DANIEL P. MCCOY
COUNTY EXECUTIVE

MICHAEL MCLAUGHLIN
DEPUTY COUNTY EXECUTIVE

COUNTY OF ALBANY
ALBANY COUNTY PLANNING BOARD
ECONOMIC DEVELOPMENT, CONSERVATION, & PLANNING DEPARTMENT
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CHAIRPERSON

VICE CHAIRPERSON

ACPB 04-16-26 Meeting Minutes

NOTE: The April 16th,2026 meeting of the ACPB was held in person at the Albany County office building located at 112 State Street in Albany. The meeting was also available remotely via Microsoft Teams for the public to participate.

Board Members Present: Ta-Sean Murdock, Aimee McKane, and Jeff LaFontaine

Board Members Absent: Brian Crawford and Michael Allain

Albany County: Gopika Muddappa (Deputy Director of Economic Development, Conservation and Planning); Bhagyashree (Senior Planner); Ann Marie Salmon (Director of Economic Development, Conservation and Planning), Wesley Hartmann (Senior Operations Analyst)

Guests: Christine Breton (Via Teams), Elizabeth Duboy (Via Teams), and Noah Refkis (In Person)

Minutes: Bhagyashree (Senior Planner)

Call to Order: Ta-Sean Murdock called the meeting to order at 3:31 PM

Vote for Meeting Minutes: Aimee McKane made a motion to approve the March 19th, 2026, Meeting Minutes. The Motion was seconded by Jeff LaFontaine and was also Approved by Ta-Sean Murdock.

Aimee McKane 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 was also approved by Ta-Sean Murdock.

Case #:	**01-2604040844**
Project Name:	**Ordinance 5.31.26**
Applicant:	Albany Common Council
Project Location:	N/A
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:	Ordinance 5.31.26 aims to amend the Chapter 375 Unified Sustainable Development Ordinance (USDO) to adjust the affordable housing requirement and add exceptions to the affordable housing requirement.
Action Type:	**Adoption/ Amendment of the Zoning Ordinance or Local Law**
Juris. Determinant:	N/A
Potential Impacts:	N/A
Staff Notes:	The proposal to amend Chapter 375 of The City of Albany's Unified Sustainable Development Ordinance, that currently requires all new multifamily residential developments with 20 or more units to sell or rent a portion of units at prices affordable to people earning no more than 60% of AMI. The number of affordable units required is established on a graduated scale from 7% to 13%, depending on how many units are in the development. The December 2025 Housing Audit released by the City of Albany Office of Audit and Control stated that the (current inclusionary zoning) policy is not producing housing at the income levels where affordability pressures are most severe and is simultaneously constraining market-rate development that the City needs to attract new residents and grow its population and tax base. On February 13, 2026, Governor Hochul and ESD released the Downtown Albany Strategy report highlighted the need for adjustments to Albany's affordable housing requirement to address the shortage of mixed-income housing. The proposed Ordinance 5.31.26 will require all new multifamily residential developments with 20 or more units to sell or rent 5% of units to people earning 70% of AMI (Area Median Income) and allow developers to pay a fee of $50,000 per unit to reduce the percentage of affordable units required, in part or in whole. Such fees will then be put to programs and grants, administered by the Albany Community Development Agency, which promotes homeownership throughout the city. According to the Full Environmental Assessment Form (FEAF), the project site is located within a community with an approved Local Waterfront Revitalization Program and lies within the Mohawk Valley Heritage Corridor. The Common Council, through Resolution 25.41.26R introduced by Council Member Balarin, declared itself Lead Agency for the SEQRA review of Ordinance 5.31.26, classified the action as Type I, and issued a Negative Declaration regarding its environmental impact. The Ordinance also provides a full exemption from the affordability requirement for senior-only housing

developments, including independent living, assisted living, nursing homes or skilled nursing facilities, and continuing care retirement communities.

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: N/A

Case #: **03-2604040837**
Project Name: **Keppler Variance**

Applicant: Thomas Keppler
Project Location: 783 Woodstock Rd
Municipality: Town of Berne
Parcel Size: 0.06 acres
Zoning: RAF - Residential/Agriculture/Forestry
Tax Map Number: 103.10-2-8.1
Referring Agency: Town of Berne Zoning Board of Appeals

Considerations: Proposal to replace a trailer that was damaged by fire with a new trailer. Applicant seeks to extend the existing roof structure by approximately 8 feet to provide coverage over the new unit.

Action Type: **Area Variance**

Juris. Determinant: County Road
Potential Impacts: Cole Hill Rd

Staff Notes: Area Variance application seeks approval to replace an existing 1979 camper trailer with a 2019 camper and to extend the existing roof structure to cover the new unit. Area variance for the rear setback, seeking approximately 84.5 feet of relief from the required 100-foot setback. With the proposed 8-foot roof extension, the remaining rear setback would be approximately 15.5 feet. The existing roof currently spans approximately 29–30 feet. The roof extension would involve replacing 6x6 posts and adding 2x8 and 2x12 framing members to support the roof extension.The Town of Berne Building and Zoning Department has denied the variance application, citing noncompliance with required setback (offset) regulations. According to the Short Environmental Assessment Form, the proposed action would result in less than one acre of land disturbance (approximately 0.068 acres). The trailer is a permitted use and is consistent with the character of the surrounding area. It will connect to existing public water and wastewater infrastructure. Additionally, the property is listed on the State and/or National Register of Historic Places.

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: N/A

Case #: **04-2604040841**
Project Name: **Town of Bethlehem Zoning Law and Subdivision Update**

Applicant: Town of Bethlehem
Project Location: N/A
Municipality: Town of Bethlehem
Parcel Size: N/A N/A
Zoning: N/A
Tax Map Number: N/A
Referring Agency: Town of Bethlehem Legislative Board

Considerations: Proposal to update the Town of Bethlehem's Zoning Law and Subdivision Regulations to codify the policies and recommendations of 2022 Comprehensive Plan to guide new development and redevelopment within the community as well as incorporate NYS Smart Growth Principles.

