



**GUILDERLAND ZONING BOARD**  
**ZONING BOARD OF APPEALS MEETING**  
**P A C K E T**  
**NOVEMBER 15, 2023**  
**07:00 PM**

**A G E N D A**  
**GUILDERLAND ZONING BOARD**  
**ZONING BOARD OF APPEALS MEETING**  
*NOVEMBER 15, 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>).

1. Opening Remarks

2. Continued Cases

1. 607 Tedesco Court

Continuation of a public hearing for an area variance to permit the construction of an attached garage in side and rear yard setbacks and to

exceed the maximum lot coverage.

#### A. New Application Materials

Revised Plot Plan

Attachment: [Revised Plot Plan](#)

#### B. Letters from the Public

Christine Duffy - Opposed

### 3. New Cases

#### 1. Executive Park Drive (Private Rd)

Public hearing for a Special Use Permit Amendment to allow the sale of recreational use marijuana at a medical marijuana dispensary within the Stuyvesant Plaza Office Park.

#### A. Application Materials

Application, SEAF, Narrative, Company Overview, Letter to the Board,

Location Map, Floor Plan and Site Plan

Attachment: [Application](#)

Attachment: [SEAF](#)

Attachment: [Narrative](#)

Attachment: [Company Overview](#)

Attachment: [Letter to the Board](#)

Attachment: [Location Map](#)

Attachment: [Floor Plan](#)

Attachment: [Site Plan](#)

## B. Other Interested Agencies

Albany County Planning Board, Town Planner Memo

Attachment: [Albany County Planning Board](#)

Attachment: [Town Planner Memo](#)

## C. Town Notice

Legal Notice and Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

## 2. 1 Crossgates Mall Road

Public hearing for a Special Use Permit Amendment for the exterior

modification of an existing anchor store site at Crossgates Mall.

## A. Application Materials

Application, SEAF, Narrative, Crossgates Greenspace Map, Exit

Enhancement and Site Plan

Attachment: [Application](#)

Attachment: [SEAF](#)

Attachment: [Narrative](#)

Attachment: [Crossgates Greenspace Map](#)

Attachment: [Exit Enhancement Plan](#)

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](#)

3. 2080 Western Avenue

Public hearing for an area variance to permit the installation of signage to identify the new tenant, Cafe Italia with one sign exceeding the allowed 50sf area.

A. Application Materials

Application and Sign Rendering

Attachment: [Application](#)

Attachment: [Sign Rendering](#)

B. Other Interested Agencies

Albany County Planning Board

Attachment: [Albany County Planning Board](#)

C. Town Notice

Legal Notice and Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

## D. Letters from the Public

Iris Broyde - Opposed

### 4. 1601 Angelina Terrace

Public hearing for an area variance to permit the installation of +/- 160lf of 6ft high privacy fencing in a front yard.

## A. Application Materials

Application and Site Plan

Attachment: [Application](#)

Attachment: [Site Plan](#)

## B. Town Notice

Legal Notice & Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

## C. Letters from the Public

## Christine Duffy - Opposed

### 5. 4218 Becker Road

Public hearing for an interpretation to challenge the Code Enforcement

Officer's decision to cite a violation of the District Uses of the Zoning

Code for utilizing a single-family dwelling for the purpose of transient rental accommodations.

#### A. Application Materials

Application and CEO Citation

Attachment: [Application](#)

Attachment: [CEO Citation](#)

#### B. Town Notice

Legal Notice and Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

#### 4. Others

1. 1 Crossgates Mall Rd - Best Buy

Affirmation of the Chief Building & Zoning Inspector's determination that proposed site plan improvements are consistent with the original Site Plan approved pursuant to SUP 8-00.

Attachment: [Best Buy](#)

#### 5. Signs

1. 64 Railroad Avenue

Attachment: [Application](#)

2. 1475 Western Ave - Jean Paul

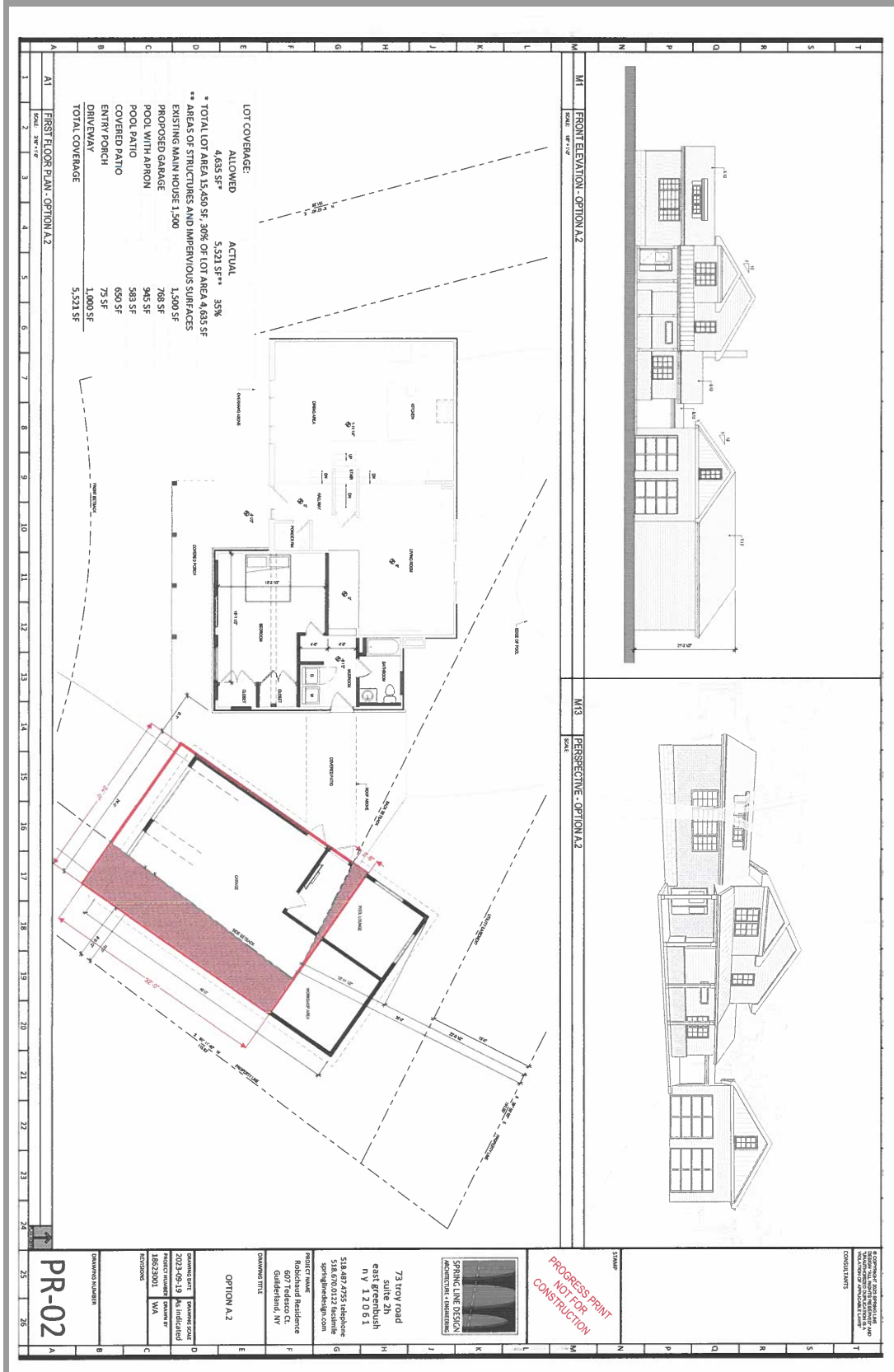
Attachment: [Application](#)

3. 1883 Western Avenue

Attachment: [Application](#)

4. Strawberry Lane

Attachment: [Application](#)



## TOWN OF GUILDERLAND CHECKLIST FOR SPECIAL USE PERMIT

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**RETURN TO:**  
ZONING ADMINISTRATOR  
PO BOX 339  
GUILDERLAND, NY 12084  
(518) 356-1980

**FEES:**  
COMMERCIAL - \$500  
RESIDENTIAL - \$100  
(payable at time of submittal  
to Town of Guilderland)

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**APPLICANT INFORMATION:**  
Name: Nicholas Monette  
Address: 190 S LaSalle, 29 Floor,  
Chicago, IL Zip: 60630  
Daytime Phone #: 770-366-4162  
Date: October 4, 2023

**PROPERTY INFORMATION:**  
Owner: Stuyvesant Plaza, Inc.  
Location: 4 Tower Place, Albany, NY 12203  
Tax Map #: SBL 52.04-2-1  
Zoning: Local Business District  
Acreage: 13.34

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### TO BE SUBMITTED:

1. 12 copies of application form
2. 12 copies of SEQRA form
3. Copy of conditional purchase contract or rental agreement if applicable
4. 12 copies of the project narrative containing the following: detailed description of the use, hours of operation, # of employees, type of deliveries, etc.
5. 12 copies of plat plan FOLDED which should include: side, front and rear setbacks, all existing buildings, location of proposed construction, total size of parcel, elevations, parking layout, lighting layout, sidewalks and monuments, street and curb cuts, sanitary system and water course, drainage system, delineated wetlands, planting and green area plans including fencing/buffer area boundaries.

### OTHER AGENCY APPROVALS AS REQUIRED:

1. Town Water and Wastewater Management – 456-6474
2. Town Highway Department – 861-5108
3. NYS Department of Transportation – 765-2841
4. Albany County Health Department – 447-4631
5. Albany County Planning Board – 447-5660
6. NYS DEC Region IV – 357-2044
7. Pine Bush Commission – 464-6496

APPLICATION AND APPEAL TO THE ZONING BOARD OF APPEALS  
FOR A VARIANCE, SPECIAL USE PERMIT OR AN INTERPRETATION  
OF THE ZONING ORDINANCE OR ZONING MAP

To Zoning Administrative Officer  
Of the Town of Guilderland

Date: October 4, 2023

To the Zoning Board of Appeals  
Of the Town of Guilderland

I, Nicholas Monette of PharmaCann Inc.

hereby appeal from the decision of the Zoning Administration Officer on my application  
for

zoning permit and hereby apply to the Zoning Board of Appeals for:

- ( ) An interpretation of the Zoning Ordinance or Zoning Map
- ( ) A Special Use Permit under the Zoning Ordinance or Zoning Map
- ( X ) A Variance to the Zoning Ordinance or Zoning

1. Map Location of property  
Address: 10 Executive Park Dr. Albany, NY 12203 Zoning: Local Business District

2. Interpretation of the Zoning Ordinance is requested because:  
Approval of prior Special Use Permit allows for sale of medical marijuana. Facility is now looking to amend Special Use Permit to operate as a co-located medical and adult-use dispensary under the rules and authority of the New York cannabis law and Office of Cannabis Management.

3. Special Use Permit required for the following type of use:  
Amendment to previously approved Special Use Permit.

\* 4. Variance to the Zoning Ordinance is requested for:  
Approval of amendment to our previously approved Special Use Permit allows for sale of medical marijuana. Facility is now looking to amend Special Use Permit to operate as a co-located medical and adult-use dispensary under the rules and authority of the New York cannabis law and Office of Cannabis Management.

**\* Applicant shall complete form outlining conditions from Section 267-b of New York State Town Law pertaining to area variances.**

**The applicant hereby certifies that he is the owner of record of the above property or has been duly authorized in writing by the owner of record to make this application.**

  
\_\_\_\_\_  
Signature of applicant

## Short Environmental Assessment Form Part 1 - Project Information


### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: PharmaCann- Albany (Town of Guilderland)			
Project Location (describe, and attach a location map): 10 Executive Park Drive Albany, NY 12203			
Brief Description of Proposed Action:  PharmaCann is requesting an amendment to its existing Special Use Permit to permit the sale of medical and recreational cannabis sales within its existing approved, medical marijuana dispensary. All activities will be conducted in accordance with New York state cannabis law and regulations.			
Name of Applicant or Sponsor:  Nicholas Monette		Telephone: 770-366-4162  E-Mail: nicholas.monette@pharmacann.com	
Address: 190 S LaSalle, 29 Floor,			
City/PO: Chicago		State: Illinois	Zip Code: 60603
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>			NO
If Yes, list agency(s) name and permit or approval:			YES
3. a. <u>Total acreage of the site of the proposed action?</u> _____ n/a acres			
b. <u>Total acreage to be physically disturbed?</u> _____ 0 acres			
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u> _____ n/a acres			
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. <u>Are public transportation services available at or near the site of the proposed action?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. <u>Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u>	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. <u>Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. <u>Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. <u>Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? Note: No Site work to be performed.</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. <u>Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			


14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? <b>Note: No Site work to be performed.</b>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Nicholas Monette</u> Date: <u>October 4, 2023</u>		
Signature: <u></u> Title: <u>Vice President, Real Estate and Facilities</u>		

**PRINT FORM**

# PROJECT NARRATIVE

**Please provide a detailed description of the use, hours of operation, # of employees, type of deliveries, etc.:**

**See attached.**

  
\_\_\_\_\_  
Signature

10/4/2023\_ Date

## PROJECT NARRATIVE

PharmaCann of New York, LLC d/b/a Verilife (hereafter “Verilife”) is a registered organization dispensary located at 10 Executive Park Drive, Albany, NY 12203, operating under License #MM104D.

Verilife respectfully seeks to amend its current Special Use Permit to allow for both medical and adult-use cannabis sales at its Albany location, as authorized under New York’s Marijuana Regulation and Tax Act, and the regulations promulgated thereunder by the New York Cannabis Control Board.

Verilife has been in operations at 10 Executive Park Drive as a medical dispensary serving registered New York patients since 2016. Since Verilife began operations, our special use permit appropriately listed “medical office” and “pharmacy” as the authorized use for the premises. Following passage of the Marijuana Regulation and Tax Act in 2021, the New York Cannabis Control Board and Office of Cannabis Management enacted regulations in September of 2023 to allow for adult-use sales at existing medical dispensaries. In accordance with state law, Verilife seeks to amend its permit to specifically include adult-use cannabis sales to persons 21 and over as a retail use, in addition to its currently authorized medical cannabis sales. If approved, Verilife will continue to maintain its medical and adult-use operations in strict compliance with all applicable state and local laws, rules, and regulations.

As part of Verilife’s special use permit amendment request, the only material change to the premises is a proposed increase to the amount of secured storage space for cannabis product, to provide an adequate inventory of product for both medical patients and adult-use customers. If an increase in our secured storage space is authorized, Verilife will ensure adherence to applicable building code regulations and coordinate with local inspectors and state regulators as required.

Otherwise, in simply adding on an adult-use customer base to our existing medical patients, Verilife’s operations will remain consistent. The hours of operation will remain the same, and Verilife will continue to operate between 9:00 AM to 9:00 PM EST seven days per week. The number of employees will continue to be 14 full-time employees, 1 part-time employee, and 8 per diem employees.

Importantly, we will continue to adhere to all state regulatory requirements under the existing medical program and newly authorized adult-use program, and provide a state-of-the-art security apparatus to ensure safe operations at the dispensary. A 24/7 internal surveillance monitoring system will continue to closely monitor the premises during operational and non-operational hours, covering the entirety of the internal facility and external perimeter. The surveillance

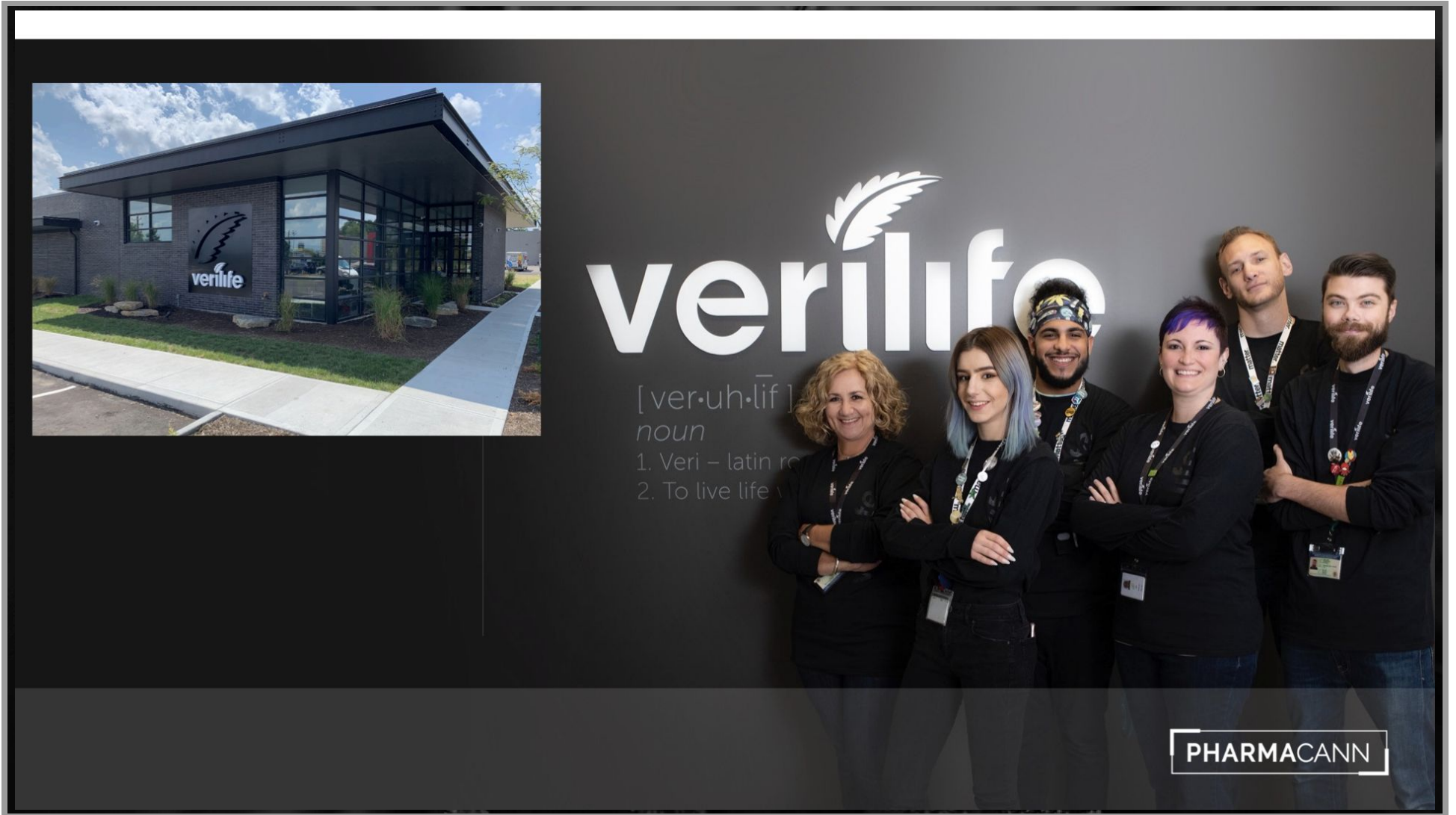
footage is accessible to all applicable state and local personnel upon request. Our internal and external cameras are also remotely monitored in real-time by PharmaCann's Security Operations Center. An alarm and motion sensor system are activated during non-operational hours, and panic and duress alarms will continue to be readily available to PharmaCann employees in the event of an emergency within the Verilife Albany dispensary, allowing personnel to immediately communicate with emergency services operators.

Verilife will also continue to adhere to identification verification protocols, to ensure that only registered medical patients and adult-use consumers 21 and over can access the dispensary. Operationally, this functions no differently under state rules and guidelines than the current process to verify a New York medical patient's identification. Upon entrance into the single public access point in the dispensary, proof of medical patient status *or a valid government identification* will be checked to verify that the patron is a medical patient, or as an adult-use consumer at least 21 years or older.

Verilife will continue to conduct secure, discreet product deliveries to the dispensary. Delivery couriers arrive in small utility vehicles, on a randomized schedule known only to dispensary management and security personnel. Upon arrival, the delivered product will be taken to a secured storage area, and inspected to ensure that the product delivered matches the delivery manifest order. All products in the dispensary are meticulously tracked in the state-mandated, managed, and audited electronic seed-to-sale tracking system for product safety and accountability.

Parking and access at the Albany location will also remain the same. At Verilife Albany, and throughout all Verilife dispensaries throughout the nation, we utilize an electronic pre-order function. Through the pre-order function, transactions can be conducted seamlessly for faster customer throughput, and function similar to a mobile food pickup order. Through more efficient customer throughput, Verilife can accommodate the increased demand from its adult-use consumers 21 and over. The pre-order function now makes up the majority of our transactions. Further, it provides our staff the time to prioritize patient consultations.

As mentioned above, New York has passed comprehensive laws and regulations at the state level governing state-licensed cannabis operations, product manufacturing standards, advertising restrictions, and consumer protection practices, among other policies. Ultimately, all other operations not expressly discussed herein will continue in a manner consistent with all governing regulations over cannabis sales in New York State.

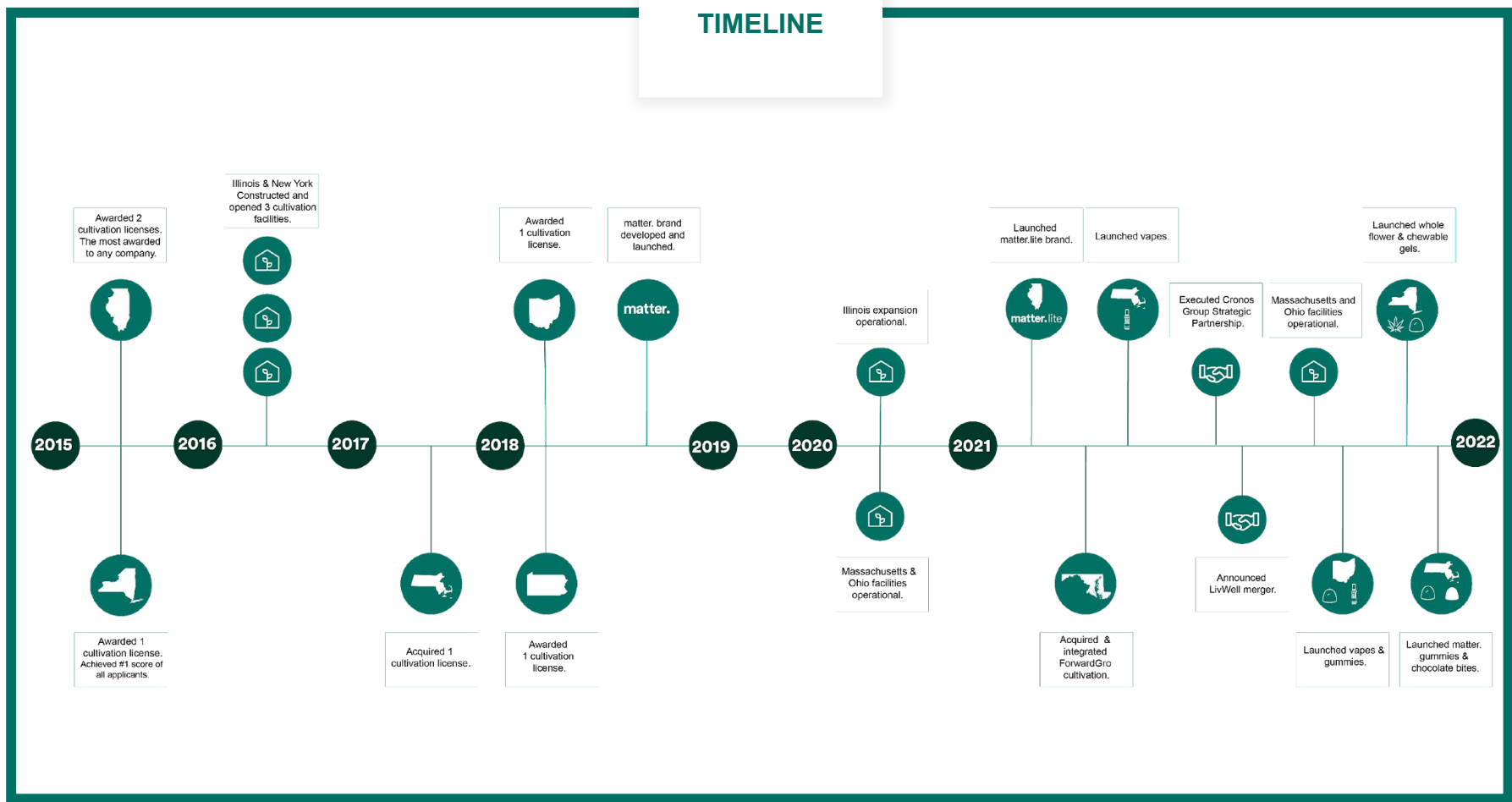


# Outline

- Our history in Guilderland and New York
- Purpose of the special use amendment
- Who we serve
- Dispensary plans and site details
- Traffic, parking, and customer throughput
- Security
- Benefits to the Town
- Questions



## TIMELINE



## We are now the largest privately-held multi-state operator in the U.S.

Operations in **8 of the top U.S. markets** with 54 dispensaries and 10 cultivation/production facilities

**MICHIGAN**

- 2 dispensaries
- 1 cultivation/processing facility

**ILLINOIS**

- 8 dispensaries
- 1 cultivation/production facility

**COLORADO**

- 25 dispensaries
- 2 cultivation/processing facilities

**OHIO**

- 3 dispensaries
- 1 cultivation/production facility

**NEW YORK**

- 4 dispensaries
- 1 cultivation/production facility

**MASSACHUSETTS**

- 2 dispensaries
- 1 cultivation/production facility

**MARYLAND**

- 2 dispensaries
- 1 cultivation/production facility

**PENNSYLVANIA**

- 8 dispensaries
- 1 cultivation/production facility

Over 3,000 employees across 60+ facilities

## Our History in Guilderland

- 2014: State of New York enacts Compassionate Care Act, authorizing medical marijuana sales to qualifying patients
- 2015: PharmaCann receives 1 of 5 “Registered Organization” licenses from NY DOH; Town of Guilderland authorizes special use for medical patient sales at 10 Executive Park Drive (within Executive Park & Stuyvesant Plaza)
- 2016: Verilife Albany (Town of Guilderland) one of state’s first dispensaries to begin legal sales to medical patients
- 2021: State passes Marijuana Regulation and Tax Act, authorizing adult-use sales to persons 21 and over
- 2023: State regulations allow for adult-use sales to begin at select medical dispensaries beginning December 29, 2023

## Our Guilderland Impact

Since our medical operations began:

- Over 784,000 safe and secure transactions in service to medical patients.
- Total of 108 (23 current) local, union-backed jobs with comprehensive benefits (healthcare & 401k match option).
- Local sponsorships, education, and philanthropy (e.g. Mission 22; WNY Heroes; Last Prisoner Project; Cleanups).

