

Minutes  
Albany County Planning Board  
August 19, 2015

**Present:**

Michael DeVall, Chair, Roland Graves, Dominic Rigosu, Ben Syden, William Anslow

**Albany County Planning:**

Leslie Lombardo

**Secretary:**

Janis Dunham Relyea

**Guests:**

Phil Spinelli case #15-150802313

Daniel Hershberg case #7-1508022330

**A call to order:**

Michael DeVall called the meeting to order at 3:35 p.m.

**Approval of minutes:**

Dominic Rigosu made a motion to accept the minutes from the July 16, 2015 meeting. The motion was seconded by Michael DeVall and unanimously approved by the board.

Dominic Rigosu made a motion to hear cases 150802313 and 1508022330 first to accommodate the guests. The motion was seconded by Ben Syden and unanimously approved by the board.

**Case #15-150802313**

Phil Spinelli

686 Fox Creek Road/CR 352, north side of CR 352

Special use permit to allow a food processing establishment on a property used for farming. The property has access to CR 352 with a residential driveway.

Staff opinion is to modify local approval to include:

1. Review by NY State Agricultural and Markets for any food processing required permits.
2. Review by the Albany County Department of Public Works for design of highway access, assessment of road capacity and drainage. The existing access to CR 352 should be reviewed by adequacy of any truck usage by the business proposed on the property.

Ben Syden asked what they will be processing.

Phil Spinelli said he will be canning and jarring items from their farm to sell and this is step one of the process.

A motion to accept staff opinion was made by Dominic Rigosu. The motion was seconded by Ben Syden and unanimously approved by the board.

**Case # 17-150802330**

Colonie Senior Service Center Housing Project PDD

11 Elks Lane, (rear of the Elk's Lodge parcel), south side of SR 155, between Delatour Road and Deborah Drive, Colonie

A rezoning request from Single Family Residential (SFR) to Planned Development District (PDD) to allow a senior housing apartment project. An Open Development Area permit is also required due to the location of the project behind the existing Elks Lodge which requires access by an easement. The project will include 100 units in a 3 story building, a one story building for project amenities (fitness center, library, party room), 22 outdoor garages, 102 parking spaces, with an additional 29 parking spaces banked for future use if needed. Access will be provided by extending an existing road, Elks Lane, that has access to SR 155. The project includes the preservation of open space, between 6.7 and 8.2 acres. The Town is considering a list of other public benefits proposed by the applicant as well. This project was reviewed for site plan in January 2015 (case#7-15/1/2146). The PDD zoning will apply to the existing Elks Lodge property necessitated by a previously approved use variance for a fraternal lodge.

Staff opinion is to defer to local consideration.

Daniel Hershberg addressed the board. He said the project is affordable housing base on income, not section 8, it is a 62+ community. The board asked if there will be a light installed on Watervliet Shaker Road, Mr. Hershberg said no, however they will increase the site distance, and the traffic study indicated no light was needed. Ben Syden asked what the town will be getting in public benefits. Mr. Hershberg said the Town will gain several public benefits that they have negotiated with the town including a new sidewalk near the Beltrone Living Center along Winners Circle, handicap parking and sidewalks at the Town Hall, installing a new water main along Elks Lane and improving water distribution.

A motion to accept staff opinion was made by Dominic Rigosu. The motion was seconded by Roland Graves and unanimously approved by the board.

**GML CASES RECOMMENDED FOR DEFER TO LOCAL CONSTIDERATION**

Ben Syden made a motion to consider the 19 cases for refer to local consideration. The motion was seconded by Dominic Rigosu and unanimously approved by the board.

**Case #7-150802307**

Clark Realty LLC

634 Watervliet Shaker Road/SR 155, south side of SR 155, between Brookview Drive and Doorstone Drive, South, Colonie

Use variance to allow a property previously used for a commercial business to be rebuilt after fire damage and used for a personal service business and office use. The zoning for the property was changed to single family after the business use was established. The applicant is proposing a commercial building with three tenant spaces; one is a pizzeria that will replace the previous pizza tenant, a personal service salon use and a real estate office; both of which are different from the previous convenient store use and are not grandfathered under zoning. There is a restaurant use across the street and a nursery/greenhouse business adjacent to the property.

