

DANIEL P. MCCOY
COUNTY EXECUTIVE



CHAIRPERSON

COUNTY OF ALBANY
PLANNING BOARD
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ACPB 4/17/25 Meeting Minutes

NOTE: The April 17, 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, Deputy Director, Savannah Werblow, Albany County Planning Intern.

Guests: Jared George (Gari Lane 8 Lot Major Subdivision)

Minutes: Savannah Werblow, Planning Intern

Call to Order: Brian Crawford called the meeting to order at 3:35 pm.

Vote for Meeting Minutes: Jeff LaFontaine made a motion to approve the March 20, 2025 Meeting Minutes. The motion was seconded by Ta-Sean Murdock and was also approved by Brian Crawford.

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 approved by Brian Crawford.

Case #:	<u>01-2504040687</u>
Project Name:	Veterans Park-208 Sheridan Ave
Applicant:	Affordable Housing Partnership of the Capital Region
Project Location:	208 Sheridan Avenue
Municipality:	City of Albany
Parcel Size:	0.15 acre
Zoning:	R-T (Residential, Townhouse)
Tax Map Number:	65.81-4-9
Referring Agency:	City of Albany Planning Board
Considerations:	Site plan review for the construction of a "park" with 5 off-street parking spaces. The project involves select removal of the existing gravel surfacing, minor earthwork, paving operations, and construction of the park memorial feature and other site appurtenances.
Action Type:	Site plan review
Juris. Determinant:	State or County Property, State or County Facility
Potential Impacts:	Bayhill Park
Staff Notes:	The applicant proposes to construct a pocket park with accessory parking spaces on the subject parcel. The pocket park, named Veterans Park, will incorporate a decorative hardscaped area featuring a centerpiece memorial and surround seating positioned at the intersection of Sheridan Avenue and Dove Street. Parking for five (5) vehicles is proposed along with a short sidewalk, storm water quality demonstration practice, educational signage, decorative pedestrian light poles and landscaping. Access from Sheridan Avenue will remain unchanged. Stormwater runoff from the proposed development will be conveyed via sheet-flow to a storm water treatment and collection practice for public demonstration and awareness. The collection practice will be equipped with an underdrain and will drain to an existing municipal closed drainage system.
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 #: 03-2504040689
Project Name: **Vandenburgh Garage Variance**

Applicant: Lucas Vandenburgh
Project Location: 15 Hungerford Road, East Berne
Municipality: Town of Berne
Parcel Size: 70.00 acre
Zoning: RAF: Residence/Agriculture/Forestry
Tax Map Number: 92.-1-12
Referring Agency: Town of Berne Zoning Board of Appeals

Considerations: Building a 30x48x12 cold storage garage within 75' of east side property line.

Action Type: **Area variance**

Juris. Determinant: Farm in a designated Agricultural District
Potential Impacts: Agricultural District, Freshwater Wetland

Staff Notes: The applicant requests an area variance for the building of a 30x48x12 cold storage post frame garage with metal siding, a metal roof, 1 entrance door and 3 garage doors, 2 windows, and a concrete slab.

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 consider the precedent setting nature of allowing significant area variances to the sign code and more details should be provided such as a detailed plan of garage before final approval.

Case #: 07-2504040690
Project Name: **Hoffman Car Wash Building Rehab/Vacuum Stalls**

Applicant: Hoffman Development Group
Project Location: 496 B Albany Shaker Road
Municipality: Town of Colonie
Parcel Size: 1.08 acre

Zoning: NCOR — Neighborhood Commercial Office Residential District
Tax Map Number: 43.13-1-5
Referring Agency: Town of Colonie Planning Board

Considerations: Rehabilitation of the car wash tunnel such that the tunnel length will remain the same, while the interior will be retrofitted to meet requirements by the owner's business use. The exterior will be updated for aesthetic views. Demolition of current service bays and vacuums, and replacement with new vacuum stalls, sidewalks, and landscaping grass areas.

Action Type: Site Plan review

Juris. Determinant: County Road
Potential Impacts: CR 151 Albany Shaker Road

Staff Notes: The existing car wash building contains two portions. Approximately 2,500 sf car wash tunnel, and approximately 1,700 sf portion of the building for the 4 self-service bays. The applicant proposes to rehabilitate the interior of the tunnel, and update the exterior of the building to the owner's current facades and aesthetic views. A proposed 20'x18' addition is proposed on the upper northeast corner for office use and facility needs. The portion of the building for the self-service bays is to be demolished. The area where the current self-service bays and vacuums are proposed to be demolished and replaced with 11 vacuum stalls, sidewalks, associated landscaping and grass areas. The existing signage, flagpole, and auto-tellers will remain in place. No new connections to municipal water and sewer services are necessary. The existing site is currently used as a car wash owned and operated by Hoffman Car Wash. 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.

