**DANIEL P. MCCOY**
COUNTY EXECUTIVE

CHAIRPERSON

COUNTY OF ALBANY
PLANNING BOARD
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# ACPB 3-20-25 Meeting Minutes

**NOTE:** The March 20, 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**: Brian Crawford, Jeff LaFontaine, and Ta-Sean Murdock

**Board Members Absent:** Kate Powers

**Albany County Public Works Office:** Gopika Muddappa, Senior Planner; Lynn Delaney ACPB Secretary, Savannah Werblow, Albany County Planning Intern; Jim Mearkle, Albany County Traffic Engineer, Christine Breton, Albany County Comptroller's Office (via Teams), Sarah Cantwell, Albany County Management and Budget (via Teams).

**Guests:**

**Minutes:** Savannah Werblow, Planning Intern

**Call to Order**: Brian Crawford called the meeting to order at 3:59 pm.

**Vote for Meeting Minutes:** Vote was delayed until the end of the meeting.

Ta-Sean 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 approved by Brian Crawford.

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| **Case #:** | **01-2503040663** |
| **Project Name:** | **Emergency Overflow Homeless Shelter** |
| **Applicant:** | Capital Area Council of Churches |
| **Project Location**: | 110 North Pearl Street |
| **Municipality:** | City of Albany |
| **Parcel Size:** | 0.40 acre |
| **Zoning:** | MU-DT Mixed-Use Downtown |
| **Tax Map Number:** | 76.26-4-20 |
| **Referring Agency:** | City of Albany Planning Board |
| **Considerations:** | Special use permit for the Code Blue shelter to operate from November to April for people experiencing homelessness during extreme cold weather. In New York State, a Code Blue is automatically triggered when the temperature and wind chill are both below 32° F. |
| **Action Type:** | **Special Use Permit** |
| **Juris. Determinant:** | State Road, Historic District |
| **Potential Impacts**: | North Pearl Street, First Reformed Church |
| **Staff Notes:** | The Capital Area Council of Churches has operated an Emergency Overflow Homeless Shelter since 2003 out of First Lutheran Church. In 2024, First Lutheran decided to sell its building and the Council reached out to partners to find a new home for the Shelter. The First Church in Albany, having a third floor in its parish house that is underutilized, saw an opportunity to serve the community. The First Church in Albany is the landlord, The Capital Area Council of Churches is the tenant that operates the Shelter. The underutilized space of The First Church in Albany includes a gymnasium, bathroom, Fireside Room, and storage room. For this project, the First Church in Albany modernized bathroom facilities, and is allowing the Capital Area Council of Churches to use the furniture that existed in the lounge. The Capital Area Council of Churches provides all beds, mattresses, bedding, food, staffing, and supplies for the program. The shelter is staffed by a Director and four employees who oversee the program. The program operates overnight from 6 PM - 8 AM, but may operate longer hours during severe weather if needed. 19 beds are situated in the gymnasium, and the storage room will be utilized as the laundry room and staff office. The Fireside Room and bathrooms will be utilized as they have been. The program is funded and regulated by the Office of Temporary and Disability Assistance. The current space was inspected by OTDA on January 16th, 2025, and some items were identified to be completed before opening. These items |

were completed by January 22nd and reviewed by the City. The shelter is a seasonal program that operates from November to April. From May to October, the Fireside Room and storage room will be utilized to store the beds, mattresses, and supplies.

**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 #:** **01-2503040664**
**Project Name:** **Ordinance 23.81.24**

**Applicant:** Albany Common Council
**Project Location**: City of Albany
**Municipality:** City of Albany
**Parcel Size:** N/A N/A
**Zoning:** N/A
**Tax Map Number:** N/A
**Referring Agency:** City of Albany Legislative Board

**Considerations:** Adoption of ordinance to permit detached dwellings in Mixed-Use Camps/Institutional zoning districts.

**Action Type:** **Adoption of Zoning Ordinance.**

**Juris. Determinant:** N/A
**Potential Impacts**: N/A

**Staff Notes:** The City code currently does not allow single, two and three-unit detached dwellings as a permitted use in the MU-CI (Mixed-Use Camps/Institutional zoning districts.) This ordinance will add these uses to those already permitted within the district allowing buildings previously constructed as single, two and three-unit detached dwellings to be re-occupied as such or new such uses to be constructed, as appropriate.