**Case # 7-150802308**

John Griner

11 Cadillac Avenue, north of Central Avenue, Colonie

Area variance and use variance to allow a single family home to be built on an 8,000 s.f. property where 12,000 s.f. is required by code. The use of a single family home as the primary use on the property requires a use variance in the commercial, office, residential zone. The property is currently paved. The property has access to at town road. Similar uses and lot sizes are located in the neighborhood off Central Avenue.

**Case # 7-150802309**

Adam Leonardo/Rosetti Development

1210 Troy Schenectady Road/SR 7, south side of SR 7, approx. 300' east of Vly Road, Latham

Special use permit to allow an outdoor patio (approx. 18' x 24') for dining for a future restaurant within a shopping center that is being redeveloped.

**Case # 6-150802310**

City of Cohoes-Historic Overlay District zoning code update

An amendment to the existing code language for the historic district overlay zone in the city zoning ordinance. Changes are being made for purposes of clarification in regards to items such as painting of masonry structures additions of modern features that require review by the historic review board, and other procedural requirements for the district.

**Case # 7-150802311**

Cellco/Verizon Telecommunications at Stewarts

1024 Watervliet Shaker Road/CR 157, 365' east of New Karner Road, Colonie

Site plan for an installation of a wireless telecommunications antenna on top of the roof of an existing commercial building. The antenna height will be 23' from ground level. The existing rooftop is 15'.

There will be an equipment area placed at the side of the building. Applicant states that the purpose of the antenna is to boost wireless coverage in an area that is currently overburdened by demand. Access will be from the existing paved parking area.

**Case #2-150802315**

Village of Altamont: Stewarts/Baumann Rezone

107-109 Helderberg Avenue, southwest corner of Helderberg Avenue and SR 156, Altamont

Rezoning of a property that is 5,000 s.f. from R-10 residential to Central Business District in order to allow redevelopment of a convenient store and gas station that is currently located on an adjacent property in the Central Business District zone. The R-10 zoned property is occupied by a residential structure, but was previously zoned for business. A new Village zoning ordinance, dated 2008, changed the zoning of the property to residential. A village comprehensive plan, dated 2006, set the precedent for zoning ordinance changes village wide. The current Central Business District zone is located directly adjacent to the property in question on the east and north sides.

**Advisory Note:** Local municipalities have jurisdiction over zoning. The Village adopted a comprehensive plan in 2006 and a new zoning ordinance in 2008 based on the comprehensive plan. Any rezonings within the village should be based on the comprehensive plan objectives and noted in any resolutions.

**Case #7- 150802317**

Abel Rivera

6 British American Blvd, south side of British American Blvd, Latham

Special use permit to allow an indoor amusement use in an existing office building. The proposed business is a bridge and game club that will use 2,500 s.f. within a 75,780 s.f. building.

**Case # 7-150802318**

Yuriy Chaban

183 Dunsbach Ferry Road, Cohoes

Area variance from front lot line and width to create a residential building lot with 40' for the front lot line and 40' for width where 80' is required for both. Access is to a town road.

**Case # 18-150802319**

Richard Brandon

6787 SR 43, Westerlo

Area variance from the side yard setback to allow installation of solar panels on a residential property. The panels would be setback 31' from the side yard where 50' is required. Applicant states that location of panels and hook up to house is due to avoiding location of existing septic.

**Case # 18-150202320**

Albany County Sheriff's Public Safety communications Facility-SR 32

6419 SR 32, east side of SR 32, between CR 406 and Barnside Road, Westerlo

Site plan and special use permit to allow a 60' addition to an existing telecommunications tower for a height of 140' and installation of related antennas and equipment. The existing tower is located within a leased compound area on private property in a rural area. There is also an existing access roadway that extends from the property owners access driveway to SR 32

**Case #18-150802321**

Albany County Sheriff's Public Safety Communications Facility – 158 Goodfellow Road

158 Goodfellow Road, east side of Goodfellow Road, south of CR 1, Westerlo

Site plan and special use permit to allow an addition of antennas and related telecommunications equipment to an existing 150' monopole within a telecommunications facility compound. The existing facility owned by Verizon Wireless is located on leased land on private property in a rural area. There is an existing roadway access to the tower that uses the property owner's driveway access to a town road.

**Case #1-150802323**

Frank Rodgers/Legends Field

711 Central Avenue/SR 5, north side of Central Avenue between Everett Road and Grant Avenue, Albany

Appeal of a denial of a permit for a cabaret license for an existing restaurant and lounge. Applicant states that they wish to provide music and will not operate as a night club. The restaurant is located within the Capital OTB building.