With the addition of adult-use sales to our medical operations:

- Additional 5-10 union jobs; sustained business operations
- Local, direct tax revenues of 4% of adult-use retail sales
- State adult-use taxes reinvested into schools, mental health, substance abuse, and local grant opportunities



# Special Use Amendment's Purpose

## Purpose of the Special Use Amendment

- In 2016, our existing site and special use permit was originally designated “pharmacy” for medical patient sales.
- With adult-use sales approved by the state, our special use permit requires an update to reflect this added consumer base, to allow more traditional retail sales to persons 21+.
- In addition to our request for special use amendment, we are working separately with the Town to prepare the facility, by expanding our sales floor and secure product storage vault.
- Consistent with our company’s founding in New York, we will continue to prioritize our medical patients.
- *Importantly, our current site meets all state and local setback requirements and regulations.*

The logo for PHARMACANN, featuring the company name in a bold, sans-serif font inside a white rectangular border.

## Compliant with Local Ordinance & State Regulations

- Adult-use authorized in Local Business Districts: "LB" District
- Access to a state highway: Direct to I-87 & I-90 Interchange
- State & local setbacks for zoning and application approvals –
  - 500 ft from public youth facility or park
    - Fred B. Abele McKownville Park: 3,291 feet distance
  - 500 ft from an elementary or secondary school
    - Westmere Elementary School: 5,122 feet distance
  - 200 ft from a house of worship
    - Empire Christian Center: 5,711 feet distance
  - 1000 ft from another state-licensed dispensary
    - Vireo Health: 7,278 feet distance

PHARMACANN



**As a mass brand we connect to a wide group of active consumers.**



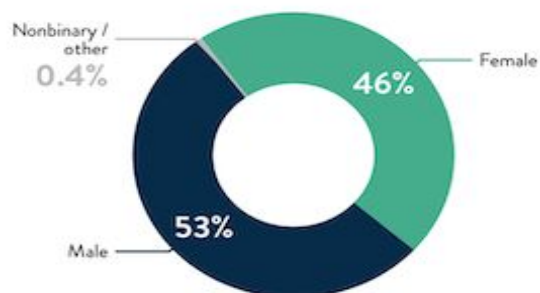
**And are all looking to relax, connect, heal or have fun.**

## Who We Serve

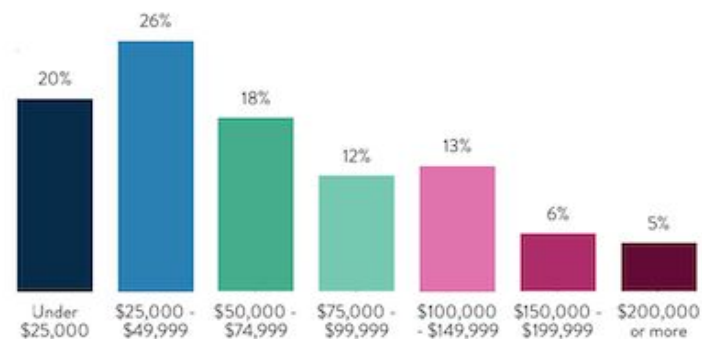
Consumers in the legal cannabis market:

- 63% are over the age of 35 (21% over 55)
- 46% female, 54% male
- 54% annual income over \$50K (24% over 100K)

Gender



Annual Household Income



Source: New Frontier Data, Cannabis Consumer Demographics 2021



## Who We Serve

### Medical Patient Demographic Data:

- 93% of patients are over the age of 30
- 58% of patients are over the age of 50
- 56% are female, 44% male



Source: New Frontier Data, Cannabis Consumer Demographics 2021

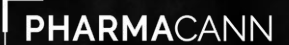
PHARMACANN



# 10 Executive Park Drive – Site Details

## Site Details

- Location: 10 Executive Park Drive, Albany (Town of Guilderland) NY, 12203; Executive Park & Stuyvesant Plaza.
- Planned Internal Renovations: Internal structure of building remains unchanged; update to check-in area and point-of-sales stations consistent with state regulations and requirements.
- Hours of Operation: 9am to 9pm, Monday-Sunday (Noon to 7pm Sunday for adult-use, per local ordinance).
- Hiring: Currently provide 23 local living-wage jobs with full benefits packages, including medical, dental, vision and 401k options; potential to hire more upon relocation.
- Parking: 2 ADA-designated spaces; 4 spaces designated for medical patient priority; dozens of spaces in accompanying shared lots to accommodate adult-use consumers.

The logo for PHARMACANN, featuring the word "PHARMACANN" in a bold, sans-serif font inside a white rectangular border.

## Site Improvements

### Planned Internal Renovations in Advance of Adding Adult-Use Operations:

- Replace and increase point-of-sale stations to more effectively process transactions and manage customer throughput.
  - Verilife will have a total of 10 point-of-sale stations to conduct transactions as efficiently as possible.
- Install check-in podium to ensure immediate age and identification verification, and medical patient priority.
  - Medical patient prioritization is required under state regulation, and Verilife will ensure patients continue to have a seamless experience.
- Minor modifications to expand sales floor door to accommodate better patient/customer flow through the dispensary.

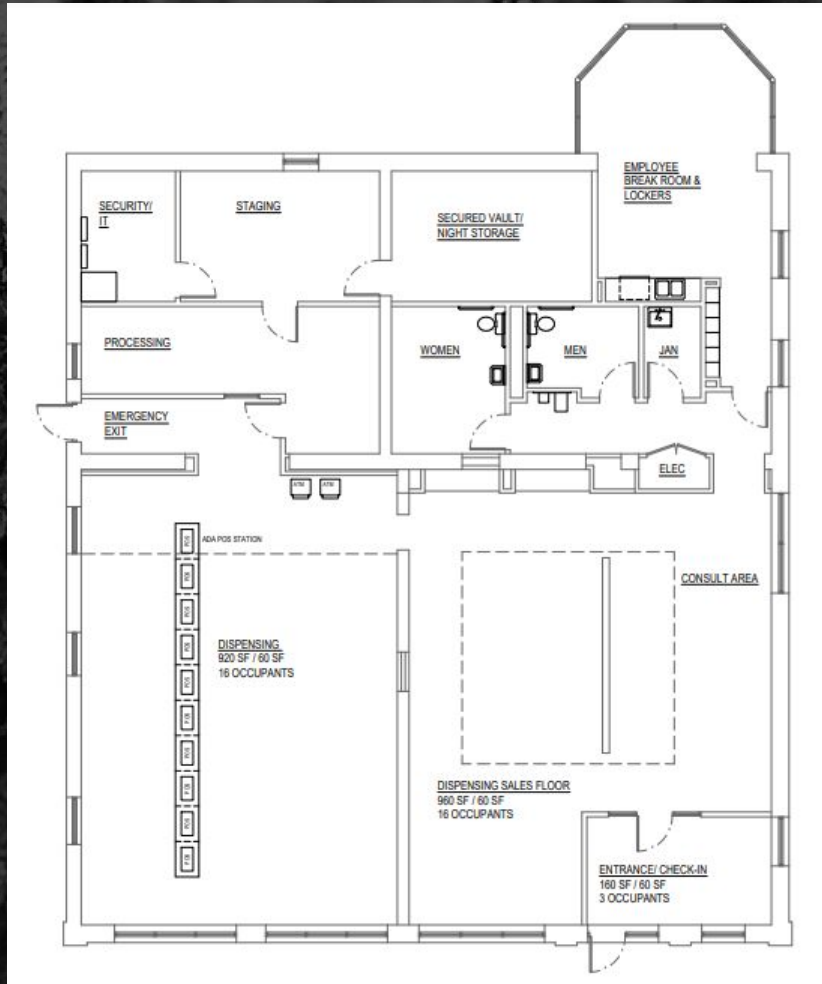
PHARMACANN

## Project Timeline

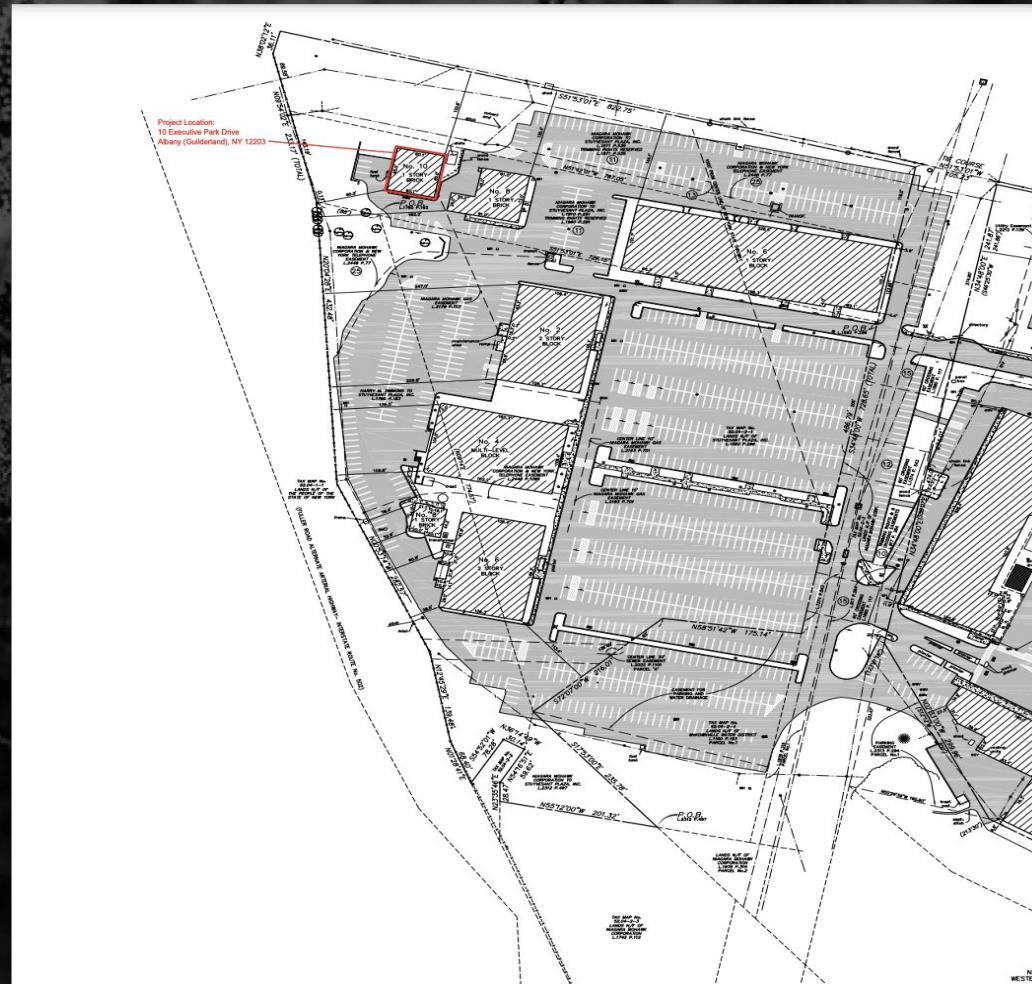
- Finalize renovation designs: Completed
- Obtain local special use amendment approval: Pending
- Complete internal renovations: est. 1-2 weeks, target completion mid-December
- Obtain final state inspections and approvals: est. 1-2 weeks, target completion late-December
- First opportunity for co-located adult-use retail sales, per state law and regulation, and pending above project timeline: December 30, 2023

PHARMACANN

# Floor Plan



# Site Plan



# Development Plan

PHARMACANN





## Traffic & Parking

- Ample shared parking spots in the Stuyvesant / Executive Park development, with 2 ADA-designated spaces and 4 medical patient-designated spaces next to the facility.
- Located within retail and office development, with direct access to the Town's major traffic thoroughfares – I-87, I-90 & Western Avenue.
- Site location will capably facilitate our patient and customer throughput at a suitable retail destination.
- Our patients and customers can enjoy quick and direct access to the facility, with ample parking.
- We manage customer throughput efficiently to mitigate against any traffic or congestion.

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## Comprehensive Digital Security & Personnel



24-hour continuous surveillance, data retention and alarm monitoring of the property



Emergency buttons throughout the facility that immediately contact local police in an emergency



On-site & remote personnel monitor internal facility & perimeter; law enforcement & State Regulators have camera access upon request



Redundant alarm systems (vibration & motion activated) alert security team to any issues



Verilife is the only dispensary to facilitate a 2<sup>nd</sup> ID check prior to purchase

\*These state security standards have been in place since the inception of New York's regulated cannabis market in 2015

**PHARMACANN**

## Receiving of Product & Inventory Management



Cannabis product is delivered on an intentionally randomized schedule



Deliveries of cannabis occur away from public directly into restricted access areas for product storage and logged into inventory



Delivery areas are monitored by surveillance equipment & access is limited to specific employees



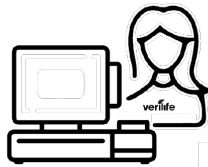
Inventory is manually and electronically audited for accuracy within a third-party electronic inventory tracking system (subject to both state and internal audits)

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## Customer throughput

At Verilife, we utilize technology, and with Town approval, will execute an improved dispensary design to ensure we are a good neighbor and maximize customer throughput and efficiency.



10 POS stations to ensure a seamless experience.



Our operating hours:

Monday-Sunday  
9am - 9pm;  
(Noon - 7pm  
Sunday Adult-Use)



With pre-orders, and improved dispensary design, orders can be completed in minutes.

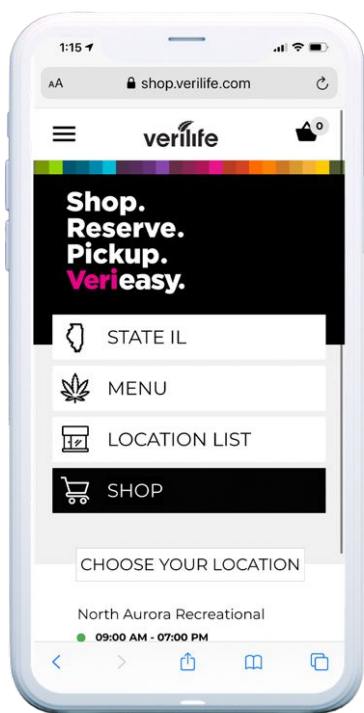


By managing customer throughput effectively, we can prioritize medical patient consults.

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## Online pre-orders make up 70% of our transactions

---



### Shop.

Customers browse our online menu.

---

### Reserve.

Customers add items to cart.

---

### Pickup.

Customers make a reservation to pickup their order.

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# Medical Patient Priority

- In addition to 2 ADA-designated spaces and 4 medical patient-designated spaces next to the facility to prioritize patient parking, PharmaCann will ensure patients continue to receive priority in facility access, product, and experience:
  - Priority check-in for medical patients at entrance area.
  - Private consultation area with dispensary staff.
  - Separate register for faster checkout.
  - Adequate supply of product choice aligned with past sales metrics.

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## Store Design (Examples)



Bronx, New York



## Store Design (Examples)



Sales Floor



Point-of-sale

Compliant  
with  
Applicable  
Special Use  
Standards;  
§280-52(E)(1)

- (a) The use will not be detrimental to or endanger public health, safety, or the general welfare of the community.
- (b) The use will not compromise the use and enjoyment of other property in the immediate vicinity, nor substantially diminish and/or impair property values within the neighborhood.
- (c) The use will not hinder the normal and orderly development and improvement of surrounding properties.
- (d) Adequate utilities, access roads, drainage accommodations, and other necessary facilities are provided to serve the use.
- (e) Ingress and egress to and from the site are provided in such a manner that no undue traffic congestion or hazard will be created.
- (f) The use shall conform in all other respects with the provisions of this chapter and be consistent with the Comprehensive Plan.

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# Benefits to the Town

- Several-year track record of safe and secure medical operations in the Town of Guilderland.
- New and sustained local and state tax revenue streams, contributing significantly to Guilderland's sales tax revenue.
- Additional and sustained local, living-wage jobs with benefits.
- Bringing an experienced operator into the adult-use market, providing highly regulated, lab-tested, and controlled operations that prevents division of product or sales to minors.
- Bringing a thriving local business has shown to help support neighboring business revenues and generate meaningful economic activity, with local reinvestments benefitting nearby property values.

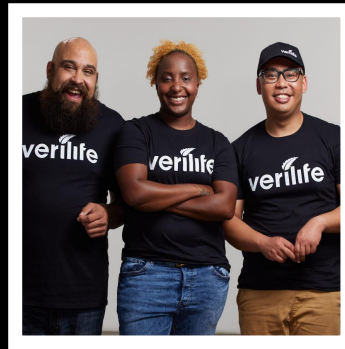


# What makes us different and where we excel.



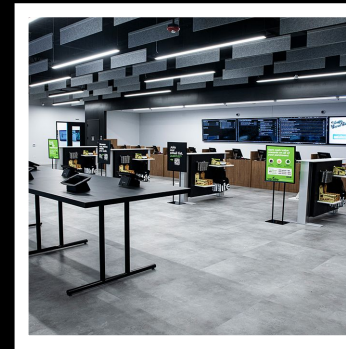
## BEST IN CLASS

Our dispensaries include a variety of brands and forms, providing something every consumer can feel self-assured in choosing.



## PEOPLE PEOPLE

Our team understands cannabis can be complex, so they are real people excited to help your discovery.



## EXPERIENCE

Our online and in store experience provides a seamless customer journey.



## LOCALLY INVESTED

Our teams are focused and invested in the communities we join with each market we enter.





Questions?

## PHARMACANN

November 10, 2023

Zoning Board of Appeals  
Town of Guilderland  
Guilderland Town Hall, P.O. Box 339  
Guilderland, NY 12084

The Honorable Chair Lott and Zoning Board Members,

PharmaCann Inc. (d/b/a Verilife Dispensary) is currently licensed under the State of New York to conduct medical cannabis sales at 10 Executive Park Drive in Albany (Town of Guilderland). Verilife has been in operations since 2016 at this location in Guilderland, following the Town's grant of a special use permit to begin medical sales at our dispensary. Since then, the State of New York has passed a state law and promulgated regulations to allow medical dispensaries such as Verilife to apply for adult-use (or "recreational") cannabis sales to persons 21 and over. If approved by state and local authorities to sell adult-use cannabis in Guilderland, Verilife will maintain strict adherence to state regulatory requirements, as the state largely carries over the significant and highly regulated operational requirements of its medical program to any future adult-use dispensary sales.

PharmaCann has applied to the Town of Guilderland to amend and update its special use permit to allow for both medical and adult-use cannabis sales at the dispensary. We have further notified Town officials of our intent to file an application for adult-use dispensary sales with the State of New York. Overall, our operations will not change significantly, but we provide this supplement to our application to walk through the special use permit standards in greater detail as applied to adult-use dispensary sales.

In accordance with the special use permit review standards under §280-52(E)(1) of the Town of Guilderland's Zoning Code, Verilife will build upon its seven year-long track record of secure and compliant operations as a medical cannabis dispensary in the Town of Guilderland. Verilife's history with Guilderland demonstrates our dispensary's ability to continue to meet each of the criteria set forth for our intended special use amendment, and properly plan and accommodate for safely and securely bringing adult-use sales to persons 21 and over to our existing medical dispensary. The following details how Verilife will continue to operate at its new relocated site in a manner that meets or exceeds the Guilderland Zoning Code's special use standards, with each standard discussed in turn.

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- **§280-52(E)(1)(a):** *Verilife's special use amendment to allow for adult-use sales to persons 21 and over will not be detrimental to or endanger the public health, safety, or the general welfare of the community.*

The grant of a special use amendment for Verilife dispensary to conduct adult-use sales at 10 Executive Park Drive will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the Guilderland community. We will continue to follow the highly regulated structure under New York state law to prevent negative impacts on the nearby community.

As detailed in our application and presentation materials, we utilize a comprehensive security system to deter and prevent crime at our dispensary facility. This includes third-party security, 24/7 alarm systems, panic alarms, and remote monitoring by our internal security personnel. The security and surveillance apparatus is combined with our state-of-the-art facility infrastructure, reinforced vault and product storage room, shatter-proof windows, access controls, and other protective measures. Third-party and internal security personnel monitor the perimeter and parking lot areas surrounding the premises. Coupled with our state-audited inventory tracking and management system, there is no opportunity for undetected diversion, theft, or criminal incident at or near our facility.

Additionally, our retail personnel ensure electronically scanned age and patient verification protocols of all who enter the dispensary to prevent minors or non-patients from accessing the facility or cannabis products. Our advertising and branding is overseen by state regulators and prohibited from being attractive to minors or children. Finally, we will operate quietly and securely. All said, minors will be unable to access the facility or purchase adult-use cannabis products, which serves as one of the primary benefits of shifting away from illicit cannabis sales into a regulated, secure dispensary facility.