**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.

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| **Case #:** | **01-2503040665** |
| **Project Name:** | **The Gallery on Holland** |
| **Applicant:** | William Hoblock |
| **Project Location**: | 25 Holland Avenue |
| **Municipality:** | City of Albany |
| **Parcel Size:** | 1.18 acre |
| **Zoning:** | MU-CU (Mixed-Use, Community Urban) |
| **Tax Map Number:** | 76.47-1-25.1 |
| **Referring Agency:** | City of Albany Planning Board |
| **Considerations:** | Site plan amendment of the previously approved site plan for 25 Holland Avenue to include the parcel previously known as 17 Holland Avenue, and improve the parcel with outdoor amenity space and four (4) parking spaces. |
| **Action Type:** | **Site Plan Amendment** |
| **Juris. Determinant:** | State Road |
| **Potential Impacts**: | 9W Delaware Avenue |
| **Staff Notes:** | Site plan amendment of the previously approved site plan for 25 Holland Avenue to include the parcel previously known as 17 Holland Avenue, and improve the parcel with outdoor amenity space and four (4) parking spaces. This application (01-2410040577) was previously reviewed by the Albany County Planning Board in October 2024 and the determination was, 'Defer to local consideration<br>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<br>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. |

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| **Case #:** | **05-2503040666** |
| **Project Name:** | **Lot Line Adjustment** |
| **Applicant:** | P&M Brick, LLC |
| **Project Location**: | 2170 River Road |
| **Municipality:** | Town of Coeymans |
| **Parcel Size:** | 123.00 acre |
| **Zoning:** | Industrial |
| **Tax Map Number:** | 156.-4-8.1 |
| **Referring Agency:** | Town of Coeymans Planning Board |
| **Considerations:** | Lot Line Adjustment of 1.54 acres to be merged with P&M Brick, LLC. |
| **Action Type:** | **Lot Line Adjustments** |
| **Juris. Determinant:** | Municipal Boundary, State Road |
| **Potential Impacts**: | Intermunicipal Boundaries of Town of Coeymans and County of Rensselaer, Hudson River, SR 144 River Road |
| **Staff Notes:** | Proposed lot line adjustment where 1.5± acres of the adjoining Ravena Coeymans Yacht Club lot will be added to the applicant's existing lot which currently consists of 121.56 acres and will be 123.10 acres after the lot line adjustment. |
| **Staff Opinion:** | Defer to local consideration<br>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. |

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| **Case #:** | **07-2503040667** |
| **Project Name:** | **Lia Toyota Expansion** |
| **Applicant:** | Biljon Reality, LTD |
| **Project Location**: | 2116 Central Avenue (2120 Central Avenue) |
| **Municipality:** | Town of Colonie |
| **Parcel Size:** | 17.85 acre |
| **Zoning:** | Commercial Office Residential |
| **Tax Map Number:** | 16.4-5-39 |
| **Referring Agency:** | Town of Colonie Planning Board |

**Considerations:** Site plan review for the construction of 9,315 SF building expansion to the existing Lia Toyota car dealership to serve as the additional service bays for the dealership.

**Action Type:** **Site Plan Review**

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

**Staff Notes:** The proposed project involves the construction of a +/-9,315 SF building addition to the Lia Toyota of Colonie building for the addition of 15 Service bays. Existing parking lot will be demolished for the construction of the proposed expansion, and existing pavement striping will be covered to create new drive aisles. Minor Grading and drainage improvements are proposed to maintain positive drainage away from the building. The proposed expansion height and façade will be consistent with that of the existing car dealership. There will be no increase in impervious area, as such the greenspace statistics will remain unchanged. The parking requirements for automotive sales and service is outlined by the Town of Colonie. An analysis of the required and proposed parking for the project is as follows:•3 stalls per service bay (23 existing and 15 proposed) = 114 stalls • 1 stall per employee(35 employees) = 35 stalls•1 stall per 500 sf of total retail sales floor area= 7,250 sf = 15 stalls•Additional spaces required for inventory and display. Less than one acres is to be disturbed 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 #:** **07-2503040668**
**Project Name:** **Subdivision for Single-Family Dwelling**

**Applicant:** Vision Planning Consultants, LLC
**Project Location**: 445 Albany Shaker Road
**Municipality:** Town of Colonie
**Parcel Size:** 0.59 acre
**Zoning:** Single Family Residence (SFR)

**Tax Map Number:** 43.3-1-22
**Referring Agency:** Town of Colonie Zoning Board of Appeals

**Considerations:** Area variance for the proposed subdivision of 25,500 SF lot to meet the requirements of minimum lot size.

