

**Draft Minutes
Albany County Planning Board
January 16, 2014**

Present:

Michael DeVall, Chair, Bill Anslow, Paul Cooney, Vincent McArdle, Tim Garufi

Albany County Planning:

Leslie Lombardo

Secretary:

Janis Dunham Relyea

A call to order:

Michael DeVall called the meeting to order at 3:30 p.m.

Approval of minutes:

A motion to accept the minutes from the December 19, 2013 meeting was made by Paul Cooney. The motion was seconded by Vincent McArdle and unanimously approved by the board.

GML CASES RECOMMENDED FOR DEFER TO LOCAL CONSIDERATION

A motion was made by Paul Cooney to consider the cases for Defer to Local Consideration and to approve as is. There were **3** cases for defer. The motion was seconded by Vincent McArdle and unanimously approved by the board.

Case # 7-140101883

Brian Peek

10 Emery Avenue, Colonie

Area variance from side yard setback to allow construction of a single family residence with 8' setbacks where 10' are required. Access to the property is from a local street.

Case #5-140101884

David Burns

801 SR 143, south side of SR 143, Ravena

Area variance from side yard setback to allow construction of a carport (21'x34') for a residence located 9' from the property line where 30' is required.

Case # 7-140101885

Big Nic's Pizzeria (Walk-in Cooler)

109 Everett Road/CR 155, Colonie

Site plan for an addition of a walk in cooler (20'x10') at the rear of an existing commercial building. No changes to the access of CR 155 are proposed.

GML CASES RECOMMENDED FOR MODIFICATION

Case # 7-140101866

Albaert Meilutis (Metro Mattress)

41 Wolf Road, east side of Wolf Road, north side of Colonie Center Mall, Colonie

Area variance from side setback requirement to allow an addition to an existing commercial building (formerly Dunkin Donuts). The proposed addition will be 5'3" from the property line where 20' is required. There are no changes proposed for the access to Wolf Road and parking requirements are met.

Staff opinion is to modify local approval to include:

1. Notification of the application should be sent to the adjacent Village of Colonie.

A motion to accept staff opinion was made by Paul Cooney. The motion was seconded by Vincent McArdle and unanimously approved by the board.

Case # 6-140101887

Sherwood Forest – apartments

South side of VanSchaick Ave, between Delaware and Continental Ave, Cohoes

Site plan for construction of five, 3 story apartment buildings with 170 units total, a community building, surface parking lots areas and underground parking for a total of 340 spaces. A stormwater management basin is shown on the plan. The property is located in close proximity to the Hudson River and appears on the floodplain maps. There are also areas of naturally standing water on the site.

Staff opinion is to modify local approval to include:

1. The applicant should provide a technical report to the City on the suitability and stability of the soils on the property to accommodate basement parking due to the sites naturally wet characteristics and possibility of fill material on site.
2. Adherence to FEMA regulations for construction in a floodplain.
3. Review of the entire project by the US Army Corps of Engineers to determine regulatory jurisdiction under Section 404 of the Clean Water Act.
4. A Notice of Intent filed with the NYSDEC affirming that a Stormwater Pollution Prevention Plan has been prepared is being implemented or submission of a Stormwater Pollution Prevention Plan that is consistent with the requirements included in the NYSDEC SPDES General Permit for Stormwater Discharges (GP-0-10-001, January 29, 2010) for construction activities that disturb more than one acre of land.

A motion to accept staff opinion was made by Paul Cooney. The motion was seconded by Vincent McArdle and unanimously approved by the board.

Meeting adjourned at 3:40 p.m.

The Albany County Planning Board will meet again on Thursday, February 20, 2014 at 3:30 p.m. in the conference room of the Albany County Department of Public Works at 449 New Salem Road, Voorheesville, NY 12186.