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PLANNING BOARD
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GERALD ENGSTROM JR.,
AICP
CHAIRPERSON

ACPB 1/16/25 Meeting Minutes

NOTE: The January 16, 2025 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: Gerry Engstrom, Brian Crawford, Jeff LaFontaine and Kate Powers

Board Members Absent: Ta-Sean Murdock

Albany County Public Works Office: Gopika Muddappa, Senior Planner; Lynn Delaney ACPB Secretary, Savanna Werblow, Albany County Planning Intern; James Mearkle, Albany County Traffic Engineer, Zachary Smetana, Albany County Office of Management and Budget (via Teams); David Reilly, Albany County Office of Management and Budget (via Teams).

Guests: none

Minutes: Lynn Delaney, Secretary

Call to Order: Gerry Engstrom called the meeting to order at 3:35pm.

Vote for Meeting Minutes:

December 19, 2024 – Brian Crawford made a motion to approve the December 19, 2024 Meeting Minutes. The motion was seconded by Jeff LaFontaine and was also approved by Gerry Engstrom (Kate Powers did not attend the December meeting and therefore did not vote).

Jeff LaFontaine 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 Brian Crawford and was also approved by Kate Powers and Gerry Engstrom.

ACPB 1/16/2025 Meeting Minutes (cont.)

Case #: **01-2501040626**
Project Name: **Subdivision - Bonacquisti Brothers**

Applicant: Bonacquisti Brothers
Project Location: 20 Center Street
Municipality: City of Albany
Parcel Size: 1.30 Acres
Zoning: I-1(Light Industrial)
Tax Map Number: 66.37-1-21.1
Referring Agency: City of Albany Planning Board

Considerations: Subdivision of existing parking into two lots. Lot 1 will be used for future construction of two flex warehouse buildings 9,000 SF and 3,750 SF respectively and Lot 2 will retain the existing 13,363 SF office building

Action Type: **Subdivision Review**

Juris. Determinant: State Road
Potential Impacts: Interstate Highway I-90

Staff Notes: This is an application to subdivide the parcel into two lots. Proposed Lot 1 with 26,247 SF is for the construction of two flex warehouse buildings 9,000 s.f. and 3,750 s.f. respectively along with 13 off-street parking spaces. Proposed Lot 2 with 30,153 SF will retain the existing 13,363 s.f. office building, yard and parking. Less than one acre of 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.

Advisory Note: 1. A shared access agreement (including a maintenance agreement) is advised to be referenced in the deeds for both properties due to the potential internal access between the lots and to ensure proper transfer of ownership in the future.

Case #: 01-2501040627
Project Name: **Trinity Alliance Capital Project**

Applicant: Trinity Alliance of the Capital Region, Inc.
Project Location: 15/31 Trinity Place
Municipality: City of Albany
Parcel Size: 0.18 Acres
Zoning: MU-NE (Mixed-Use, Neighborhood Edge)
Tax Map Number: 76.49-3-43
Referring Agency: City of Albany Planning Board

Considerations: Site plan review for the new construction of a ±12,000 SF two-story building to expand the existing adjacent use.

Action Type: **Site Plan Review**

Juris. Determinant: State Road
Potential Impacts: 20 Madison Avenue, Mansion Historic District

Staff Notes: The proposed project includes:

- Construction of a new 12,000 square foot building (two floors of 5,000 square feet each and a 2,000 square foot gasket)
- Substantial renovation of the existing facility
- Reconstruction of the 1987 atrium

This addition addresses existing and future program needs, ADA accessibility, and a secure entry point. It also ensures that current programs can continue operating during construction and provides swing space for programs and staff. This project (01-2410040576) was previously reviewed by the Albany County Planning Board in October 2024 for 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. 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.

Advisory Note:

Case #: 04-2501040623
Project Name: Hoffman Land Division

Applicant: Rita Hoffman
Project Location: 18 Bedell Avenue
Municipality: Town of Bethlehem
Parcel Size: 0.45 Acres
Zoning: Core Residential
Tax Map Number: 86.09-3-22
Referring Agency: Town of Bethlehem Planning Board

Considerations: Land division approval to subdivide 0.45 acres into Lot 1 to be known as 18 Bedell Avenue will consist of 10,500 SF with existing house and Lot 2 to be known as 20 Bedell Avenue will consist of 9,000 SF to be sold.

