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COUNTY OF ALBANY
ALBANY COUNTY PLANNING BOARD
ECONOMIC DEVELOPMENT, CONSERVATION, & PLANNING
DEPARTMENT
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Albany County Planning Board | April 16th, 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 Albany	01-2604040844	Ordinance 5.31.26	Albany Common Council	N/A	Ordinance 5.31.26 aims to amend the Chapter 375 Unified Sustainable Development Ordinance (USDO) to adjust the affordable housing requirement and add exceptions to the affordable housing requirement.

Town of Berne	03-2604040837	Keppler Variance	Thomas Keppler	783 Woodstock Rd	Proposal to replace a trailer that was damaged by fire with a new trailer. Applicant seeks to extend the existing roof structure by approximately 8 feet to provide coverage over the new unit.
Town of Bethlehem	04-2604040841	Town of Bethlehem Zoning Law and Subdivision Update	Town of Bethlehem	N/A	Proposal to update the town of Bethlehem's Zoning Law and Subdivision Regulations to codify the policies and recommendations of 2022 Comprehensive plan to guide new development and redevelopment within the community as well as incorporate NYS Smart Growth Principles.
Town of Guilderland	10-2604040840	Mossal Shop Verizon Wireless	Cellco Partnership	ROW Adj to 215 Schoolhouse Rd	Proposal to install an unmanned wireless communication facility on a proposed replacement of wooden utility pole on Schoolhouse Road.
Town of Coeymans	05-2604040842	Wiedman Garage	Bobby Joe Weidman	57 Keir Rd	Proposal to build accessory structure (Garage) on vacant land consisting of an existing driveway.
City of Watervliet	17-2604040843	Rezoning, Zoning Map Amendment	City of Watervliet Council	329 and 330 Broadway 500 Broadway	Proposal to rezone the three (3) disturbed parcels from Two-Family Residential (R-2) into Multifamily (R-3) zoning district.
Town of Westerlo	18-2604040839	Duboy Variance - Site plan softcopy	Dustin Duboy, Elizabeth Duboy	170 St Rte 143	Area variance application seeking a 40 feet setback relief to construct a pool and deck.
Town of Westerlo	18-2604040846	Baker Variance	Joshua Baker	487 Cty Rte 1	Proposal seeking an area variance for a solar roofing project as roof is within 50' of the property lot line.
Town of Knox	11-2604040847	Broomhall Lot Line Adjustment	Daniel Broomhall, Kimberly Broomhall	108 Lewis Road	Proposal to merge a portion of Lot 1 (47.0-2-19.2) with Lot 2 (47.0-2-18.2) creating a new lot currently part of Lot 1 of approximately 64 acres.

Town of New Scotland	13-2604040850	Nye Solar	Peter Nye / Hudson Solar Solutions LLC	1926 Tarrytown Road	Proposal for the installation of 5.28 kW ground mounted solar array to the east of an existing garage.
Town of Guilderland	10-2604040851	Western Diner	Douglas Bojkovic	2019 Western Ave	Proposal to amend the site plan of Western Diner to reconfigure existing parking, landscaping and fencing.
Town of Colonie	07-2604040852	Pilates by Chelsea	The Caponera Law Firm (Pete Rossi)	71 Sand Creek Road	Proposal for the operation of health club in an existing 500 sq. ft garage as Pilates personal service area.
Village of Voorheesville	16-2604040853	Links and Diamonds	Links and Diamonds LLC	28 S Main St	Conversion of wooden showroom into a basketball training center with baseball, golf simulators and occasional outdoor training.
City of Watervliet	17-2604040835	Multifamily Redevelopment	Christian Luizzi	2313 Second Ave Watervliet	Proposal to demolish the existing two buildings and construct a multifamily building with 25 residential units with 40 parking space.
Town of Colonie	07-2604040836	Land Rover - Genesis Auto Dealership	McGovern Automobile Group	345-347 New Karner Road	Application seeking the demolition of three (3) existing buildings and constructing one (1) Genesis Auto Dealership and one (1) new Land Rover Auto Dealership by consolidating four parcels in an Industrial District.
Town of Colonie	07-2604040838	Titan Roofing Parking Lot	Titan Roofing/Tony Pazmino	30 Railroad Ave.	Proposal to realign parking to allow for 25 parking spaces while maintaining site green space. Approximately 357 sq. ft. of site disturbance.
Town of New Scotland	13-2604040845	New Leaf SUP	New Scotland Storage 3 LLC	37 Wormer Road, Town of New Scotland	Proposal to construct and operate one (1) 5mW Battery Energy Storage System
City of Albany	01-2604040848	SUP Conversion of Garage	Reginald Graham	221 Second Avenue	Conversion of garage space in an existing two-story mixed-use building into a restaurant.

Town of Colonie	07-2604040849	Mini Warehouse Subdivision	First Columbia LLC	1201 Troy Schenectady Road	The proposal involves constructing a mini warehouse/self-storage facility in a Commercial Office Residential (COR) zoning district. It also includes a subdivision that lacks required frontage, requiring an area variance.
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5. Unfinished Business

6. New Business

7. Miscellaneous

8. Adjournment

