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PLANNING BOARD
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GERALD ENGSTROM JR.,
AICP
CHAIRPERSON

ACPB Meeting Minutes – October 17, 2024

NOTE: The October 17, 2024 meeting of the ACPB was held in person at the Albany County DPW office in Voorheesville. The meeting was also available remotely via Microsoft Teams for the public to participate.

Board Members Present: Brian Crawford, Jeff LaFontaine, Ta-Sean Murdock and Kate Powers

Board Members Absent: Gerry Engstrom

Albany County Public Works Office: Gopika Muddappa, Senior Planner; Lynn Delaney ACPB Secretary, Zachary Smetana, Albany County Office of Management and Budget (via Teams); Christine Breton, Albany County Comptroller's Office and James Mearkle, Traffic Engineer.

Guests: None

Minutes: Lynn Delaney, Secretary

Call to Order: Brian Crawford called the meeting to order at 3:31pm.

Vote for Meeting Minutes:

May 16, 2024 - Due to the absence of Gerry Engstrom, the Board was unable to vote on the May 16, 2024 Meeting Minutes. It has been posted in DRAFT form on the ACPB webpage.

Ta-Sean Murdock made a motion to approve the June 20, 2024 Meeting Minutes. The motion was seconded by Jeff LaFontaine and was also approved Brian Crawford (Kate Powers was not in attendance at the June 20, 2024 meeting and therefore did not vote).

Kate Powers made a motion to approve the August 15, 2024 Meeting Minutes. The motion was seconded by Jeff LaFontaine and was also approved Brian Crawford (Ta-Sean Murdock was not in attendance at the August 15, 2024 meeting and therefore did not vote).

Ta-Sean Murdock made a motion to approve the September 19, 2024 Meeting Minutes. The motion was seconded by Jeff LaFontaine and was also approved Kate Powers (Brian Crawford was not in attendance at the September 19, 2024 meeting and therefore did not vote).

Ta-Sean Murdock made a motion to move all Referrals with a Staff Opinion of Defer to Local Consideration to the front of the agenda and to vote on them as a group. The motion was seconded by Jeff LaFontaine and was also approved by Brian Crawford and Kate Powers.

ACPB October 17th, 2024 Meeting Minutes (cont.)

Case #: **01-2410040561**
Project Name: **Additional Dwelling Unit - 151 Jay St**

Applicant: Kostandin Kacani
Project Location: 151 Jay Street
Municipality: City of Albany
Parcel Size: 0.03 acres
Zoning: R-T (Residential, Townhouse)
Tax Map Number: 76.24-6-81
Referring Agency: City of Albany Planning Board

Considerations: Conditional use permit for the conversion of the existing ±1,395 SF structure at the property from a two (2)-unit to a three (3)-unit townhouse.

Action Type: **Conditional Use Permit**

Juris. Determinant: Historic District
Potential Impacts: Center Square/Hudson-Park Historic District

Staff Notes: The applicant is seeking authorization of an additional dwelling unit at 151 Jay Street, which is a conditionally permitted use in the R-T zoning district via the Unified Sustainable Development Ordinance (USDO). The proposed alteration, renovations, and plans attached meet the requirements of the USDO. The property was originally constructed as a personal residence for the pastor/priest/caretaker of the contiguously adjoining church at 153 Jay St. This application seeks to add a third residential dwelling unit, as allowed via special use permit/conditional use permit, thereby going from two to three units with each unit occupying the majority of each floor area, except the necessary stairwell. Egress is provided for via an exterior rear egress stairwell. No modifications are proposed for the exterior of the property

Staff Opinion: Defer to local consideration
1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

Case #: 01-2410040562
Project Name: **Additional Dwelling Unit - 153 Jay St**

Applicant: Kostandin Kacani
Project Location: 153 Jay Street
Municipality: City of Albany
Parcel Size: 0.06 acres
Zoning: R-T (Residential, Townhouse)
Tax Map Number: 76.24-6-82
Referring Agency: City of Albany Planning Board

Considerations: Conditional use permit for adaptive reuse of the existing ±2,516 SF structure at the property to a ±6,233 SF multi-unit dwelling with three (3) dwelling units.