**Action Type:** **Area Variance**

**Juris. Determinant:** County Road
**Potential Impacts**: CR151 Albany Shaker Road

**Staff Notes:** The proposed subdivision of 25,500 SF lot into two lots, 12,600 SF and 12,900 SF, for future construction of a new single-family dwelling with a proposed 31' front yard setback is not compliant with the required 18,000 SF minimum lot size and 40' minimum front yard setback in the Single Family Residential (SFR) zoning district as per the Town of Colonie Land Use 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.

**Advisory Note:** 1. The Town Zoning Board should consider the precedent setting nature of allowing significant area variance to the Town code in the Single Family Residence (SFR) zoning district.

**Case #:** **10-2503040669**
**Project Name:** **Cannabis Dispensary**

**Applicant:** Jason Southwood
**Project Location**: 2028 Western Avenue
**Municipality:** Town of Guilderland
**Parcel Size:** 1.00 acre
**Zoning:** Local Business District (LB)
**Tax Map Number:** 51.07-2-14
**Referring Agency:** Town of Guilderland Zoning Board of Appeals

**Considerations:** Special use permit for a retail store to be used as cannabis dispensary.

**Action Type:** **Special Use Permit**

**Juris. Determinant:** State Road
**Potential Impacts**: 20 Western Avenue

**Staff Notes:** The applicant proposes to remodel the existing building for a retail cannabis dispensary. All deliveries are to be received through the rear entrance and approximately 25-30 full/part-time employees will be present during operation hours. A total of 18 parking spaces are available on the property including 3 handicap spaces.

**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 #:** **13-2503040670**
**Project Name:** **Gibson Area Variance**

**Applicant:** David Gibson
**Project Location**: Krumkill Road
**Municipality:** Town of New Scotland
**Parcel Size:** 2.49 acre
**Zoning:** R2: Residential 2 Acre
**Tax Map Number:** 62.-5-10.20
**Referring Agency:** Town of New Scotland Zoning Board of Appeals

**Considerations:** Area variance for the required 15' road frontage to build a single family home.

**Action Type:** **Area Variance**

**Juris. Determinant:** Agricultural District
**Potential Impacts**: Agricultural District, Regulatory Floodway

**Staff Notes:** Applicant is seeking an area variance for 15' of relief from Town Zoning Code Section 190-5 and 190-30 which require pre-existing nonconforming lots have at least 15' of road frontage on a public highway. The applicant is seeking to build a single-family home on the parcel and is requesting 15' of relief. The lot is accessed by Gibson

Landing, a private road that will be improved to meet required specifications.

**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) should be referenced in the deeds for both properties, due to the proposed access by Gibson Landing, a private road.
2. The Town Zoning Board should consider the precedent setting nature of granting significant relief/area variance to the town code in the Residential (R2) zoning district.
3. The Town should ensure that the emergency access requirements for the parcel are met due to the nature of the lot.

Brian Crawford requested that an advisory be added addressing emergency access requirements (noted above as advisory note #3).

**Case #:** **15-2503040671**
**Project Name:** **Schoenborn Area Variance**

**Applicant:** Ashley Schoenborn
**Project Location**: 210 CR 351, Medusa
**Municipality:** Town of Rensselaerville
**Parcel Size:** 1.50 acre
**Zoning:** Hamlet
**Tax Map Number:** 173.-2-20
**Referring Agency:** Town of Rensselaerville Zoning Board of Appeals

**Considerations:** Area variance for the proposed 13' side yard setback where a minimum of 15' is required.

**Action Type:** **Area Variance**

**Juris. Determinant:** County Road
**Potential Impacts**: County Road 351

**Staff Notes:** The applicant seeks area variance for the proposed 13' side yard setback where a minimum of 15' is required to build accessory structure.

**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.

Jeff LaFontaine made a motion to accept the Staff Opinion for the following cases: 01-2503040663, 01-2503040664, 01-2503040665, 05-2503040666, 07-2503040667,07-2503040668, 10-2503040669, 13-2503040670 & 15-250304061. The motion was seconded by Ta-Sean Murdock and was also approved by Brian Crawford.