**Case # 4-150802327**

Vista Development Group, LLC/Monolith Solar

85 Vista Boulevard, north side of Vista Boulevard, Slingerlands

Area variance from sign code regulations to allow a wall mounted sign that will be higher than the building height. The façade of the building is designed to incorporate solar panels, the sign is located above the solar panel area on the wall.

**Case # 13-150802329**

Estate of Sandra Carl

622 New Salem Road/SR 85A & 74 Carl Lane, west side of SR 85A, 300' south of Picard Road. New Scotland

Subdivision that is a lot line adjustment between two properties. One property at 622 SR 85A that is 30 acres will transfer to an adjacent property at 74 Carl Lane. The acreage totals will be 8.5 acres for 622 SR 85A and 92 acres for 74 Carl Lane. Both properties have existing homes and driveways. No new development is shown. An agricultural data statement was included in the file.

**Advisory Note:** The survey map incorrectly labels the 70 acre parcel (Estate of Sandra Carl) as lot #38.3, the correct lot number is #47.1 according to the Albany County tax maps.

**Case # 13-150802331**

Martha Oden & Donald Baker

439 CR 308, west side of CR 308, across from Miller Lane, New Scotland

Subdivision that is a lot line adjustment between two properties. One lot at 439 CR 308 will add 8.54 acres from an adjacent lot to become 49.05 acre lot. The second lot to the south will remain with 9.86 acres. No new development is proposed. An agricultural data statement is included in the file.

**Case # 13-150802332**

Jesse Turner-subdivision

1552 & 1556 Indian Fields Road/SR 32, west side of SR 32, north of intersections with Onesquethaw Creek Road, New Scotland

Subdivision that is a lot line adjustment involving three tax parcels. One tax parcel that is landlocked will be eliminated, the land (just under 1 acre) will be merged into an adjacent property, #1556 SR 32. A second lot #1552 SR 32 will be reduced in size to 16,200 s.f. and will need an area variance (see related case #13/15/8/2333 on this agenda). This second lot at #1552 SR 32 has an existing house and driveway to the state road. No new development is proposed.

**Case # 13-150802333**

Jesse Turner-subdivision

1552 Indian Fields Road/SR 32, west side of SR 32, north of Onesquethaw Creek Road, New Scotland

Area variance from minimum lot size and lot width to allow a property to be created by a lot line adjustment with adjacent lands that will be 16,200 s.f. where 20,000 s.f. minimum is required by code. The lot also has an existing width of 81' where 100' is required. The property has an existing house and driveway to SR 32. No new development is proposed.

**Case # 13-150802334**

GLR Property Management

1375 SR 32, east side of SR 32, south of Railroad Ave, Feura Bush

Area variance from sign setback regulations to allow a sign to be placed 6' from the side setback where 15' is required. If the sign were to follow the setback measurements it would be in close proximity to an existing fire hydrant.

**Case # 13-150802335**

Bridget Burke

1 Nine Mile Lane, east side of Nine Mile Lane, south of SR 443, New Scotland

Special use permit to allow a pond to be constructed on a vacant 8.3 acre parcel. The pond is for use by the property owner who has a residence on an adjacent property. There will be .65 acres of land disturbed to construct the pond. A berm will be created next to the pond with the earth removed.

### **GML CASES RECOMMENDED FOR MODIFICATION**

#### **Case #7-150802306**

Poonam Inc.

1909 Central Avenue/SR5, 1,640 west of New Karner Road, Colonie

Site plan to demolish an existing motel building (8,950 s.f.) and construct a 8,400 s.f. retail/restaurant building with a drive thru facility. There will be 45 parking spaces for the building. The existing single access to SR 5 will be modified to include one curb cut for entrance and exit to the site and a second curb cut for exit for the drive thru lane. There will also be an access driveway to the rear of the site to an existing parking lot for a restaurant next door (Golden Corral). There is an existing drainage pipe from the rear of the property to a ditch area on an adjacent property that will remain. The property will be a redevelopment of less than one acre of disturbance, but is subject to town stormwater regulations. It appears that the surrounding properties to the west and east are under the same ownership. The rear property line is proposed to be adjusted to give 2,600 s.f. to the adjacent property (Golden Corral/Ambica Corp).