Action Type: **Conditional Use Permit**

Juris. Determinant: Historic District
Potential Impacts: Center Square/Hudson-Park Historic District

Staff Notes: The applicant seeks to convert the existing structure at 153 Jay Street, originally constructed for non-residential use, into a multi-unit dwelling (three units). Ingress and egress for these dwelling units will be provided for by interior stairwells. No modifications are proposed for the exterior of the property, with the exception of the replacement of broken windows or doors with historically accurate and permitted replacements. All three floor plates would be completely above-grade. 153 Jay Street was originally constructed as a church, contiguously adjoining the pastor's residence at 151 Jay St.

Staff Opinion: Defer to local consideration
1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

Case #:	<u>01-2410040566</u>
Project Name:	DePaula Ford Renovations
Applicant:	Nicholas Lobosco, CT Male Associates; Susan DePaula, Ask Realty II, LLC
Project Location:	815 Central Avenue
Municipality:	City of Albany
Parcel Size:	7.2 acres
Zoning:	MU-CH (Mixed-Use, Community Highway)
Tax Map Number:	53.83-1-7
Referring Agency:	City of Albany Planning Board
Considerations:	Site plan review for the expansion of the existing use to include an additional 2,856 SF of Light Vehicle Sales or Rental, and Light Vehicle Servicing space, including landscaping and parking lot improvements.
Action Type:	Site Plan Review
Juris. Determinant:	State Route
Potential Impacts:	5 Central Avenue
Staff Notes:	Project applicant proposes to expand the existing Ford Dealership building from 54,314 sf to 57,170 sf. Other improvements include landscape and parking lot re-striping. The site currently has the existing Ford Dealership building, with existing light vehicle sales or rental / light vehicle serving. Other car sales/services, & commercial surround the overall property. The site is currently fully developed with existing areas for customer parking, utilities and light poles. The majority of the area is being used for vehicle staging, sales and service. No new services are proposed as part of this proposal. In an effort to help enhance the experience for the customers and bring some green islands into the site, 1400 SF green island around the expansion and customer parking area is proposed. Less than one acre of land disturbance is expected during the expansion as per the Short Environmental Assessment Form (SEAF).
Staff Opinion:	Defer to local consideration 1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

Case #:	<u>01-2410040570</u>
Project Name:	National Grid North Albany Service Center Fleet Building Addition
Applicant:	National Grid; Lynn Kozak - Nelson Associates Architectural Engineering
Project Location:	1125 Broadway
Municipality:	City of Albany
Parcel Size:	23.859 acres
Zoning:	MU-FW (Mixed-Use, Form-Based Warehouse District)
Tax Map Number:	65.12-4-1
Referring Agency:	City of Albany Planning Board
Considerations:	Site plan review for the construction of a ±2,385 SF addition to the existing fleet maintenance building for the use of Public Utility or Service provided by National Grid North Albany Service Center.
Action Type:	Site Plan Review
Juris. Determinant:	State Road
Potential Impacts:	Interstate Highway 90, FEMA Floodzone
Staff Notes:	The applicant proposes an addition of 2,385 square feet to the existing Fleet Maintenance Building at the National Grid North Albany Service Center. The addition will be for servicing incoming oversized tracked vehicles, which are too large to fit inside the existing structure. Less than one acre of land disturbance is expected during the proposed action as per the Short Environmental Assessment Form (SEAF). Partial site demolition plan includes removal of existing bollards and parking striping.
Staff Opinion:	Defer to local consideration 1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

Case #: 01-2410040573
Project Name: **Premiere Transportation Expansion**

Applicant: Premiere Transportation
Project Location: 452, 454, 456 N. Pearl Street
Municipality: City of Albany
Parcel Size: 4.2 acres
Zoning: MU-FW (Mixed-Use, Form-Based Warehouse District)
Tax Map Number: 65.12-4-31
Referring Agency: City of Albany Planning Board

Considerations: Site plan review and conditional use permit to allow for use of dispatch service, incidental partial demolition ($\pm 5,680$ SF) of the rear of 454 N. Pearl Street to accommodate a drive lane with $\pm 17,600$ SF interior rehabilitation and minor exterior modification and no new construction proposed.

