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PLANNING BOARD
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Albany County Planning Board | February 20th, 2025 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	01-2502040630	Ordinance 65.111.24	Albany County Council	City of Albany	Amendment of zoning ordinance Chapter 375 of the code of the City of Albany in relation to requirements for signs.
City of Albany	01-2502040631	230 Myrtle Ave Garden Level Unit	13 Leaves LLC C/O Kostadin Kacani	230 Myrtle Avenue	Special use permit for the conversion of the existing ±1,043 SF structure at the property from a two (2)-unit to a three (3)-unit townhouse.

City of Albany	01-2502040632	232 Myrtle Ave Garden Level Unit	13 Leaves LLC C/O Kostadin Kacani	232 Myrtle Avenue	Special use permit for the conversion of the existing ±894 SF structure at the property from a one (1)-unit to a three (3)-unit townhouse.
City of Albany	01-2502040633	KIPP Middle School	KIPP Capital Region	596 Manning Boulevard	Site plan review for the expansion of the surface parking lot containing 35 new off-street parking spaces and circulation improvements, located at the existing KIPP Middle School, along with a connection to the Tivoli Preserve
City of Watervliet	17-2502040634	Cannon Properties	Steven Quick	422 & 424 5th Avenue	Area variance to build a two-family home on both the vacant parcels.
Town of Berne	03-2502040635	Baum-Hendricks Variance	Jerome Baum & Kathleen Hendricks	783 Woodstock Road	Area variance for the proposed deck, shed and metal roof over trailer.
Town of Berne	03-2502040661	Berne PV, LLC Tier 3 Solar Application	Berne PV, LLC	28 Jansen Lane	Site plan review and special use permit to develop a new Distribution Generation Solar Photovoltaic generation facility. Area variances are required for the setback from the southern parcel boundary and wetland boundaries.
Town of Bethlehem	04-2502040636	Glenmont Shopping Plaza	Benderson Development Company, LLC	376 & 388/392 Feura Bush Road, Glenmont	Site plan amendment for the proposed 6,240 SF addition, partial demolition of 18,176 SF and conversion of 14,779 SF space to a grocery store.
Town of Bethlehem	04-2502040663	Wooster Land Division	Charles Wooster	53 Wheeler Road, Glenmont	Land division of the existing parcel to create a +/- 1.9 acre parcel suitable for a single family dwelling.
Town of Colonie	07-2502040637	Afrim's Complex Addition	Afrim Nezaj/Afrim's Sports Inc	969 Watervliet Shaker Road	Site plan review for the proposed construction of 8,800 SF steel-framed building and 1,730 SF connector building to provide access to and from the existing clubhouse.

Town of Colonie	07-2502040638	American Tower Generator	American Tower Corp.	968 Albany Shaker Road	Site plan review to install a backup 80 KW diesel generator within the existing wireless telecommunications tower existing in the property.
Town of Colonie	07-2502040639	Amendment to Chapter 190 of the Code of the Town of Colonie	Town of Colonie	Town-wide	Amendment to Chapter 190 of the Code of the Town of Colonie specifically regarding definitions and use standards.
Town of Colonie	07-2502040640	Office to Apartments Renovations	Whitman Holdings LLC	435 New Karner Road	Area variance for the proposed renovations of the existing 41,475 SF two-story office building into mixed use building.
Town of Guilderland	10-2502040641	Local Law No. 1 of 2025- Moratorium on Certain Residential Development	Town of Guilderland	Town of Guilderland	Local Law to impose a four-month moratorium on certain residential development consisting of: (1) subdivisions involving 5 or more single-family lots; (2) multiple-family developments of 25 or more dwelling units; and (3) assisted living, independent living and nursing home developments consisting of 50 or more dwelling units.
Town of Guilderland	10-2502040642	McKownville Fire Variance	McKnownville Fire District	1250 Western Avenue	Area variance for side setback relief from Brookwood Avenue for new fire station.
Town of New Scotland	13-2502040643	Lands of Lezatte	Charle Hite Surveyors	56 Plank Road	Subdivide the existing 18.23 acres into Lot 1 with 12.63 acres and Lot 2 with 5.87 acres.
Town of Westerlo	18-2502040644	Kiernan Subdivision	Owen Kiernan	186 County Rte 411	Subdivision of the parcel into Lot A with 52.23 acres and Lot B with 100.41 acres.