**Case #:** **07-2503040672**
**Project Name:** **Coliseum Drive Office Building**

**Applicant:** Starlite Associates, LLC
**Project Location**: 85 Coliseum Drive, Colonie
**Municipality:** Town of Colonie
**Parcel Size:** 7.24 acre
**Zoning:** Commercial Office Residential
**Tax Map Number:** 19.2-1-65
**Referring Agency:** Town of Colonie Planning Board

**Considerations:** Site Plan review for the development of general office space consisting of one 4-story building totaling 136,400 SF with a footprint of 34,000 SF along with a 4-level parking garage. The project will include 177± surface parking spaces and 423+- within a parking garage. An area variance has been approved for a building footprint exceeding 30,000 SF.

**Action Type:** **Site Plan Review**

**Juris. Determinant:** State Road
**Potential Impacts**: 9 New Loudon Road

**Staff Notes:** The Applicant proposes to construct a 4 Story Parking Garage and a 4 Story Office Building for New York State Insurance Fund (NYSIF). The 4-story Garage will have approximately 423 parking spaces with a footprint of 37,420sf. The 4-story office building has a total square footage of 136,400. The surface parking spaces proposed total 177 including 4 ADA spaces and 14 spaces for Electric Vehicle (EV) charging stations. The land was used for parking and as a laydown area to support construction of the Starlite Office Project, Phase 1. The site is partially wooded and contains a New York State Freshwater Wetland (TN-11) and a related

buffer area. As per the project narrative, A Permit was granted by the New York State Department of Environmental Conservation and the United States Army Corps of Engineers. This permit allowed a portion of the wetland adjacent area (100 foot buffer) to be impacted elsewhere on the adjacent site. No impact to the wetland or buffer area is proposed. The applicant is requesting three waivers from the COR design standards in accordance with Article 9 of the COR design standards: 1) Front setback. In order to move the building further from the intersection of Coliseum Drive and Columbia Street, as was requested at a concept acceptance hearing by the Planning Board, this waiver is required. 2) Placement of parking: In order to move the building further from the intersection of

Coliseum Drive Columbia Street as requested at a concept acceptance hearing by the Planning Board, parking must utilize the front yards. 3) Parking Quantity: The proposed site plan contains 600 total parking spaces which is 6 fewer than the Town Code requires. Waivers are permitted on the number of required spaces as per §190-47 Parking. The level of reduction represents 1.0% of required parking without shared parking allowance. The Town Code permits waivers of up to 50%. This application (07-2411040596) was previously reviewed by Albany County Planning Board in December 2024 for area variance and use variance for the construction of 4-story building totaling 136,400 SF, 4-level 34,100 SF parking garage and 185 surface parking spaces. 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.' with an advisory note,'1. 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.'

**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-0-25-001, effective January 2025) for construction activities that disturb more than one acre of land should be required prior to final approval.

Ta-Sean Murdock made a motion to accept the Staff Opinion for Case #07-2503040672. The motion was seconded by Jeff LaFontaine and was also approved by Brian Crawford.

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| **Case #:** | **07-2503040673** |
| **Project Name:** | **Crisafulli Senior Living PDD a/k/a Montage PDD Amendment** |
| **Applicant:** | Montage Albany LLC |
| **Project Location**: | 28 Everett Road Extension |
| **Municipality:** | Town of Colonie |
| **Parcel Size:** | 10.00 acre |
| **Zoning:** | PDD — Planned Development District |
| **Tax Map Number:** | 54.13-1-1.1 |
| **Referring Agency:** | Town of Colonie Planning Board |
| **Considerations:** | Amendment to Planned Development District to construct a 19-bay garage at the northeast corner of the site along the existing edge of the pavement. |
| **Action Type:** | **Amendment of Zoning Ordinance** |
| **Juris. Determinant:** | County Road, Municipal Boundary |
| **Potential Impacts**: | Cr 155 Everett Road Extension, Intermunicipal Boundaries of Town of Colonie and City of Albany |
| **Staff Notes:** | Applicant proposes to construct a 19 bay garage at the northeast corner of the site along the existing edge of pavement. The grassed area where the garage is proposed was previously intended for snow storage. Snow storage locations are now proposed at the southwest corner of the site by the walking trail, and the northwest corner of the site behind the existing garages. Existing draining patterns will be retained as the proposed garage will require minimal grading. Less than one acre is to be disturbed as per the Short Environmental Assessment Form (SEAF). The existing site contains a 3- story senior housing building consisting of 114 units. 136 surface parking spaces as well as 49 garage spaces are provided. The site also contains water, sewer and stormwater management systems. This application was reviewed by Albany County Planning Board in September 2020 for a rezoning request for Planned Development District (PDD) approval for project consisting of one 3-story building with 113 independent senior apartments on a 10 acre parcel. ACPB determination was, 'Modify local approval to include: 1. A |