Action Type: **Adoption/ Amendment of the Zoning Ordinance or Local Law**

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

Staff Notes: The proposed action involves the adoption of the "Town of Bethlehem Zoning Law" (Chapter 128) and "Subdivision Regulations" (Chapter 103). The adoption of the code updates will codify the policies and recommendations of the 2022 Comprehensive Plan Update and New York State Smart Growth principles. As per the letter provided by the town on State Environmental Quality Review, Lead Agency Coordination, the new land use regulations will guide new sustainable developments and redevelopments within communities in an environmentally sustainable manner while also meeting the service demands that come with community growth. The new code update will improve the format and organization, making it easier to understand. As future development is considered under the new code chapters, each application will be subject to its own SEQR review to determine the specific impacts of the proposed project at that time. In accordance with the implementing regulations of the State Environmental Quality Review Act ("SEQRA"), Town Board adopted a resolution to classify the project as a Type I action and to coordinate review of the action pursuant to 6 NYCRR section 617.6. The Town

Board also expressed its desire to act as Lead Agency in review of this action and will automatically assume that role unless objection is received from another involved agency within 30 days. Part 3 of the Environmental Assessment Form will include an analysis of the impacts of the proposed zoning code regulations on built form, neighborhood character, access and connectivity, and community resilience to ensure that the vision of the Comprehensive Plan is achieved. The regulations for 'Building and Site Design' were formerly the design guidelines in the Zoning law, but these regulations were enhanced to specifically address the density increase in certain zoning districts. There is also a provision to address infill residential development on vacant neighborhood lots to ensure compatibility with surrounding buildings and site layout. The Town Planning Board discussed each section of the Zoning Update over the course of 27 Planning Board meetings since 2023. Two public meetings were held to present the Update and gather feedback on the proposed regulations, including the zoning map. Throughout the process, public engagement included announcements on the Featured News section of the Town website and Bethlehem e-Newsletter, display boards at Town Hall and Bethlehem Library, press releases and local newspaper advertisements, post card mailers to over 17,250 mailboxes, and email distribution of flyers to public meeting attendees. Four separate stakeholder meetings were also held with developer/business community and large land owners.

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: N/A

Case #: **10-2604040840**
Project Name: **Mossal Shop Verizon Wireless**

Applicant: Cellco Partnership
Project Location: ROW Adj to 215 Schoolhouse Rd
Municipality: Town of Guilderland
Parcel Size: NA acres
Zoning: NA
Tax Map Number: NA
Referring Agency: Town of Guilderland Zoning Board of Appeals

Considerations: Proposal to install an unmanned wireless communication facility on a proposed replacement of wooden utility pole on Schoolhouse Road.

Action Type: **Special Use Permit**

Juris. Determinant: State or County Road
Municipal Boundary

Potential Impacts: 204 Schoolhouse Road
Town of Bethlehem

Staff Notes: Special use permit application for the installation of wireless communication facility on a wooden pole located on the southern side of the right of way of Schoolhouse road approximately 150 feet west of the intersection of Schoolhouse Road and Majorie Dr. The installation consists of one antenna mounted at a centerline height of 44.8 feet above grade on a proposed 42 feet tall replacement wood pole. All accessory equipment, cabling and utility services (power and fiber) are proposed to be mounted to the wood pole. As per the Short Environmental assessment form, there is no physical disturbance attributed. The site is listed under NY State Historic Preservation Office (SHPO) archeological site inventory. Site or adjacent property contains wetlands regulated by a federal, state or local agency. But the proposed action will not disturb any wetland. The proposed action contains Karner Blue listed as threatened or endangered species. Verizon Wireless indicates that existing service in the area has deteriorated due to capacity limitations of a nearby macro cell, and the proposed facility is necessary to address this deficiency and provide reliable wireless coverage. Accordingly, the applicant asserts that the proposal satisfies the demonstrated need requirement under applicable New York State law governing public utilities.

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: N/A

Case #: **05-2604040842**
Project Name: **Wiedman Garage**

Applicant: Bobby Joe Weidman
Project Location: 57 Keir Rd
Municipality: Town of Coeymans
Parcel Size: 11.60 acres
Zoning: R/A - Residential and Agricultural
Tax Map Number: 142.-1-27.1
Referring Agency: Town of Coeymans Planning / Zoning Board of Appeals

Considerations: Proposal to build an accessory structure (Garage) on a vacant land consisting of an existing driveway.

Action Type: **Use Variance**

Juris. Determinant: State or County Road
Potential Impacts: 103 Blodgett Hill Rd

Staff Notes: Use variance application submitted to construct a new accessory structure (garage) on vacant land that has an existing driveway but no principal building. The applicant states that the proposed structure, located approximately 100 feet off the road, will not alter the surrounding neighborhood character. According to the SEAF form, proposed action is not a permitted use. The project will involve less than one acre of land disturbance, and the proposed garage will measure 30 by 40 feet. The structure will not be connected to any existing water supply. The Town of Coeymans Building Department has denied the application on the basis that the parcel is vacant and lacks principal use. Under town code, an accessory use is defined as a use, building, or structure that is customary to and supports a principal use, and is incidental, subordinate, and located on the same lot as the principal use.

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 required to provide a location map that indicates the location of the proposed garage on the property.

Case #: **17-2604040843**

Project Name: **Rezoning, Zoning Map Amendment**

Applicant: City of Watervliet Council
Project Location: 329 and 330 Broadway,
500 Broadway
Municipality: City of Watervliet
Parcel Size: 3.00 acres
Zoning: Two Family Residential (R-2)
Tax Map Number: 44.58-2-29 (Owned by the county)
44.58-2-48

Referring Agency: City of Watervielt Legislative Board

Considerations: Proposal to rezone two parcels from Two-Family Residential (R-2) into Multifamily (R-3) zoning district to increase residential density.