Action Type: Subdivision Review (Land Division Approval)

Juris. Determinant: County Property
Potential Impacts: Albany County Rail Trail

Staff Notes: The applicant proposes to subdivide the property into two lots. Lot 1 will consist of 10,500 SF (0.24 acres) with an existing house and will be retained by the owner. Lot 2 will consist of 9,000 SF (0.21 acres) and it is to be sold after the subdivision. Less than one acre of land disturbance is anticipated as per the Short Environmental Assessment Form (SEAF). The project is located within 2000 feet of site that is listed in the NYSDEC Environmental Site Remediation database. As per the letter from the Office of Parks, Recreation and Historic Preservation (OPRHP), no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

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 #: 05-2501040628
Project Name: **Valley Paper Mill Park Area Variance**

Applicant: Thomas F Sweeney
Project Location: 9 County Road 111
Municipality: Town of Coeymans
Parcel Size: 1.64 Acres
Zoning: R-A: Residential/Agricultural
Tax Map Number: 165.-1-15
Referring Agency: Town of Coeymans Planning/Zoning Board of Appeals

Considerations: Area variance seeking 20' relief from required 30' side yard set back.

Action Type: **Area Variance**

Juris. Determinant: County Road
Potential Impacts: County Route 111, Valley Paper Mill Chimney & Site (Historic District), Flood Zone AE, NWI Wetlands

Staff Notes: The applicant proposes to reconstruct chimney capital at Valley Paper Mill Park. A 20' relief is requested from the required 30' side yard setback for the the reconstruction.

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 #: 10-2501040624
Project Name: **Jake N Rake**

Applicant: Jacob Shank
Project Location: 3830 Western Turnpike, Altamont
Municipality: Town of Guilderland
Parcel Size: 1.03 Acres
Zoning: Rural Agricultural-3 District (RA3)
Tax Map Number: 13.00-1-17
Referring Agency: Town of Guilderland Zoning Board of Appeals

Considerations: Special use permit for the construction of additional building for landscape company equipment storage.

Action Type: Special Use Permit

Juris. Determinant: State Road, Agricultural District
Potential Impacts: Rte 20 Western Tpke

Staff Notes: The applicant proposes to construct a new 40 X 60 pole barn structure on the south side of the property to store landscape equipment that currently sitting outside in the parking lot area. Bulk materials from triaxle dump trucks generally are brought there to store mulch, stone, topsoil, etc. Less than one acre of 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.

Kate Powers made a motion to accept the Staff Opinion for Case #'s 01-2501040626, 01-2501040627, 04-2501040623, 05-2501040628 & 10-2501040624. The motion was seconded by Jeff LaFontaine and was also approved by Brian Crawford and Gerry Engstrom.

Case #: 01-2501040617
Project Name: 2,300 SF Building Addition

Applicant: In Our Own Voices, Inc
Project Location: 245 Lark Street
Municipality: City of Albany
Parcel Size: 0.13 Acres
Zoning: MU-NC(Mixed-Use, Neighborhood Center)
Tax Map Number: 76.23-3-12
Referring Agency: City of Albany Planning Board

Considerations: Site plan review for the construction of a two-story, ±2,300 SF expansion of the existing structure.

Action Type: Site Plan Review

Juris. Determinant: State Road
Potential Impacts: 9W Lark Street, Center Square/Hudson-Park Historic District

Staff Notes: The Applicant proposes to construct a 2-story, 2,300 SF building addition at 247 Lark Street. All utility connections will be made interior to the building. 245 Lark Street and 247 Lark Street will be merged in conjecture with the proposed addition as the it encroaches over the property. Less than one acre of land disturbance is anticipated as per the Short Environmental Assessment Form (SEAF). The parcel is located in an area designated as sensitive for archeological sites on the NYS Historic Preservation Office (SHPO) site inventory. The proposed addition will connect to the existing water supply and wastewater utility connections.

Staff Opinion: Modify local approval to include
1. Review by the New York State Office of Parks, Recreation and Historic Preservation for potential impacts on archeological and historic resources should be required.

Brian Crawford made a motion to accept the Staff Opinion for Case #01-2501040617. The motion was seconded by Jeff LaFontaine and was also approved by Kate Powers and Gerry Engstrom.

