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

VICE CHAIRPERSON

Albany County Planning Board | July 16th, 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
Town of Coeymans	05-2607040887	Lot Line Adjustment	Robert M Nolan	40 Mountain Rd Ext	Proposal to adjust the lot line by transferring a portion of Lot 2 to Lot 1, increasing the area of Lot 1 from 2.10 acres to 2.68 acres and reducing Lot 2 from 3.46 acres to 2.79 acres.

Town of Colonie	07-2607040890	Garage with Driveway	Matthew Christensen	2 Hills Road, Loudonville	Proposed construction of a 600 square foot accessory structure in the front yard with a proposed driveway with access to Old Niskayuna Road.
Town of Guilderland	10-2607040896	David Berschwinger Area Variance	David Berschwinger	10 Lennan Drive	Area Variance application to subdivide the property and create Lot 1, approximately 0.99 acres. The Residential Agriculture (RA-3) District requires a minimum lot size of 3 acres, with an exemption allowing one lot to be reduced to 2 acres. The proposed Lot 1 does not meet the minimum lot size requirement or exemption threshold and requires an Area Variance.
Town of Guilderland	10-2607040894	Conversion of Auto Repair	Birmal Jitkaur	2594 Western Ave	Proposal to convert the auto repair portion of an existing building to additional convenience store space.
City of Albany	01-2607040895	Adaptive Reuse of St John's Church	Chiou Development Group LLC, Daniel Hershberg	142 Green Street	Adaptive reuse of the existing Saint John's Church into a 17-unit multifamily residential development consisting of studio and one-bedroom apartments.
Town of Colonie	07-2607040889	Lia Toyota Parking Expansion	Bilion Realty LTD	2120 Central Ave	The development of an asphalt parking expansion behind the existing Lia Toyota car dealership, for the purpose of additional vehicle inventory storage. The existing stormwater basin behind the Lia Toyota dealership will be replaced with a subsurface stormwater system to mitigate stormwater and add additional surface parking above.
Town of Colonie	07-2607040891	Single Family Dwelling	Mark Beliveau	11 Corning Street	Proposed construction of a 1,993 square foot two storey single-family dwelling on a 4,396 square foot lot.

Town of Colonie	07-2607040892	Apartments & Storage	Fred Sharifipour	1129 Loudon Road	Proposal to build a new two-story 4-unit townhouse style multi-family residential building and a one-story 1,134± SF self-storage building.
Town of Colonie	07-2607040886	Regional Food Bank	Mike Roth	865 Albany Shaker Rd	The construction of a 9,946 sq.ft addition at the rear of the existing regional food bank building that will contain a freezer and refrigerator and be used for additional storage space. The existing sewer lateral will be rerouted around the new building addition.
Town of Guilderland	10-2607040897	David Berschwinger Subdivision	David Berschwinger	10 Lennan Drive	Proposed three-lot subdivision of a 7.4-acre vacant parcel, consisting of Lot 1 at approximately 0.99 acres and Lots 2 and 3 at approximately 3 acres each. As part of the subdivision, approximately 0.65 acres will be conveyed to the Town for the Lennan Drive right-of-way.
Town of Berne	03 - 2607040898	Lippert Subdivision	Timothy Lippert	30 Bradt Hollow Road 44 Bradt Hollow Road	Proposal to subdivide two lots of 56.87 acres (parcel number 113.-4-4.33) and 63.25 acres (parcel number – 113.1-3) to create two more plots.
City of Watervliet	17-2607040888	Rezoning Parcels	City of Watervliet	200 Nineteenth Street, 208 Nineteenth Street, 210 Nineteenth Street 1803 Second Ave, 1805 Second Ave, 1839 Second Ave	Proposal to rezone the parcels located at the southwest quadrant of Second Avenue and Nineteenth Street from the Business District to the Mixed-Use 1 (MU-1) District.

City of Watervliet	17-2607040893	Small Engine Repair Business	James Fuller	2114 Broadway	Proposal to rent the existing building (garage) for the operation of a small engine repair shop.
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5. Unfinished Business

6. New Business

7. Miscellaneous

8. Adjournment