Notice of Intent filed with the New York State Department of Environmental Conservation affirming that a Storm water Pollution Prevention Plan has been prepared and is being implemented, or submission of a Storm water Pollution Prevention Plan (SWPPP) that is consistent with the requirements included in the New York State Department of Environmental Conservation SPDES General Permit for Storm water Discharges (GP-0-15-003, May 1, 2015) for
construction activities that disturb more than one acre of land. 2. A highway work permit from Albany County is required. 3. A construction activity permit from New York State Department of Environmental Conservation is required. 4. The Town of Colonie should review the number of parking spaces and recommend banking unnecessary spaces.' with an advisory note, '1. Any work proposed within Albany County Right-of-way will require Albany County highway work permit.'

**Staff Opinion:** Modify local approval to include
1. 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 #07-2503040673.
The motion was seconded by Ta-Sean Murdock and also approved by Brian Crawford

**Case #:** **07-2503040674**
**Project Name:** **Enterprise Car Rental Facility Fueling Canopy**

**Applicant:** ELRAC, LLC
**Project Location**: 865 Old Albany Shaker Road
**Municipality:** Town of Colonie
**Parcel Size:** 3.20 acre
**Zoning:** ABA — Airport Business Area District
**Tax Map Number:** 18.-2-55
**Referring Agency:** Town of Colonie Planning Board

**Considerations:** Site plan review to add a new fueling canopy to protect the two new fueling pumping stations to be installed at the site.

**Action Type:** **Site Plan Review**

**Juris. Determinant:** County Road
**Potential Impacts**: Old Albany Shaker Road

**Staff Notes:** The applicant proposes the addition of a Fueling Canopy with two (2) fueling pumps. These proposed improvements will provide the identified additional fueling systems needed to operate the facility in an efficient manner. The Proposed Fueling Canopy will be constructed at locations that are currently covered with asphalt pavement and therefore the area of the canopy will displace an equivalent pavement area. The project site is currently occupied by Enterprise Car Rental which operates out of this parcel their vehicle maintenance and fueling facility. The site is fully developed and contains several improvements that include a one-story masonry block & steel building, a fueling canopy with two (2) fueling pumps, above ground fuel tank, miscellaneous concrete pads and asphalt surface which contains 39 striped parking spaces including one handicap parking space. The parcel was recently purchased by ENRAC, LLC.

**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.

Ta-Sean Murdock made a motion to accept the Staff Opinion for Case #07-2503040674. The motion was seconded by Jeff LaFontaine and also approved by Brian Crawford.

**Case #:** **05-2503040675**
**Project Name:** **Magic Forest Farm Temporary Campground**

**Applicant:** Jason Ball
**Project Location**: 134 Bucks Ranch Road (Copeland Hill Rd )
**Municipality:** Town of Coeymans
**Parcel Size:** 200.00 acre
**Zoning:** R-A: Residential/Agricultural
**Tax Map Number:** 130.-2-20.1
**Referring Agency:** Town of Coeymans Planning Board

**Considerations:** Special Use Permit for a temporary campground for three weekends.

**Action Type:** **Special Use Permit**

**Juris. Determinant:** County Road
**Potential Impacts**: CR 108 Copeland Hill Road

**Staff Notes:** Special Use Permit for a temporary campground for 100 to 350 people, not to exceed four weekends per year. This application (05-220604007) was last reviewed by the Albany County Planning Board in June 2022 for a special use permit to allow temporary campground for August 5th, 2022 to August 8th, 2022 with no more than 300 campers. The ACPB determination was, 'Modify local approval to include
1. Review by the Albany County Department of Health for temporary arrangements for water supply, waste water discharge and other required permits.'

**Staff Opinion:** Modify local approval to include
1. Review by the Albany County Department of Health for temporary arrangements for water supply, waste water discharge and other required permits.

Brian Crawford commented that the ACPB had approved this case in 2022 and that the applicant had the same number of people using the campground in 2022 as is intended for the proposed use in this case.