Case #: 01-2501040621
Project Name: **Albany Capital Center Addition**

Applicant: CIDC Albany Center, LLC c/o BBL Construction Services
Project Location: 126 State Street and portion of 120 State Street
Municipality: City of Albany
Parcel Size: 1.04 Acres
Zoning: MU-DT (Mixed-Use, Downtown)
Tax Map Number: 76.33-1-22
Referring Agency: City of Albany Planning Board

Considerations: Site plan review for the construction of a 57,499 SF expansion on the existing building at 126 State Street and portion of the adjacent parking lot located at 120 State St, including the addition of a loading dock.

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

Juris. Determinant: State Road
Potential Impacts: SR 5 State Street, Downtown Albany Historic District

Staff Notes:

The Applicant proposes to construct expansion space on the south end of the existing 126 State Street building and a portion of the adjacent parking lot located at 120 State Street. The expansion will include 57,499 sf of newly constructed meeting rooms, exhibition space, storage, loading docks, and affiliated amenities, and will be connected by an enclosed, 2,316 sf pedestrian bridge to the existing Albany Capital Center building located at 55 Eagle Street. The expansion will require partial demolition in the rear of the building off Howard Street. The historically significant office tower, façade, and grand ballroom on State Street will not be impacted by the proposed expansion and will be used as office and event space. Less than one acre of land disturbance is anticipated as per the Full Environmental Assessment Form (FEAF). The project is located within 2000 feet of site that is listed in the NYSDEC Environmental Site Remediation database. Remedial actions have successfully achieved the soil cleanup objectives the site, and a site cover allows for commercial use at 67 Howard St., and restricted residential at the 140 State St. portion of the site. Remaining contamination in the soil and soil vapor is being managed under a site management plan as per the FEAF.

Staff Opinion:

Modify local approval to include

1. Review by the New York State Office of Parks, Recreation and Historic Preservation for potential impacts on archeological and historic resources should be required.

Kate Powers made a motion to accept the Staff Opinion for Case #01-2501040621. The motion was seconded by Jeff LaFontaine and was also approved by Brian Crawford and Gerry Engstrom.

Case #: 01-2501040622
Project Name: **Building Addition**

Applicant: Treemont LLC; (Destination Kia)
Project Location: 788 Central Avenue; 730 Central Avenue; Rear 740 Central Avenue
Municipality: City of Albany
Parcel Size: 11.86 Acres
Zoning: MU-CH (Mixed-Use, Community Highway)
Tax Map Number: 64.28-1-1, 64.28-1-13, 64.28-1-37
Referring Agency: City of Albany Planning Board

Considerations: Site plan review for a 22,630 SF expansion of the existing use of Light Vehicle Sales or Rental, and Light Vehicle Servicing.

Action Type: Site Plan Review

Juris. Determinant: State Road

Potential Impacts: SR 5 Central Avenue

Staff Notes: The applicant proposes to construct a one-story, approximately 23,000 SF building addition to Destination Kia. The building addition will be used for vehicle service. Approximately 4,000 SF will be utilized as a reception area, and the remainder of the building addition will be used for 31-33 service bays. A total of 1.27 acres are to be disturbed during the construction as per the Short Environmental Assessment Form (SEAF) and stormwater will be directed to catch basin located within the site. The existing stormwater system within the site will be re-routed to avoid conflict with the building addition. All utility connections will be made interior to the building. A previous referral (01-230504234) was made in May 2023 for area variance to allow for multiple new signage for Destination Nissan. The Albany County Planning Board 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.' with an advisory note,'1. The applicant seeks multiple area variances. The City Zoning Board of Appeals should consider the precedent setting nature of allowing significant area variances to the sign code in the Mixed-Use Community Highway (MU-CH) zoning district.'

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.

Brian Crawford made a motion to accept the Staff Opinion for Case #01-2501040622. The motion was seconded by Kate Powers and was also approved by Brian Crawford and Gerry Engstrom.

Case #: 01-2501040625
Project Name: **Mercury Screen Printing Relocation**

Applicant: Mercury Screen Printing; Clarit Realty LTD
Project Location: 270 Bradford Street and 45 Partridge Street
Municipality: City of Albany
Parcel Size: 1.02 Acres
Zoning: MU-FM (Mixed-Use, Form-Based Midtown)
Tax Map Number: 65.45-1-8, 65.45-1-24
Referring Agency: City of Albany Planning Board

Considerations: Special use permit and lot consolidation for the relocation of the proposed Personal or Business Service in an area designated as "neighborhood general" on the MU-FM (Mixed-Use, Form-Based Midtown) District regulating plan.