We believe that our dispensary's security protocols, age and identification verification, and tasteful and non-provocative branding will serve to improve community safety and general welfare overall – not detract from it. Longitudinal studies on the impact of cannabis dispensary and local crime rates support this theory, under the simple logic that a thriving business serves to improve community safety, positive foot traffic, and the local economy.<sup>1</sup>

- **§280-52(E)(1)(b):** *The special use amendment to allow cannabis sales for persons 21 and over at Verilife dispensary will not compromise the use and enjoyment of other*

<sup>1</sup> *Journal of Urban Economics* - [The Impact of Dispensary Closures on Crime](#). "Contrary to popular wisdom, we find an immediate increase in crime around dispensaries ordered to close relative to those allowed to remain open. The increase is specific to the type of crime most plausibly deterred by bystanders, and is correlated with neighborhood walkability. We find a similar pattern of results for temporary restaurant closures due to health code violations. A likely common mechanism is that 'eyes upon the street' deter some types of crime."

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*property in the immediate vicinity, nor substantially diminish and/or impair property values within the neighborhood.*

Verilife's application for a special use amendment to allow sales to persons 21 and over will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor substantially diminish and impair property values within the neighborhood. Our location in the Executive Park behind Stuyvesant Plaza is consistent with surrounding commercial uses. The Verilife Albany-Guilderland dispensary will continue to operate as one of 40 medical dispensaries licensed and authorized to serve medical patients in the entire State of New York. Adding on adult-use cannabis sales will benefit the greater Stuyvesant Plaza retail and business community, by generating positive foot traffic that will increase the likelihood of our customers and patients making additional purchases while in the area.

Verilife's premises will continue to maintain a robust, state-mandated, and state-inspected security apparatus and staff personnel that are constantly monitoring the property and nearby vicinity. This includes monitoring the property and nearby parking areas for loitering behavior, smoking, or consumption on the premises. Verilife has not and will not allow for loitering behavior or on-site consumption on its premises or nearby parking areas, and will task its retail management and personnel with monitoring the property to enforce the same during operational hours. After hours, the dispensary is surrounded by perimeter surveillance cameras and lighting, and monitored by our remote security personnel to deter and take action against any loitering or illegal behavior. Our after hours security monitors are trained and able to coordinate with local law enforcement if warranted.

Furthermore, real estate and economic experts have found evidence that the presence of cannabis dispensaries actually serves to improve property values in the surrounding area. Real estate experts assert that increased tax revenues drive new investment into public services and infrastructure, which in turn brings higher demand in real estate.<sup>2</sup> This includes a potential increase in property values for nearby housing prices.<sup>3</sup> From Verilife's track record of secure and successful cannabis retail operations, the Town can expect for the dispensary's local economic activity and tax revenues to continue to benefit the nearby community overall.

<sup>2</sup> Clever Real Estate - [2021 Study: How Legalizing Recreational Marijuana Impacts Home Values](#); "From 2017 to 2019, home values increased \$6,338 more in states where marijuana is legal in some form, compared to states that haven't legalized marijuana... On average, home values increase by \$470 for every \$1 million increase in tax revenue... Home values increased \$22,090 more in cities with recreational dispensaries, compared to home values in cities where recreational marijuana is legal but dispensaries are not available... With each new dispensary a city adds, property values increase by \$519.

<sup>3</sup> CATO Institute - [The External Effects of Retail Marijuana Establishments on House Prices](#). "Our results indicate that retail conversion has a large positive effect on neighboring property values after controlling for property attributes and neighborhood characteristics. We find that after the law went into effect, single-family residences close to a retail conversion (within 0.1 miles) increased in value by approximately 8.4 percent relative to houses that are located slightly farther from a conversion (between 0.1 miles and 0.25 miles)."

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- *§280-52(E)(1)(c): The special use amendment to allow cannabis sales for persons 21 and over at Verilife dispensary will not hinder the normal and orderly development and improvement of surrounding properties.*

Verilife's special use amendment to allow adult-use cannabis sales will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. Having conducted the same transition from medical to adult-use sales in other local jurisdictions, Verilife has designed its business practices to ensure it is managing customer flow and throughput in a quick and efficient manner, mitigating against any lines, traffic, or congestion.

We will effectively manage customer throughput by utilizing pre-order technology, which makes up the vast majority of our transactions, and allows customers to quickly make a purchase in advance of coming to the dispensary, and upon age and identification verification, execute the sale in a matter of minutes. Essentially, following age verification, the majority of our transactions function similar to a mobile food or coffee pickup order. The existing location at 10 Executive Park Drive also has more than ample parking, and is located in one of the Town's large-scale shopping plazas on major thoroughfares that adequately facilitate traffic and parking flow.

If approved for adult-use sales at the dispensary, we will ensure proper signage is placed to reserve priority spaces for medical patients, and direct adult-use consumers to convenient and ample nearby parking areas in Executive Park. We will also facilitate efficient and electronically verified identification check-in for adult-use consumers, and a separate check-in and sales area to facilitate medical patient transactions as a priority. On the whole, we will work to ensure that medical patient sales continue uninterrupted, while seamlessly adding on our adult-use customer base.

Additionally, as referenced above, the placement of a medical and adult-use dispensary in a well-suited commercial retail strip will serve to benefit surrounding retail businesses in the area, not impede the nearby development. More patrons to the commercial retail strip at Stuyvesant Plaza will serve to attract more businesses to the area, and provide a net improvement to surrounding businesses and restaurants already located in the shopping center.

- *§280-52(E)(1)(d): The existing property at 10 Executive Park Drive provides adequate utilities, access roads, drainage accommodations, and other necessary facilities provided to serve the use.*

As part of its original site plan approval, Verilife provided plans for adequate utilities, access roads, drainage, and other necessary facilities to the Town. The addition of sales to persons 21 and over will not have any adverse impacts to the existing utilities, access roads, or drainage facilities. The property at 10 Executive Park Drive is an existing structure and was modified to

## PHARMACANN

suit regulated medical cannabis sales in 2015-2016. The property is an existing building that has had prior tenants. The existing utilities, access roads and drainage facilities are well-suited and more than ample to facilitate the special use amendment to allow adult-use cannabis sales at our existing medical dispensary.

In advance of allowing for adult-use sales, and if approved for the special use amendment, Verilife does plan to undertake additional internal renovations to update its check-in area to distinguish medical patient and adult-use customers upon entry and identification verification. We also will add to our point-of-sales stations to properly accommodate the new adult-use customers and help to manage customer throughput. Verilife will obtain any required building permits and follow applicable Town codes for these changes to the building or site.

- **§280-52(E)(1)(e):** *The existing property at 10 Executive Park Drive provides ingress and egress in such a manner that no undue traffic congestion or hazard will be created.*

Verilife's existing site is situated to facilitate traffic flow and customer throughput, with ingress and egress designed to minimize traffic congestion in the public way and nearby roads. With the benefit of being located in a retail corridor designed for commercial traffic at two major thoroughfares in Guilderland, Verilife has more than adequate retail space, parking, and traffic accommodations for its adult-use consumers and medical patients.

The facility has a proposed ~2,000 square foot combined retail and dispensing sales floor, and will be able to accommodate transactions in such a manner that lines will not form outside or on the sidewalk. The parking area is more than sufficient for our patrons, with medical patient and ADA-designated spaces adjacent to the dispensary premises, and ample overflow in the shared parking areas for adult-use customers. Currently, the dispensary has two ADA-designated spaces and four spaces that it will designate for medical patients only that are directly adjacent to the retail entrance. Under our lease, we have access to all of the remaining shared spaces within the Executive Park, which will be more than ample to accommodate our adult-use sales. We will place appropriate parking signage to manage customer and patient-designated parking in a manner that does not interfere with neighboring businesses in Executive Park.

As discussed above, the vast majority of our transactions occur via pre-order sales, and in turn, transactions are processed very quickly. The efficiency of our operations will result in faster throughput for patients and customers overall, and mitigate traffic and parking congestion as a result. Overall, having an appropriate sales floor space, ten point-of-sales stations to accommodate multiple transactions at once, and well-suited parking and traffic conditions in a commercial retail corridor will ensure that no undue traffic, congestion, or other hazards will be created.

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- *§280-52(E)(1)(f): Verilife's special use amendment will conform in all other respects to the provisions of the Guilderland Zoning Code and be consistent with the Comprehensive Plan.*

The dispensary's amended special use will conform to the applicable regulations of the district, and adhere to all zoning regulations rendered by the Town. Verilife will maintain an open and collaborative relationship with local law enforcement, Town staff, and inspectors to ensure all proper permitting, code compliance, and inspections occur in a timely manner as it moves towards adult-use operations.

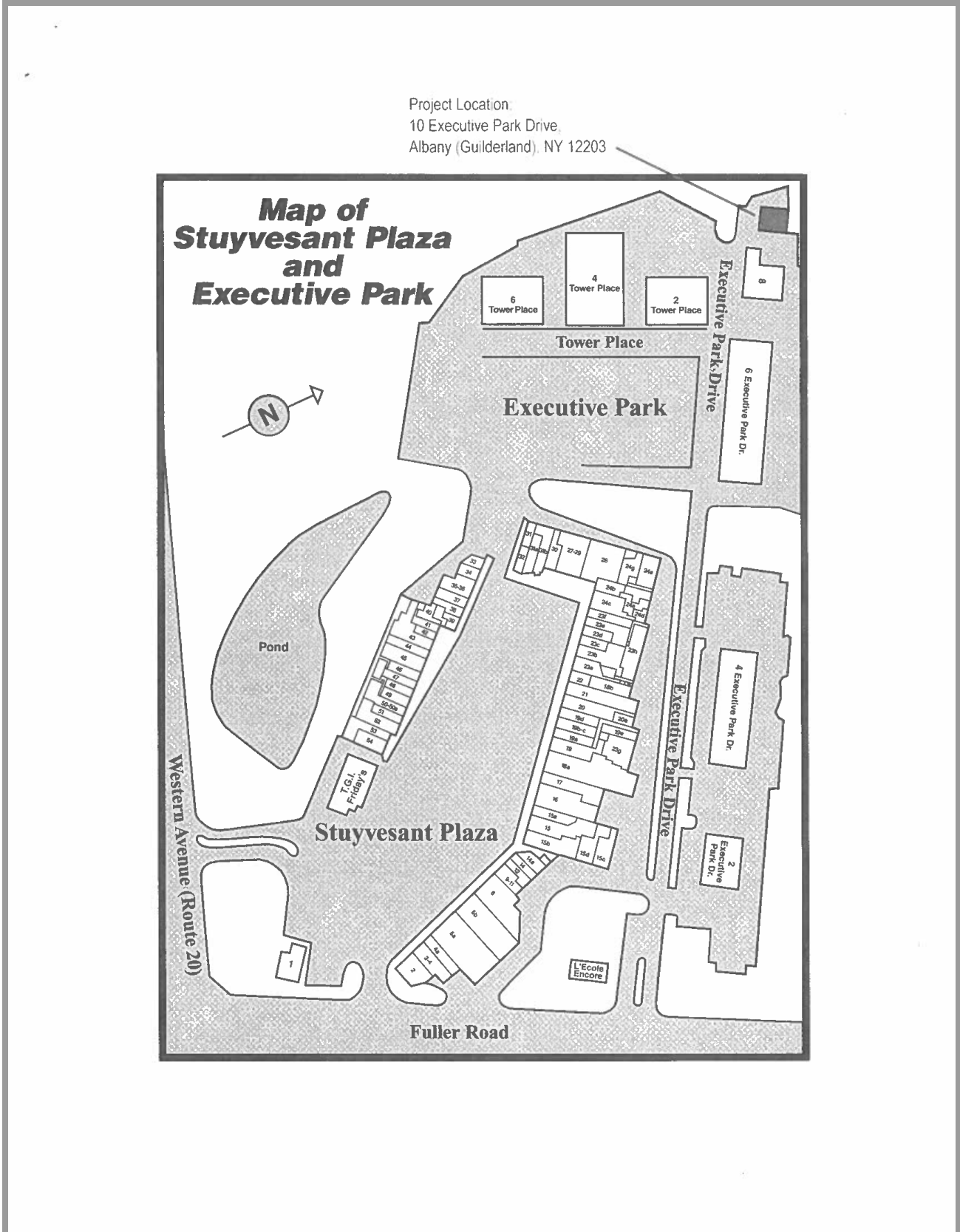
Simultaneously, Verilife will maintain strict adherence and compliance with all state regulations, as applied and enforced by the New York Office of Cannabis Management and Cannabis Control Board. Verilife intends to make minor internal tenant improvements to effectuate its internal design and customer experience, and will maintain all necessary security and point-of-sale equipment to carry on secure, compliant operations. Our staff will ensure all tenant and security improvements to the site are communicated to the Village and receive appropriate notice and approval.

We are extremely grateful for your consideration of our special use permit amendment, and are thankful for the Town of Guilderland's support in our operation of Verilife medical dispensary to date. We look forward to this opportunity to continue to grow and serve the local community. Best regards,

Brandon Nemeč



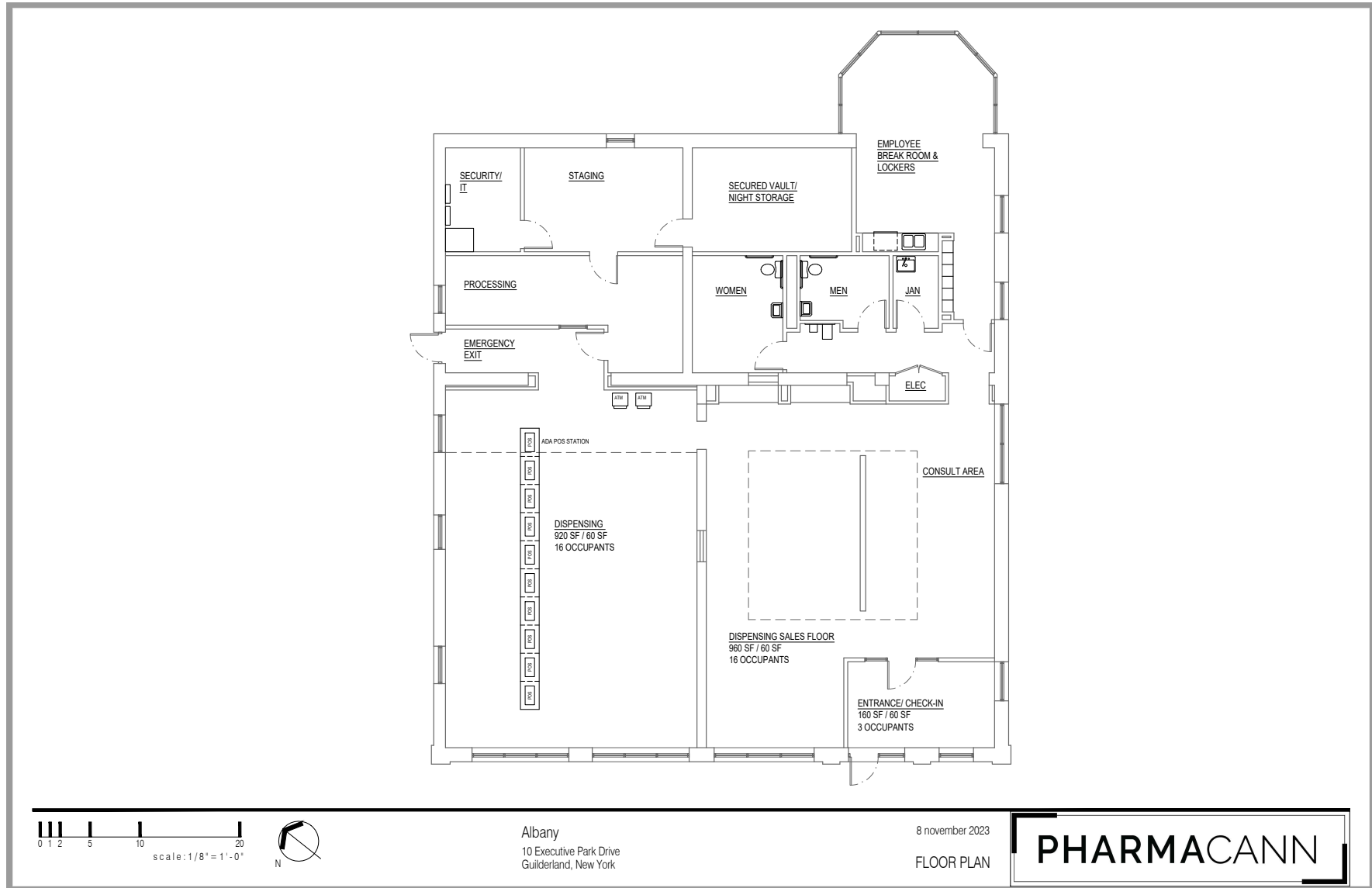
Director of Government and Regulatory Affairs  
PharmaCann Inc. (d/b/a Verilife Dispensary)

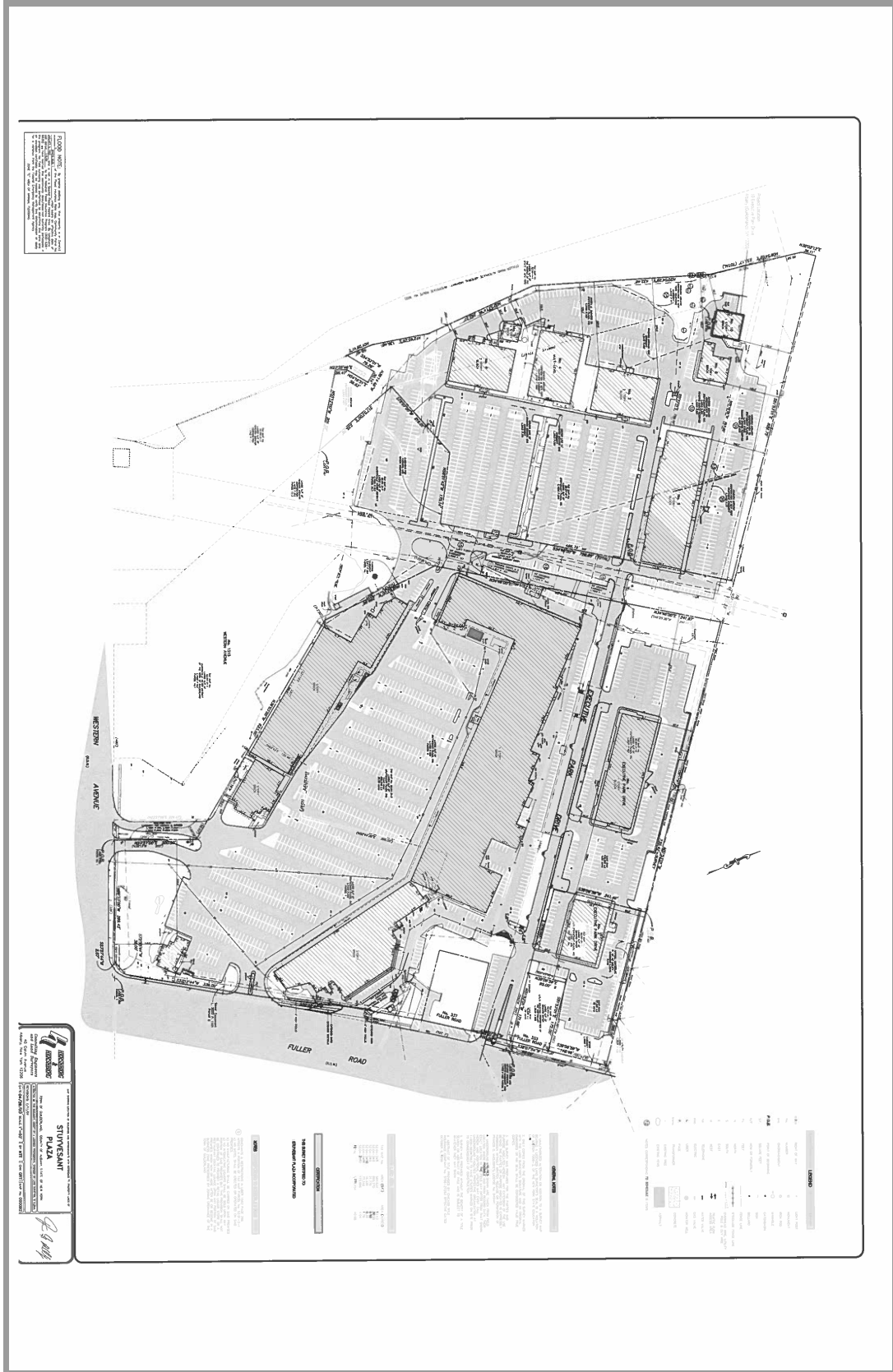




Verilife  
10 Executive Park Drive  
Albany (Guilderland), NY 12203

Vicinity Map







**ALBANY COUNTY PLANNING BOARD  
NOTIFICATION**

**RECOMMENDATION DATE: October 19th, 2023**

**Case #:** **10-231004350**  
**Project Name:** **PharmaCann**  
**Project Location:** Executive Park Dr  
**Tax Map Number:** 52.04-2-1  
**Referring Agency:** Town of Guilderland Zoning Board of Appeals  
**Considerations:** Special use permit amendment for medical marijuana dispensary to include adult-use sales.

**ACPB Recommendation:** Defer to local consideration

1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

**Advisory:**

Gopika Muddappa, Senior Planner  
 Albany County Planning Board

**NOTE:**

- This recommendation is rendered in compliance with applicable requirements of Section 239 of New York State General Municipal Law. Final determination on this matter rests with the appropriate municipal body.
- A recommendation of "APPROVE" or "MODIFY LOCAL APPROVAL" should not be interpreted as a recommendation by this body that the referring agency approve the matter referred. Such recommendation does not indicate that this body has reviewed all local concerns; rather the referral has met certain countywide considerations. Evaluation of local criteria is the responsibility of the referring agency.
- General Municipal Law Section 239 requires that the local agency notify the county within thirty days of its final action. Please use the OFFICIAL NOTICE OF LOCAL ACTION form that is attached for this purpose.
- General Municipal Law Section 239 sets forth the procedural requirements for taking local action contrary to the County Planning Board's recommendation of objection or conditional approval.
- Albany County is required to submit a Municipal Separate Storm Sewer System Permit (MS4) (No. GP-0-10-002) Notice of Intent (NOI) to comply with the NYS DEC permit for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Construction Activity Permit No. GP-0-1-001 issued by NYSDEC is also required for activity with soil disturbances of one acre or more. The law is required by the Clean Water Act to control point source discharges to ground water as well as surface waters.

**449 New Salem Road, Voorheesville, NY 12186**  
**TELEPHONE: (518) 655-7932 FAX: (518) 765-3459**

In compliance with Article 12-B, Section 239 of New York State General Municipal Law, this serves as official notification to the Albany County Planning Board of the action taken on the application described above.

**LOCAL ACTION ON ACPB RECOMMENDATION:**

- AGREED WITH COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE
- OVER-RULED COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE

**LOCAL DECISION ON PROJECT:**

- PROJECT APPROVED
- PROJECT DISAPPROVED

VOTE RECORDED: \_\_\_\_\_ DATE OF LOCAL ACTION: \_\_\_\_\_

**Set forth the reasons for any action contrary to the ACPB recommendations (use additional sheets if needed):**

SIGNED: \_\_\_\_\_ TITLE: \_\_\_\_\_

## TOWN OF GUILDERLAND

### Planning Department

Town Hall, Route 20  
P.O. Box 339  
Guilderland, NY 12084-0339  
Phone: (518) 356-1980 x 1061  
Fax: (518) 356-5514  
Email: kovalchikk@togny.org



**Peter G. Barber**  
Supervisor

**Kenneth Kovalchik, AICP**  
Town Planner

### MEMORANDUM

To: Elizabeth Lott, Chair  
& Town Zoning Board

FROM: Kenneth Kovalchik, AICP, Town Planner

DATE: October 26, 2023

SUBJ: PharmaCann of New York, Inc. d/b/a Verilife – Retail Cannabis Dispensary  
10 Executive Park Drive  
**Planning Board Site Plan Report to Zoning Board**

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#### Background

PharmaCann of New York, Inc. (d/b/a Verilife) currently operates a medical cannabis dispensary at this location. The applicant is proposing to amend their existing Special Use Permit to allow a retail cannabis use in addition to the medical cannabis use. Pursuant to Section 280-40.E.6 of Town Code there are a number of additional requirements that cannabis dispensaries must comply with, as follows:

1. A cannabis retail dispensary shall be located in a store, the principal entrance to which shall be from the street level and located on a public thoroughfare in premises which may be occupied, operated or conducted for business, trade or industry.
2. The cannabis retail dispensary shall have legal access to a state highway.
3. No storefront for a cannabis retail dispensary shall be located within 500 feet of a school grounds as such term is defined in the Education Law.
4. No storefront for a cannabis retail dispensary shall be located within 200 feet of a house of worship.
5. No storefront for a cannabis retail dispensary shall be located within 500 feet of the boundary of a Town park.
6. The daily hours of operation shall be only between 9:00 a.m. and 9:00 p.m., except on Sunday when the hours of operation shall be only between 12:00 noon and 7:00 p.m.
7. The cannabis retail dispensary shall not be located in a Country Hamlet District under § 280-14 or a Planned Unit Development District under § 280-17.
8. The cannabis retail dispensary shall comply with all laws and regulations of New York State relating to a cannabis retail dispensary.