Action Type: **Rezoning**

Juris. Determinant: State or County Road
Potential Impacts: I-787

Staff Notes: Rezoning application submitted of previously disturbed sites at the intersection of Broadway and Fourth Street. According to the Short Environmental Assessment Form (SEAF), the southwest property was formerly occupied by the Garwood boat manufacturing facility. The building sat vacant for a significant amount of time and was a total loss after fire damage. The southeast property was disturbed during the construction of I-787 and now serves as a connection to the Erie Canalway Trail. The Two properties are presently zoned Residential R-2, which permits single-family and two-family homes. However, the parcels are relatively large approximately 0.46 acres (200 feet along Broadway and 100 feet along Fourth Street), and 0.8 acres respectively. As some of the few remaining redevelop able sites in the area, their marketability would be enhanced by allowing greater residential density. The location is influenced by its proximity to I-787, as well as the potential costs associated with environmental studies and remediation due to prior industrial uses. The City of Watervliet Comprehensive Plan (2011) identifies a need for additional housing. Rezoning to Residential R-3 would permit the development of townhouses and other housing types compatible with the character of nearby properties along Broadway and First Avenue. The proposed action is consistent with the adopted comprehensive plan and the surrounding neighborhood character. The site will connect to existing water supply and wastewater infrastructure. A portion of the site, or an adjacent area, is associated with a public school listed as eligible for inclusion on the National or State Register of Historic Places and recognized by the New York State Historic Preservation Office (SHPO). Additionally, parts of the site or adjacent areas may include freshwater shrub wetlands regulated by federal, state, or local agencies. The site contains listed as endangered species. The site has undergone hazardous waste remediation, and a SEQRA Negative Declaration confirms that the proposed rezoning will not result in significant adverse environmental impacts. Air quality will not be affected, as industrial uses are not permitted in the R-3 district. There will be no significant impacts to ground or surface water quality or quantity, nor increased risks of erosion, flooding, leaching, or drainage issues. The site consists of previously disturbed urban land, and the rezoning will not harm natural resources or impair any critical environmental areas. It is consistent with the City's Comprehensive Plan, as R-2 and R-3 districts are similar and the increased density is appropriate. The rezoning will not negatively affect historical, archaeological, architectural, aesthetic, or neighborhood character, will not require significant changes in energy use, and will not pose a risk to human health since only residential uses are permitted and no hazardous materials or processes are introduced.

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.Review by NYS DEC permitting Region 4 office for potential impacts to documented state and federally listed endangered and threatened species located in this area should be encouraged since the Short Environmental Assessment Form (SEAF) indicates their presence.

Case #: **18-2604040839**
Project Name: **Duboy Variance**

Applicant: Dustin Duboy, Elizabeth Duboy
Project Location: 170 St Rte 143
Municipality: Town of Westerlo
Parcel Size: 0.50 acres
Zoning: RD/A - Rural Development/Agricultural
Tax Map Number: 140.-1-13
Referring Agency: Town of Westerlo Planning Board

Considerations: Area variance application seeking a 40 feet setback relief to construct a pool and deck.

Action Type: **Area Variance**

Juris. Determinant: State or County Road
Potential Impacts: 143 State Route

Staff Notes: Proposal seeking relief of 40 feet from the east lot line, 9 feet from the north side (rear) property line and 12 feet from west side property line from the required 50-foot set back as per the town's zoning code sec.8.40(4)A. This variance is required to allow the applicants to construct a pool and deck. As per Short Environmental Assessment Form (SEAF), less than a acre of land disturbance is expected. Proposed action is a permitted use and is consistent with surrounding character.

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: N/A

Case #: **18-2604040846**
Project Name: **Baker Variance**

Applicant: Joshua Baker
Project Location: 487 Cty Rte 1
Municipality: Town of Westerlo
Parcel Size: 5.07 acres
Zoning: RD/A - Rural Development/Agricultural
Tax Map Number: 127.-1-13
Referring Agency: Town of Westerlo Zoning Board of Appeals

Considerations: Proposal seeking an area variance for a solar roofing project, as the roof is within 50 feet of the property lot line.

Action Type: **Area Variance**

Juris. Determinant: State or County Road
Potential Impacts: County Route 1

Staff Notes: Area Variance application for a roof mounted solar system installation of 42 modules (18.480 kW) within the 50' of the property line. Applicant states the proposed action will not cause any disturbance to surrounding properties, and not cause any glare, noise or physical obstruction. As per the Short Environmental Assessment Form (SEAF), there is no physical disturbance attributed, proposed action is consistent with the adopted comprehensive plan. The site consists of a dwelling unit with a shed and a drive way. The variance is requested for non-conforming use.

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: N/A

Case #: **11-2604040847**
Project Name: **Broomhall Lot Line Adjustment**

Applicant: Daniel Broomhall, Kimberly Broomhall
Project Location: 108 Lewis Road
Municipality: Town of Knox
Parcel Size: 97.64 acres
Zoning: Residential - R
Tax Map Number: 47-2-18.2,

47-2-19.2

Referring Agency: Town of Knox Planning Board

Considerations: Proposal to merge a portion of Lot 1 (47.0-2-19.2) with Lot 2 (47.0-2-18.2) creating a new lot currently part of Lot 1 of approximately 64 acres.

Action Type: **Lot Line Adjustment**

Juris. Determinant: State or County Road
Municipal Boundary

Potential Impacts: 146 Township Road
Town of Guilderland

Staff Notes: The proposed lot line adjustment involves combining a portion of Lot 1 (tax map no. 47.0-2-19.2) comprising of 16.25 acres of the total 79.81 acres with Lot 2 (tax map id 47.0-2-18.2) with the total area of 17.36 acres, resulting in a reconfigured Lot 1 of an area of 33.61 acres and the creation of new Lot 3 with an area of 64 acres. According to the Short Environmental Assessment Form (SEAF), no physical disturbance is anticipated. The property contains species listed by state or federal agencies as threatened or endangered. The proposed action is consistent with adopted land use plans and zoning regulations, will not result in a change to the use or intensity of the land, and is expected to have minimal to no impact on existing water supply or wastewater infrastructure.

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: N/A

Case #: **13-2604040850**
Project Name: **Nye Solar**

Applicant: Peter Nye / Hudson Solar Solutions LLC
Project Location: 1926 Tarrytown Road
Municipality: Town of New Scotland
Parcel Size: 5.70 acres
Zoning: Residential Agricultural - RA
Tax Map Number: 118.-2-8
Referring Agency: Town of New Scotland Planning Board

Considerations: Proposal for the installation of 5.28 KW ground mounted solar array to the east of an existing garage.

