



DANIEL P. MCCOY
COUNTY EXECUTIVE

MICHAEL McLAUGHLIN
DEPUTY COUNTY EXECUTIVE

CHAIRPERSON

VICE CHAIRPERSON

COUNTY OF ALBANY
ALBANY COUNTY PLANNING BOARD
ECONOMIC DEVELOPMENT, CONSERVATION, & PLANNING
DEPARTMENT
112 STATE STREET
ALBANY, NY 12207
(518) 655-5670
WWW.ALBANYCOUNTYNY.GOV

Albany County Planning Board | February 19th, 2026 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 Cohoes	06-2602040798	Amending the City of Cohoes code regarding convenience stores and smoke/ vape shops	City of Cohoes	N/A	Amendment of local law of chapter 285 of the code of City of Cohoes regarding convenience stores and smoke or vape shops.

Town of Guilderland	10-2602040800	S&L Roofing & Sheetmetal	S&L Roofing & Sheetmetal	5640 Depot Rd	Proposal for the conversion of existing warehouse space to offices.
Town of Colonie	07-2602040801	Conversion at 640 Loudon Road	Muhammed Akhtar	640 Loudon Road	Proposed renovation of an existing 9,840 sq ft two-story office building in a Commercial Office Residential (COR) Zoning district with a proposed 4,800 sq. ft of commercial use and 5040 sq. ft of residential use with 4 dwelling units involving the conversion of 2 office spaces on the second floor into an apartment unit. A maximum of three units is allowed per code.
Town of Berne	03-2602040802	Zayachek Variance	Lindsay Zayachek	4 Ridge Lane Ext	Area Variance application submitted seeking 110 sq.ft addition to living space to the existing 800 sq.ft home.
City of Cohoes	06-2602040803	Columbia Greens Area Variance	Cole Group Realty	250 Columbia St	Area variance seeking setback relief permitting the multifamily apartment buildings to be located 14 feet from the property line where a 30-foot setback is required along Hinds drive.
City of Albany	01-2602040806	Conversion at 434 Elk Street	Martin A Mickle	434 Elk Street	Conversion of a Townhouse Single-Unit Dwelling, to a Townhouse Two-Unit Dwelling.
Town of Colonie	07-2602040807	T Mobile Wireless Antennas	T Mobile Northeast, LLC	711 Troy Schenectady Rd	The co-location of six new T- Mobile antennas on the rooftop of the existing building at 711 Troy Schenectady Road.
City of Albany	01-2602040809	7 Brew Crossgates Commons	Brew Team NY, LLC	161 Washington Avenue Ext	Demolition Review of existing restaurant in outlot of 161 Washington Ave Ext - Crossgates Commons to construct drive-through-only 7 Brew Coffee stand.
Town of Coeymans	05-2602040808	Finke Site Development	Finke Enterprises LLC	1569 US Route, 9W	Proposed amendment to the master plan to include three new buildings.

Town of New Scotland	13-2602040804	Flach Industries LLC	Flach Industries Inc.	1353 Feura Bush Road	Site Plan Review application proposing addition of United Rentals container storage on an existing construction yard.
Town of Colonie	07-2602040805	Two Family Dwelling	Victor A. Caponera Jr.	84 Island View Road	Proposal for the construction of a two-family dwelling replacing an existing residential structure in Single Family Residential (SFR) district.
City of Albany	01-2602040811	Dwelling at 41 Ten Broek St	Keith Cramer	41 Ten Broeck St	Proposed conversion of an existing vacant lot with a historic facade remaining in the historic district into a four-story, Dwelling, multi-unit building with basement. A use variance is requested to permit this use which does not meet the conditions for a conditional use permit in the R-T zoning district.
Village of Colonie	08-2602040812	Quickcheck Site Plan Review	Bohler Engineering/ Quickchek	1850 Central Ave	Demolition of existing Walgreen's and construction of 6730 sq.ft retail store with 8 fuel dispensers and 48 parking spaces. Area Variance was granted by the town.
Village of Colonie	08-2602040813	Otto Cadillac	Hershberg and Hershberg / Otto Cadillac	1769 Central Ave	Proposed +3200 sq.ft addition to existing Otto Cadillac sales and service facility including a front showroom and two bays at the rear of the existing building.
Town of Guilderland	10-2602040814	Senior Apartments at Carman Road-	Robert Abbatiello / RPA Properties	3400 Carman Rd	Proposal for the construction of 18-unit town style residential facility, independent living facility on 1.4 acres of land located in the Local Business (LB) district. Two site layouts are being proposed for the County Planning Board's consideration. Applicant also requests a variance to allow a 15-foot side setback, consistent with the base dimensional standards of the LB zone

Town of Colonie	07-2602040816	Retail Cannabis Dispensary	TRM Ventures LLC	404 Troy Schenectady Rd	Use Variance application seeking approval to convert an existing vacant office building into a licensed retail cannabis dispensary in a Single-Family Residential District.
City of Cohoes	06-2602040817	60 Remsen Street Development	Pinehills Properties	60 Remsen Street	Proposed construction of a 4 storey, mixed-use building consisting of 25-unit apartment complex with first floor commercial space.
Town of Colonie	07-2602040818	Learning Experience Daycare	The Benchmark Group	447 Albany Shaker Rd	Proposed construction of a single storey, 10,000 sq.ft Daycare center with a 5,000 sq.ft playground on a vacant lot at 447 Albany Shaker Road.
Town of Guilderland	10-2602040815	Dutch Mill Acres	Michael Fiacco	3633 Carman Rd	Proposal to rezone a 16.23-acre parcel from General Business to Planned Unit Development (PUD) to permit 107 townhouse and multifamily units and 24,000 square feet of commercial space.
Village of Menands	12-2602040819	93 Broadway R&D	YINCHAE Advanced Materials, LLC / Dr. Wusheng Yin	93 Broadway	Adaptive reuse of existing 36,588 +- sq.ft building for research and development, laboratories, light manufacturing, and associated office use. The applicant is proposing to establish a research and development facility with small scale (PILOT) electronics production.
City of Albany	01-2602040810	Multi-Unit Dwelling at Madison Place	Keith Cramer	4 Madison Place	Proposed development of a currently vacant lot, into a new three-story dwelling multi-unit building with a basement level, containing a total of eight dwelling units. A Use Variance is requested to permit this use which does not meet the conditions for a conditional use permit in the R-T zoning district.

5. Unfinished Business

6. New Business

7. Miscellaneous

8. Adjournment