Staff opinion is to modify local approval to include:

1. Review by the Albany County Department of Health for food service and other required permits.
2. Review by the New York State Department of Transportation for design of highway access, drainage and assessment of road capacity.
3. There should be an easement shown on the plan and included in the deeds for the proposed access driveway from the rear of the site to the adjacent parking lot used by Golden Corral (owned by Ambica Corps) as well as for the drainage pipe shown.
4. Review by the town stormwater management office for adequacy of the existing drainage pipe and outlet to an adjacent property.

Ben Syden asked what restaurant is looking to build there. Leslie said they are not required to include information about the specific tenant on the application, only use. Ben is concerned it could cause a traffic issue on Route 5 and SR 155 New Karner Road if it were a Sonic restaurant. Leslie said the property is on a state highway.

A motion to accept staff opinion was made by Dominic Rigosu. The motion was seconded by Roland Graves and unanimously approved by the board.

#### **Case #8-150802312**

Cumberland Farms

1632A Central Avenue/SR 5, southeast corner of Jupiter Lane, Colonie

Site plan to demolish an existing restaurant (Central Steak) and construct a convenience store (4,738 s.f.) with six fuel pump islands and an overhead canopy. There will be 22 parking spaces provided.

Access is existing to Jupiter Lane, a local street and to Central Ave/SR 5. There will be no left turns on to

Central Ave. from the site. There will be two 20,000 gallon compartmental fuel storage tanks. Applicant states that less than one acre will be disturbed; no stormwater management is provided. Applicant states that the existing condition of site drainage to the system along Central Ave. will continue.

Staff opinion is to modify local approval to include:

1. Review by the New York State Department of Environmental Conservation to determine potential jurisdiction under bulk petroleum storage regulations.

2. Review by the New York State Department of Transportation for design of highway access, drainage and assessment of road capacity, due to the change in use.

3. The Village should ask for any comments and suggestions from CDTA regarding the bus stop in front of the site and possible need for any site improvements.

Ben Syden recused himself from this case

A motion to accept staff opinion was made by Dominic Rigosu. The motion was seconded by Roland Graves and approved by majority.

**Case # 5-150802314**

Village of Altamont Local Law #3 of 2015-elderly housing  
Legislative Board

A local law that is an amendment to the village zoning ordinance to clarify the definition of elderly /senior housing and to amend the use schedule and the dimensional requirements chart to provide more detail for the bulk and area requirements for elderly housing.

Staff opinion is to modify local approval to include:

1. The adjacent Town of Guilderland should be notified of the amendments to the zoning ordinance.

A motion to accept staff opinion was made by Ben Syden. The motion was seconded by Dominic Rigosu and unanimously approved by the board.

**Case # 2-150802316**

Village of Altamont-Local Law #2-creating a new zoning district

A local law that will amend the zoning ordinance to add a new zoning district called Residential Conservation District (RCD). The RCD applies to 52.25 acres annexed by the Village in 2014 from the Town of Guilderland. The local law includes amendments to the zoning map, use schedule, open space use regulation, dimensional chart, and definition for keyhole lots. The intent of the law is to maintain the same use, area and setback requirements used by the Town of Guilderland to approve a conservation subdivision for the land in 2013 called The Preserve at Bozenkill Creek. That subdivision was reviewed by ACPB for the Town of Guilderland Planning Board in October 2012 (case #10-12/10/1538, called Pangburn Farms). 34.95 acres of the 52.25 acres were preserved in open space in that 10 lot subdivision approval.

Staff opinion is to modify local approval to include:

1. The adjacent Town of Guilderland should be notified of the amendments to the zoning ordinance.

A motion to accept staff opinion was made by Ben Syden. The motion was seconded by Dominic Rigosu and unanimously approved by the board.

**Case # 1-150802322**

AFD (Enya Zheng)

456 Madison Avenue, south side of Madison, between Delaware and Knox Streets, Albany  
Special use permit to allow a takeout restaurant to occupy 950 s.f of the ground floor of an existing building previously used by a restaurant in the commercial zone.

Staff opinion is to modify local approval to include:

1. Review by the Albany County Department of Health for food service and other required permits.

A motion to accept staff opinion was made by Dominic Rigosu. The motion was seconded by Roland Graves and unanimously approved by the board.