Action Type: **Site Plan Review**

Juris. Determinant: State or County Road
Farm in a designated Agricultural District
Potential Impacts: 301 Tarrytown Road

Staff Notes: Site Plan Review application submitted seeking to install a 5.28 kW ground mounted solar array to the east of existing garage. As per the agricultural statement, less than one acre of land disturbance is expected from the proposed action. Currently the site contains a residence and garage served by a driveway. As per the Short Environmental Assessment form (SEAF), the proposed action is a permitted use.

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: N/A

Case #: **10-2604040851**
Project Name: **Western Diner**

Applicant: Douglas Bojkovic
Project Location: 2019 Western Ave
Municipality: Town of Guilderland
Parcel Size: 1.07 acres
Zoning: LB- Local Business
Tax Map Number: 51.07-1-4
Referring Agency: Town of Guilderland Zoning Board of Appeals

Considerations: Proposal to amend the site plan of Western Diner to reconfigure existing parking, including landscaping and fencing.

Action Type: **Special Use Permit**

Juris. Determinant: State or County Route
Potential Impacts: 20 Western Ave

Staff Notes: The applicant is requesting an amendment to Special Use Permit No. 16-76, originally approved in 1976. The applicant seeks approval for the reconfiguration of parking layout and approval for as-built property enhancements, which include 1) landscaping with a row of evergreen trees (5-6 feet tall) planted at the rear of the parking to serve as a boundary and visual screen. 2) Replacement and installation of a section of stockade fencing along the rear (north) property boundary. The current configuration of the parking lot is optimized for fire prevention and emergency response. This new addition of landscaping and fencing ensures that fire apparatus and emergency vehicles have enough turning radius and unobstructed access to the structure, providing a safer design for emergency maneuvering than the existing plan. As per the town planner's memo, the planning board recommended approving the site plan with following suggestion 1) to confirm the number of ADA parking required and currently existing and any additional ADA parking spaces are following design standards. 2) A suitable planting area should be provided around the trees that were planted along the rear fence. Recommended that a 4' to 5' wide strip of asphalt should be removed along the rear fence area to provide an adequate planting area. 3. An area in the northeast corner of the property should be a designated snow storage area where no parking spaces would be permitted. As per Short Environmental Assessment Form, the proposed action is a permitted use and is consistent with surrounding character.

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: N/A

Case #: **07-2604040852**
Project Name: **Pilates by Chelsea**

Applicant: The Caponera Law Firm (Pete Rossi)
Project Location: 71 Sand Creek Road
Municipality: Town of Colonie
Parcel Size: 8.55 acres
Zoning: NCOR - Neighborhood Commercial Office Residential
Tax Map Number: 54.9-1-29.1
Referring Agency: Town of Colonie Zoning Board of Appeals

Considerations: Proposal for the operation of health club in an existing 500 sq. ft garage as Pilates personal service area.

Action Type: **Special Use Permit**

Juris. Determinant: State or County Route
Potential Impacts: 155 Everett Rd

Staff Notes: Special Use Permit application seeking approval for the function of a pilate studio in an existing garage. Presently the site contains auto body and mechanical repair shop, along with a landscaping business. The Pilate area shall be serving no more than four (4) at one time. A variance was granted by the town in January. As per the attorney's statement, Pilate club should be considered as a personal service operation not as a commercial establishment. As per the town's zoning code, personal service operation is allowable use but requires a special use permit. As per the Short Environmental Assessment Form (SEAF), no physical disturbance is attributed. Proposed action is a permitted use and is consistent with the surrounding character. Pilate Studio will connect to existing water supply and wastewater utilities. The property is listed under NY State Historic Preservation Office (SHPO) inventory. Site contains waterbodies regulated by a federal state or local agency but is not impacted by the proposed change. The Site has been the subject of remediation for hazardous 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: N/A

Case #: **16-2604040853**
Project Name: **Links and Diamonds**

Applicant: Links and Diamonds LLC
Project Location: 28 S Main St
Municipality: Village of Voorheesville
Parcel Size: 1.00 acres
Zoning: MSE - Main Street East Business district
Tax Map Number: 72.7-3-38
Referring Agency: Village of Voorheesville Planning Board

Considerations: Conversion of wooden showroom/ carpentry shop into a basketball training center with baseball, golf simulators and occasional outdoor training.

Action Type: **Site Plan Review**

Juris. Determinant: State or County Road
Potential Impacts: S Main Street

Staff Notes: The applicant submitted a site plan review application to convert a vacant showroom/carpentry shop into a basketball training center featuring baseball and golf simulators, along with occasional outdoor training. The existing single-story structure totals 6,100 sq. ft., with a graded field and 14 parking spaces. According to the Short Environmental Assessment Form (SEAF), the proposed action involves only interior modifications, with the warehouse floor repurposed for pitching and baseball training, and no physical disturbance anticipated. The proposed use is a permitted activity and consistent with surrounding land uses. The facility will connect to existing public/private water and wastewater utilities. As described in the narrative statement, the center will operate as a membership-based fitness and training facility for golf, baseball, and softball, with flexible turf areas available for hourly rentals, private instruction, competitive leagues, and special events. Peak usage is expected on weekends and after 5 PM on weekdays. Operating hours are proposed as Monday–Thursday, 8 AM–10 PM, and Friday–Sunday, 8 AM–midnight, with extended evening hours for group events, while outdoor activities will occur primarily during summer business hours and not extend past 9 PM.

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: N/A

Aimee McKane made a motion to accept Staff Opinion for the following Cases: **01-2604040844, 03-2604040837, 04-2604040841, 10-2604040840, 05-2604040842, 17-2604040843, 18-2604040839, 18-2604040846, 11-2604040847, 13-2604040850, 10-2604040851, 07-2604040852** and **16-2604040853**. The motion was seconded by Jeff LaFontaine and was also approved by Ta-Sean Murdock.

Case #: **17-2604040835**
Project Name: **Multifamily Redevelopment**

Applicant: Christian Luizzi
Project Location: 2313 Second Ave Watervliet
Municipality: City of Watervielt
Parcel Size: 0.69 acres
Zoning: (MU-2) - Mixed Use 2

Tax Map Number: 32.51-2-39
Referring Agency: City of Watervielt Planning Board

Considerations: Proposal to demolish the existing two buildings and construct a multifamily building with 25 residential units with 40 parking space.