Action Type: **Site Plan Review, Conditional Use Permit**

Juris. Determinant: State Route
Potential Impacts: 32 N Pearl Street

Staff Notes: The applicant seeks to establish an improved one-way vehicular pathway across three (3) adjacent properties. Utilizing the existing driveway and garage at 456 N. Pearl St. as the entrance, the applicant's proposed vehicle pathway will continue across the rear portion of 454 N. Pearl St. Minimal tree clearing and the removal of existing fencing. To install the new vehicle corridor, the principal structure on 454 N. Pearl St. will have its rear portion partially demolished to allow vehicular travel across the parcels. Approximately $5,680 \pm$ SF of the rear of the principal structure will be demolished. A drainage swale and catch basin are proposed to run along the new vehicle corridor on 454 N. Pearl St. to allow stormwater to drain towards existing stormwater structures. In total, the projected limit of disturbance area for the project is approximately $0.22 \pm$ acres.

Staff Opinion: Defer to local consideration
1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

Advisory Note: 1. The Town should ensure that a demolition review is provided by the applicant for the proposed partial demolition to ensure no hazardous materials are present on site.

Case #:	<u>01-2410040576</u>
Project Name:	Trinity Alliance Capital Project
Applicant:	Trinity Alliance Capital Region, Inc.; Edwin Anker - Phiney Design Group
Project Location:	31 15 Trinity Place,
Municipality:	City of Albany
Parcel Size:	0.19 acres
Zoning:	Residential, Townhouse (and Mixed-Use, Neighborhood Edge)
Tax Map Number:	76.49-3-44, 76.49-3-43
Referring Agency:	City of Albany Planning Board
Considerations:	Zoning map amendment for 31 Trinity Place, from R-T (Residential, Townhouse) to MU-NE (Mixed-Use, Neighborhood Edge), to facilitate the expansion of the existing Trinity Alliance facility located at 15 Trinity Place and zoned as MU-NE.
Action Type:	Rezoning
Juris. Determinant:	Historic District, State Route
Potential Impacts:	Mansion Historic District, 20 Madison Avenue
Staff Notes:	The proposed is the rezoning of parcel 31 Trinity Place from R-T (Residential, Townhouse) to MU-NE (Mixed-Use, Neighborhood Edge) to correspond to 13 Trinity Place. Future construction of a 12,000 SF two-story building to expand existing community center at 31 Trinity place and interior rehabilitation of existing structure at 13 and 15 Trinity Place.
Staff Opinion:	Defer to local consideration 1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

Case #: 01-2410040577
Project Name: **The Gallery on Holland - Demolition Review**

Applicant: William Hoblock
Project Location: 17 Holland Avenue
Municipality: City of Albany
Parcel Size: 0.09 acres
Zoning: MU-CU (Mixed-Use, Community Urban)
Tax Map Number: 76.47-1-22
Referring Agency: City of Albany Planning Board

Considerations: Demolition review for ±1,352 SF Dwelling, Two-Unit Detached structure.

Action Type: **Demolition Review**

Juris. Determinant: State Route
Potential Impacts: 9W Delaware Avenue

Staff Notes: The Applicant proposes to demolish the existing building at 17 Holland Avenue and construct additional parking for the multi-family building at 25 Holland Avenue. The demolition debris diversion plan includes removal of all accessible metal beams, metal piping, ductwork, and other metal items and remove to demolition contractor's yard for salvage. Estimated 15% of demolition debris volume. The contractor will demolish all concrete and masonry walls and crush it in the demolition contractor's yard for sale as fill material. Estimated 23% of demolition debris volume. Balance of material will be removed and disposed of at a construction debris landfill.

Staff Opinion: Defer to local consideration
1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

Case #: 03-2410040575
Project Name: Robison-Smith Lot Line Adjustment

Applicant: Rodney L Robison & Lorie K Robison
Project Location: 220 Willsie Road, East Berne
Municipality: Town of Berne
Parcel Size: 34.5 acres
Zoning: RAF - Residence/Agriculture/Forestry
Tax Map Number: 102.-2-13
Referring Agency: Town of Berne Planning Board

Considerations: Lot line adjustment to transfer 13.73 acres of land from the parcel at Willsie Road with 24.50 acres to the parcel at 220 Willsie Road with 10 acres.

