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Albany County Planning Board | March 26, 2024 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	01-2403040441	Conversion of Townhouse	Robert L. Flansburg	341 Madison Avenue	Special use permit for the conversion of Townhouse consisting two (2) dwelling units, to a Townhouse consisting of three (3) dwelling units.
City of Albany	01-2403040449	Conversion of Hotel to Multi-Unit Dwelling	A2 Sun Holdings LLC	1383 Washington Avenue	Site plan review for the conversion of the ±17,784 SF Hotel to Multi-Unit Dwelling consisting of ninety-nine (99) dwelling units.

City of Albany	01-2403040457	A-Metro Storage	A-Metro Storage Colvin Avenue LLC	66 Colvin Avenue	Area variance to replace existing panels on the existing freestanding sign with new panels for A-Metro Self Storage.
Town of Berne	03-2403040437	Angard-Zabinski Lot Line Adjustment	Craig Angard	1043 Thacher Park Road	Lot line adjustment to sell 19.94 acres of vacant land to the adjoining neighbor.
Town of Bethlehem	04-2403040435	CapCom Signage	Tina Arcuri - Coastal Sign Services Inc.	384 Bender Lane, Glenmont	Area variance to update signage to reflect new branding from CapCom to Broadview with internally lit channel letters.
Town of Bethlehem	04-2403040436	Two-Car Garage with In-Law Apartment	Matthew and Jaime Meyer	16 North Street, Delmar	Site plan review for the proposed 25x24 two-car garage at the end of the driveway with a one-story 960SF in-law apartment behind the garage.
Town of Colonie	07-2403040455	Faddegon's Nursery	Faddegon Realty Inc.	1140 Troy Schenectady Road	Site plan review for the removal of existing greenhouse and installing a new greenhouse.
Town of Colonie	07-2403040458	Parking Expansion	296 Morris Road Facility, LLC	296 Morris Road	Site plan review to construct an additional 25 parking spaces for use by the storage tenants.
Town of Colonie	07-2403040461	3-Unit Apartments & Office Building	Dominick Arico (Agent for Armin Hrelja)	45/47 Kunker Aver	Area variance for the proposed construction of a three-unit apartment building and a separate office building.
Town of Guilderland	10-2403040452	Fence Installation	David Hosler	199 Rt 146 Altamont	Area variance for the installation of private fence in the front yard exceeding 4 feet in height.
Town of Guilderland	10-2403040454	Local Law No. 3 of 2024 - Regulating Short Term Rentals	Town of Guilderland	Town of Guilderland	The Town of Guilderland Town Board is considering amending Chapter 280 of the Town Code by adding Subsection AA in Section 240(Supplemental Regulations) adopting guidelines for short-term rentals (rentals less than 30 days).
Town of Guilderland	10-2403040456	Farm Lane Minor Subdivision	Ecolegacy Values LLC	6283-6285 Farm Lane	3-lot minor subdivision of 68.45 acres of land located in the Rural Agricultural (RA3) District. Lot 1 would consist of 16.02 acres and Lot 2 will consist of 52.43 acres. Lot 3 will consist of 60.53 acres in the RO40 District. A change in zone was approved by the Town Board in December 2023 to rezone a portion of the

					parcel from the Residential Overlay (RO40) District to the Rural Agricultural (RA3) District.
Village of Ravena	14-2403040438	Grace United Methodist Church - Signage	Grace United Methodist Church	16-20 Hillcrest Drive, Ravena	Minor subdivision of the parcel into Lot A consisting 1.53 acres and Lot B consisting 3.13 acres.
City of Albany	01-2403040439	Union Station Redevelopment	575 Broadway Holdings, LLC	575 Broadway	Site plan review for the conversion of the existing 30,980 SF building to a multi-unit dwelling including 49 dwelling units, commercial and office spaces.
City of Albany	01-2403040442	Self-Storage	BBL Construction Services, LLC	351 Southern Blvd. and 280 Mount Hope Drive	Site plan review for the conversion of three existing 105,680 SF buildings into self-storage buildings. An addition of 30,200 SF building is also proposed to be constructed for unconditioned self-storage space.
City of Albany	01-2403040448	Renovation of 1st floor of 199 Lark Street	Aaron Wilson and Nicholas Warchol	199 Lark Street	Special use permit to allow 1,400 SF of the existing building located on the ground floor to be used as a Bar or Tavern.
Town of Bethlehem	04-2403040443	Carson Power - River Road Solar Array	Carson Power, LLC	285 River Road, Glenmont	Site plan review and special use permit for a 10MW solar facility on 91.5 acres in the Rural Light Industrial zone. The 10MW solar array will be made up of two 5 MW arrays side by side on the area of the site on the north side of the Niagara Mohawk power line (52+/- acres).
Town of Bethlehem	04-2403040445	Diversified Auto Vehicle Distribution Center	Diversified Automotive Inc.	296 Creble Road, Selkirk	Site plan review for the proposed development of an operations center 200SF with guard house, 2,598SF fuel island and 95,000SF vehicle processing facility. Existing houses on adjoining three parcels are to be demolished.
Town of Colonie	07-2403040440	Chick-Fil-A	Chick-Fil-A Inc.	579 Troy Schenectady Road	Site plan review for the proposed redevelopment of a portion of former Brick House restaurant to include approximately 5000 SF quick serve restaurant with drive through, onsite parking, stormwater management system, utilities, landscaping and other associated appurtenances.

Town of Colonie	07-2403040444	Broadview Federal Credit Union	John Klimes	1893 Central Avenue	Site plan review for the construction of 2,476 SF Broadview Federal Credit Union with drive through lanes and relocated parking spaces.
Town of Colonie	07-2403040451	West Side Donuts	Daniel Greenstein	151 Vly Road	Site plan review for the conversion of existing 4,600 SF bank into coffee/donut shop with drive-through lanes. Approximately 2,000 SF of the building is to be occupied by the coffee shop and remaining 2,600 SF will be marketed for future tenants.
Town of Guilderland	10-2403040453	Della Rocca Subdivision	Thomas P. Della Rocca	5095 Western Turnpike	Subdivision review of 4.7 acres into six lots with lot sizes range from 30,028 square feet to 46,058 square feet.
Village of Altamont	02-2403040446	CM Fox Living LLC Major Subdivision	CM Fox Living LLC	2390 Western Avenue	Major subdivision of the property into 11 Residential lots where one of the lots have an existing single family house.
Village of Colonie	08-2403040450	Stewart's Shops Expansion	Stewart's Shops Corp.	1560 Central Avenue	Site plan review for site modifications including relocation of restricted driveway along with additional new parking spaces, addition of fuel dispenser and incorporating the parcel at 1568 Central Avenue with the existing store at 1560 Central Avenue.
Town of Bethlehem	04-2403040447	Selkirk Fire District	Selkirk Fire District	1160 Route 9W, Selkirk	Site plan review for the construction of a new 21,800 SF fire station with new driveway entrances to Route 9W, parking lot, stormwater management facilities and extended municipal sanitary sewer collection line to the site.
City of Albany	01-2403040460	487 & 489 Hudson Avenue	Nischal Arjune, Arjune Design	487 & 489 Hudson Avenue	Site plan review for the proposed construction of two 2-story two-unit detached dwelling, one on each property. Two area variances for side yard setback are required for each property.

5. Unfinished Business

6. New Business

7. Miscellaneous

8. Adjournment