Action Type: **Area Variance and Site Plan Review**

Juris. Determinant: State or County Road
Potential Impacts: 32 Second Ave

Staff Notes: An Area Variance and Site Plan Review application has been submitted to demolish two existing buildings and construct a 26-unit multifamily residential building. According to the narrative statement, the project site currently consists of an asphalt parking lot with two commercial buildings along the southern property line: an 820-square-foot concrete block structure and a 920-square-foot concrete block structure. The site, most recently used for auto sales, includes one building used as office space and the other for garage/storage purposes. Existing green space accounts for 17.9% of the site. The proposed development includes a single three-story building with 25 residential units. The project will reduce green space to 13%, below the minimum requirement of 20%. The proposed building includes a rear setback of 2–3 feet, which does not meet the required 15-foot setback. As a result, two area variances are requested: one for reduced green space and one for the rear setback. The applicant states that the reduced rear setback is consistent with adjacent properties to the north and south, maintaining neighborhood character. The project is also intended to provide a transitional use between the existing commercial area and the adjacent single-family residential neighborhood. The applicant notes that 25 units represent the minimum viable project size, requiring at least 39 parking spaces. Due to the site's limited size (0.689 acres), it cannot accommodate both the required parking and full compliance with green space and setback requirements. It is expected to generate a negligible traffic increase, with approximately 15–20 peak-hour trips. The Property has been underutilized for more than 10 years, without any reasonable offers from buyers, hence hardship is not self-created. According to the Full Environmental Assessment Form (FEAF), the existing access from Second Street will be modified, retaining two driveways, and a new access point to the common alley will be added. The site is located in the Mixed Use-2 Zoning District. The project will involve less than one acre of physical disturbance and is expected to take approximately 12 months to complete. It will generate an estimated water demand of 2,860 gallons per day, supplied by existing infrastructure, and a similar volume of wastewater, to be treated at the existing wastewater treatment facility. Parking will increase from 5 existing spaces to 40 proposed spaces.The project site is located within five miles of Peebles Island State Park. The Property falls under 2% risk flood zone.

Staff Opinion: Modify Local Approval to Include

1. Review by the Albany County Department of Health for water supply, waste water discharge, and other required permits.
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.

Advisory Note:

1. The city should ensure that the floodplain management zone requirements are met for new construction.
2. The development should be reviewed for zoning compliance approval prior to final site plan approval.

Aimee McKane requested clarification regarding the proposed number of residential units. Gopika Muddappa confirmed that the proposal includes 26 units.

Aimee McKane made a motion to accept Staff Opinion for the following Case: **17-2604040835**. The motion was seconded by Jeff LaFontaine and was also approved by Ta-Sean Murdock.

Case #:	**07-2604040836**
Project Name:	**Land Rover - Genesis Auto Dealership**
Applicant:	McGovern Automobile Group
Project Location:	345-347 New Karner Road
Municipality:	Town of Colonie
Parcel Size:	2.58 acres
Zoning:	Industrial
Tax Map Number:	29.3-2-8 29.3-2-7
Referring Agency:	Town of Colonie Planning Board
Considerations:	Application seeking the demolition of three (3) existing buildings and constructing one (1) Genesis Auto Dealership and one (1) new Land Rover Auto Dealership by consolidating four parcels into one unified development parcel.
Action Type:	**Site Plan Review**
Juris. Determinant:	Municipal Boundary State or County Road
Potential Impacts:	155 New Karner Rd Village of Colonie
Staff Notes:	Appliucation seeking the demolition of three (3) existing Buildings and construct one Genesis Auto Dealership and one new Land Rover Auto Dealership. The applicant previously met with the Town's Development

Coordination Committee (DCC) and presented an initial sketch plan to the Planning Board. Since then, the site layout has been refined based on feedback, and additional adjacent parcels have been secured to support operational needs. As per the narrative statement, the property at tax map number 29.3-2-8 consists of two buildings and tax map no. 29.3-2-7 consists of one building, both parcel together consists of an area of 2.58 acres owned by the applicant. The Property is zoned Industrial and located on the eastern side of New Karner Road. the Applicant is proposing a subdivision/merger to consolidate the two existing Town of Colonie tax parcels (29.3-2-7 and 29.3-2-8) into one unified development parcel. Site improvements include parking reconfiguration, stormwater/snow storage, and landscaping to increase greenspace from 15% (16,887 sf) toward 20% (23,566 sf) are proposed. The property currently consists of three curb cuts on New Karner rd to access property and about 15% of green spaces. There are 130 parking spaces to the existing building. The property is served by public water and sanitary sewer. In addition to the said 2 parcels, the applicant has acquired small portion of adjacent land located in Village of Colonie which will be included in overall development of the proposed subdivision merger. Upon approval all lands will be merged into one consolidated parcel of 2.7 acres. The applicant seeks to eliminate internal lot lines to create a cohesive automotive dealership campus with unified access, parking, stormwater management, and site circulation. The proposed Land Rover building will include approximately 24,835 sq. ft. on the first floor and 6,360 sq. ft. on the second, while the Genesis building will total approximately 20,975 sq. ft., for a combined building area of about 45,800 sq. ft. On-site parking includes 49 spaces for the Genesis dealership and 41 spaces for Land Rover, totaling 90 spaces. Off-site parking includes approximately 713 spaces secured through leases and common ownership, including Kohl's, Colonie Center (Macy's), 340 and 341 New Karner Road, and Colonie Plaza. These areas will accommodate overflow parking, vehicle staging, and temporary use during construction. The Town Code requires 132 spaces (70 Land Rover, 62 Genesis, while 90 is provided). As on-site parking is below this threshold, the applicant will request a waiver pursuant to Chapter 190-47. Given the nature of dealership operations and substantial off-site parking under the applicant's control, the proposed supply is adequate. The proposed concept plan utilizes existing curb cuts along NYS Route 155. A Highway Work Permit has been submitted to remove the existing vehicle display encroaching into the NYS right-of-way and restore it to grass. The plan maintains 15% existing green space. The Zoning Verification application was approved by the Town's Building department. As per the Full Environment Assessment Form (FEAF), the project will disturb approximately 3.1 acres and is expected to be completed within 12 months. Stormwater will be managed underground infiltration chambers in accordance with NYSDEC requirements. Water demand will increase from approximately 580 GPD to 4,000 GPD, which can be accommodated by the existing public supply. Operations are proposed from 9 AM–7 PM Monday through Friday and 9 AM–5 PM Saturday. Construction will generate approximately 5 tons of waste per month, with operational waste estimated at 25 tons per month; Contractor will separate recyclable materials where practical and dispose of remaining debris at permitted facilities. Solid waste