Case #: 07-2504040678
Project Name: Multi-Building Vet Clinic

Applicant: Boght-Oakwood Vet
Project Location: 1139 Loudon Road, Cohoes
Municipality: Town of Colonie
Parcel Size: 12.30 acre
Zoning: COR (Commercial Office Residential)
Tax Map Number: 10.1-1-4
Referring Agency: Town of Colonie Zoning Board of Appeals

Considerations: The proposed construction of a new 10,800 sf veterinary hospital, garage, animal grooming facility, 3-unit apartment building, dog park, dumpster enclosure, and relocated residence with associated parking and driveways.

Action Type: Area Variance

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

Staff Notes: The applicant proposes the construction of a New Veterinary Clinic, Animal Boarding and Grooming Facility, Dog Park, 1-3 Unit apartment building, equipment/storage garage, associated driveways and parking. The apartments provide housing opportunity for veterinary students/graduates interning at the clinic. Entrance to the site and proposed development would be from No. 1139 Loudon Road. A second means of Ingress-Egress will be developed through No. 1131 Loudon Road and connecting to the site driveways. The land parcel contains 12.18 acres and has frontage on Loudon Road, NYS Rte. 9. The proposed action includes construction of a stormwater detention pond with controlled release. An 8' water line is proposed to be extended into the site to provide domestic water supply and fire protection to the new buildings. An on-site septic system and leach field is proposed for the clinic and grooming facilities, as well as a separate septic system and leach field for the apartments. The proposed structure is not in compliance with the required 100 foot setback for buildings and 50 foot setback for parking lots from Single Family Residential (SFR).

Case #: 10-2504040679
Project Name: 3400 Gari Lane

Applicant: JRG Builders, LLC
Project Location: 3400 Gari Lane, Schenectady
Municipality: Town of Guilderland
Parcel Size: 3.80 acre
Zoning: R15 (Single-Family Residential Districts)
Tax Map Number: 15.14-1-23
Referring Agency: Town of Guilderland Zoning Board of Appeals

Considerations: A subdivision that results in the creation of lots that do not meet the minimum dimensional requirements for width.

Action Type: Area Variance

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

Staff Notes: Variance is requested for the relief of the required R-15 building lot widths. The applicant and the town planning board prefer lot widths less than the required 100' minimum. Applicant proposed varied lot widths but 80' minimum is proposed to keep consistency with the surrounding neighborhoods lot dimensions. Applicant offers a 35' rear yard no cut buffer.

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. All variance requests such as setback requirements should be assessed to evaluate zoning compliance of the proposed project before granting the final approval.

Case #: 10-2504040681
Project Name: Della Rocco 2 Lot Minor Subdivision

Applicant: Michael Della Rocco
Project Location: 2272 West Old State Road
Municipality: Town of Guilderland

Parcel Size: 41.00 acre
Zoning: Rural Agricultural-3 District (RA3)
Tax Map Number: 26.00-1-39
Referring Agency: Town of Guilderland Planning Board

Considerations: The applicant is proposing a 2 lot subdivision. Lot 1 would consist of 3 acres. Lot 2 would consist of 38 acres and contains an existing single-family dwelling and accessory buildings.

Action Type: Subdivision review

Juris. Determinant: State Road, Farm in a Designated Agricultural District
Potential Impacts: State Route 158, National Register Building Listings (Parker, Charles, House), Agricultural District

Staff Notes: The proposed two-lot subdivision of a 41 acre farm to create one 3 acre parcel (Lot 1) for residential construction. Lot 2 will consist of 38 acres and existing two-story house, pool, garage, and barns. There is a small pond, less than 0.10 acre, assumed to be ACOE wetlands. The proposed action will not be connected to existing wastewater utilities, instead there will be an individual septic system and leach field. Stormwater discharge will be directed to the existing drainage ditch alongside Old State Road.

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 #: 10-2504040682
Project Name: Minor Home Occupation

Applicant: Samuel Murphy
Project Location: 5700 Depot Road
Municipality: Town of Guilderland
Parcel Size: 1.86 acre
Zoning: Industrial District (IN)
Tax Map Number: 61.00-1-23
Referring Agency: Town of Guilderland Zoning Board of Appeals

Considerations: Special use permit to operate a minor home occupation of a landscaping/lawn maintenance company.

