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COUNTY OF ALBANY
ALBANY COUNTY PLANNING BOARD
ECONOMIC DEVELOPMENT, CONSERVATION, & PLANNING
DEPARTMENT
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Albany County Planning Board | June 18th, 2026 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	01-2606040869	Hamilton Square Redevelopment	Sophia Lane (TRW architecture), Aurum Hamilton LLC	295 Hamilton Street	Area Variance request for conversion of office space in an existing three-storey townhouse to residential (studio) units. Proposed dwelling unit ratio in this configuration is 1 per 488.3 SF Ground Floor Area (GFA) where 1 per 750 SF GFA is required in the Mixed-Use Neighborhood Edge (MU-NE) zoning district.

City of Albany	01-2606040870	Hamilton Square Redevelopment	Sophia Lane (TRW architecture), Aurum Hamilton LLC	297 Hamilton Street	Area Variance request for conversion of office space in an existing three-storey townhouse to residential (studio) units. Proposed dwelling unit ratio in this configuration is 1 per 483.3 SF Ground Floor Area (GFA) where 1 per 750 SF GFA is required in MU-NE district.
City of Albany	01-2606040871	Hamilton Square Redevelopment	Sophia Lane (TRW architecture), Aurum Hamilton LLC	299 Hamilton Street	Area variance request for conversion of office space in an existing four-storey townhouse to residential (studio and one bedroom) units. Proposed dwelling unit ratio in this configuration is 1 per 578.7 SF Ground Floor Area (GFA) where 1 per 750 SF GFA is required in the MU-NE zoning district.
City of Albany	01-2606040872	Hamilton Square Redevelopment	Sophia Lane (TRW architecture), Aurum Hamilton LLC	301 Hamilton Street	Area Variance request for conversion of office space in an existing four-storey townhouse to one (1) bedroom residential units. Proposed dwelling unit ratio in this configuration is 1 per 700 SF Ground Floor Area (GFA) where 1 per 750 SF GFA is required in the MU-NE district.
City of Albany	01-2606040873	Hamilton Square Redevelopment	Sophia Lane (TRW architecture), Aurum Hamilton LLC	305 Hamilton Street	Area Variance request for conversion of office space in an existing three-storey townhouse to one (1) bedroom residential units. Proposed dwelling unit ratio in this configuration is 1 per 681.7 SF Ground Floor Area (GFA) where 1 per 750 SF GFA is required in the MU-NE district.
City of Albany	01-2606040874	Hamilton Square Redevelopment	Sophia Lane (TRW architecture), Aurum Hamilton LLC	307 Hamilton Street	Area Variance request for conversion of office space in an existing 4-storey townhouse to one (1) bedroom residential units. Proposed dwelling unit ratio in this configuration is 1 per 732.5 SF Ground Floor Area (GFA) where 1 per 750 SF GFA is required in the MU-NE zoning district.
City of Albany	01-2606040875	Dwelling Townhouse	James Ciccarello	8 Mohawk Street	Proposed construction of a three-storey residential building containing three (3) dwelling units, one per floor, each with two (2) bedrooms on a vacant parcel.

City of Albany	01-2606040876	Dwelling Townhouse	James Ciccarello	11 Mohawk Street	Proposed construction of a three-storey residential building containing three (3) dwelling units, one per floor, each with two (2) bedrooms on a vacant parcel.
City of Albany	01-2606040877	Single Family Dwelling	Brian Tollisen, McGiver Design Services	24A Aspen Circle	Proposed construction of a single-family dwelling with proposed Accessory Dwelling Unit (ADU) in the basement.
Town of Bethlehem	04-2606040879	Woodlands Subdivision (Formerly Wiggand & Grady Subdivision)	James Grady Wiggand LLC	East of NYS Thruway, South of Vagele Ln. and Wiggand Dr	Proposal for an 82-lot conservation subdivision comprising 44 single-family units, seven (7) two-family units, and six (6) four-family condominium units. The revised plan includes changes in the road layout and lot arrangements reducing wetland disturbance. A secondary site entrance is provided via Docous Drive and a new intersection on Wiggand Drive East.
Town of Knox	11-2606040884	Wilson Subdivision	Brian Wilson	273 Beebe Rd	Proposal to divide residence and barn(s) with approximately 15 acres from the existing 115-acre original lot.
Town of Westerlo	18-2606040885	Meyer Camper	Heather Meyer	County Route 405	Proposal for using a 17-foot camper for personal use and Airbnb bookings during spring, summer and fall.
Town of Bethlehem	04-2606040880	Pitt Ohio Albany	Terminal Properties of NY	37 Frontage Rd	Rehabilitation and expansion of an existing truck terminal to include select building demolition, building renovation, construction of a building addition for a maintenance shop, replace/relocate a fuel island, repave existing asphalt parking lot, expand parking for employees, and construct stormwater management facilities.
City of Albany	01-2606040868	7 Brew Crossgates Commons - Drive Thru Coffee Stand	Doug Beachel, Brew Team NY LLC	161 Washington Avenue Extension	Proposal for the construction of a 510 sq ft. drive-thru coffee stand with associated site improvements including canopies, storage unit, dumpster enclosure, and circulation infrastructure on a developed site.

City of Albany	01-2606040878	NYSTRS Parking lot expansion	Tyler Garrity, NYSTRS	10 Corporate Woods Drive	Expansion of an existing surface parking lot at the New York State Teachers' Retirement System (NYSTRS) office building adding 113 new parking spaces. The project also includes associated site improvements such as grading, drainage, and landscaping.
Town of Colonie	07-2606040881	Raising Cane's	Raising Cane's Restaurants LLC	107 Wolf Rd	Proposal for the construction of a 3,500 square-foot restaurant building with a dual drive-thru lane, parking improvements, and a patio for outdoor seating.
Town of Colonie	07-2606040882	Crisis Intervention Center	Rehabilitation Support Service	713 Troy Schenectady	Proposed construction of 3,870 sq ft Intensive Crisis Stabilization Center supporting a New York State licensed stabilization program. The applicant is appealing a permit denial related to rezoning and seeks the required zoning approvals and variances for permit issuance.
Town of Colonie	07-2606040883	Siena Lacrosse Field	Siena University	515 Loudon Road	Proposal for a synthetic turf athletic 750 seat grandstand with a 420 sft press box and separate 2880 sft support building for restrooms and concessions along with associated improvements.

5. Unfinished Business

6. New Business

7. Miscellaneous

8. Adjournment