**Case # 7-150802324**

Lands of Engel-subdivision

681 Albany Shaker Road/SR 151, north side of CR 151, approx.. 385' west of Old Wolf Road, Colonie Subdivision of 38.5 acres into two lots with an additional dedication of right away to the town. Lot #1 will be 35.78 acres and will remain vacant. Lot #2 will be 2.11 acres and will be sold for development. In addition; .57 acres along the eastern boundary of Lot #2 will be dedicated to the town for highway right of way. The new proposed town roadway will connect to CR 151 at the east side of Lot #2. A note on the plat states that "it is the intent for all future development within the lands of the subdivision to have sole access to the proposed future town highway". The proposed future town roadway is shown to be opposite a proposed future NYS DOT exit 4 entrance and exit ramp for Rt. 87. NYS DOT plans for this new exit 4 ramp include a new signalization along CR 151 in close proximity to the proposed town roadway. The Albany Airport Authority has commented on this application for subdivision in a letter dated August 11, 2015. The Airport Authority is requesting a future town road connection to airport lands from the proposed town road shown on this subdivision. The suggested connection road would run along the northern boundary of the 2 acre lot being subdivided. This property is within the GEIS study area for the airport area of the town.

Staff opinion is to modify local approval to include:

- 1.Review by the Albany County Department of Public Works for design of highway access for the future roadway access to CR 151, assessment of road capacity, and drainage. DPW notes that right turns only will be allowed until the traffic signal is installed for traffic safety.

- 2.AC DPW encourages the town to condition approval with the existing note on the plat that all future development within the lands of this subdivision will have sole access to the future town highway.

- 3.The town should request comment from NYS DOT for the proposed location of the future town highway, due to the future plans for NYSDOT highway improvements for exit 4 on/off ramps of Route 87. The location of the proposed traffic signal should be confirmed with NYS DOT.

4.The town should consider the comments made by the Albany County Airport Authority in their letter dated, August 11, 2015.

5.The subdivision plat should include a note that the property being subdivided is located within 500' of a farm operation in the County Agricultural District as per Albany County Right to Farm Law 2007.

6.Submission of an agricultural data statement to the Town as required by Town Law for site plan, special use permit, use variance, and subdivision approval of sites within 500 feet of a farm operation located in an agricultural district.

**Advisory Note:** 1. It would be prudent for the town to work with the property owner on an overall master plan for infrastructure for the 38 acres owned by the applicant; due to the location of the property adjacent to the airport, a busy county highway thoroughfare, a planned major reconstruction project by the NYS DOT for Rt. 87 access, and the potential to interconnect town roadways to an important industrial and commercial use area of the town.

2.The town should be aware that any development proposal for the 2 acre lot will need to provide stormwater management practices that will ensure no net increase of discharge to the drainage system for CR 151. Due to the high water table in this area the lot created by subdivision should be adequately sized for any known project proposals; keeping in mind physical land constraints for stormwater management planning.

The Board discussed concerns with traffic impact, specifically how will the new exit 4 impact this site and what exactly will happen with the rest of the property in the future. Board discussed the fact that the referral is for a subdivision and will be seen again for site plan. Ben Syden feels this proposal should not be approved until a traffic study has been completed.

A motion to accept staff opinion was made by Dominic Rigosu. The motion was seconded by Roland Graves. Michael DeVall voted with the motion and it was passed. Ben Syden voted, no.

#### **Case #4-150802325**

JW Properties LLC

37 Frontage Road, west side of Frontage Road, north of Route 9W, Glenmont

Subdivision of 26 acres into two lots in the Rural Light Industrial zone. Lot #1 will be 19.97 acres and is occupied by an existing trucking terminal business. Lot #2 will be 6.12 acres, is located on the east side of the trucking terminal site and is currently leased by an adjacent property owner (JW Properties). Lot #2 is proposed for use as a contractor's storage yard. Lot #1 (trucking terminal) has an existing access to Frontage Road and will retain a 76' frontage to Hannay Lane by this subdivision layout. Lot #2 has frontage along Hannay Lane, but no future site layout is shown. Lot #2 is a mostly level site that has some steep slopes in the northwest corner. Drainage is currently flowing away from lot #1; to the east and to the west in the northwest corner. This property was previously reviewed for subdivision and site plan in May 2015 (case #4-15/5/2268 & 2251). The previous application was to subdivide 11.5 acres off of the western side of the trucking terminal property to allow for construction of a self-storage facility (Spruce Development). The trucking terminal site was proposed to remain on 14.5 acres. The self-storage facility was shown to share access to Frontage Rd with the trucking terminal. If the previous subdivision is approved by the town for the self-storage site, then Lot #1 (the trucking terminal) will be

left with approximately 8.38 acres. An agricultural data statement is included in the file due to the proximity of property within the agricultural district.