will be stored in on-site commercial dumpsters and regularly collected by a licensed hauler for disposal at a permitted facility. The site is within 2000 feet of sites listed on NYSDEC Environmental Site Remediation database which are currently closed and deemed as "No Further Action". It is located on or adjacent to the Schenectady-Niskayuna Sole Source Aquifer and contains designated Successional Northern Sandplain Grassland and Pitch Pine–Oak Forest. The site is listed as sensitive for archaeological resources by the NY State Historic Preservation Office (SHPO), with a no-impact letter issued by OPRHP on March 2, 2026. The project is also within five miles of the Mohawk Towpath Scenic Byway. In response to DCC comments on Pine Bush Preserve Study Area, the applicant states that the site is fully developed with no existing Pine Bush habitat. The proposed plan will include native landscaping and comply with Town standards within the Pine Bush Study Area.

Staff Opinion: Modify local approval 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.
2. Review by the Albany County Department of Health for water supply, waste water discharge, and other required permits.
3. Notification of the application should be sent to Village of Colonie including all required notices pursuant to GML §239-nn.
4. A highway work permit from the Albany County Department of Public Works for driveway construction, drainage and public utility connections within the county right of way is required.

Advisory Note: 1. It should be noted that the existing drainage system constraints may not be able to accommodate additional stormwater discharges.

Aimee McKane inquired whether any undulations or contours within the site would be affected by the proposed construction. Gopika Muddappa stated that the contours are located within the right-of-way outside the property line and the proposed construction would not impact the existing topography.

Jeff LaFontaine made a motion to accept Staff Opinion for the following Case: **07-2604040836.** The motion was seconded by Aimee McKane and was also approved by Ta-Sean Murdock.

Case #: **07-2604040838**
Project Name: **Titan Roofing Parking Lot**

Applicant:	Titan Roofing/Tony Pazmino
Project Location:	30 Railroad Ave.
Municipality:	Town of Colonie
Parcel Size:	2.40 acres
Zoning:	Industrial
Tax Map Number:	53.1-4-3
Referring Agency:	Town of Colonie Planning Board
Considerations:	Proposal to realign parking to allow for 25 parking spaces while maintaining site green space. Approximately 357 sq. ft. of site disturbance is observed.
Action Type:	**Site Plan Review**
Juris. Determinant:	Municipal Boundary
Potential Impacts:	Town of Guilderland
Staff Notes:	Site plan review application proposing to realign site, landscaping and parking to allow for 25 parking spaces while maintaining site green space. As per the narrative statement, the site contains a one-story building (4, 582 sq. ft) along with parking area (11 spaces) and green space. The proposed development involves renovating the existing building, including reroofing, and redesigning the driveways, parking layout, and green space. The plan increases parking from 11 to 25 spaces, reduces pavement coverage from 45.1% (59,462 sq. ft.) to 44.8% (59,105 sq. ft.), and increases green space from 21.1% (27,775 sq. ft.) to 21.4% (28,132 sq. ft.). The applicant states that the project will not result in adverse noise, visual, or drainage impacts on adjacent properties. According to the Short Environmental Assessment Form, less than one acre of land disturbance is anticipated. The proposed action is a permitted use, consistent with the surrounding character, and will connect to existing water supply and wastewater utilities. Proposed action will create stormwater discharge into adjacent properties.The site has also previously undergone remediation for hazardous waste.
Staff Opinion:	Modify local approval include 1. Notification of the application should be sent to the Town of Guilderland including all required notices pursuant to GML §239-nn.
Advisory Note:	N/A

Aimee McKane made a motion to accept Staff Opinion for the following Case: **07-2604040838**. The motion was seconded by Jeff LaFontaine and was also approved by Ta-Sean Murdock.

Case #: **13-2604040845**

Project Name:	**New Leaf SUP**
Applicant:	New Scotland Storage 3 LLC
Project Location:	37 Wormer Road
Municipality:	Town of New Scotland
Parcel Size:	13.80 acres
Zoning:	R2- Residential Conservation
Tax Map Number:	62.-3-26.4
Referring Agency:	Town of New Scotland Planning Board
Considerations:	Special use permit to construct and operate one (1) 5mW Battery Energy Storage System.
Action Type:	**Special Use Permit**
Juris. Determinant:	State or County Route
Potential Impacts:	203 Normanskill Road
Staff Notes:	Special use permit application submitted to construct and operate one (1) 5mW Battery Energy Storage Systems (BESS) occupying 2 acres of the 13.8-acre lot. The Project is in R2 district and is permitted special use as per the town's local law. The property is vacant/ wooded land within ACOE jurisdictional wetland encompassing 6.22 acres. The project proposes less than 0.1 acres of wetland impacts to install a gravel access road and storm water management areas. As identified in the Full Environmental Assessment Form (FEAF), the project site is located within the Mohawk Valley Heritage Corridor and includes approximately 1.08 acres of land disturbance over an anticipated eight-month construction period. The project involves installation of six battery energy storage modules and associated transformers on concrete pads, along with approximately 1,080 sq. ft. of conditioned building space. Disturbance exceeding one acre will generate stormwater runoff from gravel access roads and impervious surfaces, to be managed through on-site stormwater facilities; the site also contains a federally regulated wetland or pond. Construction activities will occur Monday through Saturday from 7:00 AM to 5:00 PM, with the facility operating continuously (24/7) post-construction. Temporary construction noise may exceed ambient levels. Lighting will consist of two downward-facing, dark-sky compliant fixtures used only as needed for maintenance. The project will generate construction debris and packaging materials to be removed by licensed haulers. Land cover changes include the loss of approximately 1 acre of forest, with increases in grassland/bush areas (0.4 acres) and paved surfaces (0.61 acres). Site conditions include a water table of 1.5 feet and predominantly poorly to moderately drained soils (60.5% poorly drained; 39.5% moderately drained). The site provides habitat for federally and state-listed endangered species, including northern long-eared bats and tri-colored bats, and is listed in the New York State Historic Preservation Office archaeological inventory. Additionally, the project is located within five miles of Thacher State Park, a designated state park. As outlined in the project narrative, the application has undergone three rounds