Action Type: Lot Line Adjustment

Juris. Determinant: County Road, Agricultural District
Potential Impacts: CR 3 Willsie Road

Staff Notes: The proposed is a lot line adjustment where approximately 13.73 acres is proposed to be transferred from the parcel at Willsie Road to the parcel at 220 Willsie Road. The lots will be approximately 10.8 acres and 23.73 acres respectively. No land disturbance is anticipated as per the Short Environmental Assessment Form (SEAF).

Staff Opinion: Defer to local consideration
1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

Case #: 04-2410040563
Project Name: Advantage Tree Service Site Plan Amendment

Applicant: Advantage Tree Service LLC
Project Location: 772 Delaware Ave
Municipality: Town of Bethlehem
Parcel Size: 3.3 acres
Zoning: Rural Hamlet
Tax Map Number: 96.00-1-12
Referring Agency: Town of Bethlehem Planning Board

Considerations: Site plan review for the proposed 26'x70' building addition on the east side of the existing 5,320 sq. ft. metal frame building, relocation of four customer parking spaces, and reconfigure previously approved outdoor storage and parking locations to reflect current business operations.

Action Type: Site Plan Review

Juris. Determinant: State Route
Potential Impacts: 443 Delaware Ave, NWI Wetlands

Staff Notes: The applicant proposes to build a 2-story addition measuring 26'x70' on the east side of the existing building, the finished exterior of the building will be the same as the current building. There will be four parking spaces in front of the new offices to welcome any customers who may stop in. The interior of the addition will have a front reception area where the customer service staff will be housed, meeting space for training and on-boarding new staff, kitchen and bathroom facilities for staff. The remainder of the downstairs space will be used as additional garage space for servicing vehicles and equipment. The second story of the addition will be an open concept office space for the management team, the space will be divided with half walls to provide some space separation but allowing open communication for all. parking for the staff will remain in the back and east side of the building. Less than one acre of land disturbance is anticipated as per the Short Environmental Assessment Form (SEAF). The proposed addition will connect to existing water and wastewater utility connections as per the SEAF.

Staff Opinion: Defer to local consideration
1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

Case #: 07-2410040568
Project Name: **Lands of Mughal**

Applicant: 518 Homesales LLC
Project Location: 6 Edgewater Court
Municipality: Town of Colonie
Parcel Size: 1.1 acres
Zoning: SFR — Single Family Residential District
Tax Map Number: 32.3-2-6.22
Referring Agency: Town of Colonie Planning Board

Considerations: Two-lot minor subdivision of the existing 1.1 acre residential lot.

Action Type: **Subdivision Review**

Juris. Determinant: State Route
Potential Impacts: 155 Watervliet Shaker Road

Staff Notes: Two-lot minor subdivision of the property is proposed where Lot 1 will consist of 0.49 acres and Lot 2 will consist of 0.637 acres. The site currently has a single family residence. This site is surrounded by residential uses and the Watervliet Water Works building. Sewer and water services for Lot 1 are in place from Edgewater Court and will not be changed. Sewer service for Lot 2 will be via existing municipal utilities within Edgewater Court. Water service for Lot 2 will tie into the existing service stub coming from Watervliet Shaker Road. Less than one acre of land disturbance is expected during the subdivision as per the Short Environmental Assessment Form (SEAF).

Staff Opinion: Defer to local consideration
1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

Case #: 07-2410040572
Project Name: Philips Medical Generator Pad

Applicant: Philips Medical Generator Pad
Project Location: 450 Old Niskayuna Road
Municipality: Town of Colonie
Parcel Size: 26.8 acres
Zoning: ABA — Airport Business Area District
Tax Map Number: 18.-3-24.2
Referring Agency: Town of Colonie Planning Board

Considerations: Site plan review for the construction of concrete pad for the motor generator set equipment used in manufacturing the MRI equipment.

