland	13-211103844	Lands of Mohawk Hudson Land Conservancy	Mark King	306 Maple Rd	Two lot subdivision of lands acquired by Mohawk Hudson Land Conservancy to subdivide 20 acres from the remaining 159 acres to be preserved into the conservancy.
Town of New Scotland	13-211103846	Lands of Robert & Meyer	Philip Roberts	152 & 164 Normanskill Road	Lot line adjustment of 11.79 acres of land on adjacent parcels. Both parcels include improvements and no zoning violation will be created.
Town of New Scotland	13-211103849	Site Plan #133 - Nagi Retail Smoke Shop	Mastafa Nagi	1969 New Scotland Road (Stonewell Plaza)	Site plan review for retail tobacco shop with accessory sales to be located on vacant end unit within Stonewell Plaza.
Village of Ravenna	14-211103851	Sign - Village of Ravenna Fire Department	Village of Ravenna Fire Department	116 Main Street	Area variance and special use permit for one sided digital sign to replace current sign.

Meeting Agenda
Albany County Planning Board | November 18th, 2021

City of Albany	01-211103835	17-25 Erie Boulevard	21 Erie Assoc., LLC	17,19, 21,25 Erie Boulevard	Site plan review for conversion of an existing +/-243,000 square foot warehouse to 261 apartments and expansion of an existing surface parking lot of +/-218 spaces.
City of Albany	01-211103838	City of Albany USDO Evaluation - Ordinance 5.32.21	City of Albany Common Council	Entirety of the City of Albany	Adoption/Amendment of zoning ordinance to propose repealing and replacement of the Unified Sustainable Development Ordinance ("USDO") adopted by the City of Albany Common Council on May 15, 2017.
Town of Bethlehem	04-211103831	Albany Port District Commission - Marmen - Welcon Tower Mftg Plant	Marmen-Welcon Tower Manufacturing Plant	River Road, Port Road, 700 Smith Blvd	Site plan review to build up to 1.3 million square feet of industrial space. 604K SF offshore wind tower manufacturing facility spread over five (5) buildings to include 500 linear foot wharf along the Hudson River.
Town of Bethlehem	04-211103842	Land Use Moratorium Extension to complete the Comprehensive Plan Update	Town of Bethlehem	Town of Bethlehem	Amendment of Local Law for extension of Residential Land Use Moratorium for a 6-month period to complete the Comprehensive Plan Update

Meeting Agenda
Albany County Planning Board | November 18th, 2021

Town of Bethlehem	04-211103856	Terra Smart - Site Plan Amendment	Finke Enterprises, LLC	1273 River Road, (SR 144)	Site plan review and site plan amendment to install a gravel laydown yard located in the field adjacent to the existing building and display area on the existing parcel.
Town of Colonie	07-211103832	Aquatics - New Building	Anthony's Plaza LLC	155 Wade Road	Site plan review for construction of a new one-story, 3,780 SF building to be used as a swimming instruction facility. No changes to ingress/egress. Parking equipped for this proposed use as well as the existing warehouses.
Town of Colonie	07-211103845	Lands of Riverhill Center	FCA Group LLC	1201 Troy Schenectady Road	Subdivision of the parcel into two for financing purposes. No changes are to be made in the subdivision.
Town of Colonie	07-211103847	Minimart and Restaurant	Sandeep Singh	616 Columbia St Ext	Site plan review for construction of a one-story 4,536 SF mini-mart with four islands (8 fueling positions), 46 -car parking lot with access drives.
Town of Colonie	07-211103850	Penfield Drive Subdivision	The Mary Huban Trust	271A Troy Schenectady Road	Site plan review and subdivision review for the development of five(5) residential Lots. The applicant has received an area variance from the Town allowing lot dimensions to be smaller than conventional requirements.

Meeting Agenda
Albany County Planning Board | November 18th, 2021

Town of Colonie	07-211103855	Sparrowbush Major Subdivision	Nick Costa (Agent for 686 Rt7 LLC)	74A Sparrowbush Road	Use variance for the proposed major subdivision of 93 single family homes in an Office Residential District.
Town of Guilderland	10-211103848	Miron Lumber Redevelopment	Miron Holdings LLC	60 & 62 Railroad Ave	Special use permit for redevelopment of an industrial site for warehouse office use.
Village of Colonie	08-211103852	Opt-out of Licensure for On-site Cannabis Consumption within the Village of Colonie	Village of Colonie	Village of Colonie	Adoption of Local Law #2 of 2021 by the Village of Colonie to opt out of onsite consumption allowance in the Village jurisdiction with regards to cannabis.
Village of Menands	12-211103837	Capital District Cooperative Building Replacement	Capital District Cooperative Inc.	15 Elmwood Rd Ext	Site plan review for removal of the existing 356'x50' open pavilion and install a new 282'x80' enclosed metal building with multiple overhead doors for the purpose of wholesale agricultural products.
Village of Menands	12-211103858	Vertical Bridge - Cell Tower	Vertical Bridge Development LLC	15 Elmwood Rd Ext	Special use permit and use variance for construction of 150 feet high telecommunication monopole tower inside a fenced enclosure.
Village of Ravena	14-211103853	Local Law Amending Chapter 65 of the Village of Ravena Code	Village of Ravena	Village of Ravena	Amendment of Local Law Chapter 65 of the Village of Ravena Code that effects all parcels within the Village of Ravena boundaries.

Meeting Agenda
Albany County Planning Board | November 18th, 2021

Village of Ravenna	14-211103854	Local Law to regulate Solar Siting in the Village of Ravenna	Village of Ravenna	Village of Ravenna	A local Law regulating Solar Siting in the Village of Ravenna that effects all parcels within Village of Ravenna boundaries.
Town of Colonie	07-211103859	Sherwood LLC Project	44 Sherwood, LLC c/o NAI Platform Management Group	44/60 Sherwood Drive	Area variance for construction of 18 new homes of which seven (7) of them will be in Airport business Area zone and for adjacent property at No. 42 Sherwood Drive for existing accessory structure.