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Albany County Planning Board | July 20th, 2023 Meeting Agenda

Order of Business:

1. Call to Order
2. Attendance
3. Minutes
4. GML Referrals

Municipality	Case #	Project Name	Applicant	Project Location	Consideration
City of Albany	01-230704269	883 Broadway - Phase 2 Renovation	Chris Maddalone	883 Broadway	Site plan review for the conversion of 12,800± SF first floor to five (5) dwelling units. Floors 2 to 4 contain twenty-five (25) dwelling units.

City of Albany	01-230704272	Modification to Existing Use Variance	Curran South Allen, LLC	60 Fourth Avenue	Amendment to the existing use variance to allow for Heavy Commercial Services that is less intensive use of the building than the original proposal.
City of Albany	01-230704273	61 Dana Ave Garden Level Unit	13 Leaves, LLC	61 Dana Avenue	Special use permit for the conversion of the 3,825± SF townhouse, increasing the total number of dwelling units from two (2) to three (3).
City of Albany	01-230704274	89 Morris St. Garden Level Unit	13 Leaves, LLC C/O Kostandin Kacani	89 Morris Street	Special use permit for the conversion of the 3050 SF townhouse, increasing the total number of dwelling units from two (2) to three (3).
City of Albany	01-230704275	32 Albany Street Demolition	Albany County Land Bank Corp.	32 Albany Street	Demolition of a 1,104± SF building and transfer to Habitat for Humanity Capital District for redevelopment, utilizing City of Albany ARPA funds.
City of Albany	01-230704276	34 Albany Street Demolition	Albany County Land Bank Corp.	34 Albany Street	Demolition of a 2328± SF building and transfer to Habitat for Humanity Capital District for redevelopment, utilizing City of Albany ARPA funds.
City of Albany	01-230704284	30 Albany Street Demolition	Albany County Land Bank Corp.	30 Albany Street	Demolition of a 11,056± SF building and transfer to Habitat for Humanity Capital District for redevelopment, utilizing City of Albany ARPA funds.
City of Albany	01-230704292	Ordinance 12.32.23	Albany Common Council	City of Albany	Amendment of zoning ordinance to create maximum dimensional standards for Mixed-Use Neighborhood Center (MU-NC).

City of Albany	01-230704293	Ordinance 18.52.23	Albany Common Council	City of Albany	Amendment of zoning ordinance to amend the zoning map of the City of Albany to change zoning of the property 27 Main Street from Mixed-Use Neighborhood Center to Light Industrial district.
Town of Berne	03-230704287	West Woodstock Minor Subdivision	Sunny Acres LLC (John Freewall)	West Woodstock Rd	Subdivision of 57.79 acres into Lot 1 consisting 18.20 acres, Lot 2 consisting 21.54 acres and Lot 3 consisting 18.05 acres.
Town of Bethlehem	04-230704266	St. Thomas the Apostle Church	Pat Holm	39 Adams Place, Delmar	Area variance for the proposed freestanding sign with 9' setback whereas 10' is required.
Town of Bethlehem	04-230704286	Whirlwind Holding Company	Whirlwind Holding Company/ Ryan Penno	119-123 Weisheit Road, Glenmont	Area variance for the installation of small scale ground mounted solar PV System to be located within a front yard.
Town of Colonie	07-230704277	Ace Hardware Store - Outdoor Storage Canopy	Ace Hardware Store	1366 Central Ave (1Fuller Road)	Site plan review for the construction of a 4,397 SF canopy for outdoor storage of retail items/stocks.
Town of Colonie	07-230704279	Lands of Corporate Woods	Picotte Companies	17, 17A, and 19 Corporate Woods Blvd	Lot line adjustment to record subdivision with the Town. Administrative action only. No new development is proposed.
Town of Colonie	07-230704289	Lands of O'Reilly Auto	O'Reilly Auto Enterprises, LLC	1927 and 1929 Central Avenue	The applicant proposes to merge the parcels located at 1929 and 1927 Central Avenue for the construction of a new 12,950 SF automotive retail store addition.
Town of Colonie	07-230704281	Lands of Wolf Road Park LLC	Wolf Road Park	1, 5 and 6 Metro Park, 155 Wolf Road	Four lot subdivision from two existing lots with no new construction or modifications planned
Town of Colonie	07-230704290	Golden Grain	Zafar AK	217 Wolf Road	Site plan review to install a 6'x8' outdoor freezer to the existing facility.

Town of Guilderland	10-230704268	Farm Lane Change in Zoning	Ecolegacy Values LLC	6283-6285 Farm Lane	Rezoning of the parcel from Residential Overlay (RO40) District to the Rural Agricultural (RA3) District.
Town of Guilderland	10-230704288	Primark	AJ Signs	1 Crossgates Mall	Area variance to install signage exceeding the allowed square foot.
Town of New Scotland	13-230704280	Lands of Dean Sommer and Holly Cheever	Cynthia Elliot	35 Hurst Road, Hurst Road	Lot line adjustment of 7.4 acres between two parcels under same ownership for estate planning.
Town of Rensselaerville	15-230704278	Lovelace Subdivision	Darrell and Valerie Lovelace	757 CR 351, Medusa	Minor subdivision of 18.78 acres into Lot 1 consisting 10.80 acres and Lot 2 consisting 7.98 acres.
Town of Rensselaerville	15-230704291	Gifford Subdivision	Douglas Gifford	940 CR 403, Greenville	Minor subdivision of 20.43 acres into Lot 1 consisting 6.05 acres and Lot 2 consisting 14.38 acres.
Village of Menands	12-230704282	Local Law #7 - Village of Menands	Village of Menands	Village of Menands	Local law amendment of Chapter 169 related to controlled substance dispensaries.
City of Albany	01-230704270	Renovation of 442 Madison Avenue Gas Station	Madison Food Mart, LLC	442 Madison Avenue	Site plan review for the conversion of 1,550± square feet within the building at the premises from a vehicle servicing area to a retail, convenience use and the addition of seven (7) parking spaces.
City of Albany	01-230704271	KIPP Capital Region High School	KIPP Tech Valley Charter	400 Northern Boulevard (Inc. 6B-10 Dudley Heights)	Site plan review and special use permit for the construction of a 108,400± SF School and demolition of adjacent structure at 6B-10 Dudley Heights.
City of Albany	01-230704283	324 State Street Apartment Conversion	324 State St LLC	324 State Street	Site plan review and special use permit for the construction of a 40,740± SF building at the premises to a multi-unit dwelling with 29 dwelling units.

City of Watervliet	17-230704267	5 Unit Row Houses	Steven Quick	422-424 5th Avenue	Site plan review and use variance to construct a five unit row house. The proposed lots are to be combined.
Town of Colonie	07-230704294	O'Reilly Addition	O'Reilly Auto Enterprises, LLC	1927 and 1929 Central Avenue	Site plan review for the construction of a 12,950 SF building addition connecting to the existing 16,000 SF O'Reilly Auto Parts Building on the adjacent parcel.
Town of Guilderland	10-230704285	Settles Hill Road Minor Subdivision	Michael Flucuzzio	Settles Hill Rd/Furbeck Rd/Gray Rd	Subdivision review to divide the parcel into three lots. Lot 1 and 2 will consist of 5.1 acres and Lot 3 will consist of 4.92 acres.

5. Unfinished Business

6. New Business

7. Miscellaneous

8. Adjournment