Action Type: Site Plan Review

Juris. Determinant: Airport
Potential Impacts: Albany International Airport

Staff Notes: The applicant proposes the addition of a motor generator pad. These proposed improvements are to provide the necessary areas to complement the operations conducted at the site during the manufacturing of MRI equipment. The project site is currently occupied by two building that house the offices and manufacturing facilities of Philips Medical Systems MR Inc. This application (07-2311040385) was previously reviewed by Albany County Planning Board in November 2023 for site plan review for the construction of concrete pad for the dust collection equipment. The ACPB determination was, 'Defer to local consideration
1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.'

Staff Opinion: Defer to local consideration
1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

Case #: 07-2410040574
Project Name: Riverhill Center Subdivision

Applicant: FCA Group/ Christopher Bette
Project Location: 1201 & 1207 Troy Schenectady Road
Municipality: Town of Colonie
Parcel Size: 16.99 acres
Zoning: COR - Commercial Office Residential
Tax Map Number: 8.3-1-23.1, 8.3-1-23.2
Referring Agency: Town of Colonie Planning Board

Considerations: Minor subdivision of property located at 1201 Troy Schenectady Road and lot line adjustment of property located at 1207 Troy Schenectady Road.

Action Type: Subdivision Review

Juris. Determinant: Municipal Boundary, State Route
Potential Impacts: 7 Troy Schenectady Road, Intermunicipal Boundaries of Town of Colonie and Schenectady County.

Staff Notes: The proposed minor two-lot subdivision will provide Building 1203 to be situated on a 9 acres parcel and Building 1201 and 1205 to be situated on a 6 acres parcel. Adjustment to the 1207 Troy Schenectady Road lot lines is proposed to provide the above proposed parcels the required minimum frontage along Troy Schenectady Road. No changes to the existing building are necessary. The proposed subdivision and lot line adjustment will allow FCA Group the opportunity to backfill the vacancies at the property created by the NYSIF's cancellation. No land disturbance is anticipated as per the Short Environmental Assessment Form (SEAF).

Staff Opinion: Defer to local consideration
1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

Case #:	<u>13-2410040569</u>
Project Name:	Mountain View Estates Solar
Applicant:	Kasselman Solar , LLC
Project Location:	13 Mountain View Estate Road
Municipality:	Town of New Scotland
Parcel Size:	33.4 acres
Zoning:	RH-Residential Hamlet
Tax Map Number:	83.-1-11.11
Referring Agency:	Town of New Scotland Planning Board
Considerations:	Site plan review for the installation of 16.80 KW ground-mounted solar array for on-site use on 33.40 acres.
Action Type:	Site Plan Review
Juris. Determinant:	State Route, Agricultural District
Potential Impacts:	85 New Scotland Road
Staff Notes:	The applicant proposes to install a 16.80 KW ground-mounted solar array for the purpose of on-site consumption. The property is zoned for Single Family Residence and no other changes are proposed. Less than one acre of land disturbance is expected during the installation as per the Short Environmental Assessment Form (SEAF). Small scale ground-mounted solar systems on lots greater than 3 acres are permitted in the zone with site plan review pursuant to Article V Section 190-58 of the Town of New Scotland's Zoning Law.
Staff Opinion:	Defer to local consideration 1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

Case #: 13-2410040578
Project Name: **Special Use Permit for Farming Activity**

Applicant: Rehana Akhtar
Project Location: 189 Spore Road, Slingerlands
Municipality: Town of New Scotland
Parcel Size: 2.83 acres
Zoning: RA-Residential Agricultural
Tax Map Number: 95.-2-11.40
Referring Agency: Town of New Scotland Planning Board

Considerations: Special use permit to construct a 40'x60' barn, driveway and fencing to house up to 25 chickens and 5-10 goats.

Action Type: **Special Use Permit**

Juris. Determinant: Agricultural District
Potential Impacts: Agricultural District

Staff Notes: The applicant proposes to construct a 40'x 60' barn, driveway and fencing to house up to 25 chickens and up to 5 to 10 goats. The applicant will use the produce such as eggs and goat milk for personal use only. The parcel is currently vacant and has an existing well. The applicant will also install electrical service to the property.