Visit the Town of Guilderland Website at <http://www.townofguilderland.org>

**Town Planner Comments**

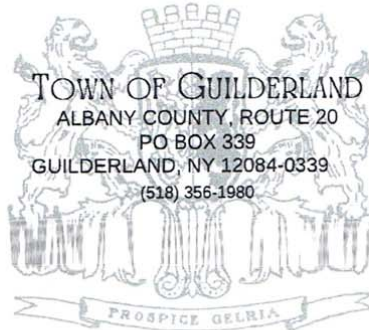
In their project narrative the applicant indicates their hours of operation will remain the same, and operate 9:00AM to 9:00PM seven days per week. Regarding #6 above, it states “the daily hours of operation shall be only between 9:00 a.m. and 9:00 p.m., except on Sunday when the hours of operation shall be only between 12:00 noon and 7:00 p.m.” The proposed Sunday hours of operation will need to be restricted to be in compliance with town code.

**Planning Board Recommendation**

The Planning Board reviewed the application at their October 25, 2023 meeting and recommended that Stuyvesant Plaza should consider improving the pedestrian connection on Executive Park Drive to Fuller Road in order to provide better pedestrian connection to the Verilife lease space.

cc: J. Coons

PETER G. BARBER  
SUPERVISOR



JACQUELINE M. COONS  
CHIEF BUILDING AND ZONING INSPECTOR

Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Articles IV & V of the Zoning Law on the following proposition:

Special Use Permit Request No. 4978

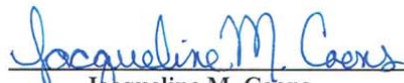
Request of N. Monette for a Special Use Permit Amendment under the Zoning Law to permit: the sales of recreational use marijuana at a medical marijuana dispensary within the Stuyvesant Plaza Office Park.

Per Articles IV & V Sections 280-40, 280-51 & 280-52 respectively

For property owned by the Stuyvesant Plaza Inc  
Situating as follows: Executive Park Drive Albany NY 12203  
Tax Map # 52.04-2-1  
Zoned: LB

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on the 15<sup>th</sup> of November, 2023 at the Guilderland Town Hall beginning at 7:00pm.

Dated: October 31, 2023

  
Jacqueline M. Coons  
Chief Building & Zoning Inspector

SWIS	PRINT KEY	NAME	ADDRESS
013089	52.04-2-1	Stuyvesant Plaza Inc	4 Tower Pl Ste 101,Albany, NY 12203
013089	52.04-2-3	NiMo dba National Grid Company Code 132350	Real Estate Tax Dept, 300 Erie Blvd W,Syracuse, NY 13202-4718
013089	52.04-2-4	Guilderland Town of	P.O. Box 339,Guilderland, NY 12084-0339
013089	52.04-2-5	Stuyvesant Plaza Inc	4 Tower Pl Ste 101,Albany, NY 12203
013089	52.04-2-6	1529 Western, LLC	1529 Western Ave,Albany, NY 12203
013089	52.04-2-7	Reeves Associates Inc	1525 Western Ave,Albany, NY 12203
013089	52.04-2-8	Stuyvesant Plaza Inc	4 Executive Park Dr,Albany, NY 12203
013089	52.04-2-12	Stuyvesant Plaza Retail LLC Stuyvesant Plaza Inc	4 Tower Pl Ste 101,Albany, NY 12203
013089	52.15-1-2	1551 Western Properties LLC	1551 Western Ave,Albany, NY 12203
013089	52.15-2-1	Angel Silva	55 Mercer St,Albany, NY 12203
013089	52.15-2-2	Elizabeth Gocs	53 Mercer St,Albany, NY 12203
013089	52.15-2-3	Linda Schneider	51 Mercer St,Albany, NY 12203
013089	52.15-2-4	Junsheng Yuan	49 Mercer St,Albany, NY 12203
013089	52.15-2-5	Alexei Verchinine	47 Mercer St,Albany, NY 12203
013089	52.15-2-6	Verjan Lule	45 Mercer St,Albany, NY 12203
013089	52.15-2-7	Spartak Shkullaku	43 Mercer St,Albany, NY 12203
013089	52.15-2-8	Ava Charne	41 Mercer St,Albany, NY 12203
013089	52.15-2-9	Robert M Carmack	39 Mercer St,Albany, NY 12203
013089	52.15-2-10	Roy Elk Estate	1459 Western Ave,Albany, NY 12203
013089	52.15-2-11	Kathleen E Allen	35 Mercer St,Albany, NY 12203
013089	52.15-2-12	Jennifer L Markham	30 Mercer St,Albany, NY 12203
013089	52.15-2-13	Gertrude E Dorn	34 Mercer St,Albany, NY 12203
013089	52.15-2-14	Stanley R Muztafago Jr	36 Mercer St,Albany, NY 12203
013089	52.15-2-15	Zheng Yan	38 Mercer St,Albany, NY 12203
013089	52.15-2-16	Margaret E OBrien	40 Mercer St,Albany, NY 12203
013089	52.15-2-17	Kathryn Yvonne Clark	42 Mercer St,Albany, NY 12203
013089	52.15-2-18	Destiny L Breen	44 Mercer St,Albany, NY 12203
013089	52.15-2-19	Rosella M Slauson	46 Mercer St,Albany, NY 12203
013089	52.15-2-20	James J Cappello	48 Mercer St,Albany, NY 12203
013089	52.15-2-21	Mary Lou Burby	50 Mercer St,Albany, NY 12203
013089	52.15-2-22	Patricia A Lacy	52 Mercer St,Albany, NY 12203
013089	52.15-2-23	Guilderland Town of	P.O. Box 339,Guilderland, NY 12084-0339
013089	52.15-2-25	Kathleen Schermer	53 Providence St,Albany, NY 12203
013089	52.15-2-26	John Holford	51 Providence St,Albany, NY 12203
013089	52.15-2-27	Robert G Bettcker	49 Providence St,Albany, NY 12203
013089	52.15-2-28	Cicada F Firstencel	47 Providence St,Albany, NY 12203
013089	52.15-2-29	Emma Brown	45 Providence St,Albany, NY 12203
013089	52.15-2-30	Pan House LLC	9 Egmont Ct,Delmar, NY 12054
013089	52.15-2-31	Hao Ci Guo	41 Providence St,Albany, NY 12203
013089	52.15-2-32	Dhruba J Bharali	4519 Cedros Ave,Sherman Oaks, CA 91403
013089	52.15-2-33	Angelo Pacifici	37 Providence St,Albany, NY 12203
013089	52.15-2-34	Russell J Young	35 Providence St,Albany, NY 12203
013089	52.15-2-35	Simal Shrestha	33 Providence St,Albany, NY 12203
013089	52.15-2-36	Linda A Goergen	31 Providence St,Albany, NY 12203
013089	52.15-2-37	Ougni Chakraborty	26 Providence St,Albany, NY 12203
013089	52.15-2-38	Glenn D Ableman	30 Providence St,Albany, NY 12203
013089	52.15-2-39	Diwas Jung Rayamajhi	32 Providence St,Albany, NY 12203
013089	52.15-2-40	David R Raabe	34 Providence St,Albany, NY 12203
013089	52.15-2-41	Emily R Seestadt	36 Providence St,Albany, NY 12203
013089	52.15-2-42	Frederick J Wagner	38 Providence St,Albany, NY 12203
013089	52.15-2-43	Christine Malone	40 Providence St,Guilderland, NY 12203
013089	52.15-2-44	John Hartigan	42 Providence St,Albany, NY 12203
013089	52.15-2-45	David A Leavitt	44 Providence St,Albany, NY 12203
013089	52.15-2-46	Terri S Demers	78 Jefferson Rd,Glenmont, NY 12077
013089	52.15-2-47	Kevin D Stadler	48 Providence St,Albany, NY 12203
013089	52.15-2-48	Diana McDonald	52 Providence St,Albany, NY 12203
013089	52.15-2-49	Paul Califano	54 Mercer St,Albany, NY 12203
013089	52.16-1-36	Timothy Kiyantsa	23 Mercer St,Albany, NY 12203
013089	52.16-1-37	Eliezer Hernandez	21 Mercer St,Albany, NY 12203
013089	52.16-2-1	Andrew M Regan	28 Mercer St,Albany, NY 12203
013089	52.16-2-2	Fatmir Muclari	26 Mercer St,Albany, NY 12203
013089	52.16-2-3	Tahir Sial	24 Mercer St,Albany, NY 12203
013089	52.16-2-4	Roy F Elk Estate	1459 Western Ave,Albany, NY 12193
013089	52.16-2-5	Emily R Sterantino	20 Mercer St,Albany, NY 12203
013089	52.16-2-6	Rajiv Nair	18 Mercer St,Albany, NY 12203
013089	52.16-2-7	Robert F Benson	16 Mercer St,Albany, NY 12203
013089	52.16-2-24	15 Providence Street	14 Corporate Woods Blvd,Albany, NY 12211
013089	52.16-2-25	Katherine H Hart	17 Providence St,Albany, NY 12203

SWIS	PRINT KEY	NAME	ADDRESS	PAGE # 2
013089	52.16-2-26	Kelsey Raga	19 Providence St, Albany, NY 12203	
013089	52.16-2-27	David D Bauer	21 Providence St, Albany, NY 12203	
013089	52.16-2-28	Glenn D Ableman	30 Providence St, Albany, NY 12203	
013089	52.16-2-29	Ruth B Klee	25 Providence St, Albany, NY 12203	
013089	52.16-2-30	Kenneth R Plant	29 Providence St, Albany, NY 12203	
013089	52.16-2-31	Paul E Scoville	303 Fuller Rd, Albany, NY 12203	
013089	52.16-2-32	Cynthia D Byrne	22 Providence St, Albany, NY 12203	
013089	52.16-2-33	Jennifer A Hale	20 Providence St, Albany, NY 12203	
013089	52.16-2-34	John Keegan	18 Providence St, Albany, NY 12203	
013089	52.16-2-35	Sarah Martin	16 Providence St, Albany, NY 12203	
013089	52.16-2-36	Laurie Pasqualino	42 Charterpoint Rd, Watervliet, NY 12189	
013089	52.16-2-37	Ricardo Lopez Torrijos	12 Providence St, Albany, NY 12203-2531	
013089	52.16-2-38	Bryan J MacIntyre	10 Providence St, Albany, NY 12203	

**TOWN OF GUILDERLAND  
CHECKLIST FOR SPECIAL USE PERMIT**

**RETURN TO:**  
**ZONING ADMINISTRATOR**  
**PO BOX 339**  
**GUILDERLAND, NY 12084**  
**(518) 356-1980**

**FEE:**  
**COMMERCIAL - \$500**  
**RESIDENTIAL - \$100**  
**(payable at time of submittal**  
**to Town of Guilderland)**

**APPLICANT INFORMATION:**

**Name:** Crossgates Mall General Company Newco, LLC  
**Address:** 1 Crossgates Mall Road  
Albany, NY      **Zip:** 12203  
**Daytime Phone #:** 315.717.1229  
**Email:** lukecondon@pyramidmg.com  
**Date:** 9/11/23

**PROPERTY INFORMATION:**

**Owner:** Crossgates Mall General Company Newco, LLC  
**Location:** Former Forever 21 Retail Space, Crossgates Mall  
**Tax Map #:** 52.01 1-4.3  
**Zoning:** TOD - Transit Oriented Development  
**Acreage:** 38.74

**TO BE SUBMITTED:**

1. 12 copies of application form
2. 12 copies of SEQRA form
3. Copy of conditional purchase contract or rental agreement if applicable
4. 12 copies of the project narrative containing the following: detailed description of the use, hours of operation, # of employees, type of deliveries, etc.
5. 12 copies of plat plan **FOLDED** which should include: side, front and rear setbacks, all existing buildings, location of proposed construction, total size of parcel, elevations, parking layout, lighting layout, sidewalks and monuments, street and curb cuts, sanitary system and water course, drainage system, delineated wetlands, planting and green area plans including fencing/buffer area boundaries.

**OTHER AGENCY APPROVALS AS REQUIRED:**

1. Town Water and Wastewater Management – 456-6474
2. Town Highway Department – 861-5108
3. NYS Department of Transportation – 765-2841
4. Albany County Health Department – 447-4631
5. Albany County Planning Board – 447-5660
6. NYS DEC Region IV – 357-2044
7. Pine Bush Commission – 464-6496

APPLICATION AND APPEAL TO THE ZONING BOARD OF APPEALS  
FOR A VARIANCE, SPECIAL USE PERMIT OR AN INTERPRETATION  
OF THE ZONING ORDINANCE OR ZONING MAP

To Zoning Administrative Officer  
Of the Town of Guilderland

Date: \_\_\_\_\_

To the Zoning Board of Appeals  
Of the Town of Guilderland

I, Luke Condon of Crossgates Mall General Company Newco, LLC  
hereby appeal from the decision of the Zoning Administration Officer on my application for  
zoning permit and hereby apply to the Zoning Board of Appeals for:

- An interpretation of the Zoning Ordinance or Zoning Map
- A Special Use Permit under the Zoning Ordinance or Zoning Map
- A Variance to the Zoning Ordinance or Zoning Map

1. Location of property  
Address: 1 Crossgates Mall Road, Albany, NY 12203 Zoning: TOD - Transit Oriented Development

2. Interpretation of the Zoning Ordinance is requested because:

3. Special Use Permit required for the following type of use:  
Retail Use

\* 4. Variance to the Zoning Ordinance is requested for:

**\* Applicant shall complete form outlining conditions from Section 267-b of New York State Town Law pertaining to area variances.**

**The applicant hereby certifies that he is the owner of record of the above property or has been duly authorized in writing by the owner of record to make this application.**



\_\_\_\_\_  
Signature of applicant

## Short Environmental Assessment Form Part 1 - Project Information

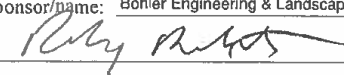
### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Proposed REI CO-OP Retail Store			
Project Location (describe, and attach a location map): 1 Crossgates Mall Road, Albany, NY (Former Forever 21 Retail Space)			
Brief Description of Proposed Action: Proposed Remodel of the former Forever 21 retail space to include facade improvements, a loading dock addition, a new dumpster enclosure, sidewalk and accessible parking improvements			
Name of Applicant or Sponsor: Crossgates Mall General Company Newco, LLC		Telephone: 315.717.1229	
		E-Mail: LukeCondon@pyramidmg.com	
Address: 1 Crossgates Mall Road			
City/PO: Albany		State: NY	Zip Code: 12203
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Guiderland Building Dept. - Bldg. Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 38.74 acres	
b. Total acreage to be physically disturbed?		_____ 0.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 38.74 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ No changes to existing water system are proposed	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ No changes to existing sanitary sewer system are proposed	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Karner Blue, Frosted Elfín	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Bohler Engineering &amp; Landscape Architecture NY, PLLC</u> Date: <u>9/13/23</u>		
Signature: <u></u> Title: <u>Sr. Project Manager</u>		

**PRINT FORM**

## EAF Mapper Summary Report

Monday, September 11, 2023 10:09 AM

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, CANAL, LUX, Japan, METI, Swisstopo, NAVTEQ, Esri, Japan, METI, Esri, China, Swisstopo, Esri, Korea, Esri, Thailand, NAVTEQ, Esri, OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Karner Blue, Frosted Elfin
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

**Project Narrative \ Engineering Report  
REI CO-OP Retail Store  
Special Use Permit (SUP) Modification  
1 Crossgates Mall (former Forever 21 retail space)  
1 Crossgates Mall Road  
Town of Guiderland, Albany County  
September 13, 2023**

**Introduction**

The applicant, Crossgates Mall General Company Newco, LLC is proposing to remodel the existing Forever 21 retail space at the Crossgates Mall to be an REI CO-Op retail store. The retail space is approximately 25,155 sq. ft. The project is located in the area of the southeast corner of the main mall building in the Town of Guiderland. The project site is tax parcel #52.01-4.3 which is just one of the tax parcels associated with the overall Crossgates Mall property which is approximately 38.74 acres.

**Existing Conditions**

The existing retail space has main ingress/egress doors at the southwest corner of the building with accessible parking spaces directly west of the doors and standard parking spaces to the south of the building. There is an existing +/-1,650 sq. ft. green area with planter boxes on the west side of the Forever 21 retail space. The green area slopes down from south to north, down to the lower level of the mall building.

**Proposed Project**

The proposed project is to remodel the former Forever 21 retail space into an REI CO-Op retail store. As part of the project, the main ingress/egress doors will be relocated to the south side of the building to face the main parking area. Associated with the relocation of the doors, the accessible parking spaces will be relocated to the main parking area. The area where the doors were located will be replaced with glazing. On the west side of the existing building, a new 524 sq. ft. loading dock addition is proposed to allow for delivery of products in addition to a new dumpster enclosure. With these additions, the southern planter box will be removed. Other site improvements will consist of new concrete sidewalks, accessible ramps, parking and signage with associated new pavement areas to achieve ADA compliance. A new storm drain line will be added to capture the runoff from the loading dock.

**Zoning**

The project site is currently zoned TOD, Transit Oriented Development with retail being a Special Permitted Use. The commercial retail use is consistent with other adjacent commercial uses in the mall. Crossgate Mall greenspace percentage will remain above 25% following the completion of the REI Improvements.

**Parking**

With the proposed improvements, the number of accessible spaces will remain the same (four) while the number of standard spaces will be reduced by six.

**Operations**

Below is a summary of the operations of the REI CO-Op Store:

- Open 7-days a week, with the following hours:
  - Monday thru Thursday: 10am to 8pm
  - Saturday: 10am to 9pm
  - Sunday: 10am to 6pm
- Number of employees: 50
- Number of Truck Deliveries per week: 3
- No outdoor storage of merchandise

**Architectural Design**

The building façade will be remodeled/enhanced to develop a focal point for the new main entry on the south side the building. New glazing and doors will be added with an aluminium surround to define the main entrance. There will be areas of new EIFS to match the existing EIFS on the building and the existing brick on the lower level will be maintained. Signage will consist of an “REI CO-OP” wall sign to the west of the main entry point consistent with other mall signage.

**BOHLER //**

The loading dock addition will consist of EIFS finish painted to match the existing building. The dumpster enclosure walls and gates will be constructed with aluminum louvered panels with steel posts.

**Circulation**

Based on the Truck Turning Movement Plan there are no required changes proposed to the main parking area access drives or means of circulation. Delivery Trucks will enter from Crossgates Mall Road at the main entry point at the southeast corner of the building, circulate along the front drive lane of the mall building, backing into the dock and then exiting the same way they came in. Refer to Truck Turning Movement Plan.

**Stormwater**

The project will disturb approximately 0.5 acres of land therefore a Storm Water Pollution Prevention Plan per the NYSDEC Stormwater Regulations will not be required. There is a slight reduction in green space of approximately 1,650 sq. ft.. This change will not result in any significant impacts to the malls existing storm sewer system.

A new trench drain is being added in the loading dock area. This will be connected to the existing storm sewer system via a new storm pipe that will connect to the storm sewer system to the west of the addition.

**Utilities**

There are no proposed changes to the existing watermain or sanitary sewer main systems or laterals. No changes proposed to any existing electric or natural gas services.

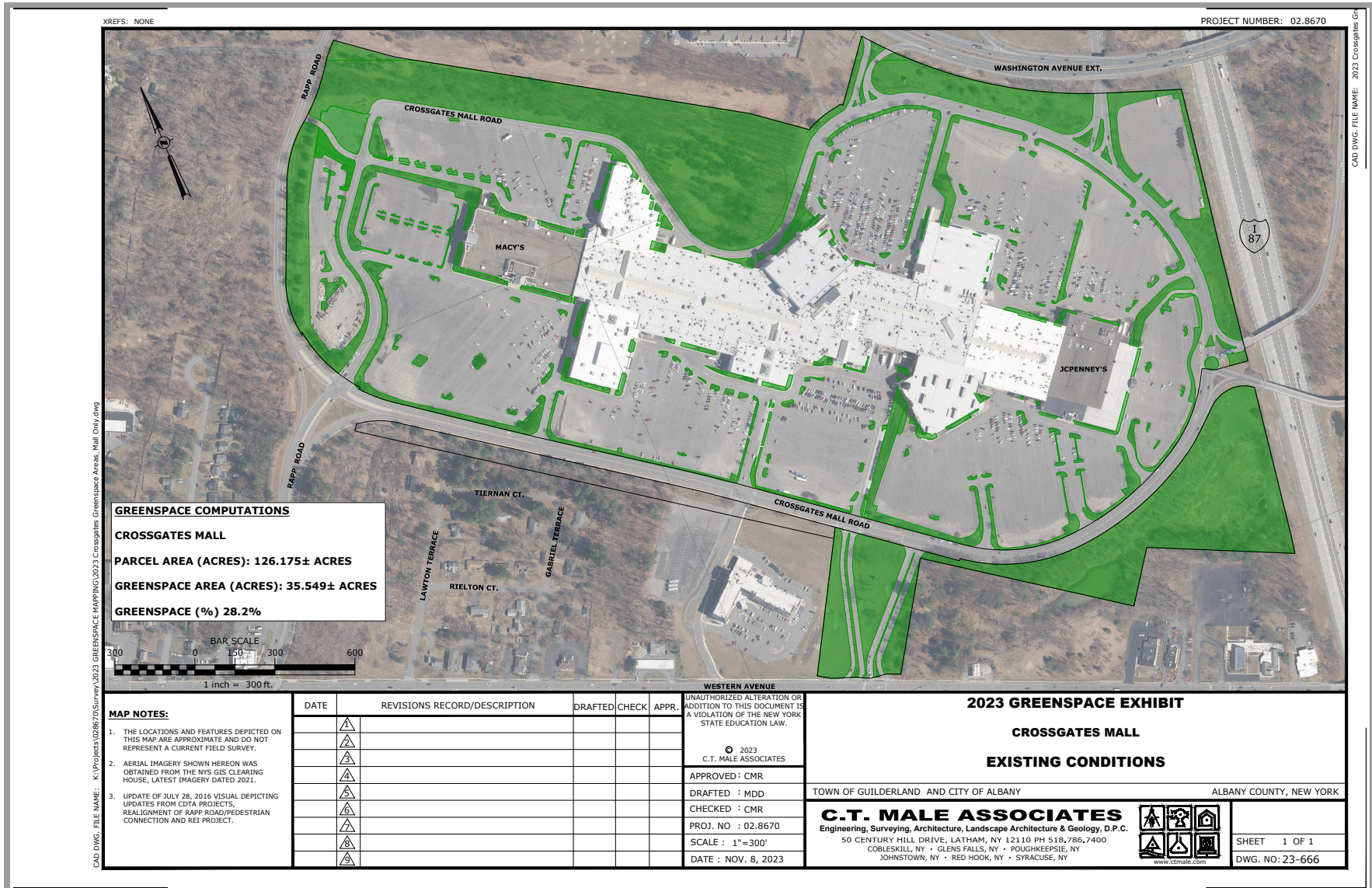
**Lighting**

There are no proposed changes to any existing site lighting. New decorative building lights will be added on the south façade and some wall packs for security lighting will be added on the west façade and new loading dock addition.