Action Type: Special use permit

Juris. Determinant: County Road, Farm in a Designated Agricultural District
Potential Impacts: CR 208 Depot Road

Staff Notes: The applicant proposes to operate a minor home occupation of a landscaping/lawn maintenance company. The company is NY ProServices LLC, a small landscaping and lawn maintenance company which was founded in 2016. The company will have no more than three employees who will report to the property during regular business hours. There will be minor deliveries to the property, which will involve supplies for landscaping jobs. Most lawn equipment will be parked in enclosed trailers and trucks in designated parking areas. Waste will be stored in a small trash receptacle contracted with Casella Waste.

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 applicant should be advised that any changes to existing ingress/egress will require a county highway permit from the Albany County Department of Public Works.

Brian Crawford requested that an advisory be added considering the need for highway permits since this special use permit is on a county road (noted above as advisory note #1).

Case #: 14-2504040683

Project Name: Digital Sign

Applicant: Cong. Christian Church

Project Location: 175 Main Street, Ravena

Municipality: Village of Ravena

Parcel Size: 0.50 acre

Zoning: R-1: Single Family Residential

Tax Map Number: 168-10-2-7

Referring Agency: Village of Ravena Zoning Board of Appeals

Considerations: Use variance for a 40"x72"x2" = 40 sf double sided digital sign in front of the building facing Main Street.

Action Type: Use Variance

Juris. Determinant: State Road

Potential Impacts: 143 Main Street

Staff Notes: The applicant proposes a use variance for a two-sided digital sign on the front of the building. The pre-permit site inspection had been denied as per Ravena Sign Code 119-260B5 moving or flashing signs. Moving or flashing signs or advertising devices shall be prohibited.

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: 01-2504040687, 03-25040406889, 07-2504040690, 07-2504040678, 10-2504040679, 10-2504040681, 10-2504040682, 14-2504040683. The motion was seconded by Ta-Sean Murdock and was also approved by Brian Crawford.

Case #: **01-2504040684**

Project Name: National Grid Pipeline

Applicant: Niagara Mohawk Corporation d/b/a National Grid

Project Location: Rear Mill Road

Municipality: City of Albany

Parcel Size: 0.22 acre

Zoning: LC (Land Conservation)

Tax Map Number: 75.00-2-13

Referring Agency: City of Albany Planning Board

Considerations: Site plan review for the replacement of approximately 2,100 linear feet of 16 inch steel wrapped natural gas pipe on National Grids existing pipeline rightaway.

Action Type: **Site Plan Review**

Juris. Determinant: Municipal Boundary, State or County Road

Potential Impacts: Intermunicipal Boundaries of City of Albany and Town of Bethlehem, NWI Wetlands, Regulatory Floodway

Staff Notes: The E30 Normans kill HDD Project involves the replacement of approximately 2,100 LF of 16-inch steel wrapped natural gas pipe on National Grid's existing Pipeline E-30, located in the City of Albany and Town of Bethlehem, Albany County, New York. Installation of this pipeline will be completed via Horizontal Directional Drilling Technologies (HDD), at depths ranging from 3' to 230' below surface elevation. There may be temporary stormwater discharge from non-point sources during construction activities. This is a Type II action and does not require further review.

Staff Opinion: Modify local approval to include

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

Ta-Sean Murdock made a motion to accept the Staff Opinion for Case #01-2504040684. The motion was seconded by Jeff LaFontaine and was also approved by Brian Crawford.

Case #: **01-2504040685**

Project Name: **TL470 Delmar**

Applicant: Eastern Gas Transmission and Storage, INC

Project Location: 55 Mill Road

Municipality: City of Albany

Parcel Size: 0.92 acre

Zoning: LC (Land Conservation)

Tax Map Number: 75.00-2-10

Referring Agency: City of Albany Planning Board

Considerations:	Site plan review for the replacement of a section of Eastern Gas Transmission and Storage's existing TL470 pipeline.
Action Type:	Site Plan Review
Juris. Determinant:	Municipal Boundary, State or County Road
Potential Impacts:	Intermunicipal Boundaries of City of Albany and Town of Bethlehem, NWI Wetlands, Regulatory Floodway
Staff Notes:	The replacement is approximately 2,000 feet in length and will be completed via Horizontal Directional Drill (HDD). The HDD will be approximately 42 feet below the existing City water mains. The HDD will be approximately 52' under the Normans Kill. Project is replacement of an existing public utility, minor and requires a major DPR in the NK-O. The total limit of disturbance with the City of Albany is approximately 3.6 acres. A Stormwater Pollution Prevention Plan (SWPPP) was submitted with the application packet. No wetlands or streams will be impacted in the City of Albany.
Staff Opinion:	Modify local approval to include 1. Notification of the application should be sent to the Town of Bethlehem, including all required notices pursuant to GML §239-nn.

Jeff LaFontaine made a motion to accept the Staff Opinion for Case #01-2504040685. The motion was seconded by Ta-Sean Murdock and was also approved by Brian Crawford.