Village of Voorheesville	16-2502040645	Hannaford Freezer Expansion	Hannaford Supermarkets	5 Maple Road	Site plan review for the expansion of the existing building to accommodate new freezer space and the placement of a 15'x35' enclosed mechanical pod in the rear.
City of Albany	01-2502040646	4-Story Mixed-Use Building	Regan Development Corporation	130 Ontario Street	Site plan review for the construction of a 4-story mixed-use building to accommodate 76 dwelling units, with combined +/- 11,900 SF of day-care center and community center space on the first floor and an accompany 52 off-street parking spaces.
City of Albany	01-2502040647	Proposed Pad Sites	CP 900 Central LLC/ Crosspoint Associates	900 Central Avenue	Site plan review for the proposed two pad-sites within an under-utilized area of the parking lot. One use is a proposed coffee shop drive-thru and the other a quick-serve restaurant with drive-thru pickup window.
Town of Bethlehem	04-2502040648	Luizzi Companies	Luizzi Companies- Chuck Pafundi	196 Maple Avenue/SR396, Selkirk	Site plan review for redevelopment of an existing property into two new buildings. Existing buildings that remain will be improved with new siding and roofs.
Town of Colonie	07-2502040649	Asia Food Market	Ren Garden Group, Inc	1130 Central Avenue	Site plan review for the proposed construction of new business hub which consists of proposed 31,200 SF Asia Food Market building with an attached 5,000 SF warehouse, a 10,800 SF retail building, and a 12,100 SF warehouse with an attached 2,400 SF office.
Town of Colonie	07-2502040650	Casella Waste Management Fuel Tank Replacement	Michaels Stehman & David Glover	136 Sicker Road	Site plan review to replace the Underground Storage Tank (UST) with small Above Storage Tank (AST) for fueling of hauling trucks and vehicles.

Town of Colonie	07-2502040651	Chick-Fil-A	Chick-Fil-A	579 Troy Schenectady Road	Site plan review for the redevelopment of former Brick House Restaurant to 5,000 SF quick serve restaurant with drive through, onsite parking, a stormwater management system, utilities, landscaping, and other associated appurtenances.
Town of Colonie	07-2502040652	Kuma Ani Restaurant	Ye Li	567 Watervliet Shaker Road	Site plan review construction of approximately 2,000 SF Ramen Noodle restaurant and bubble tea store.
Town of Colonie	07-2502040653	Lands of Gulfshore Futures, LLC	Gulfshore Future LLC	219 Menands Road	Subdivision of the parcel with existing dwelling and a garage into two lots for a new dwelling.
Town of Colonie	07-2502040654	Lincoln Avenue Development LLC, Phase 1B	Lincoln Avenue Development LLC	851, 855-861 First Street	Subdivision the properties and construction of a 60,000 SF single floor warehouse/office building within existing industrial/office park development.
Town of Colonie	07-2502040655	Stewart's Shop	Stewart's Shop Corp.	1024 Watervliet Shaker Road, 140 Vly Road	Site plan review for the construction of new 4,500 square foot convenience store with self-service gasoline filling.
Town of Colonie	07-2502040656	Mini Mart	Osborne Ventures LLC	465 Albany Shaker Road	Special use permit for the proposed construction of a 6,730 SF minimart with a fuel canopy and eight multi-pump dispensers.
Town of Colonie	07-2502040662	Quick Check Mini-Mart	Broad & Thomas Partners, LLC	681 Albany Shaker Road	Site plan review to operate the leased 2.29 acres of the parcel as a Mini Mart with a gasoline fueling canopy.
Town of Guilderland	10-2502040657	Commercial Buildings	Floccuzio Construction, LLC	634 Route 146	Special use permit for the construction of four commercial buildings totaling 42,500 SF and associated parking, stormwater practices and utilities.

Town of New Scotland	13-2502040658	Lands of Bolduc and Murray	Cindi Elliot	49 Clipp Road & 50 Rock City Road	Minor subdivision to create one new parcel and two lot line adjustments.
Town of New Scotland	13-2502040659	Open Space & Natural Resource Protection Plan	Town of New Scotland	Town-wide	Adoption of a town-wide plan to identify and preserve open spaces and natural resources in the Town of New Scotland. This Open Space and Natural Resources Protection Plan is based on a natural resource inventory adopted by the Town in June 2024 and serves as a strategic guide to safeguard the Town's open spaces and natural resources while balancing environmental protection with sustainable growth.

5. Unfinished Business

6. New Business

7. Miscellaneous

8. Adjournment