Ta-Sean Murdock made a motion to accept the Staff Opinion for Case #05-2503040675. The motion was seconded by Jeff LaFontaine and also approved by Brian Crawford.

**Case #:** **08-2503040676**
**Project Name:** **Quick Check**

**Applicant:** Quick Check Corporation
**Project Location**: 32 Wolf Road
**Municipality:** Village of Colonie
**Parcel Size:** 3.49 acre
**Zoning:** Commercial 3
**Tax Map Number:** 42.9-3-4
**Referring Agency:** Village of Colonie Planning Board

**Considerations:** Site Plan review for the proposed demolition of the existing building for the construction of QuickCheck convenience store and fuel island with 12 dispensers.

**Action Type:** **Site Plan Review**

**Juris. Determinant:** Municipal Boundary, State Road

**Potential Impacts**: Intermunicipal Boundaries of Village of Colonie and Town of Colonie, Wolf Road, Interstate Highway 87

**Staff Notes:** Proposed is a 6,730 SF QuickChek Convenience store and fuel island with twelve (12) dispensers. The existing site has 173± parking spaces with approximately 92% of the site covered with impervious surface. Project will include 62 parking spaces, while increasing the overall greenspace on the site from 12,000± sf to 67,000± sf. The existing 38,400 SF Bed Bath and Beyond building is to be demolished and the current driveway will be maintained to configure with Wolf Road. Fuel trucks will deliver to the site on demand approximately 7 to 8 times per week. The Fuel Delivery Zone is located away from customer parking along the front of the site. Stormwater will be directed via underground pipes to existing discharge points.

**Staff Opinion:** Modify local approval to include

1. Notification of the application should be sent to the Town of Colonie, including all required notices pursuant to GML §239-nn.
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.
3. 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-0-25-001, effective January 2025) for construction activities that disturb more than one acre of land should be required prior to final approval.

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

Jeff LaFontaine made a motion to accept the Staff Opinion for Case #08-2503040676.
The motion was seconded by Ta-Sean Murdock and also approved by Brian Crawford.

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| **Case #:** | **08-2503040677** |
| **Project Name:** | **Victory Christian Church** |
| **Applicant:** | Victory Christian Church |
| **Project Location**: | 29-31 Vly Road |
| **Municipality:** | Village of Colonie |
| **Parcel Size:** | 2.89 acre |
| **Zoning:** | Residential A |
| **Tax Map Number:** | 29.15-2-13.1 |
| **Referring Agency:** | Village of Colonie Planning Board |
| **Considerations:** | Site Plan review for the construction of a multi-purpose building addition at the rear of the existing building. |
| **Action Type:** | **Site Plan Review** |
| **Juris. Determinant:** | Municipal Boundary |
| **Potential Impacts**: | Intermunicipal Boundaries of Village of Colonie and Town of Colonie |
| **Staff Notes:** | Proposed addition at the rear of existing building which will include: a lobby with men's & women's rooms, reception area, 8 classrooms and a Gymnasium, a multipurpose area & an exercise area along with a storage area. The existing Church will occupy approximately 6,010 sf and a one-story house will remain. Parking areas that can accommodate 85 vehicles will remain. Less than one acres is to be disturbed as per the Short Environmental Assessment Form (SEAF). |
| **Staff Opinion:** | Modify local approval to include<br>1. Notification of the application should be sent to the Town of Colonie, including all required notices pursuant to GML §239-nn. |

Ta-Sean Murdock made a motion to accept the Staff Opinion for Case #08-2503040677. The motion was seconded by Jeff LaFontaine and also approved by Brian Crawford.

That concluded the GML review portion of the meeting.

**Vote for Meeting Minutes:** This vote was postponed from earlier on the agenda.

February 20, 2025- Ta-Sean Murdock made a motion to approve the February 20, 2025 Meeting Minutes. The motion was seconded by Jeff LaFontaine.

**Unfinished Business:** None

**New Business:** ACPB is holding a Planning & Zoning Workshop at Cornell Cooperative Extension in Voorheesville on May 1st, 2025 from 3:00-8:00 pm. Invitations have been sent out via email and details can be found on the ACPB webpage.

The next meeting is Thursday April 17th at 3:30 pm. The deadline for municipalities to submit referrals for review is Monday, April 7th, 2025 at 3:30.

**Adjourn:** Ta-Sean Murdock made a motion to adjourn at 4:23 pm. The motion was seconded by Jeff LaFontaine.