Action Type: **Special Use Permit**

Juris. Determinant: State Road
Potential Impacts: SR 5 Central Avenue

Staff Notes: The applicant proposes to combine the two existing lots into one lot for a new tenant and apply for a conditional user permit (Special Use Permit). Proposed user is a screen printing business which has ancillary uses including embroidery & graphic design. The facility will provide space for these uses and will include spaces distribution, warehousing, general office, sales and customer service. Total number of employees will be 14 and current customer base in the area is approximately 500. There are 21 parking spaces available to meet the needs of the project along with overhead doors for loading and deliveries. No land disturbance is anticipated as per the Short Environmental Assessment Form (SEAF). Existing drainage is directed through catch basin and piping to the City of Albany Storm sewer. The parcel is located in an area designated as sensitive for archeological sites on the NYS Historic Preservation Office (SHPO) site inventory as indicated in the SEAF.

Staff Opinion: Modify local approval to include
1. Review by the New York State Office of Parks, Recreation and Historic Preservation for potential impacts on archeological and historic resources should be required.

Jeff LaFontaine made a motion to accept the Staff Opinion for Case #01-2501040625. The motion was seconded by Kate Powers and was also approved by Brian Crawford and Gerry Engstrom.

Case #:	<u>07-2501040619</u>
Project Name:	Amendment to Chapter 140 of the Code of the Town of Colonie
Applicant:	Town of Colonie
Project Location:	Town of Colonie
Municipality:	Town of Colonie
Parcel Size:	N/A
Zoning:	N/A
Tax Map Number:	N/A
Referring Agency:	Town of Colonie Legislative Board
Considerations:	Amendment for revision and complete replacement of Chapter 140 of the Code of the Town of Colonie pertaining to peddling/soliciting/food trucks.
Action Type:	Amendment of Zoning Ordinance
Juris. Determinant:	N/A
Potential Impacts:	N/A
Staff Notes:	It is the intent of the Town of Colonie to regulate the activities of peddlers in order to preserve the peace, safety and general welfare of the Town and its residents and provide an avenue for food truck vendors to expand their businesses in the Town. A Peddler Permit shall be required for operation of all peddlers and mobile food vendors within the limits of the Town of Colonie (outside the Villages of Colonie and Menands). As per the proposed Section 140-5, conditions for the food truck operations include the following: A. Food Truck Vendors shall maintain copies of any and all permits and/or permits required by New York State and the County of Albany, including proof of all necessary inspections and food safety requirements. These items shall be kept on the Food Truck at all times and provided during inspection. B. Food Truck Vendors shall obtain written permission from all property owners upon which a Food Truck operates authorizing the sale of foods/beverages on the owner's property(ies). Written permission shall include the name, address and telephone number of the property owner, the legal address of the property(ies) and any other special conditions required by the property owner. Written permission shall be kept on the Food Truck at all times and produced at the request of a Town Representative. C. Food Truck Vendors shall not assign or transfer its permit to any other Food Truck Vendor or Peddler.

- D. Food Trucks shall be stationary with the vehicle parked and wheels chocked during all food preparation and serving activities.
- E. Food Trucks shall only operate between the hours of 8:00 am and 9:00 pm. Food Truck Vendors may set up in a location no earlier than 7:00 am and all vehicles, food, debris and all ancillary items shall be off-site by 9:00 pm the same day.
- F. Food Trucks shall be located so as to not interfere with any driveway, roadway, utility box, building entrance, exit or emergency access. Food Truck Vendors shall ensure that the location of a food truck complies with parking regulations in any given area.
- G. There shall be no overnight parking of Food Trucks at any food sales location or in any Single Family Residential (SFR) zone.
- H. Food Trucks are not permitted to operate on Town property or in a Town right of way without the prior written consent of the Town.
- I. Food Trucks shall not sell or peddle in Single Family Residential zones.
- J. Food Truck Vendors shall not outcry, ring bells or blow horns or use any other noisemaking to attract the attention of the public, except when required to do so by New York State Vehicle and Traffic Law.
- K. Food Trucks shall provide trash receptacles of sufficient capacity to contain all trash and waste generated in connection with the food truck's operation each day. All trash and debris shall be removed from the location at the end of each day.
- L. Food Truck Vendors and Peddlers shall not sell or peddle alcohol, tobacco or cannabis in the Town of Colonie.
- M. Food Truck Vendors shall at all times comply with New York State Vehicle and Traffic Law, New York State Law and the Code of the Town of Colonie.
- N. Tents, tables, chairs and other ancillary items shall not be permitted outside of a vehicle.
- O. The Permit shall include an identification card for the individual licensed and a card for the vehicle to be used in the peddling activity. The identification card shall be attached to the vehicle used by the permit holder and shall be worn constantly by the permit holder on the front of his or her hat or outer garment in such a way as to be conspicuous during such time as such permit holder is engaged in peddling.

