



**GUILDERLAND ZONING BOARD**  
**ZONING BOARD OF APPEALS MEETING**  
**P A C K E T**  
**APRIL 19, 2023**  
**07:00 PM**

**A G E N D A**  
**GUILDERLAND ZONING BOARD**  
**ZONING BOARD OF APPEALS MEETING**  
*APRIL 19, 2023*  
*07:00 PM*

This agenda represents the materials provided to the members of the Zoning Board of Appeals prior to the scheduled meeting. For access to the official public files for the scheduled cases, please visit the Building & Zoning Department at the Guilderland Town Hall. The public may listen and view the meeting on Verizon channel 34, Spectrum channel 1303, and the Town website (<https://www.townofguilderland.org/town-meeting-videos>).

Opening Remarks

1. New Cases

1. 5180 Western Turnpike (POSTPONED FROM 3/1/23)

Public hearing for a special use permit for the conversion of a restaurant to a golf performance center.

## A. Application Materials

Application, SEAF, Narrative & Site Plan

Attachment: [Application](#)

Attachment: [SEAF](#)

Attachment: [Narrative](#)

Attachment: [Site Plan](#)

## B. Other Interested Agencies

Albany County Planning Board & Town Planning Board

Attachment: [Albany County Planning Board](#)

Attachment: [Town Planning Board](#)

## C. Town Notice

Legal Notice & Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

## 2. 1859-1871 Western Avenue

Public hearing for a Special Use Permit to develop a mixed use building.

## A. Application Materials

SUP Application, SEAF, Narrative, Renderings & Site Plan

Attachment: [Special Use Permit Application](#)

Attachment: [Variance Application](#)

Attachment: [SEAF](#)

Attachment: [Narrative](#)

Attachment: [Renderings](#)

Attachment: [Site Plan](#)

## B. Other Interested Agencies

Albany County Planning Board, Town Planner Memo & Town

Planning Board Report

Attachment: [Albany County Planning Board](#)

Attachment: [Town Planner Memo](#)

Attachment: [Town Planning Board Report](#)

## C. Town Notice

Legal Notice & Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

## D. Letters from the Public

Christine Duffy

Kelly Iacobucci

Rick Eckhardt

Albany Management

Attachment: [Christine Duffy](#)

Attachment: [Kelly Iacobucci](#)

Attachment: [Rick Eckhardt](#)

Attachment: [Albany Management](#)

### 3. COSTCO

Public hearing for a Special Use Permit for the construction of a 158,000sf

+/- retail facility.

#### A. Project Webpage

Project Webpage

## B. Application Materials

Application, Architectural Drawings & Site Plan

SWPPP

Variance Withdrawal

4-11-23 Response Letter to Planning Board Recommendation

Attachment: [Application](#)

Attachment: [Architectural drawings](#)

Attachment: [Site Plan](#)

Attachment: [SWPPP](#)

Attachment: [Variance Withdrawal](#)

Attachment: [4-11-23 Response Letter re Planning Board Recommendation](#)

## C. Town Staff Documents

Town Planning Board

Attachment: [Town Planing Board](#)

## D. Other Interested Agencies

Albany County Planning Board

Pine Bush Technical Committee

Westmere Fire Department/District

Attachment: [Albany County Planning Board](#)

Attachment: [Pine Bush Technical Committee](#)

Attachment: [Westmere Fire Department](#)

## E. Engineer Reviews

4/20/20 Delaware Engineering site review scope of work

5/1/20 from Delaware Engineering re: site

10/2/20 from Delaware Engineering re: site

4/1/22 GPI traffic review scope of work

5/26/22 from GPI re: Rapp Road roundabout

5/27/22 from GPI re: traffic

6/15/22 from GPI re: traffic

6/24/22 from GPI re: traffic

9/7/22 from GPI re: traffic

4/5/23 from GPI re: turn radius and intersections

Attachment: [Delaware Engineering TDE site review scope of work](#)  
Attachment: [Delaware Engineering Site Review Letter 05-01-20](#)  
Attachment: [Delaware Engineering Site Review Letter 10-02-20](#)  
Attachment: [GPI TDE traffic review scope of work](#)  
Attachment: [GPI roundabout review letter 05-26-22](#)  
Attachment: [GPI Traffic Review Letter 05-27-22](#)  
Attachment: [GPI Traffic Review Letter 06-15-22](#)  
Attachment: [GPI Traffic Review Letter 06-24-22](#)  
Attachment: [GPI Traffic Review Letter 09-07-22](#)  
Attachment: [GPI final turning radius and intersections review letter 04-05-23](#)

## F. Other Supporting Documents

Crossgates Ring Road Roundabout & Road Diet Plans

JMT Response to Town Comments 3-2-22 & 10-5-22

Crossgates Ring Road & Gabriel Terrace Letter

JMT Responses to GPI, 5-10-22, 6-21-22, 8-23-22, 11-23-22 & 4-12/23

Letters: 1/9/23 & 3/21/23 from B Laing Assoc re: Northern Long Eared

## Bats

Attachment: [Crossgates Ring Road Roundabout Plan](#)