**Project Schedule**

The intent would be to start construction of the project in 2024 once all the land development approvals and permits have been obtained. We would anticipate that it would take approx. 6 months to complete all construction.

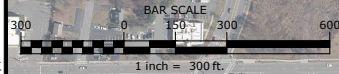
**BOHLER //**



XREFS: NONE

PROJECT NUMBER: 02.8670

**GREENSPACE COMPUTATIONS**  
**CROSSGATES MALL**  
**PARCEL AREA (ACRES): 126.175± ACRES**  
**GREENSPACE AREA (ACRES): 35.549± ACRES**  
**GREENSPACE (%) 28.2%**



- MAP NOTES:**
1. THE LOCATIONS AND FEATURES DEPICTED ON THIS MAP ARE APPROXIMATE AND DO NOT REPRESENT A CURRENT FIELD SURVEY.
  2. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE NYS GIS CLEARING HOUSE, LATEST IMAGERY DATED 2021.
  3. UPDATE OF JULY 28, 2016 VISUAL DEPICTING UPDATES FROM CDTA PROJECTS, REALIGNMENT OF RAPP ROAD/PEDESTRIAN CONNECTION AND REI PROJECT.

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTED	CHECK	APPR.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.  
 © 2023  
 C.T. MALE ASSOCIATES  
 APPROVED: CMR  
 DRAFTED : MDD  
 CHECKED : CMR  
 PROJ. NO : 02.8670  
 SCALE : 1"=300'  
 DATE : NOV. 8, 2023

**2023 GREENSPACE EXHIBIT**  
**CROSSGATES MALL**  
**EXISTING CONDITIONS**

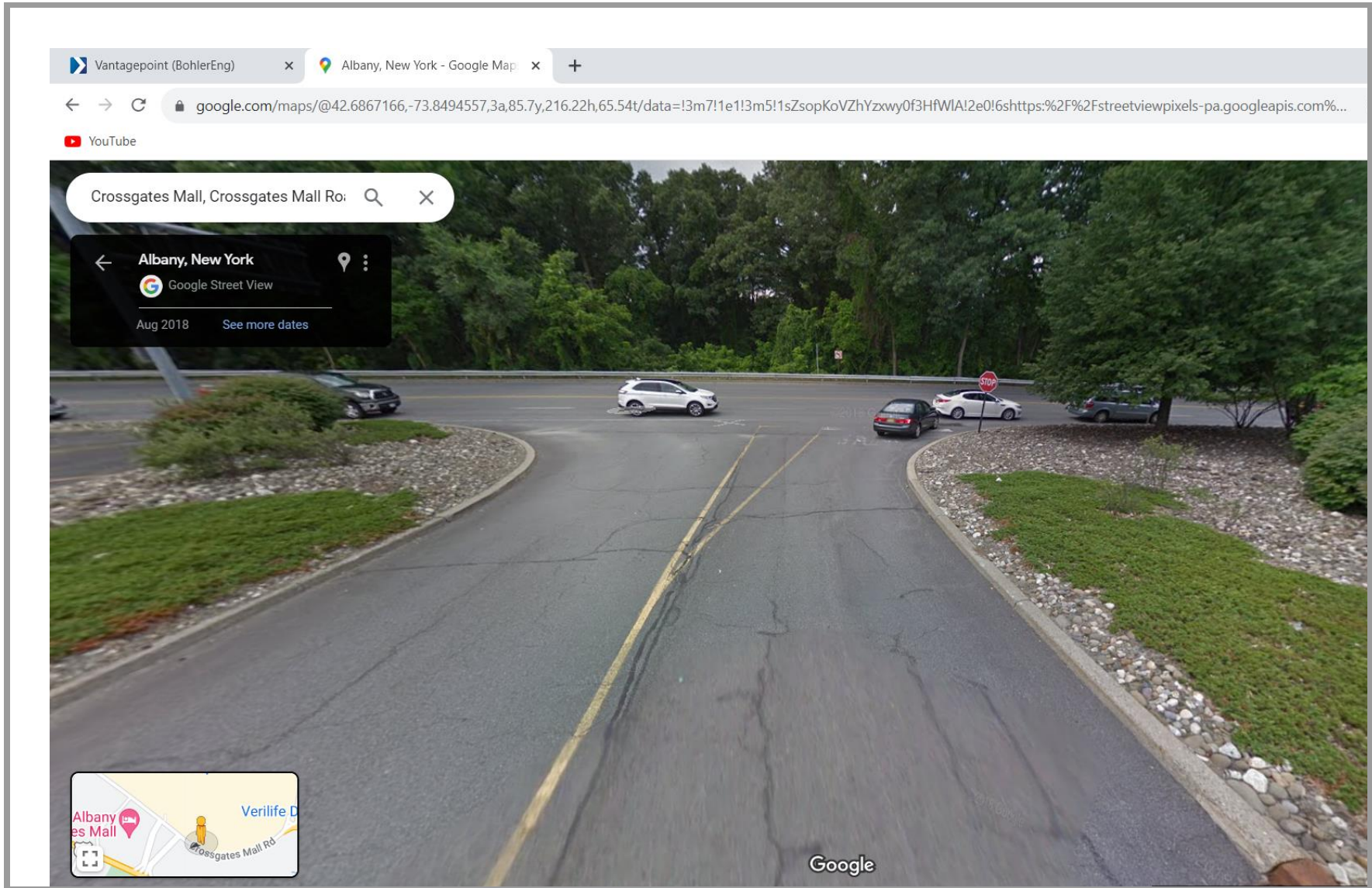
TOWN OF GUILDERLAND AND CITY OF ALBANY  
 ALBANY COUNTY, NEW YORK

**C.T. MALE ASSOCIATES**  
 Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.  
 50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.786.7400  
 COBLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY  
 JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY  
 www.ctmale.com

SHEET 1 OF 1  
 DWG. NO: 23-666

CAD DWG. FILE NAME: K:\PROJECTS\028670\028670\028670\GREENSPACE MAP\028670\GREENSPACE MAP\028670\GREENSPACE AREA REI\028670.dwg

CAD DWG. FILE NAME: 2023 Crossgates G













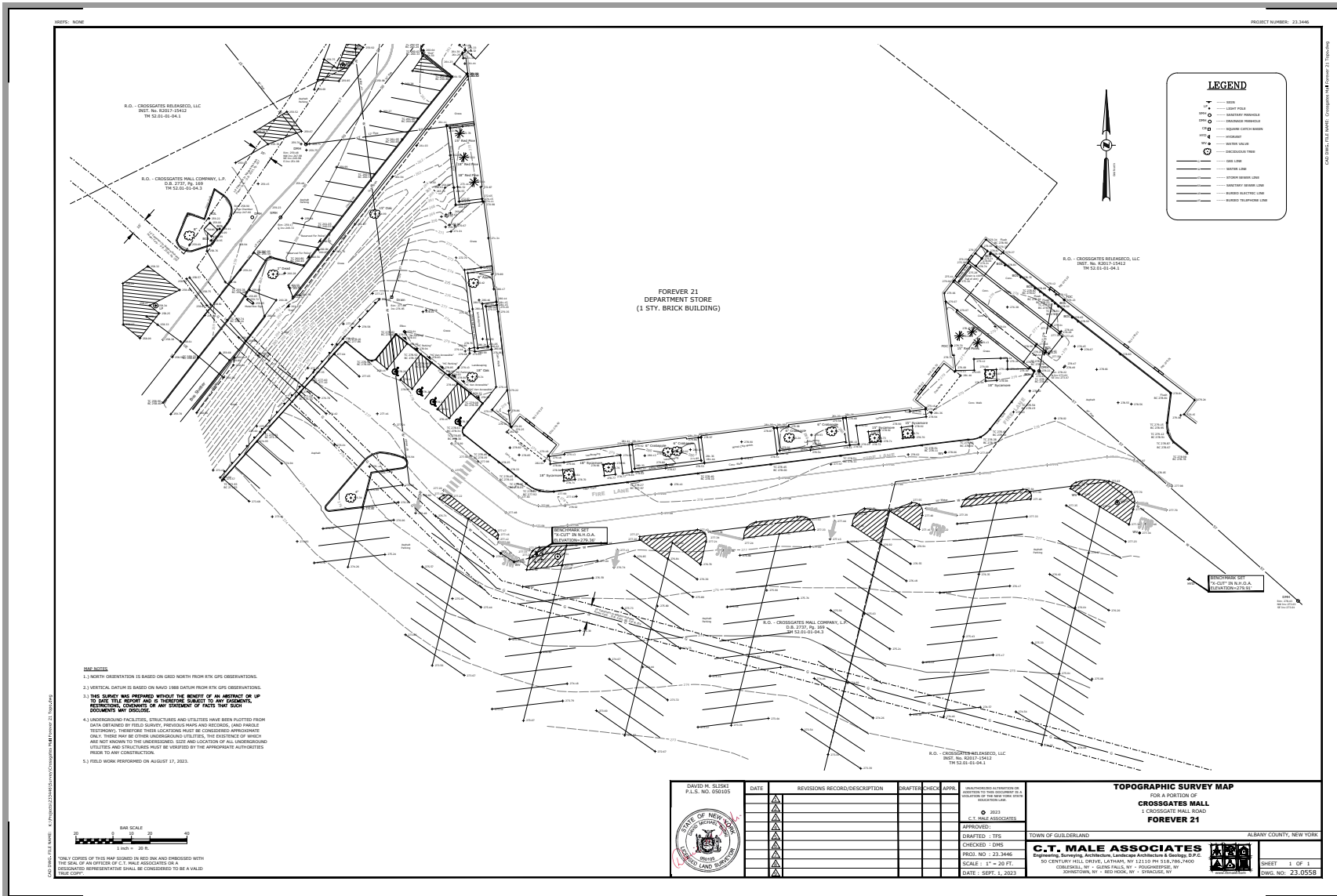




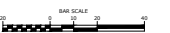








- NOTES**
- 1.) NORTH ORIENTATION IS BASED ON GRID NORTH FROM RTN GPS OBSERVATIONS.
  - 2.) VERTICAL DATUM IS BASED ON NAVD 83 DATUM FROM RTN GPS OBSERVATIONS.
  - 3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN INSTRUMENT OF SURVEY. THIS REPORT AND ITS CONTENTS ARE SUBJECT TO ANY FUTURE DOCUMENTS, RECORDS, OR INSTRUMENTS OF SURVEY THAT MAY BE OBTAINED BY ANY PARTY.
  - 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PROVIDED MAPS AND RECORDS, AND PUBLIC RECORDS. THEREFORE THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE ARE NO OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
  - 5.) FIELD WORK PERFORMED ON AUGUST 17, 2013.



ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES OR A REGISTERED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID INSTRUMENT.

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	APPROVED/ENGINEER'S SIGNATURE TO THE INSTRUMENT IS A PORTION OF THE SURVEY WORK RECORDATION SHEET.

DAVID R. SIZEM P.L.S. NO. 051405 	APPROVED: C.T. MALE ASSOCIATES TOWN OF GUILDERLAND ALBANY COUNTY, NEW YORK
TOPOGRAPHIC SURVEY MAP FOR A PORTION OF CROSSGATES MALL 1 CROSSGATES MALL ROAD FOREVER 21	C.T. MALE ASSOCIATES Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. 50 CENTURY HILL DRIVE, LANHAM, MD 21110 PH: 815-760-7400 COLLETSVILLE, PA 17034 FAX: 815-760-7400 CORNWALL, NY 12428 PH: 845-338-3333 CORNWALL, NY 12428 PH: 845-338-3333
PROJECT NO: 23-3446 SCALE: 1" = 20 FT. DATE: SEPT. 2, 2013	SHEET 1 OF 1 DATE: 23-0553



**ALBANY COUNTY PLANNING BOARD  
NOTIFICATION**

**RECOMMENDATION DATE: October 19th, 2023**

**Case #:** 10-231004351  
**Project Name:** **REI**  
**Project Location:** 1 Crossgates Mall Road  
**Tax Map Number:** 52.01-1-4.3  
**Referring Agency:** Town of Guilderland Zoning Board of Appeals  
**Considerations:** Special use permit for the addition of a loading dock and dumpster enclosure and implementation of parking area improvements.

**ACPB** Defer to local consideration

**Recommendation:**

1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

**Advisory:**

Gopika Muddappa, Senior Planner  
Albany County Planning Board

**NOTE:**

- This recommendation is rendered in compliance with applicable requirements of Section 239 of New York State General Municipal Law. Final determination on this matter rests with the appropriate municipal body.
- A recommendation of "APPROVE" or "MODIFY LOCAL APPROVAL" should not be interpreted as a recommendation by this body that the referring agency approve the matter referred. Such recommendation does not indicate that this body has reviewed all local concerns; rather the referral has met certain countywide considerations. Evaluation of local criteria is the responsibility of the referring agency.
- General Municipal Law Section 239 requires that the local agency notify the county within thirty days of its final action. Please use the OFFICIAL NOTICE OF LOCAL ACTION form that is attached for this purpose.
- General Municipal Law Section 239 sets forth the procedural requirements for taking local action contrary to the County Planning Board's recommendation of objection or conditional approval.
- Albany County is required to submit a Municipal Separate Storm Sewer System Permit (MS4) (No. GP-0-10-002) Notice of Intent (NOI) to comply with the NYS DEC permit for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Construction Activity Permit No. GP-0-1-001 issued by NYSDEC is also required for activity with soil disturbances of one acre or more. The law is required by the Clean Water Act to control point source discharges to ground water as well as surface waters.

**449 New Salem Road, Voorheesville, NY 12186  
TELEPHONE: (518) 655-7932 FAX: (518) 765-3459**

In compliance with Article 12-B, Section 239 of New York State General Municipal Law, this serves as official notification to the Albany County Planning Board of the action taken on the application described above.

**LOCAL ACTION ON ACPB RECOMMENDATION:**

- AGREED WITH COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE
- OVER-RULED COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE

**LOCAL DECISION ON PROJECT:**

- PROJECT APPROVED
- PROJECT DISAPPROVED

VOTE RECORDED: \_\_\_\_\_ DATE OF LOCAL ACTION: \_\_\_\_\_

**Set forth the reasons for any action contrary to the ACPB recommendations (use additional sheets if needed):**

SIGNED: \_\_\_\_\_ TITLE: \_\_\_\_\_

## TOWN OF GUILDERLAND

### Planning Department

Town Hall, Route 20  
P.O. Box 339

Guilderland, NY 12084-0339

Phone: (518) 356-1980 x 1061

Fax: (518) 356-5514

Email: kovalchikk@togny.org



**Peter G. Barber**  
Supervisor

**Kenneth Kovalchik, AICP**  
Town Planner

### MEMORANDUM

To: Elizabeth Lott, Chair  
& Town Zoning Board

FROM: Kenneth Kovalchik, AICP, Town Planner

DATE: October 26, 2023

SUBJ: REI Co-Op Retail Store – 1 Crossgates Mall Road  
**Planning Board Site Plan Report to Zoning Board**

#### Background

The applicant is proposing to remodel approximately 25,155 square feet within the existing Forever 21 retail space in Crossgates Mall to be an REI CO-OP retail store. As part of the remodel the following changes are proposed:

1. The main ingress/egress doors to the store will be relocated to the south side of the building to face the main parking area.
2. The accessible parking spaces will be relocated based on the new ingress/egress door location.
3. A new 524 square feet loading dock addition will be constructed on the west side of the building to allow for delivery of products to the store.
4. A new storm drain line will be installed to capture runoff from the loading dock area.
5. New decorative lighting will be installed on the south façade of the building and security lighting on the west side of the building near the loading dock area.
6. Other site improvements near the REI location will include new concrete sidewalks, accessible ramps, parking and signage and new pavement areas.

#### Greenspace

As part of the Special Use Permit for Crossgates Mall there is a minimum of 25% of the overall site (125.7 acres) must be retained in greenspace. Currently there is 37.7 acres, or 29.99% of the site in greenspace. With the proposed exterior improvements associated with the REI 4,800 SF of existing greenspace is being removed from the site, 0.09% of the Mall's overall greenspace area will be converted to impervious surface. The revised percentage of greenspace will be 29.9%.

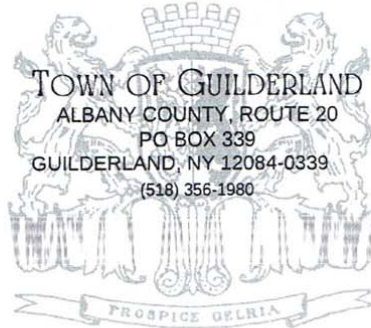
Visit the Town of Guilderland Website at <http://www.townofguilderland.org>

**Planning Board Recommendation**

The Planning Board reviewed the application at their October 25, 2023 meeting and offer the following comments on the site plan:

1. The left turn lane exiting from the primary driveway for REI to Crossgates Mall Road should be physically restricted, along with improvements to signage and lane striping. The sight distance does not appear to be adequate and the vehicle queues from the traffic signal routinely block the driveway.
2. The proposed 4,800 square feet of greenspace to be removed associated with the REI improvements should be replaced on the same site/parking lot area. Consideration should be given to providing landscaped end islands to calm traffic and improve the overall landscaping within the parking lot consistent with the town zoning code.
3. The applicant should provide to the Zoning Board a Crossgates Mall Greenspace Map with updated calculations incorporating the removal of 4,800 square feet of greenspace.

cc: J. Coons



PETER G. BARBER  
SUPERVISOR

JACQUELINE M. COONS  
CHIEF BUILDING AND ZONING INSPECTOR

Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Articles III & V of the Zoning Law on the following proposition:

Special Use Permit Request No. 4977

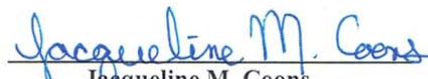
Request of Crossgates Mall Newco for a Special Use Permit Amendment under the Zoning Law to permit: the exterior modification of an existing anchor store site at Crossgates Mall.

Per Articles III & V Sections 280-18.1 & 280-52 respectively

For property owned by Crossgates Newco LLC  
Situating as follows: 1 Crossgates Mall Road, Albany, NY 12203  
Tax Map # 52.01-1-4.3  
Zoned: TOD

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on the 15<sup>th</sup> of November, 2023 at the Guilderland Town Hall beginning at 7:00pm.

Dated: October 31, 2023

  
Jacqueline M. Coons  
Chief Building & Zoning Inspector

SWIS	PRINT KEY	NAME	ADDRESS	PAGE # 1
013089	52.01-1-4.1	Crossgates Mall General c/o Pyramid Mgmt Group LLC	4 Clinton Sq,Syracuse, NY 13202	
013089	52.01-1-4.2	PCC NewCo LLC	4 Clinton Sq,Syracuse, NY 13202	
013089	52.01-1-4.3	Crossgates Mall General c/o Pyramid Mgmt Group LLC	4 Clinton Sq,Syracuse, NY 13202	
013089	52.01-1-4.4	Crossgates Mall General c/o Pyramid Mgmt Group LLC	4 Clinton Sq,Syracuse, NY 13202	
013089	52.14-3-14	Crossgates Releaseco LLC	4 Clinton Sq,Syracuse, NY 13202	
013089	52.14-3-15	Crossgates Releaseco LLC	4 Clinton Sq,Syracuse, NY 13202	
013089	52.14-3-16	Crossgates Releaseco LLC	4 Clinton Sq,Syracuse, NY 13202	
013089	52.14-3-17	Crossgates Releaseco LLC	4 Clinton Sq,Syracuse, NY 13202	
013089	52.14-3-18	Mustafa Ozbay	1941 Guilderland Ave,Schenectady, NY 12306	
013089	52.14-3-19	Crossgates Releaseco LLC	4 Clinton Sq,Syracuse, NY 13202	
013089	52.14-3-20	Crossgates Releaseco LLC	4 Clinton Sq,Syracuse, NY 13202	
013089	52.14-3-21	1575 Western Avenue, LLC	1607 Union St,Schenectady, NY 12309	
013089	52.14-3-22	Weiss Family Limited c/o Glenn Peter Jewelers	1544 Central Ave,Albany, NY 12205	
013089	52.14-4-17	1620 Western Avenue, LLC c/o Hana Japanese Steakhouse	29 Vale Dr,South Burlington, VT 05403	
013089	52.14-4-18	L O'Shea Realty LLC	P.O. Box 13326,Albany, NY 12212	
013089	52.14-4-9	Sons of Abraham Congregation	380 Whitehall Rd,Albany, NY 12208	
013089	52.14-4-14	Sons of Abraham Congregation	380 Whitehall Rd,Albany, NY 12208	
013089	52.01-1-4.8	Crossgates Mall Devco LLC c/o Pyramid Management LLC	4 Clinton Square,Syracuse, NY 13202	
013089	52.01-1-6	Guilderland Devco LLC	4 Clinton Sq,Syracuse, NY 13202	
013089	52.01-1-7	2 Crossgates Mall Road	1725 Tower St Ste 113,Schenectady, NY 12303	
013089	52.01-1-8	Albany H&S Hospitality LLC c/o MCHG	15 Main St Ste 210,Freeport, ME 04032	
013089	52.01-1-9	Crossgates Releaseco LLC	4 Clinton Sq,Syracuse, NY 13202	

4975

**TOWN OF GUILDERLAND  
CHECKLIST FOR VARIANCE**

**RETURN TO:**  
ZONING ADMINISTRATOR  
PO BOX 339  
GUILDERLAND, NY 12084  
(518) 356-1980

**FEES:**  
COMMERCIAL - \$300  
RESIDENTIAL - \$75  
(payable at time of submittal to  
Town of Guilderland)

**APPLICANT INFORMATION:**

Name: AJ Signs  
Address: 842 Saratoga Rd  
Bunt Hills Zip: 12027  
Daytime Phone #: 5183999291  
Date: 9/20/23

**PROPERTY INFORMATION:**

Owner: 20 mat hat Guilderland  
Location: 2080 West Kin Ave  
Tax Map #: 51.02-2-4  
Zoning: GB  
Acreage: 13.69

RA 9733

**TO BE SUBMITTED:**

- 1) 12 copies of application
- 2) Copy of conditional purchase contract or rental agreement if applicable
- 3) 12 copies of the project narrative containing the following: reasons which necessitate the need for a variance including a brief detailed description of the project
- 4) Architectural drawings of proposed project (if applicable)
- 5) 12 copies of survey or plot plan showing proposed project with:
  - side setback
  - front and rear setbacks
  - all existing buildings
  - location of proposed construction
  - total size of parcel
  - all topographic elevations necessary to show proposed variance

**OTHER AGENCY APPROVALS OR RECOMMENDATIONS AS REQUIRED:**

- 1) Town Water and Wastewater Management – 456-6474
- 2) Town Highway Department – 861-5108
- 3) NYS Department of Transportation – 765-2841
- 4) Albany County Health Department – 447-4631
- 5) Albany County Planning Board – 447-5660

**APPLICATION AND APPEAL TO THE ZONING BOARD OF APPEALS FOR A VARIANCE, SPECIAL USE PERMIT OR AN INTERPRETATION OF THE ZONING ORDINANCE OR ZONING MAP.**

**To Zoning Administrative Officer  
Of the Town of Guilderland**

Date: 9/20/23

**To the Zoning Board of Appeals  
Of the Town of Guilderland**

I, Thomas Wheeler of ATSIGNS  
hereby appeal from the decision of the Zoning Administration Officer on my application  
for zoning permit and hereby apply to the Zoning Board of Appeals for:

- An interpretation of the Zoning Ordinance or Zoning Map
- A Special Use Permit under the Zoning Ordinance or Zoning Map
- A Variance to the Zoning Ordinance or Zoning Map

1. Location of property

Address: 2080 western Ave Zoning: \_\_\_\_\_

2. Interpretation of the Zoning Ordinance is requested because:

3. Special Use Permit required for the following type of use:

\* 4. Variance to the Zoning Ordinance is requested for:

**\* Applicant shall complete form outlining conditions from Section 267-b of New York State Town Law pertaining to area variances.**

**The applicant hereby certifies that he is the owner of record of the above property or has been duly authorized in writing by the owner of record to make this application.**

  
Signature of applicant

**AREA VARIANCE CONDITIONS**

The Zoning Board of Appeals will not consider any application for an area variance complete until the following application is completed in full and submitted to the Zoning Department. The Zoning Board of Appeals will evaluate the applicant's responses and determine whether the applicant has adequately met the conditions for an area variance. The applicant is encouraged to attach additional sheets if necessary to fully answer the questions. The following conditions for an area variance are from Section 267-b of the New York State Town Law.

