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COUNTY EXECUTIVE

COUNTY OF ALBANY
PLANNING BOARD
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Albany County Planning Board | May 15th, 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	01-2505040691	Area Variance for Subdivision	Matthew Gault	137 Madison Avenue	Area Variances to complete proposed lot subdivision to separate three existing buildings from 137 Madison Ave into 3 separate lots.
City of Albany	01-2505040692	Steamboat Square Revitalization Phase 2	Albany Housing Authority	200, 202, 230 Green Street	site plan review for the rehabilitation of 3 high-rise mixed use structures and 44 two-story townhouses located in the Steamboat Square neighborhood.

City of Cohoes	06-2505040693	Columbia Greens	Cole Realty Group	250 Columbia Street	Use variance for the construction of multiple two-story apartment buildings with a total of 36 units.
Town of Coeymans	05-2505040694	Tanner and Frangelle Lot Line Adjustment	Carmen & Frances Frangella	29 Spoor Road	Local Law #6 to establish a new chapter in the Town Code and lot line adjustment proposing 0.90 acres to be merged with the Frangella lot from the Tanner lot.
Town of Guilderland	10-2505040695	Western Diner	Douglas Bojkovic	2019 Western Avenue	Special use permit amendment requiring plantings on the adjacent property line.
Town of Westerlo	18-2505040696	Town Line	Town Line Motor Sports/Dolce Realty Corp	6003 SR 32	Area variance for the proposed installation of a 3'x12' backlit sign "Kawasaki" above the existing sign.
Town of Westerlo	18-2505040697	Kiernan Subdivision	Owen Kiernan	186 CR 411, Greenville	Minor Subdivision of property into three lots consisting of 53.52 acres, 5.05 acres and 94.37 acres.
Town of Colonie	07-2505040698	Mini-Mart with Fueling Canopy	Osborne Ventures, LLC	465 Albany Shaker Road	Site plan review for the redevelopment of the existing parcel with a one-story 6,360 SF building and a proposed canopy with 8 Multi-Product fuel dispensers.
Town of Colonie	07-2505040699	Stewart's Shops Additional Parking	Stewart's Shops	1218 Troy Schenectady Road and 409 Vly Road	Rezoning of 409 Vly Road from Single Family Residential to Commercial Office Residential to relocate access road for Stewart's and Plaza 7 Commons to accommodate additional parking for Stewart's.
Town of Colonie	07-2505040700	DeNooyer Tank & Fuel Pump	Thomas DeNooyer	264 Wolf Road	Site plan review to install a private fuel dispenser and underground storage tank which provides storage for the DeNooyer Chevrolet dealership at 127 Wolf Road.

Town of Guilderland	10-2505040701	Pyramid Use Variance	Kevin Parisi & David Aitken (Crossgates Release Co, LLC)	1621 Western Avenue, 1617 Western Avenue, 1615 Western Avenue, 1613 Western Avenue, 1593 Western Avenue	Use variance permitting drive thru restaurant consistent with adjacent operating businesses.
Town of New Scotland	13-2505040702	Renaissance Festival	New York Capital District Renaissance Festival LLC	342 Altamont Road	Special use permit to renew and amend previously issued special use permit for the Renaissance Festival taking place on two parcels owned by Indian Ladder Farms.
Town of Berne	Over 500'	Vermilyea Variance	Mark Vermilyea	72 East Shore Drive	Area variance for the proposed 14'x20' garage.
Town of New Scotland	Review in June	Camp Pinnacle Staff Housing	Albany Bible Institute	621 Camp Pinnacle Road	Special use permit to construct up to three (3) Single-Family dwelling for staff housing at Camp Pinnacle.

5. Unfinished Business

6. New Business

7. Miscellaneous

8. Adjournment