Attachment: [Road Diet Plan](#)

Attachment: [JMT Response to Town Comments 3-2-22](#)

Attachment: [JMT Response to Town Comments 10-5-22](#)

Attachment: [Crossgates Ring Road & Gabriel Terrace Letter](#)

Attachment: [JMT response to GPI 5-10-22](#)

Attachment: [JMT response to GPI 6-21-22](#)

Attachment: [JMT response to GPI 8-23-22](#)

Attachment: [JMT response to GPI 11-23-22](#)

Attachment: [JMT response to GPI 4-12-23](#)

Attachment: [Letter 1/9/23 from B Laing Assoc re: NLEB Reclassification to Endangered](#)

Attachment: [Letter 3/21/23 from B Laing Assoc trees and NLEB](#)

## G. Western Avenue/Gabriel Terrace Intersection - New Traffic Signal (NOT INCLUDED IN CURRENT SITE PLAN)

### Signal Warrant Analysis - Sept. 2021

### Jan 2022 NYSDOT response

Attachment: [Signal Warrant Analysis - Sept 2021](#)

Attachment: [Jan 2022 NYSDOT response re Gabriel Terrace Signal](#)

## H. Public Notice

### Supplemental Notice, Legal Notice & Mailing List

Attachment: [Supplemental Notice affidavit of posting](#)

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

## I. Public Service Comments

Albany County Executive Office

Capital Region Chamber

Colonie Chamber

Guilderland Chamber

Advance Albany County Alliance

Attachment: [Albany County Executive Office](#)

Attachment: [Capital Region Chamber](#)

Attachment: [Colonie Chamber](#)

Attachment: [Guilderland Chamber](#)

Attachment: [Advance Albany County Alliance](#)