**1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;**

This is a commercial shopping center. The character of the area will not be changed by allowance for the additional 16 square feet needed for the sign to have maximum visibility to motorists traveling in the in the area trying to find the restaurant's location.

**2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;**

The restaurant is located in the far corner of the shopping center, approximately 450' off of Western Ave. The larger sign is needed to capture the attention of motorists entering the plaza, to direct them to the location of the business. It is essential that the sign be large enough to be seen from that distance.

**3) Whether the requested area variance is substantial;**

The additional 16 square feet should not be seen as substantial as it will be utilized to make the sign visible to motorists not only within the shopping center but also travelling on Western Avenue.

**4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and**

The wall sign will have no impact on the physical area nor the environment. It will be amongst other signs within the plaza and will not negatively effect the neighborhood or area.

**5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance:**

The need for a larger sign could be seen as self created however should not diminish the need for the sign to be visible motorists travelling in this area.

# A) Channel Letters

Qty: (x1)

Materials: TBD

Mounting Information: Raceway

**NEED A VECTOR LOGO**

- Colors:
- Faces: White
  - Trim Caps & Returns: Green
  - Raceway: SW9102 Quinoa
  - Encapsulation: Print

## Front-Lit L.E.D Channel Letter - Raceway Mount

TYPICAL - Section Detail

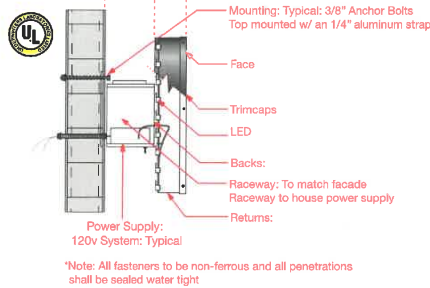
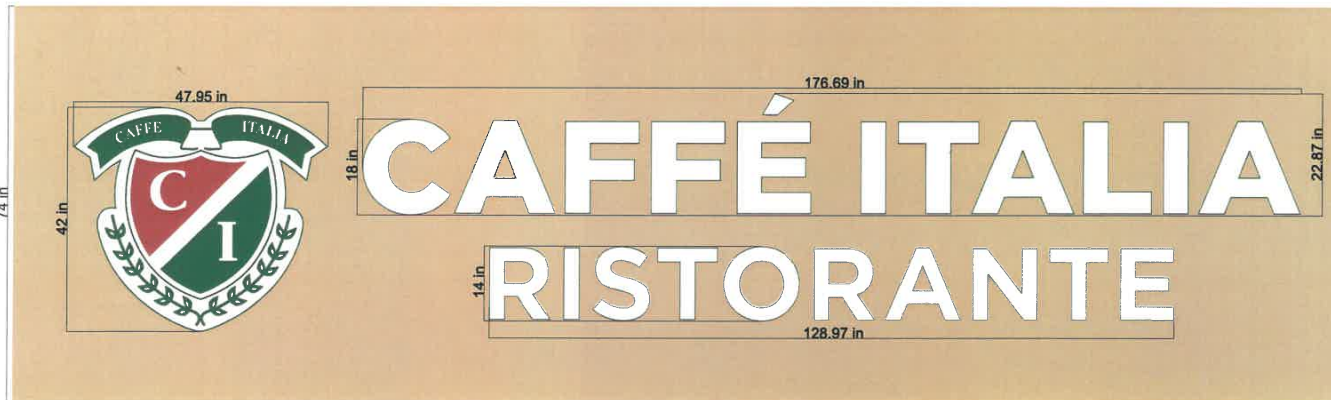


Photo Representation of Approximate Sizing



842 Saratoga Road  
Burnt Hills, NY 12027  
(518) 399-9291  
AJSigns.com

Client: Caffé Italia  
Project: Channel Letters  
Location: --

Customer Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
Landlord Approval (If Required): \_\_\_\_\_ Date: \_\_\_\_\_

File Name: e43773\_A  
Salesperson: Carly Clark  
Designer: Nikki  
Date: 08/24/2023

Original drawings and designs are the property of AJ Sign Co. and may not be duplicated or reproduced in whole or part as a rendering or sign without written permission from AJ Sign Co. Drawing notes included to permit printing. If drawings do not result in a subsequent project you will remain financially responsible for the value of drawings. Designer's Renderings are available for purchase for use in competitive bid process upon request.



**ALBANY COUNTY PLANNING BOARD  
NOTIFICATION**

**RECOMMENDATION DATE: October 19th, 2023**

**Case #:** 10-231004352  
**Project Name:** **Cafe Italia**  
**Project Location:** 2080 Western Avenue  
**Tax Map Number:** 51.02-2-4  
**Referring Agency:** Town of Guilderland Zoning Board of Appeals  
**Considerations:** Area variance for installation of a sign exceeding 50 SF.

**ACPB Recommendation:** Defer to local consideration

1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

**Advisory:**

Gopika Muddappa, Senior Planner  
Albany County Planning Board

**NOTE:**

- This recommendation is rendered in compliance with applicable requirements of Section 239 of New York State General Municipal Law. Final determination on this matter rests with the appropriate municipal body.
- A recommendation of "APPROVE" or "MODIFY LOCAL APPROVAL" should not be interpreted as a recommendation by this body that the referring agency approve the matter referred. Such recommendation does not indicate that this body has reviewed all local concerns; rather the referral has met certain countywide considerations. Evaluation of local criteria is the responsibility of the referring agency.
- General Municipal Law Section 239 requires that the local agency notify the county within thirty days of its final action. Please use the OFFICIAL NOTICE OF LOCAL ACTION form that is attached for this purpose.
- General Municipal Law Section 239 sets forth the procedural requirements for taking local action contrary to the County Planning Board's recommendation of objection or conditional approval.
- Albany County is required to submit a Municipal Separate Storm Sewer System Permit (MS4) (No. GP-0-10-002) Notice of Intent (NOI) to comply with the NYS DEC permit for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Construction Activity Permit No. GP-0-1-001 issued by NYSDEC is also required for activity with soil disturbances of one acre or more. The law is required by the Clean Water Act to control point source discharges to ground water as well as surface waters.

**449 New Salem Road, Voorheesville, NY 12186  
TELEPHONE: (518) 655-7932 FAX: (518) 765-3459**

In compliance with Article 12-B, Section 239 of New York State General Municipal Law, this serves as official notification to the Albany County Planning Board of the action taken on the application described above.

**LOCAL ACTION ON ACPB RECOMMENDATION:**

- AGREED WITH COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE
- OVER-RULED COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE

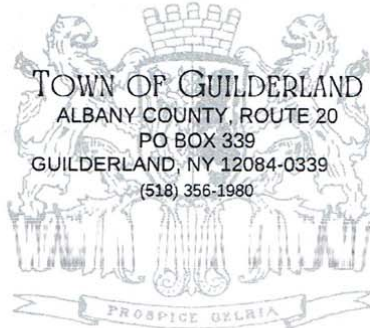
**LOCAL DECISION ON PROJECT:**

- PROJECT APPROVED
- PROJECT DISAPPROVED

VOTE RECORDED: \_\_\_\_\_ DATE OF LOCAL ACTION: \_\_\_\_\_

**Set forth the reasons for any action contrary to the ACPB recommendations (use additional sheets if needed):**

SIGNED: \_\_\_\_\_ TITLE: \_\_\_\_\_



PETER G. BARBER  
SUPERVISOR

JACQUELINE M. COONS  
CHIEF BUILDING AND ZONING INSPECTOR

Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Articles IV & V of the Zoning Law on the following proposition:

Variance Request No. 4975

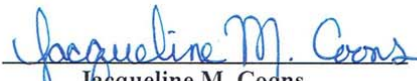
Request of AJ Signs for a Variance of the regulations under the Zoning Law to permit: the installation of signage to identify the new tenant, Café Italia with one sign exceeding the allowed 50sf area.

Per Articles IV & V Sections 280-26 & 280-51 respectively

For property owned by Twenty Mall  
Situated as follows: 2080 Western Avenue Guilderland, NY 12084  
Tax Map # 51.02-2-4 Zoned: GB

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on the November 15, 2023 at the Guilderland Town Hall beginning at 7:00pm.

Dated: October 31, 2023

  
Jacqueline M. Coons  
Chief Building & Zoning Inspector

			PAGE # 1
SWIS	PRINT KEY	NAME	ADDRESS
013089	51.02-1-3.1	10 New Karner Road Hldgs, LLC Platform Management LLC	14 Corporate Woods Blvd Ste 100,Albany, NY 12211
013089	51.02-1-3.2	2627 Western Avenue, LLC Jiffy Lube International Inc	14 Corporate Woods Blvd Ste 100,Albany, NY 12211
013089	51.02-1-4	First National Bank of Scotia	201 Mohawk Ave,Scotia, NY 12302
013089	51.02-1-5	Virginia Farinacci Estate	P.O. Box 373,Guilderland, NY 12084
013089	51.02-1-8	155 & 20 of Albany L.P. Walgreen Company	Real Estate Property Tax, P.O. Box 1159,Deerfield, IL 60015
013089	51.02-1-11	Wayne B Crounse	2071 Western Ave,Guilderland, NY 12084
013089	51.02-1-15	2079 Western Ave LLC	2079 Western Ave,Guilderland, NY 12084
013089	51.02-1-16	Kathy Zazarine	2091 Western Ave,Guilderland, NY 12084
013089	51.02-1-17	Yelnah LLC	2093 Western Ave,Guilderland, NY 12084
013089	51.02-1-18	Foundation of New York	2113 Western Ave,Guilderland, NY 12084
013089	51.02-1-19	Sunmark Credit Union	1187 Troy Schenectady Rd,Latham, NY 12110
013089	51.02-1-20	Cadet 23 LLC	902 Carnegie Ctr Blvd Ste 520,Princeton, NJ 08540
013089	51.02-2-2	RP Associates of Albany LP Tri City Rentals	255 Washington Ave Ext,Albany, NY 12205
013089	51.02-2-3	State Employees Federal	700 Patroon Creek Blvd,Albany, NY 12206-1067
013089	51.02-2-4	20 Mall at Guilderland, LLC Lisa Hollenbeck	Lia Realty, P.O. Box 5789,Albany, NY 12205-0789
013089	51.02-2-4./1	20 Mall at Guilderland LLC Attn: M & T Bank, Teresa Kotow	Corporate Services, One M & T Plaza Fl 10,Buffalo, NY 14203
013089	51.02-2-5.1	Star Plaza Inc	772 Saratoga Rd Ste 7,Burnt Hills, NY 12027
013089	51.02-2-5.1/1	Star Plaza Inc	Attn: KeyCorp Management Co, P.O. Box 167928,Irving, TX 75016-7928
013089	51.02-2-5.1/2	First American Comm RE Service Star Plaza Inc	Attn Accounting Dept, 320 State St,Schenectady, NY 12305
013089	51.02-2-5.2	Attn: Trustco Bank NY Star Plaza Inc	130 Royall St,Canton, MA 02021
013089	51.02-2-5.2	c/o Dunkin Brands, Inc.	
013089	51.02-2-6	Savas H Ermides	772 Saratoga Rd Ste 7,Burnt Hills, NY 12027
013089	51.02-2-7	Center for Disability c/o Operations Division	22 Corporate Woods Blvd Fl 5,Albany, NY 12211
013089	51.02-2-8	Gregory J Shattuck	6139 State Farm Rd,Guilderland, NY 12084
013089	51.02-2-9	Gordon John Crounse	428 Mudge Rd,Delanson, NY 12053
013089	51.02-2-10	Richard J Weinman	6135 State Farm Rd,Guilderland, NY 12084-9521
013089	51.02-2-11	Brandywine Company LP The	P.O. Box 38001,Albany, NY 12203-8001
013089	51.02-2-12	Brandywine Company The Attn: Brandywine Park Company	P.O. Box 38001,Albany, NY 12203-8001
013089	51.02-2-15	LARAPA, LLC	3724 Carman Rd,Schenectady, NY 12303
013089	51.02-2-16	Brandywine Company LP The	P.O. Box 38001,Albany, NY 12203-8001
013089	51.02-3-15	Cynthia A Schaadt	2 Seward St,Albany, NY 12203
013089	51.02-3-16	Dennis E Warren Sr	6140 State Farm Rd,Guilderland, NY 12084
013089	51.02-3-17.1	Kathleen D Connery	1 Locust Hill Rd,Albany, NY 12203
013089	51.02-3-17.2	Patricia E Chase	6138 State Farm Rd,Guilderland, NY 12084
013089	51.02-3-18.1	Daniel M Harrington	6132 State Farm Rd,Guilderland, NY 12084
013089	51.02-3-18.2	Sycamore Valley LLC	35 Market St Fl 5,Poughkeepsie, NY 12601
013089	51.07-2-1	Ralph T Carpenter Jr Attn: Occupancy Expense Dept	CVS Corporation #1895-01, 1 CVS Dr,Woonsocket, RI 02895
013089	51.07-2-2	Valerie A Thomas	6164 State Farm Rd,Guilderland, NY 12084
013089	51.07-2-3	Amy Schuller	6160 State Farm Rd,Guilderland, NY 12084
013089	51.07-2-4	Mark C Salerno	4483 Highway 30,Amsterdam, NY 12010
013089	51.07-2-5	Robert A Simendinger	6152 State Farm Rd,Guilderland, NY 12084
013089	51.07-2-6	Joel Cornell	P.O. Box 361,Guilderland, NY 12084
013089	51.07-2-7	Llauger Minaya Quiroz	26 Overlook Dr,Rensselaer, NY 12144
013089	51.07-2-8	Tai Ping Huang	P.O. Box 983,Guilderland, NY 12084
013089	51.07-2-9	John A Nottke	11 Norman Ave,Albany, NY 12203
013089	51.07-2-10	Janie Lee Davis Estate	9 Norman Ave,Albany, NY 12203
013089	51.07-2-11	Christopher P Roemer	7 Norman Ave,Albany, NY 12203
013089	51.07-2-12	Da Ming Li	5 Norman Ave,Albany, NY 12203
013089	51.07-2-13	Roy Kumaresan Paul	3 Norman Ave,Albany, NY 12203
013089	51.02-1-12.2	Susan Sikule	2075 Western Ave,Guilderland, NY 12084
013089	51.02-1-12.1	2073 Western Avenue, LLC	2073 Western Ave,Guilderland, NY 12084
013089	51.02-2-4./2	20 Mall at Guilderland LLC Lisa Hollenbeck	Lia Realty, P.O. Box 5789,Albany, NY 12205-0789
013089	40.00-2-11./1	Prospect Hill Cemetery Assoc Attn:Vertical Bridge Devel LLC	Daniel Marinberg, Gen Counsel, 750 Park of Commerce Dr Ste 200,Boca Raton,

## TOWN OF GUILDERLAND CHECKLIST FOR VARIANCE

**RETURN TO:**  
ZONING ADMINISTRATOR  
PO BOX 339  
GUILDERLAND, NY 12084  
(518) 356-1980

**FEES:**  
COMMERCIAL - \$200  
RESIDENTIAL - \$100  
(payable to Town of Guilderland  
prior to scheduling public hearing)

<b>APPLICANT INFORMATION:</b>	<b>PROPERTY</b>	<b>INFORMATION:</b>
Name: <u>Jsm Fence llc</u>		Owner: <u>Sumar Bhatti</u>
Address: <u>36 Fliegel Ave</u>		Location: _____
_____ Zip: <u>12203</u>		Tax Map #: _____
Daytime Phone #: <u>609-6446</u>		Zoning: _____
Date: <u>9-25-23</u>		Acreage: _____
Email: <u>Jsm.Fence.llc@gmail.com</u>		

**TO BE SUBMITTED:**

- 1) 12 copies of application
- 2) Copy of conditional purchase contract or rental agreement if applicable
- 3) 12 copies of the project narrative containing the following: reasons which necessitate the need for a variance including a brief detailed description of the project
- 4) Architectural drawings of proposed project (if applicable)
- 5) 12 copies of survey or plot plan showing proposed project with:
  - side setback
  - front and rear setbacks
  - all existing buildings
  - location of proposed construction
  - total size of parcel
  - all topographic elevations necessary to show proposed variance

**OTHER AGENCY APPROVALS OR RECOMMENDATIONS AS REQUIRED:**

- 1) Town Water and Wastewater Management – 456-6474
- 2) Town Highway Department – 861-5108
- 3) NYS Department of Transportation – 765-2841
- 4) Albany County Health Department – 447-4631
- 5) Albany County Planning Board – 447-5660

**APPLICATION AND APPEAL TO THE ZONING BOARD OF APPEALS FOR A VARIANCE, SPECIAL USE PERMIT OR AN INTERPRETATION OF THE ZONING ORDINANCE OR ZONING MAP.**

To Zoning Administrative Officer  
Of the Town of Guilderland

Date: 9/25/23

To the Zoning Board of Appeals  
Of the Town of Guilderland

I, Suman Bhatti of 1601 Angelina Terr.  
hereby appeal from the decision of the Zoning Administration Officer on my application for zoning permit and hereby apply to the Zoning Board of Appeals for:

- An interpretation of the Zoning Ordinance or Zoning Map
- A Special Use Permit under the Zoning Ordinance or Zoning Map
- A Variance to the Zoning Ordinance or Zoning Map

1. Location of property

Address: 1601 Angelina Terr. Zoning: \_\_\_\_\_

2. Interpretation of the Zoning Ordinance is requested because:

3. Special Use Permit required for the following type of use:

\* 4. Variance to the Zoning Ordinance is requested for:  
The installation of a 6' high vinyl privacy fence where a 4' H 60% opacity would generally be required.

\* Applicant shall complete form outlining conditions from Section 267-b of New York State Town Law pertaining to area variances.

The applicant hereby certifies that he is the owner of record of the above property or has been duly authorized in writing by the owner of record to make this application.

  
\_\_\_\_\_  
Signature of applicant

**AREA VARIANCE CONDITIONS**

The Zoning Board of Appeals will not consider any application for an area variance complete until the following application is completed in full and submitted to the Zoning Department. The Zoning Board of Appeals will evaluate the applicant's responses and determine whether the applicant has adequately met the conditions for an area variance. The applicant is encouraged to attach additional sheets if necessary to fully answer the questions. The following conditions for an area variance are from Section 267-b of the New York State Town Law.

1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

There would not be an undesirable change created as there are many similar fences in the neighborhood/Area.

2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

There is no other option that would provide the same privacy, security, and barrier created by a 6' vinyl fence.

3) Whether the requested area variance is substantial;

No, similar variances have been approved in the past and if this was not a corner lot there would be no variance required.

4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

No, sight of vehicular and pedestrian traffic is not a problem from proposed location.

5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance:

The only reason a variance is required is the simple fact that the fence is being installed on a corner lot.

### V/IHC Drawing Worksheet - Fencing



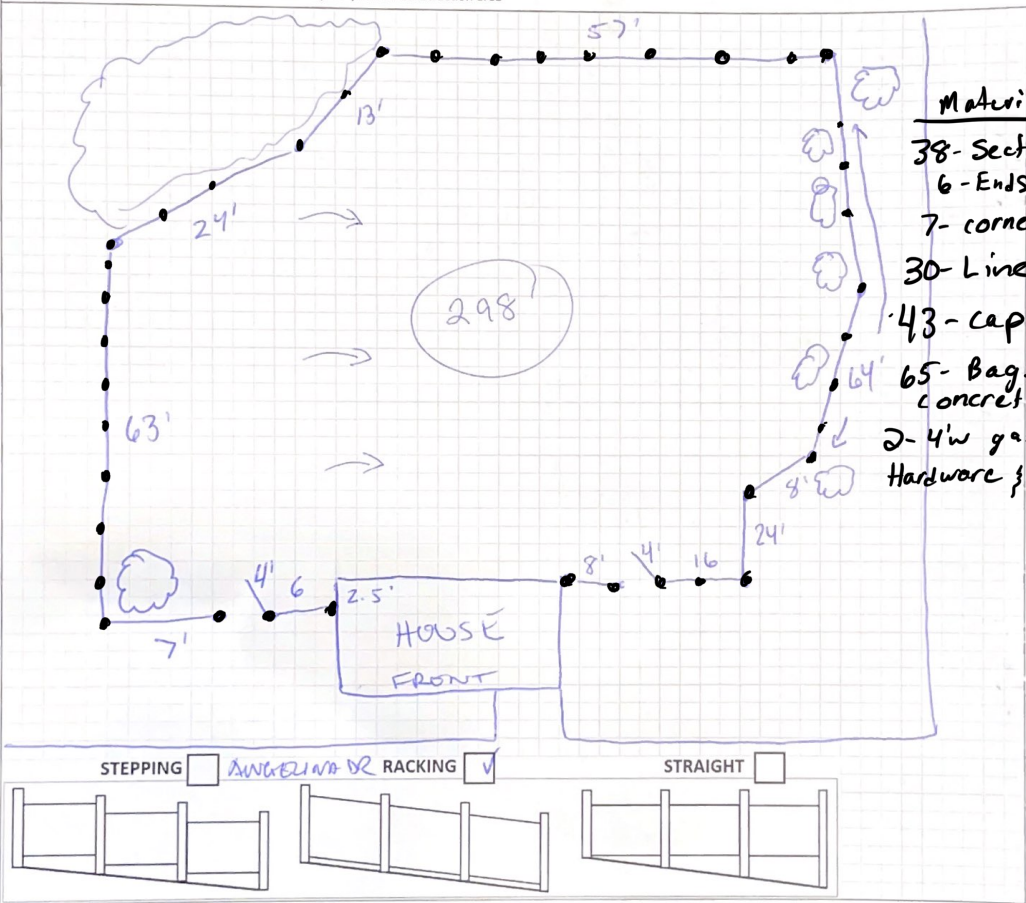
This document is REQUIRED to be uploaded into IMS for PROvider and IST

Store #:	1973	V/IHC Name:	Ezra Simon
Customer Name:	SUMAR BHATT	2 <sup>nd</sup> Customer Name:	
Customer Phone:	(528) 331-1777	Customer Email:	SSB0622@gmail.com
Installation Address:	1601 ANGELINA TER	City, State, Zip:	SCHWARTZBORO, MA 012303

**Directions:**

1. Walk the fence proposed line after discussing property boundaries with the customer – indicate any obstructions as you measure.
2. Sketch the fence (birds-eye view) with these details:
  - Mark where the fence abuts, attaches to or is built around any structure or obstacle
  - Mark where gates will be located as well as gate type (drive or walk gate)
  - Mark best access route from material drop-off point to construction area

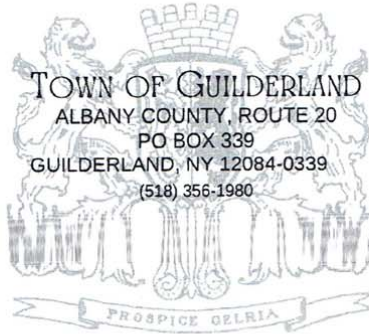
CORNER LOT



**Additional Project Considerations for PROvider/IST:**

(e.g. HOA Requirements, gate placement, obstructions, scope of work, pets, parking etc.) Note: This will auto-fill on the customer-facing proposal document  
 298' OF BOLTON 6x8 WHITE, PYRAMID CAPS, HARD DIGS  
 (2) 4' WALK GATE - TOWN OF GUILDFORD AND - PERMIT  
 REMOVE & HAUL AWAY 298' OF SPACED PICKET WOOD!