Staff opinion is to modify local approval to include:

- 1.The town should coordinate the reviews for both subdivisions of 37 Frontage Road in order to ensure that access management is planned as well as the requirements for stormwater management planning.
- 2.The town should consider a condition on the subdivision that any development on proposed lot #2 be allowed to have access to Hannay Lane or Hamilton by way of easement through the adjacent property owned by JW Properties fronting on Hamilton.
- 3.Proposed lot #2 should not have access by easement to Frontage Road, which is already proposed to be shared by the previous submitted subdivision and planned development for a self-storage facility, for reasons of traffic safety.

There was Board discussion about the fact that the property was recently reviewed for development and how this new proposal impacts the previous one. There was a question of how the SEQR process was being handled. Leslie said the town was aware of the difficult circumstances of not having the property owner handle the applications for two separate subdivisions and buyer interests. Board discussed a SEQR advisory or disapproval.

A motion to disapprove without prejudice was made by Dominic Rigosu. The motion was seconded by Ben Syden and unanimously disapproved by the board.

**Case # 4-150802326**

RJM Development, LLC

178 Creble Road/CR 55, south side of CR 55, across from CR 53, Selkirk

Site plan for construction of a 3,500 s.f. storage building on a vacant property that will have access to CR 55. A gravel driveway and parking area for four vehicles will be provided. Applicant states that .875 acres will be disturbed and that drainage will be directed to an existing ditch. Applicant has an approved driveway permit from 2013 from AC DPW.

Staff opinion is to modify local approval to include:

1. Review by Albany County Department of Public Works for design of highway access, assessment of road capacity and drainage. AC DPW will re-assess the driveway permit given in 2013 to determine if any other improvements are necessary based on this application .. It appears that the existing culvert pipe at an existing access to the property is in need of repairs. The applicant should contact AC DPW Engineering.
2. Review by AC DPW Engineering – stormwater management. It appears the project may exceed 1 acre of disturbance. Drainage directed to the existing ditch along the county highway may not be acceptable. No additional stormwater shall be discharged into the CR 55 drainage ditch.

A motion to accept staff opinion was made by Dominic Rigosu. The motion was seconded by Ben Syden and unanimously approved by the board.

**Case # 17-150802328**

DP Partners, LP-sign

1804 2<sup>nd</sup> Avenue, east side of 2<sup>nd</sup> Avenue, between 16<sup>th</sup> Street and 19<sup>th</sup> Street, Watervliet

Area variances from sign regulations to allow a monument sign for a commercial shopping center.

Variances are requested from total square footage to allow 80 s.f. where 30 s.f. are allowed, maximum height to be 11' where 10' is allowed and "clear space" below the bottom of the sign to be 2' where 3' is required.

Staff opinion is to modify local approval to include:

1. The sign should not be located within the right of way of 2<sup>nd</sup> Avenue.
2. The City should ensure that the location of the sign does not inhibit the site distance of vehicles existing on properties on either side of the sign.

**Advisory Note:** The City Zoning Board should consider the precedent setting nature of allowing significant area variances to the sign code in the commercial zone.

A motion to accept staff opinion was made by Dominic Rigosu. The motion was seconded by Roland Graves and unanimously approved by the board.

**Case # 14-150802340**

Citgo Station renovation

2450 Route 9W, northeast corner of Route 9W and SR 143, Ravena

Site plan to renovate an existing gas station to include a use by Dunkin Donuts in half of the existing building space and to construct a drive thru lane behind the building. The site plan also shows a 320 s.f. and 112 s.f. additions on the rear of the building. The property has existing access to SR 143 and Route 9W. No changes to the existing curb cuts are shown.

Staff opinion is to modify local approval to include:

1. Review by the Albany County Department of Health for food service and other required permits.
2. Review by the NYS DOT for design of highway access, drainage and assessment of road capacity due to the change in use.
3. Notification of the application to the adjacent Town of Coeymans.

A motion to accept staff opinion was made by Roland Graves. The motion was seconded by Dominic Rigosu and unanimously approved by the board.

Meeting adjourned at 4:35 p.m.

The Albany County Planning Board meets again at 3:30 p.m. on Thursday, September 17, 2015 at the Albany County Department of Public Work 449 New Salem Road, Voorheesville, NY 12186.