Staff Opinion: Defer to local consideration
1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

Case #: 18-2410040567

Project Name: **Giannico Solar Array**

Applicant: Patrick Giannico

Project Location: 58 County Route 2

Municipality: Town of Westerlo

Parcel Size: 39.41 acres

Zoning: RD/A - Rural Development/Agricultural

Tax Map Number: 115.-2-2

Referring Agency: Town of Westerlo Planning/Zoning Board of Appeals

Considerations: Area variance and special use permit for the proposed installation of 24.6kw oversize ground mounted solar array.

Action Type: **Area Variance, Special Use Permit**

Juris. Determinant: County Road, Agricultural District

Potential Impacts: CR 2 Cole Hill Road

Staff Notes: The applicant is requesting relief of 2 feet from the required 12-foot maximum height above ground level for ground based solar arrays as per Local Law 4 of 2021. The proposed installation is a 24.6 KW ground mounted solar array. An area variance is needed since the proposed arrays will be approximately 12 foot above ground level. Less than one acre of land disturbance is expected during the installation as per the Short Environmental Assessment Form (SEAF). A special use permit is also required for the proposed installation in addition to the area variance.

Staff Opinion: Defer to local consideration
1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

Advisory Note: 1. The Town Zoning Board should consider the precedent setting nature of allowing significant area variances to the town code for solar installations.

Case #: 16-2410040580

Project Name: **Building Construction and RV Storage**

Applicant: Shane Gonyea/ JC Pops Industrial Park LLC

Project Location: Countryside Lane

Municipality: Village of Voorheesville

Parcel Size: 5.69 acres

Zoning: Industrial

Tax Map Number: 61.18-3-3.1

Referring Agency: Village of Voorheesville Planning Board

Considerations: Site plan review for construction of 6000 SF building addition. Special use permit and site plan review for the commercial storage of recreational vehicles.

Action Type: **Site Plan Review, Special Use Permit**

Juris. Determinant: County Road, Municipal Boundary

Potential Impacts: CR 208 School Road, Intermunicipal Boundaries of Village of Voorheesville and Town of New Scotland

Staff Notes: The applicant proposes to construct a building addition of 6000 SF for indoor recreation and sports practice. The applicant also proposed to use the parcel for commercial outdoor storage of recreational vehicles. Less than one acre of land disturbance is expected during the proposed action as per the Short Environmental Assessment Form (SEAF).

Staff Opinion: Defer to local consideration
1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

Ta-Sean Murdock made a motion to accept the Staff Opinion for Case # 01-2410040561, 01-2410040562, 01-2410040566, 01-2410040570, 01-2410040573, 01-2410040576, 01-2410040577, 03-2410040575, 04-2410040563, 07-2410040568, 07-2410040572, 07-2410040574, 13-2410040569, 13-24010040578, 18-24010040567 & 16-2410040580. The motion was seconded by Jeff LaFontaine and was also approved by Brian Crawford and Kate Powers.

Case #: 07-2410040564
Project Name: Casale Subdivision

Applicant: Casale New Karner Road LLC/ Tony Casale
Project Location: 340 New Karner Road
Municipality: Town of Colonie
Parcel Size: 3.87 acres
Zoning: Industrial
Tax Map Number: 29.3-1-25.1
Referring Agency: Town of Colonie Planning Board

Considerations: Two-lot subdivision of 3.87 acres to create 1.83 acres and 2.04 acres to allow development of three-story 91,200 SF self storage facility with parking, water, sewer, stormwater management area, lighting and landscape.

Action Type: Subdivision Review

Juris. Determinant: County Road, Municipal Boundary
Potential Impacts: CR New Karner Road, Intermunicipal Boundaries of Town of Colonie and Village of Colonie, NYS DEC Regulated Freshwater Wetlands