of Town review for Site Plan and Special Use Permit approval, with approval granted subject to Planning Board recommendations that have since been incorporated by the applicant. Site access will be provided via a new fire access road from Wormer Road, designed to meet applicable fire code requirements. Surrounding land uses are primarily residential and forested, and the project will remain under 15 feet in height with no stacked units; pad-mounted equipment will not be visible from neighboring properties. The project is not expected to generate excessive noise, dust, odors, or other nuisances. Interconnection will occur at an existing National Grid utility pole along Wormer Road, and no wastewater or potable water services are required. Environmental reviews, including a Wetland and Waterbodies Delineation by GEI Consultants, identified federally regulated wetlands, streams, and a pond on-site, while NYSDEC confirmed no state-regulated wetlands are present. A Phase I environmental site assessment by Envirobusiness Inc. found no recognized environmental conditions. USFWS IPaC review identified no critical habitats, and a Phase I Archaeological Investigation determined no significant resources, with no further study required. The project will lease a 7-acre portion of the parent parcel for tax purposes without constituting a formal subdivision, consistent with NYSERDA requirements. A noise analysis demonstrates compliance with Town of New Scotland Local Law No. 1 (2024) (stating maximum noise limit of 45 dBA Leq (8-hour), at the outside of any existing non-participating residence, and 55 dBA Leq (8-hour) outside of any existing participating residence), indicating no significant noise impacts are anticipated. Creighton Manning Engineering and Surveying, PLLC (CM) submitted a response letter to the Town Planner's review addressing key project considerations. The engineer stated that BESS units will be offloaded by certified crane operators using site-specific lifting and rigging plans to ensure safe operations and prevent catastrophic failure, and that stormwater will be managed through appropriate planning and on-site controls. It was further noted that while a standard Tesla O&M plan was submitted, a site-specific Operations and Maintenance Plan will be developed prior to building permit approval, with additional requirements incorporated as conditions of Planning Board approval. The application also includes supporting documentation such as a Spill Prevention Control and Countermeasure (SPCC) Plan, Emergency Response Plan, hazard mitigation analysis, SHPO no-impact letter, Decommissioning Plan, Phase I Environmental Site Assessment, Noise Report, delivery vehicle turning plan, Megapack O&M manual, and a literature review on fire risk impacts at BESS facilities.

Staff Opinion: Modify Local Approval to Include

1. Any wetlands disturbance will require notification to and review by the U.S. Army Corps of Engineers for permits under Section 404 of the Clean Water Act.
2. Consult with the local fire department when reviewing the site plan for the project to ensure proper siting of the utility from a fire protection standpoint and to ensure proper training and response procedures are in place. Adequate spacing and layout should be ensured to prevent fire propagation and battery management system should be evaluated for shutdown capabilities.

3. The proposed battery storage system should be evaluated for compatibility with the community character, including noise regulations from the HVAC systems, drainage runoff and potential contamination of toxic materials from water application during a fire incident, and visual impacts on the community.
4. A decommissioning plan should be required to ensure the site is restored after the storage system is decommissioned.
5. A coordinated review with the New York State Energy Research and Development Authority (NYSERDA) should be required prior to final approval to develop a battery energy storage system permitting and inspection processes to ensure efficiency, transparency, and safety in their local communities.

Advisory Note: N/A

Discussion was held regarding the proposed hardscape access, and whether any community concerns had been received; it was noted that Albany County had not received any public comments. With respect to vegetation buffering and tree removal, Gopika Muddappa stated that, given the limited footprint of the proposed battery storage facility, minimal tree clearing is anticipated. Ta-Sean Murdock inquired about fire safety considerations, specifically whether an existing tree line adjacent to the residential property would serve as a buffer to mitigate potential fire risk. Gopika Muddappa indicated that the tree line would function primarily as a visual buffer. In response to questions regarding fire safety protocols, reference was made to Advisory Note #5 within the combined review with NYSERDA, which outlines applicable permitting and procedural requirements. Ta-Sean Murdock expressed concern regarding the project's proximity to residential uses and requested confirmation that consultation had occurred with the local fire department. Gopika Muddappa noted that fire safety matters had been discussed during Town Board meetings with participation from the fire department. Additionally, Ann Marie Salmon referenced Advisory Note #2, which requires consultation with the local fire department prior to site plan approval, thereby ensuring formal county-level check of fire safety measures.

Aimee McKane made a motion to accept Staff Opinion for the following Case: **13-2604040845**. The motion was seconded by Jeff LaFontaine and was also approved by Ta-Sean Murdock.

Case #: **01-2604040848**
Project Name: **SUP Conversion of Garage**

Applicant: Reginald Graham
Project Location: 221 Second Avenue
Municipality: City of Albany
Parcel Size: 0.04 acres