Staff Opinion:

Modify local approval to include

1. Notification of the amendment should be sent to all adjacent municipalities, pursuant to GML §239-nn.

Brian Crawford made a motion to accept the Staff Opinion for Case #07-2501040619. The motion was seconded by Jeff LaFontaine and was also approved by Kate Powers and Gerry Engstrom.

Case #: 10-2501040618
Project Name: **Age Restricted Apartments**

Applicant: Angelo Serafini
Project Location: Old State Road
Municipality: Town of Guilderland
Parcel Size: 1.37 Acres
Zoning: Business Non-Retail Professional District (BNRP)
Tax Map Number: 27.19-1-5.3
Referring Agency: Town of Guilderland Zoning Board of Appeals

Considerations: Special use permit for the proposed 12 Residential Facility Independent-Living units.

Action Type: **Special Use Permit**

Juris. Determinant: State Road
Potential Impacts: SR 146 Carman Road

Staff Notes: The proposed project includes the construction of three buildings, each having four age-restricted dwelling units on a 1.37 acre of parcel. The parcel will be accessed using the existing access drive from Old State Road to Carman Road and will accommodate two-way driveway. A total of 18 parking spaces will be provided of which 3 will be handicap accessible parking spaces. Proposed 12 garages are also part of the parking total. The site is currently being serviced by municipal water and sewer. The existing water line will be increased to six inch service to provide flows for a fire sprinkler system, as well as domestic water usage. The existing sewer will be a force main to service the additional 3 buildings. All site lighting will be building mounted and shielded to prevent glare. A recreation area will be provided at the rear of the property. Drainage from the buildings and paved areas will be directed to a swale on the west side of the property and flow to an area towards the front of the property. Landscaping will include plantings which will provide a visual screen along the east property line. Less than one acre of land disturbance is anticipated as per the Short Environmental Assessment Form (SEAF).

Staff Opinion: Modify local approval to include
1. 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.

2. The local fire department should be notified to evaluate for public safety, emergency services access, water availability and any sprinkler system that may be required by building code.

Advisory Note:

1. A shared access agreement (including a maintenance agreement) is advised to be referenced in the deeds for both properties due to the potential internal access between the lots and to ensure proper transfer of ownership in the future.

Brian Crawford asked Gopika to pull up the plans for this case to review in more detail. The Board determined that an Advisory Note should be added to address the possibility of adding a shared access agreement (noted above as Advisory Note #1).

With the Advisory Note added, Brian Crawford made a motion to accept the Staff Opinion for Case #10-2501040618. The motion as seconded by Kate Powers and was also approved by Jeff LaFontaine and Gerry Engstrom.

Case #: 10-2501040620

Project Name: Airgas Facility

Applicant: Airgas USA, LLC

Project Location: 2 VanBuren Blvd, Altamont

Municipality: Town of Guilderland

Parcel Size: 3.00 Acres

Zoning: Industrial District (I)

Tax Map Number: 50.00-1-14.21

Referring Agency: Town of Guilderland Zoning Board of Appeals

Considerations: Special use permit for the proposed addition of CO2 to a gas depot facility pursuant to Town Zoning Code Section 280-22(D)

Action Type: Special Use Permit

Juris. Determinant: County Road, Agricultural District, Helderberg Escarpment Scenic Corridor

Potential Impacts: CR 201 Depot Road, FEMA Flood Zone AE, NWI wetlands

Staff Notes: The applicant, Airgas USA, LLC "Airgas" is proposing to develop a portion of a ±3-acre lease parcel of the overall ±255-acre property. As a part of