Staff Notes: The owner is proposing to subdivide the existing 3.87± acre parcel into two (2) lots; Lot 1 will be 79,71± (1.83 AC) and contain the existing Casale Rent-All, and Lot 2 (to be known as 344 New Karner Road) will be 88,881± SF (2.04 AC) and will contain the proposed self-storage facility. The self-storage facility will be a three-story (40'± height) building with a 30,400± SF footprint and 91,200± SF of gross floor area. The structure will be metal framed, with painted metal siding and brick veneer cladding. The brick veneer cladding is now proposed to frame the center of the building from the base to the roof, and the parapets at the front corners of the building now include decorative cornices. These changes were made to improve the building's aesthetics after discussions with the Town's Planning Board and Planning Department. All of the proposed self-storage units will be indoors and climate controlled. There are 24 existing parking spaces to accommodate the Casale Rent-All and 14 spaces are proposed to accommodate the new self-storage facility. Access to the site would be from Casale Rent-All's northernmost existing curb cut on New Karner Road (via ingress/egress easement), and a new curb cut proposed to exclusively serve the new self-storage building. The new curb cut will be required to facilitate occasional access by tractor-trailer type moving trucks. A total of 38 parking spaces will be provided within the property for both customers and employees. An existing

grinder pump currently serves the Casale Rent-All facility, and a new grinder pump will be installed for the proposed self-storage building. Approximately 2± acres will be disturbed by this project as per the Short Environmental Assessment Form (SEAF). The project will be built in single phase. Starting with temporary erosion control facilities clearing and grading, building construction, utility installation, paving, and landscaping.

Staff Opinion:

Modify local approval to include

1. A Notice of Intent filed with the New York State Department of Environmental Conservation affirming that a Stormwater Pollution Prevention Plan has been prepared and is being implemented, or submission of a Stormwater Pollution Prevention Plan (SWPPP) that is consistent with the requirements included in the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges (GP-0-24-001, effective January 3, 2024) for construction activities that disturb more than one acre of land should be required prior to final approval.
2. A highway work permit from the Albany County Department of Public Works for driveway construction, drainage and public utility connections within the county right of way is required.

Ta-Sean Murdock made a motion to accept the Staff Opinion for Case #07-2410040564. The motion was seconded by Kate Powers and was also approved by Jeff LaFontaine and Brian Crawford.

Case #: 07-2410040571
Project Name: Performance Industrials

Applicant: Caponera Law Firm
Project Location: 11 Van Rensselaer Road
Municipality: Town of Colonie
Parcel Size: 0.46 acres
Zoning: NCOR — Neighborhood Commercial Office Residential District
Tax Map Number: 54.3-1-20
Referring Agency: Town of Colonie Planning Board

Considerations: Site plan review for clearing of trees on site, install new asphalt pavement, and other minor site modifications.

Action Type: **Site Plan Review**

Juris. Determinant: Municipal Boundary
Potential Impacts: Intermunicipal Boundaries of Town of Colonie and City of Albany

Staff Notes: The applicant intends on using the property for commercial uses including an office, warehouse to store its equipment and materials and parking of commercial vehicles overnight. The prior use for many years was an armored car commercial use including storage and outside parking of commercial vehicles overnight. The site consists of an existing building. The proposed minor site plan modifications include installation of new asphalt pavement, stormwater management area, and access via booth lane.

Staff Opinion: Modify local approval to include
Notification of the application should be sent to the City of Albany, including all required notices pursuant to GML §239-nn.

Jeff LaFontaine made a motion to accept the Staff Opinion for Case #07-2410040571. The motion was seconded by Kate Powers and was also approved by Ta-Sean Murdock and Brian Crawford.

Case #: **13-2410040579**
Project Name: **Special Use Permit for New Scotland III Solar**

Applicant: New Scotland III PV, LLC
Project Location: 2373 New Scotland Road, Slingerlands
Municipality: Town of New Scotland
Parcel Size: 50.61 acres
Zoning: RA-Residential Agricultural
Tax Map Number: 83.-3-1.1
Referring Agency: Town of New Scotland Planning Board

Considerations: Special use permit to allow for a 4.55 MW large scale facility to be sited on 18.96 acres of the 50.61 acre parcel.