## J. Letters from the Public

Abida Abbas

Peter Accumanno

Lutfulla Ahrarov

Allyson

Elijah Arauz

Srinivas Arige

Scot Asher

Abdul Basar

Kristen Bonu

Jean Bryan

Kathy Burbank

Pam Burns

Larry Burwell

Patrice Burwell

Anthony Cannistraci

Bruce Crothamel

Theresa Kornak Crothamel

Marissa Daniels

Elliott Dawson

J Dawson

Ruby Anne DiSisto

Carol Dunn

Aslam Farook

Kristin Ferris

JoAnn Finn

Anthony Gallo

Ken Getnick

Tyler Giglia

Howard Goldson

Justine Goldberg

Raghavendra Gorkal

Bill Guthrie

Kara Guthrie

Colleen & Mario Guzzo

James Hamilton

Ronald Holden

Kimberly Horlick

Jerry Houser

Tom and Carolyn Iapoce

Arielle Jackson

Michael Ketchell

Robert King

Suresh Kontham

Mark Kutzer

Amanda LaForte

Mike Lerch

Charlene Lester

Candace Lider

Anthony Liguori

John Marciniak

Troy Marshall

Juan Marcus Martin

Edward McDonnell

Nrusingha Mishra

Scott Momrow

Josh Murray

Vamshidhar Naini

Abu Nasher

Judy O

O'Shaughnessy

Jason Palatsky

Grace Palmer

Frank Pensabene

Mary Jane Perri

Ernesto Perugachi

Eddie Peters

Andrew Pevzner

Purna Potluri

Monalisa Pusti

Courtney Putnam

Mary Ramo

Mark Reamer

Thomas M Remmert

Beth Rowlett

Richard Ruzzo

Lori Ryff

Jarrod Sanford

Matthew Schloeman

Bridget Schultz

Taha Seraj

Igors Serdjuks

Ravindra Shinde

James Sliter

Cathy Snopkowski

Christopher Stehr

Dan Stewart

Pat Sunkes

John Szumigata

Dylan Tate

Joseph Terry

Benny Thottam

Vinitha Thottam

Elisha Truman

Maria Vaccaro

Gopala Krishna Vellanki

Raghava Vemula

Anisha Vemulapalli

Steven Wacksman

Shawn Weaver

Shawna Weaver

Wesley

Erica West

Kristen & Nick Winchell

Rhiannon Wright

Katie Young

## Chelsea Zeledon

Attachment: [Abida Abbas](#)  
Attachment: [Peter Accumanno](#)  
Attachment: [Lutfulla Ahrarov](#)  
Attachment: [Allyson](#)  
Attachment: [Elijah Arauz](#)  
Attachment: [Srinivas Arige](#)  
Attachment: [Scot Asher](#)  
Attachment: [Abul Basar](#)  
Attachment: [Kristen Bonu](#)  
Attachment: [Jean Bryan](#)  
Attachment: [Kathy Burbank](#)  
Attachment: [Pam Burns](#)  
Attachment: [Larry Burwell](#)  
Attachment: [Patrice Burwell](#)  
Attachment: [Anthony Cannistraci](#)  
Attachment: [Bruce Crothamel](#)  
Attachment: [Theresa Komak Crothamel](#)  
Attachment: [Marissa Daniels](#)  
Attachment: [Elliott Dawson](#)  
Attachment: [J Dawson](#)  
Attachment: [Ruby Anne DiSisto](#)  
Attachment: [Carol Dunn](#)  
Attachment: [Aslam Farook](#)  
Attachment: [Kristin Ferris](#)  
Attachment: [JoAnn Finn](#)  
Attachment: [Anthony Gallo](#)  
Attachment: [Ken Getnick](#)  
Attachment: [Tyler Giglia](#)  
Attachment: [Howard Goldson](#)  
Attachment: [Justine Goldberg](#)  
Attachment: [Raghavendra Gorkal](#)  
Attachment: [Bill Guthrie](#)  
Attachment: [Kara Guthrie](#)  
Attachment: [Colleen & Mario Guzzo](#)  
Attachment: [James Hamilton](#)  
Attachment: [Ronald Holden](#)  
Attachment: [Kimberly Horlick](#)  
Attachment: [Jerry Houser](#)  
Attachment: [Tom and Carolyn Iapoce](#)  
Attachment: [Arielle Jackson](#)  
Attachment: [Bernard Jones](#)  
Attachment: [Michael Ketchell](#)  
Attachment: [Robert King](#)  
Attachment: [Suresh Kontham](#)  
Attachment: [Kayla Kutzer](#)  
Attachment: [Mark Kutzer](#)  
Attachment: [Amanda LaForte](#)  
Attachment: [Mike Lerch](#)  
Attachment: [Charlene Lester](#)

Attachment: [Candace Lider](#)  
Attachment: [Anthony Liguori](#)  
Attachment: [John Marciniak](#)  
Attachment: [Troy Marshall](#)  
Attachment: [Juan Marcus Martin](#)  
Attachment: [Edward McDonnell](#)  
Attachment: [Nrusingha Mishra](#)  
Attachment: [Scott Momrow](#)  
Attachment: [Josh Murray](#)  
Attachment: [Vamshidhar Naini](#)  
Attachment: [Abu Nasher](#)  
Attachment: [Judy O](#)  
Attachment: [O'Shaughnessy](#)  
Attachment: [Jason Palatsky](#)  
Attachment: [Grace Palmer](#)  
Attachment: [Frank Pensabene](#)  
Attachment: [Mary Jane Perri](#)  
Attachment: [Ernesto Perugachi](#)  
Attachment: [Eddie Peters](#)  
Attachment: [Andrew Pevzner](#)  
Attachment: [Purna Potluri](#)  
Attachment: [Monalisa Pusti](#)  
Attachment: [Courtney Putnam](#)  
Attachment: [Mary Ramo](#)  
Attachment: [Mark Reamer](#)  
Attachment: [Thomas M Remmert](#)  
Attachment: [Kathleen Robelotto](#)  
Attachment: [Loren Roberts](#)  
Attachment: [Beth Rowlett](#)  
Attachment: [Richard Ruzzo](#)  
Attachment: [Lori Ryff](#)  
Attachment: [Jarrod Sanford](#)  
Attachment: [Matthew Schloeman](#)  
Attachment: [Laura Schmitz](#)  
Attachment: [Bridget Schultz](#)  
Attachment: [Taha Seraj](#)  
Attachment: [Igor Serdjuks](#)  
Attachment: [Ravindra Shinde](#)  
Attachment: [James Sliter](#)  
Attachment: [Cathy Snopkowski](#)  
Attachment: [Christopher Stehr](#)  
Attachment: [Dan Stewart](#)  
Attachment: [Pat Sunkes](#)  
Attachment: [John Szumigata](#)  
Attachment: [Dylan Tate](#)  
Attachment: [Joseph Terry](#)  
Attachment: [Amanda Thottam](#)  
Attachment: [Benny Thotham](#)  
Attachment: [Vinitha Thottam](#)  
Attachment: [Elisha Truman](#)  
Attachment: [Maria Vaccaro](#)  
Attachment: [Gopala Krishna Vellanki](#)  
Attachment: [Raghava Vemula](#)  
Attachment: [Anisha Vemulapalli](#)  
Attachment: [Steven Wacksman](#)  
Attachment: [Shawn Weaver](#)  
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Attachment: [Erica West](#)  
Attachment: [Kristen & Nick Winchell](#)  
Attachment: [Rhiannon Wright](#)  
Attachment: [Katie Young](#)  
Attachment: [Chelsea Zeledon](#)

## 2. Minutes

1. 01/05/22
2. 01/19/22
3. 07/20/22
4. 12/7/22
5. 2/15/23

## 3. Signs

1. Northeastern Industrial Park

Installation of a sign for Air Gas

Attachment: [Air Gas](#)

2. 1475 Western Ave - Sur La Table

Internally illuminated channel letter sign

Attachment: [Sur La Table](#)

3. Western Turnpike Gold Course

Addition of a new 3x4 sign on an existing structure for The Hedge Bistro

Attachment: [The Hedge Bistro](#)