PETER G. BARBER  
SUPERVISOR



JACQUELINE M. COONS  
CHIEF BUILDING AND ZONING INSPECTOR

Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Articles IV & V of the Zoning Law on the following proposition:

Variance Request No. 4974

Request of JSM Fence for a Variance of the regulations under the Zoning Law to permit: the installation of +/- 160lf 6ft high privacy fencing in a front yard.

Per Articles IV & V Sections 280-27 & 280-51 respectively

For property owned by Sumar Bhatti  
Situating as follows: 1601 Angelina Terrace Schenectady, NY 12303  
Tax Map #27.15-4-21 Zoned R15

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on November 15, 2023 at the Guilderland Town Hall beginning at 7:00pm.

Dated: October 31, 2023

  
Jacqueline M. Coons  
Chief Building & Zoning Inspector

PAGE # 1

SWIS	PRINT KEY	NAME	ADDRESS
013089	27.15-3-24	Angelo Serafini	3724 Carman Rd,Schenectady, NY 12303
013089	27.15-3-25	L & A Serafini Devel Corp	3724 Carman Rd,Schenectady, NY 12303
013089	27.15-3-37	Laurila C Miller	1081 Serafini Dr,Schenectady, NY 12303
013089	27.15-3-38	William L Zielinski	1077 Serafini Dr,Schenectady, NY 12303
013089	27.15-3-39	Ann M Cantore	1073 Serafini Dr,Schenectady, NY 12303
013089	27.15-3-40	Donna M Moretti	1069 Serafini Dr,Schenectady, NY 12303
013089	27.15-3-41	Cindy VanValen	1065 Serafini Dr,Schenectady, NY 12303
013089	27.15-3-43	LARAPA LLC	3724 Carman Rd,Schenectady, NY 12303
013089	27.15-3-44	Angelo Serafini	2022 Philomena Dr,Schenectady, NY 12303
013089	27.15-4-3	Charlotte ODonnell	1034 Shave Ct,Schenectady, NY 12303
013089	27.15-4-16	LARAPA LLC	3724 Carman Rd,Schenectady, NY 12303
013089	27.15-4-17	John OClair	1051 Shave Rd,Schenectady, NY 12303
013089	27.15-4-18	Helen T Fallon	1047 Shave Rd,Schenectady, NY 12303
013089	27.15-4-19	David J Scrafford	1043 Shave Rd,Schenectady, NY 12303
013089	27.15-4-20	LARAPA LLC	3724 Carman Rd,Schenectady, NY 12303
013089	27.15-4-21	Sumar S Bhatti	1601 Angelina Ter,Schenectady, NY 12303
013089	27.15-4-22	Anita Marie Shahda Cenci	1605 Angelina Ter,Schenectady, NY 12303
013089	27.15-4-23	Patrick T Murphy	1609 Angelina Ter,Schenectady, NY 12303
013089	27.15-4-24	Andrew V DiMartino	1613 Angelina Ter,Schenectady, NY 12303
013089	27.15-4-25	Murray N Caplan	1617 Angelina Ter,Schenectady, NY 12303
013089	27.15-4-26	Alan J Husko	1621 Angelina Ter,Schenectady, NY 12303
013089	27.15-4-28	Mark R Culotti	1620 Angelina Ter,Schenectady, NY 12303
013089	27.15-4-29	Robert W Varsanyi	1616 Angelina Ter,Schenectady, NY 12303
013089	27.15-4-30	Ian McDonnell	1608 Angelina Ter,Schenectady, NY 12303
013089	27.15-4-31	Kenneth Dagostino	1604 Angelina Ter,Schenectady, NY 12303
013089	27.15-4-32	Erin Weber	1070 Serafini Dr,Schenectady, NY 12303
013089	27.15-4-33	William J Rosencrans	1401 Rocco Dr,Schenectady, NY 12303
013089	27.15-4-34	R Jeffrey & Eileen P Bray Irrevocable Trust	1405 Rocco Dr,Schenectady, NY 12303
013089	27.15-4-35	John C Striss	1409 Rocco Dr,Schenectady, NY 12303
013089	27.15-4-36	Shawn Vitas	1415 Rocco Dr,Schenectady, NY 12303
013089	27.15-4-37	Michael J Kinnally	1219 Angelo Dr,Schenectady, NY 12303
013089	27.15-4-38	Michael P McGuire	1222 Angelo Dr,Schenectady, NY 12303
013089	27.15-4-42	Daniel P McNally	1408 Rocco Dr,Schenectady, NY 12303
013089	27.15-4-43	Robert Bailey	1082 Serafini Dr,Schenectady, NY 12303
013089	27.15-3-42.1	LARAPA LLC	3724 Carman Rd,Schenectady, NY 12303

4976

**TOWN OF GUILDERLAND**

**RETURN TO:**  
**ZONING ADMINISTRATOR**  
**PO BOX 339**  
**GUILDERLAND, NY 12084**  
**(518) 356-1980**

**FEE:**  
**COMMERCIAL - \$200**  
**RESIDENTIAL - \$100**  
**(payable to Town of Guilderland prior to scheduling public hearing)**

<b>APPLICANT INFORMATION:</b>	<b>PROPERTY</b>	<b>INFORMATION:</b>
Name: <u>Beck Concept Llc</u>	Owner: <u>Beck Concept Llc</u>	
Address: <u>2438 Sherri Mar St</u>	Location: <u>4218 Becker Rd</u>	
<u>Longmont CO</u> Zip: <u>80501</u>	Tax Map #: <u>38.00-1-35</u>	
Daytime Phone #: <u>518 698 3184</u>	Zoning: <u>B43</u>	
Date: <u>10.16.23</u>	Acreage: <u>0.16</u>	
Email: <u>beckconceptllc@gmail.com</u>		

**TO BE SUBMITTED:**

- 1) 12 copies of application
- 2) Copy of conditional purchase contract or rental agreement if applicable
- 3) 12 copies of the project narrative containing the following: reasons which necessitate the need for a variance including a brief detailed description of the project
- 4) Architectural drawings of proposed project (if applicable)
- 5) 12 copies of survey or plot plan showing proposed project with:
  - side setback
  - front and rear setbacks
  - all existing buildings
  - location of proposed construction
  - total size of parcel
  - all topographic elevations necessary to show proposed variance

**OTHER AGENCY APPROVALS OR RECOMMENDATIONS AS REQUIRED:**

- 1) Town Water and Wastewater Management – 456-6474
- 2) Town Highway Department – 861-5108
- 3) NYS Department of Transportation – 765-2841
- 4) Albany County Health Department – 447-4631
- 5) Albany County Planning Board – 447-5660

**APPLICATION AND APPEAL TO THE ZONING BOARD OF APPEALS FOR A VARIANCE, SPECIAL USE PERMIT OR AN INTERPRETATION OF THE ZONING ORDINANCE OR ZONING MAP.**

To Zoning Administrative Officer  
Of the Town of Guilderland

Date: 10-16-23

To the Zoning Board of Appeals  
Of the Town of Guilderland

I, Jason Beckmann of Beck Concept LLC  
hereby appeal from the decision of the Zoning Administration Officer on my application for zoning permit and hereby apply to the Zoning Board of Appeals for:

- An interpretation of the Zoning Ordinance or Zoning Map
- A Special Use Permit under the Zoning Ordinance or Zoning Map
- A Variance to the Zoning Ordinance or Zoning Map

1. Location of property

Address: 4218 Becker Rd Zoning: RA3

2. Interpretation of the Zoning Ordinance is requested because:

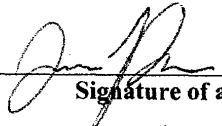
*I am requesting a formal hearing by the Zoning Board of Appeals on this matter to determine the interpretation of the code as cited in the attached letter dated August 21*

3. Special Use Permit required for the following type of use: *addressed to Jason Beckmann.*

\* 4. Variance to the Zoning Ordinance is requested for:

**\* Applicant shall complete form outlining conditions from Section 267-b of New York State Town Law pertaining to area variances.**

**The applicant hereby certifies that he is the owner of record of the above property or has been duly authorized in writing by the owner of record to make this application.**

 member Beck Concept LLC.  
Signature of applicant

To Zoning Administrator,

October 19, 2023

This letter accompanies the attached form requesting a formal interpretation of the Town code that you state covers AirBnb's in the Town of Guilderland, and the Cease-and-Desist order that was issued on August 21, 2023.

I am requesting a formal hearing by the Zoning Board of Appeals on this matter to determine the interpretation of the code as cited in paragraph two of the August 21 2023 correspondence attached (page 2).

Sincerely,

Beck Concept LLC

**Town of Guilderland**

**Albany County Route 20  
PO Box 339  
Guilderland, NY 12084  
518-356-1980**

Tax Parcel ID #38.00-1-35

August 21, 2023

Jason Beckmann  
4218 Becker Rd  
Altamont, NY 12009

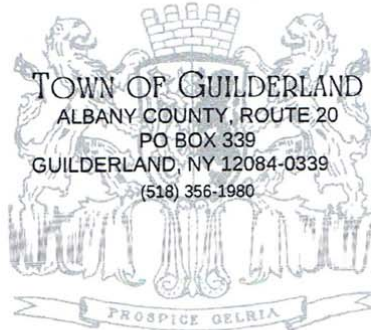
This office has received a complaint that you are operating an Airbnb on your property located at 4218 Becker Rd, identified by Tax Map #38.00-1-35 zoned RA3. This is not an allowed use in a "RA3" (rural agricultural district) zone.

For the purpose of classifying the aforementioned use, the Zoning Code is interpreted to include Airbnb units with other similar transient accommodations such as motels and hotels. These uses are restricted to the LB and GB zones.

Please discontinue listing your property with Airbnb or the Town will commence enforcement proceedings. If you have any questions or if I may assist you in any way, please contact me at 518-356-1980 x 1070.

Respectfully,

Kevin Efav  
Code Enforcement Officer



PETER G. BARBER  
SUPERVISOR

JACQUELINE M. COONS  
CHIEF BUILDING AND ZONING INSPECTOR

Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Article V of the Zoning Law on the following proposition:

Interpretation Request No. 4976


Request of Beck Concept LLC for an Interpretation under the Zoning Law to: challenge the Code Enforcement Officer's decision of 8/21/23 that cited a violation of the District Uses of the Zoning Code by utilizing a single-family dwelling for the purpose of transient rental accommodations.

Per Article V Section 280-54

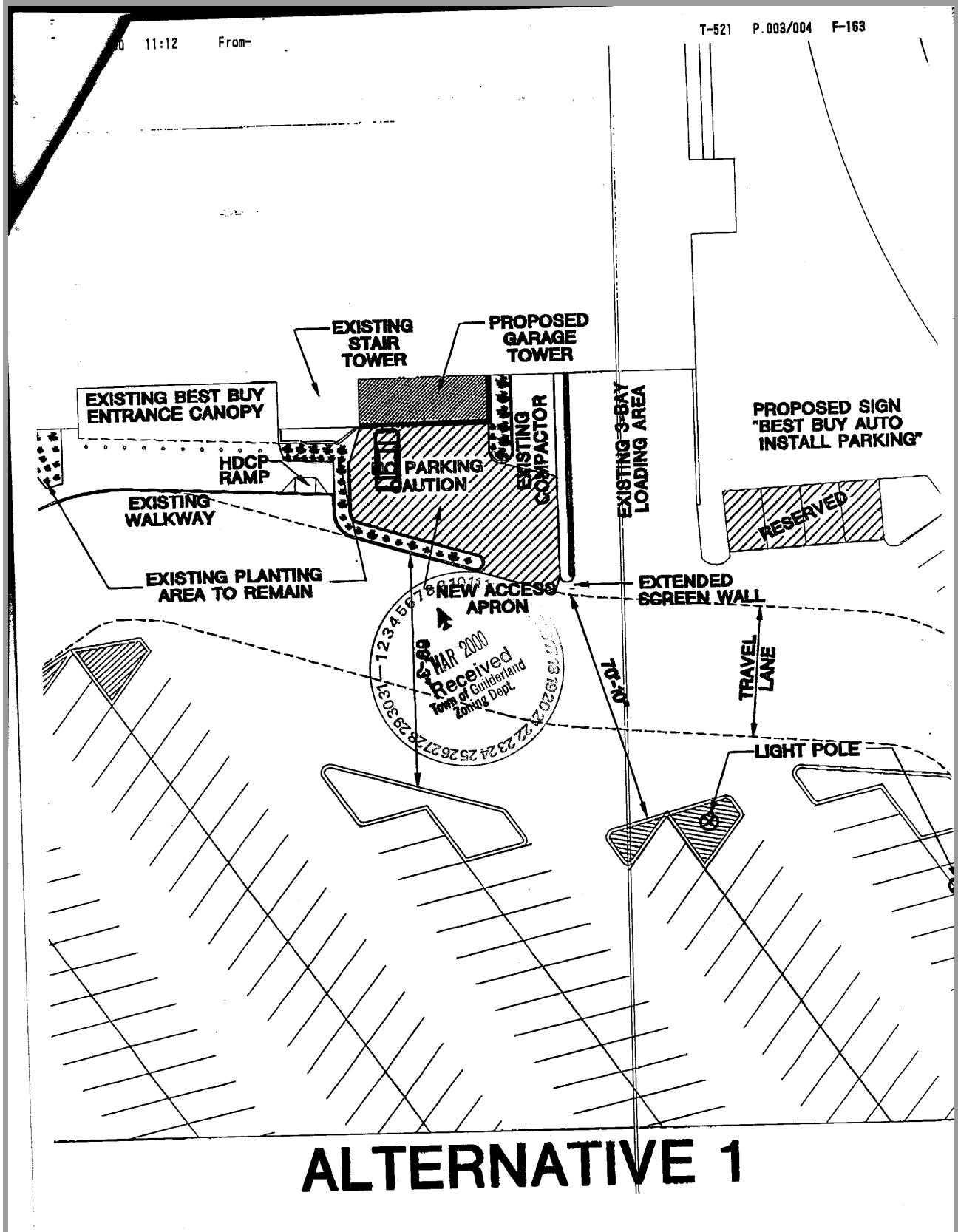
For property owned by Beck Concept  
Situated as follows: 4218 Becker Road Altamont, NY 12009  
Tax Map #s 38.00-1-35 Zoned AGR

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on November 15, 2023 at the Guilderland Town Hall beginning at 7:00pm.

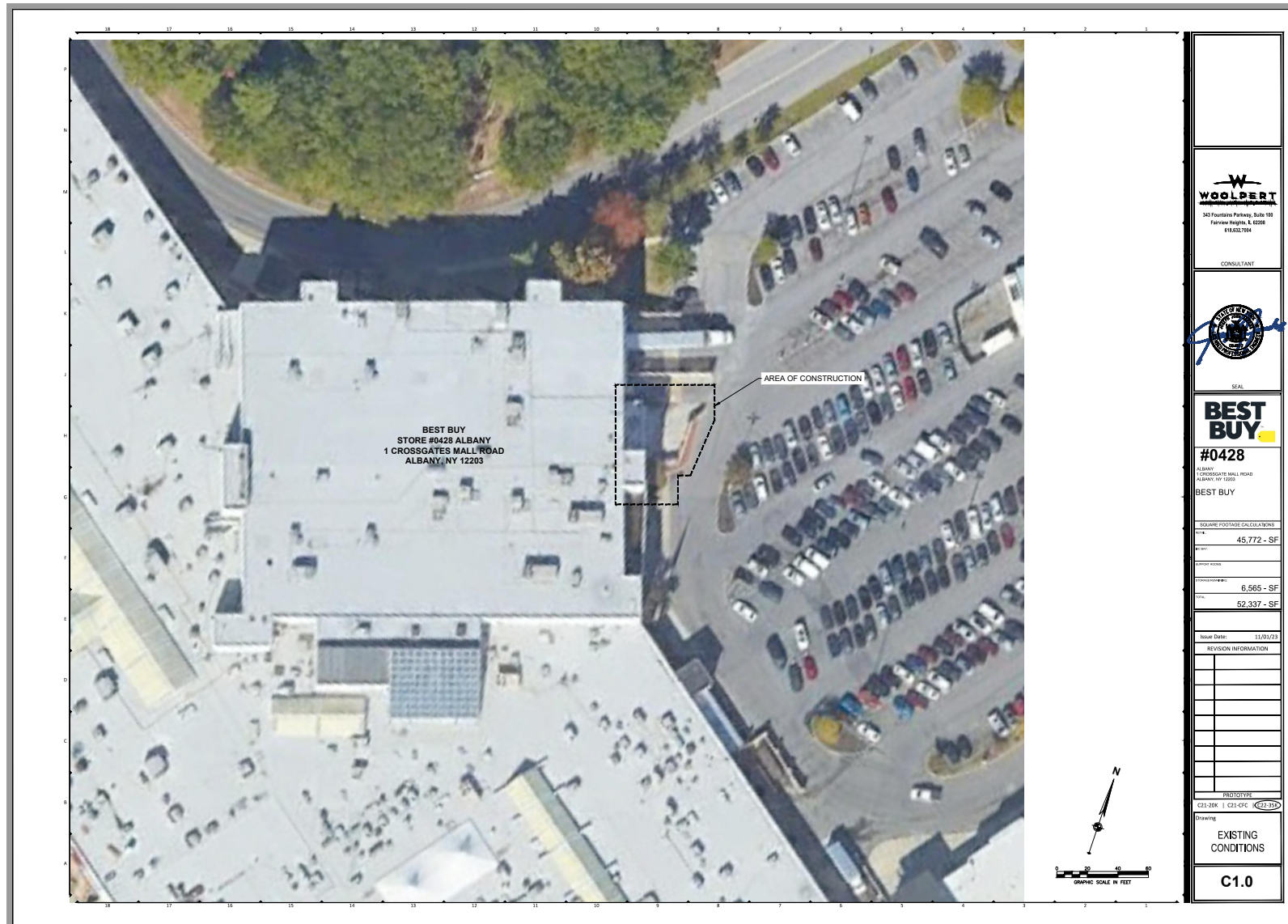
Dated: October 31, 2023

  
Jacqueline M. Coons  
Chief Building & Zoning Inspector

SWIS	PRINT KEY	NAME	ADDRESS	PAGE # 1
013089	26.00-2-26	Lorrain H Demers	4249 Becker Rd,Altamont, NY 12009	
013089	26.00-2-27	Peter P Neri	4243 Becker Rd,Altamont, NY 12009	
013089	26.00-2-28	James P Maynard	4233 Becker Rd,Altamont, NY 12009	
013089	26.00-2-29	Viola Desch	1685 Western Ave,Albany, NY 12203	
013089	26.00-2-30	Jeffrey S Deso Jr	4219 Becker Rd,Altamont, NY 12009	
013089	26.00-2-31.1	Gidget Ann Altemus	13 Willow St,Lebanon, PA 17042	
013089	38.00-1-1.22	John E Kuehnert	6732 Dunnsville Rd,Altamont, NY 12009	
013089	38.00-1-2	Lynn M Cranker	4220 Becker Rd,Altamont, NY 12009	
013089	38.00-1-3	Renata R Filliaci	4222 Becker Rd,Altamont, NY 12009	
013089	38.00-1-4	Alfred B Mastriana	4234 Becker Rd,Altamont, NY 12009	
013089	38.00-1-5	Edmund J Catalano	4220 Becker Rd,Altamont, NY 12009	
013089	38.00-1-6	Michael D Doherty	471 Bozenkill Rd,Altamont, NY 12009	
013089	38.00-1-35	Beck Concept LLC	2483 Sherri Mar St,Longmont, CO 80501	







