

Meeting Agenda
Albany County Planning Board | August 20, 2026

Municipality	Case #	Project Name	Applicant	Project Location	Consideration
Village of Altamont	02-2608040899	DEEZ Cards Shop	Johnathan Cochran	103 Park Street, Altamont	Proposal for a retail store selling sports cards, memorabilia, and hobby collectibles store in a Central Business District (CBD).
Town of Berne	03-2608040900	Gilbert Lot Line Adjustment	Susan E Gilbert	598 High Pt Rd	Lot Line adjustment proposal to consolidate Lot 16 (Parcel 100.00-1-16) and Lot 21 (Parcel 100.00-1-21) and adjust the common boundary with Lot 23 (Parcel 100.-1-23). The proposed adjustment will increase the road frontage of Lot 23 to 300 feet, bringing it into compliance with the Town's frontage requirements and allowing for the construction of a manufactured home.
Town of Coeymans	05-2608040903	Roemer Lot Subdivision	Michael Roemer	250 Gedney Hill Rd	Proposal to subdivide the existing 36.8-acre parcel into three separate lots. Lot 1 and Lot 2 would each comprise approximately 2 acres, while Lot 3 would contain the remaining 32.8 acres.
Town of Colonie	07-2608040907	Lift with Lozano	Wagoner Realty LLC	1041 Watervliet Shaker Road	Proposal to establish a health club within an existing vacant commercial building.
Town of Colonie	07-2608040912	Landscaping Accessory Structure	71 Sand Creek Road LLC Pete Rossi	71 Sand Creek Road	Proposed construction of a 28-foot tall, one storey accessory structure (cold storage) totaling 6,624 square feet located 25 feet from the boundary of Single-Family Residential District.
Town of Guilderland	10-2608040908	New Vision Kitchen Design Studio	Theodore J Lutz IV	3419 Craman Road	Proposal for the conversion of an office to a showroom/design studio.
Town of Guilderland	10-2608040915	Reformx Well Club	Clare Vaughn, Brandon Sesay	1434 Western Ave	Proposal for the operation of Private Fitness Instruction Studio in an existing commercial building.

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Town of Guilderland	10-2608040913	Airgas Lab	Airgas USA LLC	2 Van Buren Blvd	Proposal for the outdoor installation of two (2) Liquid Argon and one (1) Liquid Nitrogen Tanks at an existing distribution facility for Liquid Argon and Liquid Carbon Dioxide.
Town of Knox	11-2608040904	Smith Subdivision	James Smith, Jessica Smith	342 Pleasant Valley Rd	Proposal to subdivide a 22.7-acre lot into two lots with the resulting lots being 3.95 acres and 18.75 acres.
Village of Menands	12-2608040909	Updating the Menands Zoning Map and Permitted Uses in the Land Conservation District	Village of Menands	Van Renssealaer Blvd	A Local Law amending Chapter 169 (Zoning) of the Code of the Village of Menands to amend the Official Zoning Map by rezoning the subject parcels from R1 to Land Conservation and to amend the permitted uses in the Land Conservation with "Golf Course" as an allowed use.
City of Watervliet	17-2608040905	Watervliet Plaza Rezoning	City of Watervliet	1601 Broadway	Proposal to rezone the parcel from Business District (B) to Mixed Use District (MU-1) to enable construction of residential and mixed uses.
Town of Westerlo	18-2608040902	Benninger Variance	Charles Benninger	716 CR 403 708 CR 403 Greenville	Proposal seeking 26 feet of relief from the required side-yard setback for Lot 2 (Parcel ID 174.2-4-30), as well as 1.28 acres of relief from the required minimum lot size of 3 acres for the two adjacent lots (Parcel IDs 174.2-4-30 and 174.2-4-10).
Town of Westerlo	18-2608040906	William Rothe Subdivision	William Rothe	572 CR 404	Proposal to subdivide an existing 170-acre parcel into two lots, Lot 1 of 5.8 acres and Lot 2 of 164.2 acres.

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City of Albany	01-2608040910	Cherry Hill Parking Expansion	Deborah Emmons-Andarawis, Historic Cherry Hill	549 S Pearl Street	Construction of an ADA-accessible parking area adjacent to the existing Historic Cherry parking area, a new six-space parking lot with an associated retaining wall, and an additional four-space parking area near the entrance, providing a total of 11 new parking spaces.
Town of Colonie	07-2608040911	Bilinski Expansion	Schonwetter Enterprises, Inc.	41 Lark St.	Construction of a 30,000 sq. ft. addition on to the existing production facility as well as a paved parking area and loop road connecting Central Ave. to Lark St.
Town of Guilderland	10-2608040914	Contractor Yard	Michael Floccuzio	634 Route 146	Proposal to construct a contractor yard with three (3) one-storey buildings totaling 36,000 square feet with parking and outdoor storage areas.