the project, Airgas is proposing to expand the storage/distribution facility to include a CO2 depot at the southwestern corner of the lease parcel. Proposed construction will include development of two (2) CO2 underground storage tanks, two (2) CO2 aboveground, non-flammable storage tanks, two (2) offload rail towers, an analytical shed, a concrete pad with associated equipment, and a refrigeration unit with heat exchangers. Access to the site is currently via an access drive off Van Buren Boulevard. The ±3-acre lease parcel is currently developed with a storage and distribution facility that includes ten (10) storage/distribution tanks for argon, car and truck parking areas, a truck scale and an analyzer building. The site is surrounded by chain link fence and is serviced by two spurs of an existing rail line that enter the site through existing swing gates. It is anticipated that the project will add 1 full time employee with up to 2 truck drivers utilizing the site per day. It is expected that 3 CO2 tanker transports will utilize and be parked in the facility on any given day. The existing liquified argon storage/distribution portion of the site experiences ±2-6 vehicles per day. With the proposed project adding up to 2 additional trips per day, the combined total vehicle trips for the project site will be ±4-8 trips. It is anticipated that the existing roadway has adequate capacity to serve the project site and would not result in the need for any improvements to the existing access drives.

Staff Opinion:

Modify local approval to include

1. Review by the New York State Department of Environmental Conservation to determine potential jurisdiction under bulk petroleum storage regulations and that the underground storage tank (UST) systems meet both state (6 NYCRR Part 613) and federal (40 CFR 280) regulations should be required.
2. The local fire department should be notified to evaluate for public safety, emergency services access, water availability and any sprinkler system that may be required by building code.

Advisory Note:

1. Since the project is located in close proximity to Helderberg Escarpment Scenic Corridor, consideration should be given to minimize any negative impacts of the development on the aesthetic quality of the Escarpment area.

The Board determined that the local Fire Dept. should evaluate the project (Noted above as Modify #2).

With that addition, Brian Crawford made a motion to accept the Staff Opinion for Case #10-2501040620. The motion was seconded by Jeff LaFontaine and was also approved by Kate Powers and Gerry Engstrom.

Case #:	<u>13-2501040629</u>
Project Name:	Solar Array - Site Plan Review
Applicant:	Thomas Frederick
Project Location:	83 Springfield Drive
Municipality:	Town of New Scotland
Parcel Size:	6.80 acres
Zoning:	MDR- Medium Density Residential
Tax Map Number:	61.-3-38.1
Referring Agency:	Town of New Scotland Planning Board of Appeals
Considerations:	Site plan review for the installation of 29.75 KW ground mounted solar array for on-site consumption.
Action Type:	Site Plan Review
Juris. Determinant:	Municipal Boundary
Potential Impacts:	Intermunicipal Boundaries of Town of New Scotland and Town of Guilderland
Staff Notes:	The applicant proposes the installation of 29.75KW ground mounted solar array in the front yard of the property for the purpose of on-site consumption. Less than one acre of land disturbance is anticipated during the installation. This application was reviewed by the Albany County Planning Board in December 2024 and the 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.' With an advisory note,'1. The applicant should consider screening the proposed solar array using vegetative buffer to reduce visual impact. 2. The Town should ensure that the proposed size of the solar array meets the Town's solar requirements.'

Staff Opinion:

Modify local approval to include

1. Notification of the application should be sent to the Town of Guilderland, including all required notices pursuant to GML §239-nn.

Gerry Engstrom recused himself from this case due to a conflict of interest. Brian Crawford led the discussion. Brian inquired whether Gopika had reviewed the Town Code to ensure this is allowed and Gopika stated that it is an allowed use.

Kate Powers made a motion to accept the Staff Opinion for Case #13-2501040629. The motion was seconded by Jeff LaFontaine and was also approved by Brian Crawford.

Unfinished Business:

1. Savannah Werblow is the new Intern for the Albany County Planning Dept. and will be working with Gopika preparing materials for our meetings. She will also be attending the meetings each month. Savannah is a senior at Siena College majoring in environmental studies.
2. Ta-Sean, Lynn and Gopika will be attending the Planning and Zoning Conference in Saratoga next month. If anyone else is interested in attending, please let Gopika know and she will register you. Gopika will continue to send out information about training sessions that are available this year.

New Business:

1. The next meeting of the Albany County Planning Board will be held on Thursday, February 20, 2025 at 3:30pm in Voorheesville. The deadline for municipalities to submit applications for review at that meeting is February 10, 2025.
2. Gerry Engstrom announced that he is resigning from the Albany County Planning Board effective January 31, 2025 and will be joining the Town of New Scotland Planning Board at that time. He thanked the Board Members and Staff and said he is proud of the work that has been accomplished during his time with the Planning Board. He urged anyone attending the meeting to spread the word that a new Planning Board members is needed and if someone is interested to reach out to Gopika or your local County Legislator.

Adjourn: A motion to adjourn the meeting was made by Gerry Engstrom at 4:09pm.