Zoning:	Mixed Use Neighborhood Edge (MU-NE)
Tax Map Number:	76.62-4-26
Referring Agency:	City of Albany Planning Board
Considerations:	Conversion of the garage space in an existing two-story mixed-use building into a restaurant.
Action Type:	**Special Use Permit**
Juris. Determinant:	County Owned Properties
Potential Impacts:	215 Second Avenue 254 Second Ave 252 Second Ave 5 Slingerland St 40 Slingerland St
Staff Notes:	Special Use Permit application submitted seeking the conversion of an existing garage located at the rear of an operating barbershop into a small, takeout food service establishment. The purpose of the proposed use is to activate an underutilized accessory structure by providing a neighborhood-oriented takeout food option while maintaining compatibility with surrounding commercial uses. The operation will function independently from the barbershop. Key features of the proposed use include a compact commercial kitchen, customer pickup area, and necessary building improvements to meet health, safety, and building code requirements. No drive-through service is proposed. Overall, the project is designed to be low intensity in nature and consistent with the character of the surrounding area, while supporting small-scale commercial activity and neighborhood services. As per the completeness review form, Minor exterior modifications, such as installation or replacement of doors, may be required to meet building and code requirements. No expansion of the structure is proposed. Project includes minor upgrades or connections to existing water and wastewater utilities, no additional parking is proposed or required. The proposed takeout food service will comply with all health codes, including proper food handling ventilation and waste management. Applicant states that reusing the structure and maintaining low intensity operations contributes to safer neighborhood environment and boosts neighborhood economy. Several neighborhood dining and quick-service food uses exist near the site. Existing garage door located on a side street will be converted to a standard entrance door providing direct pedestrian access from public sidewalk, with safe connections to on-street parking and surrounding pedestrian routes. Peak periods are expected around lunch and early evening hours on weekdays and weekends. The proposed project does not increase or decrease impervious surface area, as no building expansion, paving, or site reconfiguration is proposed. The proposed use will generate typical material, waste, odors, smoke and emissions associated with a small, takeout commercial kitchen. These will originate from food preparation, cooking, and routine business operations. All cooking-related smoke, odors, and emissions will be controlled through a code compliant ventilation and

exhaust system designed to meet applicable building, fire, and health regulations The proposed takeout food service use is expected to generate a low to moderate volume of refuse consisting primarily of food waste and packaging materials. Storage and disposal practices will comply with applicable health and sanitation requirements to prevent odors, pests, and impacts on adjacent properties.

Staff Opinion: Modify local Approval to Include
1. Review by the Albany County Department of Health for food service and other necessary permits should be required.

Advisory Note: N/A

Jeff LaFontaine made a motion to accept Staff Opinion for the following Case: **01-2604040848**. The motion was seconded by Aimee McKane and was also approved by Ta-Sean Murdock.

Case #: **07-2604040849**
Project Name: **Mini Warehouse Subdivision**

Applicant: First Columbia LLC
Project Location: 1201 Troy Schenectady Road
Municipality: Town of Colonie
Parcel Size: 15.23 acres
Zoning: Commercial Office Residential (COR)
Tax Map Number: 8.3-1-23.1
Referring Agency: Town of Colonie Zoning Board of Appeals

Considerations: The proposal involves constructing a mini warehouse/self-storage facility in a Commercial Office Residential (COR) zoning district. It also includes a subdivision that lacks required frontage, requiring an area variance.

Action Type: **Area Variance, Subdivision Review and Special Use Permit**

Juris. Determinant: State or County Road
Potential Impacts: 7 Troy Schenectady Road

Staff Notes: Application submitted seeking Special use permit, area variance and includes a lot line adjustment of the 1205 Troy Schenectady Road and a subdivision of 1203 Troy Schenectady Road into two parcels: a 5.14-acre lot for the existing building and parking, and a 5.34-acre lot for construction of three new buildings, including climate-controlled storage (80,000 sft), a warehouse, drive-up storage units (15,800 sft), and a vehicle storage yard. The Town denied the zoning verification application. The proposed self-storage/warehouse use in

the Commercial Office Residential (COR) district requires a Special Use Permit, and the subdivision does not meet zoning requirements, as one lot lacks the minimum 100 feet of frontage and required lot width under the Town of Colonie land use law. As per the rider sheet provided for special use permit and area variance, The 9.38-acre parcel at 1203 Troy Schenectady Road (NYS Route 7) has 114 feet of frontage but has been underutilized for over 20 years, currently consisting mainly of excess paved parking with limited visibility from the road. Although previously approved for office development, those plans were never built. Originally developed in the 1970s as a Kaiser Permanente medical campus with interconnected buildings, the property was later acquired by First Columbia after a period of vacancy. It was then renovated and rebranded as 1201, 1203, and 1205 Troy Schenectady Road to support a mix of general and medical office uses within a larger 17+ acre site. In 2023, the Town's Zoning Board granted a Special Use Permit for a new proposal that includes drive-up style storage units, a climate-controlled storage warehouse, and vehicle storage. The proposed 5-acre storage site is set more than 500 feet from Route 7, with only the upper portions of buildings visible. Existing vegetation buffer along the northern boundary will be preserved to maintain visual screening, and no changes to site access are proposed. The redevelopment will remove excess pavement, improve site efficiency, and generate lower traffic and infrastructure demand compared to the former medical campus use. The Town of Colonie allows self-storage, warehouse, and vehicle storage uses by Special Use Permit, and this application seeks renewal of the 2023 approval under those regulations. The project is also compatible with surrounding commercial, office, and residential uses. According to the Short Environmental Assessment Form (SEAF), approximately 3 acres will be disturbed. The project will connect to existing water and sewer systems. The site is listed on the State Register of Historic Places and identified as archaeologically sensitive by the State Historic Preservation Office (SHPO). While wetlands or regulated waterbodies exist on the adjacent site, they will not be impacted. Stormwater generated by the project will be managed through the existing on-site system.

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 prior to final approval.
2. 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: N/A

Aimee McKane made a motion to accept Staff Opinion for the following Case: **07-2604040849**. The motion was seconded by Jeff LaFontaine and was also approved by Ta-Sean Murdock.

Unfinished Business –

None

New Business –

a. The next meeting of the ACPB will be on **Thursday, May 21st, 2026,** and the deadline for municipalities to submit referral items for review will be **May 11th, 2026.**
b. The Department of Economic Development, Conservation and Planning (EDCAP) will host its 2nd Annual Planning and Zoning Workshop on April 30, 2026, from 10:00 a.m. to 5:30 p.m. The workshop will feature sessions presented by the Capital Region Transportation Council (CRTC), the Capital District Regional Planning Commission (CDRPC), and the New York State Department of State. In addition, the program will include a networking reception for planners, students, and others interested in regional planning. Workshop sessions will provide eligible training hours for planning and zoning board members. Registration is open and is free. Currently we have 148 registrations.
c. The Department of Economic Development, Conservation and Planning is seeking a **Senior Natural Resource Planner** and a **Confidential Secretary**.

   Details and application instructions can be found on the Albany County website under career opportunities at the bottom of the main page.

Adjourn – A motion to adjourn was made at 4:10 PM by Aimee McKane the motion was seconded by Jeff LaFontaine, also approved by Ta-Sean Murdock.