Action Type: **Special Use Permit**

Juris. Determinant:

State Route

Potential Impacts:

85 New Scotland Road, NWI Wetlands

Staff Notes:

The applicant, New Scotland III PV, LLC, is proposing to construct a 4,550-kW solar photovoltaic (PV) array system on 18.96-acre portion of the 50.61-acre parcel located at 2373 New Scotland Road in the Town of New Scotland, Albany County, New York, tax parcel ID: 83.00-3-1.1, as depicted on the site plan drawing provided with this application. The Project will consist of a ground-mounted solar system, which will be constructed via driving posts into the ground at depths appropriate for frost conditions along the proposed array. To this, single-axis panel racks shall be mounted. The system is proposed to consist of 9,568 solar PV modules and 15 inverters, connected by one transformer. The solar facility will operate as an energy generating facility, as prescribed by the requirements of the New York State Independent System Operation. The purpose of this Project is to provide clean energy to the existing electrical grid. The Project will be accessed by a driveway off of New Scotland Road. A total of 18.96 acres of land is to be disturbed per the Full Environmental Assessment Form (FEAF). The Project will be accessed off New Scotland Road via a permeable access road. A wetland is present in this location along New Scotland Road, therefore ground mounted concrete pads would permanently impact the wetland. The perimeter fencing around the Project will be a high tensile fixed knot fence (square pattern fencing instead of typical chain link). No lighting is proposed. Post-construction maintenance will be minimal and performed by private contractors per the operation and maintenance plan. The procedures for decommissioning as per the Decommissioning Plan will include the following:

- The creation of temporary work areas. To provide sufficient area for the laydown of the disassembled panels and racking and loading onto trucks, gravel will be placed on a clear, level area that is accessible.
 - Equipment will include, at a minimum:
 - o The use of cranes to remove the panels, racking, inverters, and transformers.
 - o The use of trucks for removal of panels, racking, inverters, and transformers.
 - Driveways will be removed unless the property owner wants them left in place. The gravel will be removed and replaced with clean soil for reuse by the landowner for agricultural or other purposes.
- Erosion and sediment control measures, similar to those used during construction will be implemented and maintained by the trained contractor. A Stormwater Pollution Prevention Plan (SWPPP) has been submitted with the application packet

Staff Opinion:

Modify local approval to include

1. Any wetlands disturbance will require notification to and review by the U.S. Army Corps of Engineers for permits under Section 404 of the Clean Water Act.
2. Review and permits by New York State Department of Transportation for commercial property development plans involving new or modified access to a state highway, or involve any change of use or expansion of an existing development on a state highway should be required.

Advisory Note:

1. The town should consider if any landscaping or preservation of existing natural screening should remain to buffer adjacent residential property.
2. The Applicant should consider 15" culvert or larger instead of the proposed 12" culvert to avoid clogging and flooding.

Brian Crawford mentioned that though the studies submitted by the applicant indicate that a 12" culvert pipe is sufficient, having worked as an engineer for DPW, he believes that the proposed 12" Culvert Pipe has potential for clogging and wishes they would consider a larger pipe. Lynn Delaney, Board Secretary asked if Brian wanted that comment added as an official Advisory Note. Brian initially stated that no, but after more discussion, Ta-Sean Murdock said he would feel more comfortable if we did put that comment in as an Advisory Note and the rest of the Board members agreed.

With the Advisory Note added, Ta-Sean Murdock made a motion to accept the Staff Opinion for Case #13-2410040579. The motion was seconded by Jeff LaFontaine and was also approved by Kate Powers and Brian Crawford.

Unfinished Business:

- a. Gopika stated that we are still awaiting signatures for the Non-Referral items specific to the Town of Colonie so those have not taken effect yet.
- b. The CDRPC Planning and Zoning training will be held tomorrow, 10/18/24 at HVCC. Both Lynn and Brian will be attending.
- c. Reminder to all Board Members to submit training information to Gopika as soon as possible.

New Business:

- a. The next meeting of the Albany County Planning Board will be on Thursday, November 21, 2024. The deadline for municipalities to submit cases for review is at 3:30pm on Tuesday, November 12, 2024 (due to the Veterans Day Holiday on Monday, November 11, 2024).
- b. The December meeting will be on December 19, 2024 which is the week prior to the Christmas holiday. Board members are asked to please check their travel plans and let Lynn or Gopika know as soon as possibly if they will have a conflict for either the November or December meeting dates.

Adjourn: Kate Powers made a motion to adjourn at 4:01pm.