<u>Case #:</u>	<u>01-2504040686</u>
Project Name:	Union Station Redevelopment
Applicant:	575 Broading Holdings, LLC
Project Location:	575 Broadway
Municipality:	City of Albany
Parcel Size:	1.03 acre
Zoning:	MU-DT Mixed-Use Downtown
Tax Map Number:	76.34-3-13.2

Referring Agency:	City of Albany Planning Board
Considerations:	Site plan review for the conversion of the existing former Union Station building at 575 Broadway to 50 multi-unit residential dwellings.
Action Type:	Site Plan Review
Juris. Determinant:	State Road, Historic District
Potential Impacts:	Interstate Highway 787, Albany Union Station, Downtown Albany Historic District, Special Flood Hazard Area
Staff Notes:	Historic redevelopment of Albany's Union Station into a mixed-use property that will preserve the landmark. The upper floors of the building will be renovated into 50 apartments. The data center on the ground floor will be modernized. The grand lobby will be preserved and protected for future public and private use. The project involves minimal changes to the site; repair of existing sidewalks and lighting is proposed as needed as well as removal of some existing trees. The site of the proposed action contains the Peregrine Falcon, Shortnose Sturgeon, and Atlantic Sturgeon, which are listed by the State or Federal government as threatened or endangered. This application was previously reviewed by the Albany County Planning Board in April 2024 for site plan review for the conversion of the existing 30,980 SF building to a multi-unit dwelling including 49 dwelling units, commercial and office spaces. The ACPB determination was, 'Modify local approval to include 1. Review by the NY State Office of Parks, Recreation and Historic Preservation for potential impacts on archeological and historic resources should be required.'
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.
Advisory Note:	1. The City should ensure that adequate number of parking spaces are provided for the proposed use. Installation of additional bicycle parking spaces should be considered.

Jeff LaFontaine made a motion to accept the Staff Opinion for Case #01-2504040686. The motion was seconded by Ta-Sean Murdock and was also approved by Brian Crawford.

Case #: 10-2504040680
Project Name: **Gari Lane 8 Lot Major Subdivision**

Applicant: JRG Builders, LLC
Project Location: Gari Lane/W Lydius Street
Municipality: Town of Guilderland
Parcel Size: 3.80 acre
Zoning: R15 (Single-Family Residential Districts)
Tax Map Number: 15.14-1-23
Referring Agency: Town of Guilderland Planning Board

Considerations: Subdivision review for the proposed 8 lot residential subdivision. An area variance is also requested to reduce lot widths is associated with the subdivision.

Action Type: **Area Variance, Subdivision Review**

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

Staff Notes: Applicant proposes the subdivision of approximately 3.90 vacant acres into eight (8) residential lots conforming to the current R15 zoning code of the Town of Guilderland. Associated municipal utilities consisting of water service laterals and sanitary sewer laterals will also be constructed. Stormwater management will be in accordance with the Town of Guilderland Requirements. A total of 2.2 acres of land is to be disturbed during the development as per the Short Environmental Assessment Form (SEAF).

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.

Advisory Note:

1. All variance requests such as setback requirements should be assessed to evaluate zoning compliance of the proposed project before granting the final approval.

Brian Crawford suggested that if the applicant did 7 lots instead of 8, the lots wouldn't be so narrow.

Jared from JRG Builders, via Teams, said that they went with 80' lots to be in accordance with the rest of the neighborhood. The applicant is allowed 8 lots conventionally, and stated that the Town of Guilderland already approved the plan. The Board stated that the decision and discussion on the case was based on the materials provided by the town.

Ta-Sean Murdock made a motion to accept the Staff Opinion for Case #10-2504040680. The motion was seconded by Jeff LaFontaine and was also approved by Brian Crawford.

That concluded the GML review portion of the meeting.

Unfinished Business:

1. The Albany County Planning Board needs a new board member. Please contact Gopika Muddappa or the county legislator if you or someone you know is interested.
2. 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.

New Business:

1. Gopika has been appointed the Deputy Director for the Department of Economic Development, Conservation and Planning.
2. Albany County is looking for a new Senior Planner.

3. The week of May 1st is Savannah Werblow, ACPB's Planning Intern's last week and the Board thanked her for her assistance this semester.
4. Brian Crawford will not be in attendance at the May Planning Board meeting.
5. The next meeting is Thursday, May 15th at 3:30 pm. The deadline for municipalities to submit referrals for review is Monday, May 5th, 2025 at 3:30 pm.

Adjourn: Ta-Sean Murdock made a motion to adjourn at 4:05 pm. The motion was seconded by Jeff LaFontaine.