**WOOLPERT**  
345 Fountain Parkway, Suite 103  
Fairview Heights, IL 62506  
618.652.7604

CONSULTANT

  
SEAL

**BEST BUY**  
#0428  
ALBANY CROSSGATES MALL ROAD  
ALBANY, NY 12203  
BEST BUY

SQUARE FOOTAGE CALCULATIONS	
EXISTING	45,772 - SF
PROPOSED	6,565 - SF
TOTAL	52,337 - SF

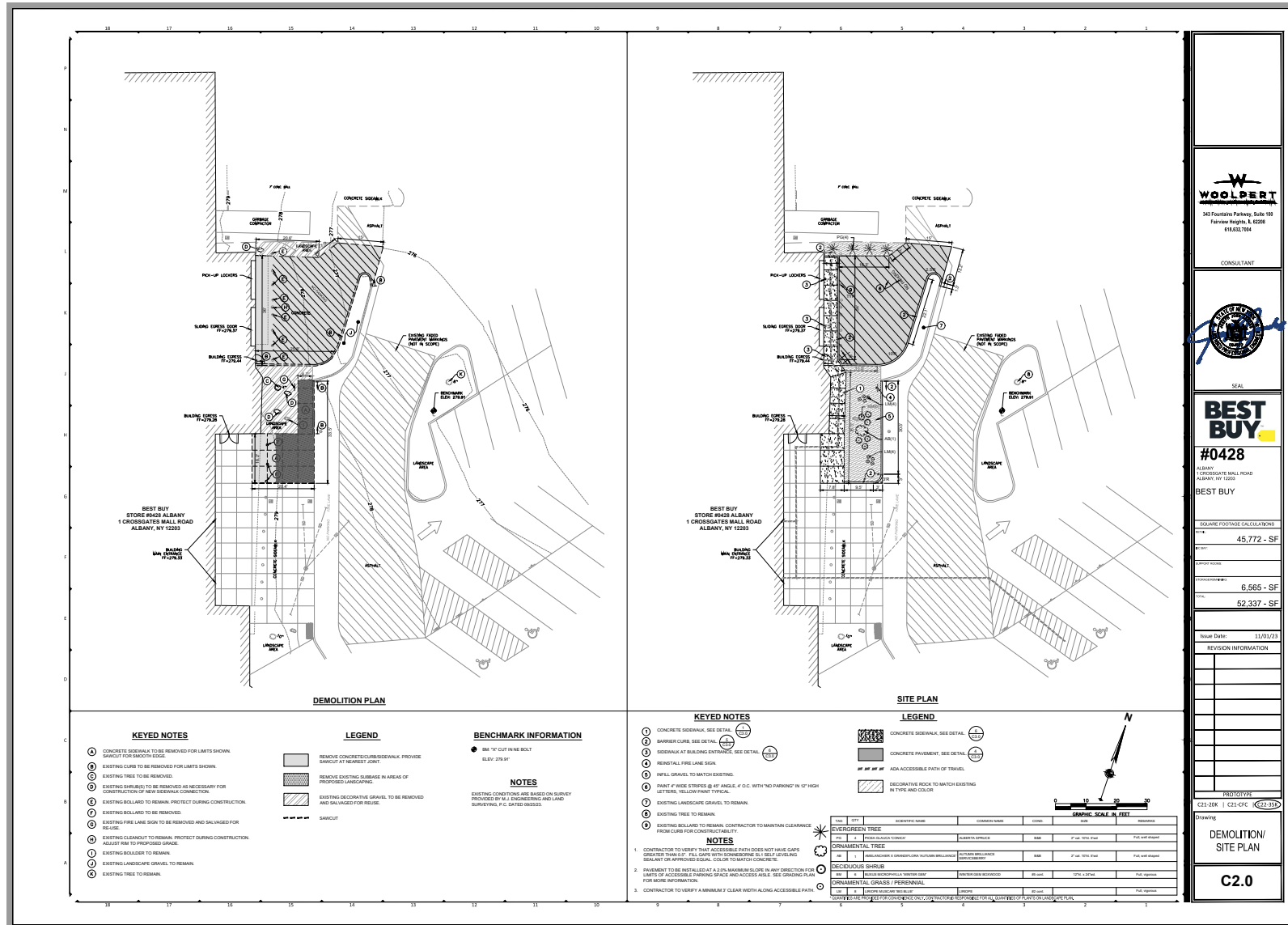
Issue Date: 11/01/21

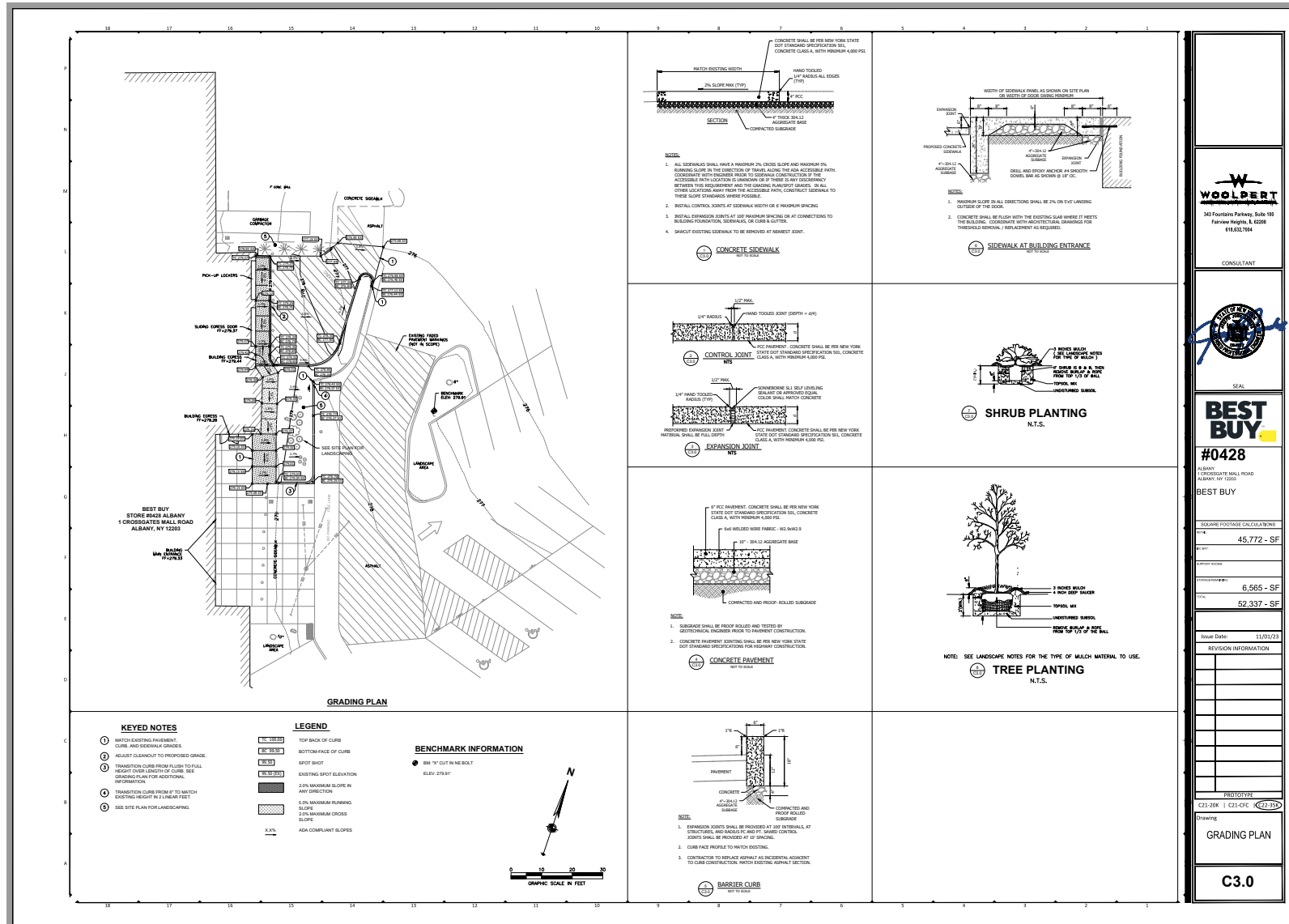
REVISION INFORMATION	

PROTOTYPE  
C21-20K | C21-CFC | C21-352

Drawing  
EXISTING CONDITIONS

**C1.0**





**WOOLPERT**  
345 Fourtown Parkway, Suite 103  
Albany, NY 12203  
616.632.7604

CONSULTANT

**SEAL**

**BEST BUY**  
#0428  
ALBANY CROSSGATES MALL ROAD ALBANY, NY 12203  
BEST BUY

SQUARE FOOTAGE CALCULATIONS

TOTAL	45,772 - SF
PROPOSED	6,565 - SF
TOTAL	52,337 - SF

Issue Date: 11/01/21

REVISION INFORMATION

PROTOTYPE	C21-20K   C21-CFC (22-35)
-----------	---------------------------

Drawing: GRADING PLAN

**C3.0**





**PLOT PLAN:** One plot plan of the parcel on which the sign is to be placed shall also be submitted delineating property lines, street lines, building locations and dimensions and parking areas. Other signs shall be noted showing the exact location and size of said signs. Proposed sign shall be shown including dimensions of setbacks from property lines (20' front yard).

Where a parcel has more than one frontage, the primary frontage shall be designated on the plot plan.

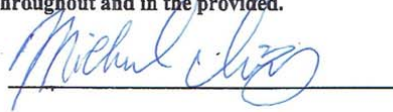
Plot plan should show where the proposed sign would be located and shall include the length of building if sign will be placed on façade.

Please fill out a Building Permit for each individual sign. Said Building Permit shall be accompanied with a non-refundable check for the Building Permit fee and the following:

1. Structural details, including foundation, vertical and horizontal supports, framing and fastening and joining methods and materials.
2. Statement prepared by a licensed NYS engineer indicating sign structure complies with Building Code of NYS.

\*\*\*ALL plans shall bear signature, mailing address and daytime phone # of the owner, applicant or designer responsible for design of sign.

I have read, understood and have provided the information requested from the checklist provided. I hereby make application to the Zoning Board of Appeals, Town of Guilderland, to permit the placement of a sign as described throughout and in the provided.



-----  
**FOR OFFICE USE ONLY**

Reviewed by:

Date:

Check # and amount for building permit:

Scheduled for hearing on:

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

Sign permit # :

**PROSHOP - CARPET ONE - 64 RAILROAD AVE ALBANY, NY - SPECIFICATION SHEET**

**EXISTING**

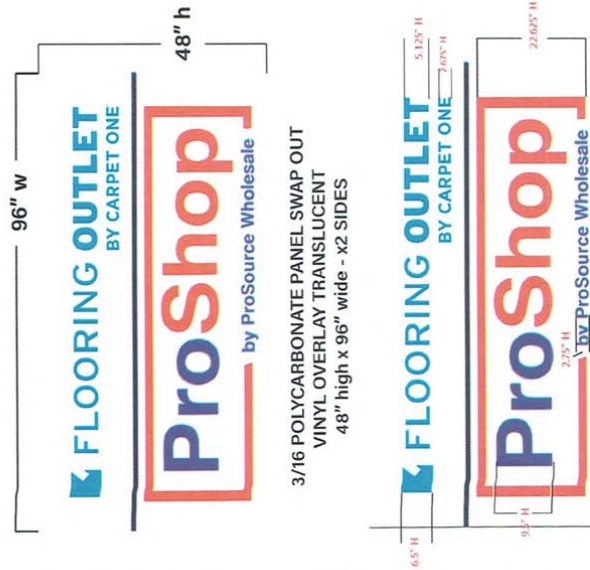


Existing Monument  
See Above Existing Panel  
Sign Retainer Size: 48" x 96"

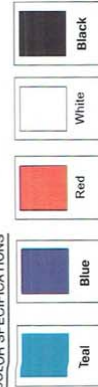
**PROPOSED**



Panel Swap Out - Replacement of Panel  
Same Make & Size as Existing Sign Panel



**COLOR SPECIFICATIONS**



**SQFT CALCULATION**

48" x 96" - 4ft x 8ft = 32 sqft x2 sides  
32 SQFT + 32 SQFT = 64 SQFT



SIGN STUDIO, INC  
98 NIVER STREET, SUITE 8  
COHOES, NEW YORK 12047  
P: 518.266.0877 FAX: 518.266.0010

**64 SQFT**

LOCATION:	Albany, NY
PROJECT MANAGER:	Micheal Irizarry
DATE:	OCT. 2023
SCALE:	NOT TO SCALE
FILE NUMBER:	TBD
<b>PANEL SWAP</b>	

Town of Guilderland  
PO Box 339  
Guilderland, NY 12084  
(518) 356-1980 - Phone  
(518) 356-1990 - Fax



# Application for Sign Permit



DATE: 10/26/23

**APPLICANT INFORMATION:**

Name KASSIS SUPERIOR SIGNS  
Mailing Address 6699 OLD THOMPSON RD, SYRACUSE, NY

Owner STUYVESANT PLAZA RETAIL LLC  
Mailing Address 33 BOYLSTON STREET, SUITE 3000 CHESTNUT HILL, MA 02467

Daytime Phone # 315-463-7446  
Property Address 1475 WESTERN AVE, ALBANY, NY 12203

Daytime Phone # 518-360-1548

Please fill in the appropriate information:

SIGN: \_\_\_\_\_ permanent \_\_\_\_\_ permanent \_\_\_\_\_ \* temporary \_\_\_\_\_ \* temporary  
free standing \_\_\_\_\_ bldg. mounted \_\_\_\_\_ free standing \_\_\_\_\_ bldg. mounted  
\* please indicate length of time requested

SIZE OF SIGN: 38" X 11" & \_\_\_\_\_ X \_\_\_\_\_  
18" X \_\_\_\_\_ size of letters/symbols  
X one sided or \_\_\_\_\_ two sided  
35' sf per side \_\_\_\_\_ total sf of signage  
38" total height of sign  
0 total sf of other signs for property  
35' total sf of all signs combined for business

ESTIMATED COST 6750  
FEE \_\_\_\_\_

\*\* No more than 2 rectangles may be used to enclose and measure the area of a sign

ILLUMINATION:  internal \_\_\_\_\_ external (if external, where would lighting be placed)

U.L. label required on all illuminated signs. Wiring and other electrical details shall be shown on plans.

COLORED RENDERING SHALL INCLUDE THE FOLLOWING:  
18" - 8" dimensions on all items, including letters or symbols on signs  
BLACK colors shown to be exactly as actual sign  
ACRYLIC ALUM materials used

Fees: Temporary Banner \$50 each  
Sign Panel Replacement \$75 each (1-sided or 2-sided)  
New Sign \$100 each

**PLOT PLAN:** One plot plan of the parcel on which the sign is to be placed shall also be submitted delineating property lines, street lines, building locations and dimensions and parking areas. Other signs shall be noted showing the exact location and size of said signs. Proposed sign shall be shown including dimensions of setbacks from property lines (20' front yard).

Where a parcel has more than one frontage, the primary frontage shall be designated on the plot plan.

Plot plan should show where the proposed sign would be located and shall include the length of building if sign will be placed on façade.

Please fill out a Building Permit for each individual sign. Said Building Permit shall be accompanied with a non-refundable check for the Building Permit fee and the following:

1. Structural details, including foundation, vertical and horizontal supports, framing and fastening and joining methods and materials.
2. Statement prepared by a licensed NYS engineer indicating sign structure complies with Building Code of NYS.

\*\*\*ALL plans shall bear signature, mailing address and daytime phone # of the owner, applicant or designer responsible for design of sign.

I have read, understood and have provided the information requested from the checklist provided. I hereby make application to the Zoning Board of Appeals, Town of Guilderland, to permit the placement of a sign as described throughout and in the provided.



FOR OFFICE USE ONLY

Reviewed by:

Date:

Check # and amount for building permit:

Scheduled for hearing on:

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

Sign permit # :



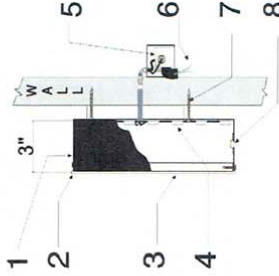
11'  
**JEANPAUL**  
 ∞ SPA SALONS  
**NOT TO SCALE**



NOTE: SPACER WILL BE LONGER THAN 1" DUE TO CORRUGATED METAL



End View  
 Not To Scale



- |   |                                                                              |            |       |
|---|------------------------------------------------------------------------------|------------|-------|
| 1 | .063 Aluminum Returns                                                        | COLOR      | Black |
| 2 | 3/8" Acrylic (rimless) mounted with countersunk screws                       | COLOR      | white |
| 3 | 3M Dual Color Film BW 3635-222                                               | COLOR      | B/W   |
| 4 | LEDs 5000K                                                                   | COLOR TEMP | white |
| 5 | Low Voltage Power Supply                                                     |            |       |
| 6 | Primary Electrical                                                           |            |       |
| 7 | Galvanized Metal Screw Fastener w/ 1" Spacers sealed in facade with silicone |            |       |
| 8 | Weep hole with light baffle                                                  |            |       |

ALL UL LABELS TO BE PLACED ON TOP OF EACH LETTER



**KASSIS SUPERIOR SIGNS**  
 www.KassisSigns.com  
 6699 Old Thompson Rd.  
 Syracuse, New York 13211  
 315-463-7446  
 fax 315-463-7449

DATE:	10/19/23	FILE NAME:	Jean Paul Spa Salons PL#17820
REV:	10/26/23 TGT	CLIENT:	
REV:	10/26/23 TGT	LOCATION:	Albany NY
REV:		DESIGNER:	TGT
REV:		SALES REP:	Gerardo Ramirez

This sign is intended to be installed in accordance with the requirements of Article 240 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.  
 Approximate placement of proposed signage in relation to surrounding  
**THE SIGN IS THE PROPERTY OF KASSIS SUPERIOR SIGNS. NO REPRESENTATION OF THE PROPOSED SIGNAGE, DUE TO VARIATIONS IN PRINTING SERVICES AND SUBSTRATE, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.**

Customer authorizes Kassis Superior Signs to initiate work on this layout & assumes responsibility for any costs incurred should any changes be made after the sign is fabricated. Please see back of sign for details. Sign must be checked for signed & dated, including change order for checking for correct colors, logos & text.  
 Approved by Customer \_\_\_\_\_ Date \_\_\_\_\_

Town of Guilderland  
PO Box 339  
Guilderland, NY 12084  
(518) 356-1980 - Phone  
(518) 356-1990 - Fax



### Application for Sign Permit

DATE: 10/31/23

**APPLICANT INFORMATION:**

Name Sixton Sign Corp  
Mailing Address 1320 rt 9  
Castleton NY 12033

Owner Pioneer Bank  
Mailing Address 652 Albany Shaker Rd  
Albany NY 12201

Daytime Phone # 518-754-2026  
Property Address 1883 Western Ave

Daytime Phone # 518-730-3077

Please fill in the appropriate information:

SIGN:  permanent free standing     permanent bldg. mounted     \* temporary free standing     \* temporary bldg. mounted  
\* please indicate length of time requested

SIZE OF SIGN: 110 X 28 &      X       
\* see ATTACHED      X      size of letters/symbols  
     one sided or      two sided    ESTIMATED COST 10,000  
     sf per side         total sf of signage    FEE       
     total height of sign  
     total sf of other signs for property  
     total sf of all signs combined for business

\*\* No more than 2 rectangles may be used to enclose and measure the area of a sign

ILLUMINATION:  internal     external (if external, where would lighting be placed)

U.L. label required on all illuminated signs. Wiring and other electrical details shall be shown on plans.

**COLORED RENDERING SHALL INCLUDE THE FOLLOWING:**

- dimensions on all items, including letters or symbols on signs
- colors shown to be exactly as actual sign
- materials used

Fees:    Temporary Banner \$50 each  
         Sign Panel Replacement \$75 each (1-sided or 2-sided)  
         New Sign \$100 each

**PLOT PLAN:** One plot plan of the parcel on which the sign is to be placed shall also be submitted delineating property lines, street lines, building locations and dimensions and parking areas. Other signs shall be noted showing the exact location and size of said signs. Proposed sign shall be shown including dimensions of setbacks from property lines (20' front yard).

Where a parcel has more than one frontage, the primary frontage shall be designated on the plot plan.

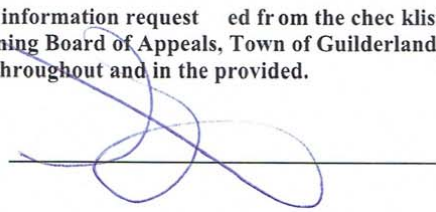
Plot plan should show where the proposed sign would be located and shall include the length of building if sign will be placed on façade.

Please fill out a Building Permit for each individual sign. Said Building Permit shall be accompanied with a non-refundable check for the Building Permit fee and the following:

1. Structural details, including foundation, vertical and horizontal supports, framing and fastening and joining methods and materials.
2. Statement prepared by a licensed NYS engineer indicating sign structure complies with Building Code of NYS.

\*\*\*ALL plans shall bear signature, mailing address and daytime phone # of the owner, applicant or designer responsible for design of sign.

I have read, understood and have provided the information requested from the checklist provided. I hereby make application to the Zoning Board of Appeals, Town of Guilderland, to permit the placement of a sign as described throughout and in the provided.



-----  
**FOR OFFICE USE ONLY**

Reviewed by:

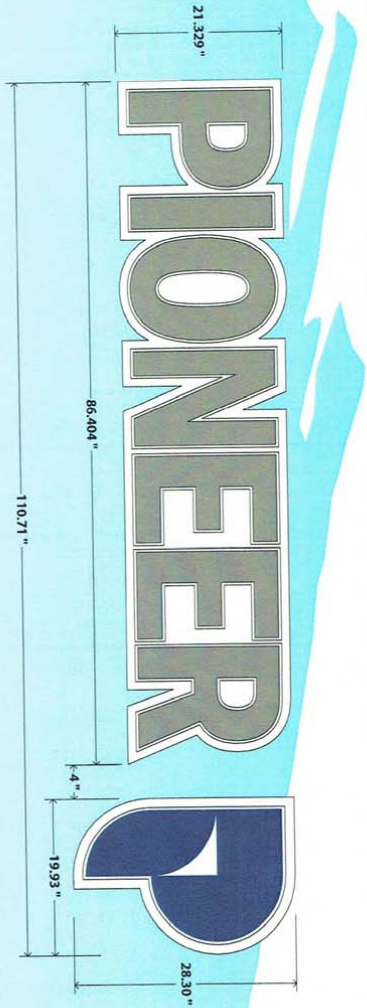
Date:

Check # and amount for building permit:

Scheduled for hearing on:

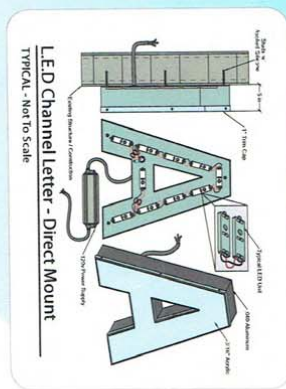
Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

Sign permit # :

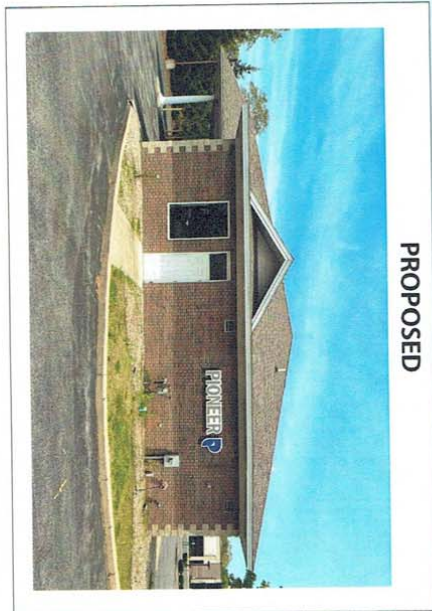


- 3M 3630-087 Royal Blue Trans Vinyl
- 3M Silver Gray vinyl 3630-51
- WHITE

**NEW CHANNEL LETTERS TO REPLACE EXISTING WALL SIGN**  
 Remove wall sign & install new channel letters in its place



EXISTING



PROPOSED

**SAXTON SIGNCORP**  
 1-800-942-6366  
 518. 732-7704  
 fax: 518. 732-7716  
 saxtonsign.com

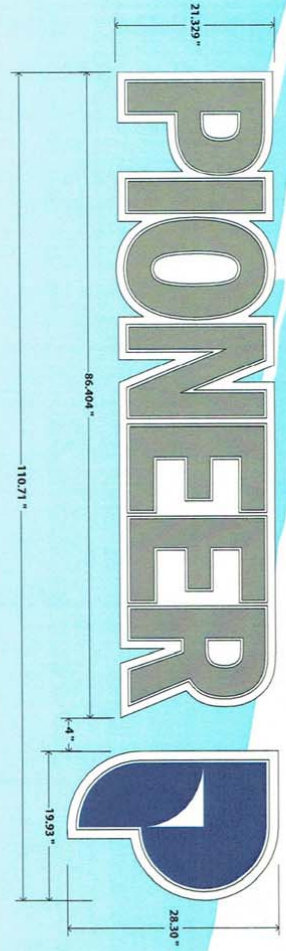
CLIENT: **PIONEER**  
 CUSTOMER APPROVAL

JOB LOCATION: 1883 Western Ave  
 Guilderland, NY  
 DATE

THIS ORIGINAL DRAWING AND DESIGN IS THE PROPERTY OF SAXTON SIGN CORPORATION AND MAY NOT BE DUPLICATED OR REPRODUCED IN WHOLE OR IN PART AS A DRAWING OR SIGN WITHOUT WRITTEN PERMISSION FROM SAXTON SIGN CORP

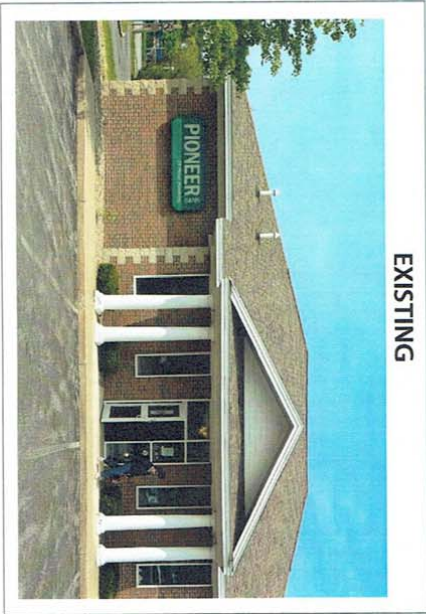
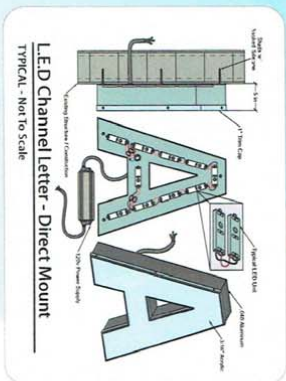
DATE: 10-24-23  
 FOLDER: SP/PIONEER Guilderland  
 FILE NAME: PIONEER Guilderland CH LTRRS2  
 REVISION: 1  
 DRAWN BY: SP  
 SALESPERSON: JC





**NEW CHANNEL LETTERS TO REPLACE EXISTING WALL SIGN**  
 Remove wall sign & install new channel letters in its place

- 3M 3630-087 Royal Blue Trans Vinyl
- 3M Silver Gray vinyl 3630-51
- WHITE



EXISTING



PROPOSED

**SAXTON SIGNCORP**  
 1-800-942-6366  
 518.732-7704  
 fax: 518.732-7716  
 saxtonsign.com

**CLIENT:** PIONEER

**JOB LOCATION:** 1883 Western Ave  
 Guilderland, NY

**CUSTOMER APPROVAL** \_\_\_\_\_ **DATE** \_\_\_\_\_

**DATE:** 10-20-23  
**FOLDER:** SP/ PIONEER Guilderland  
**FILE NAME:** PIONEER Guilderland CH LTRR51  
**REVISION:** 0  
**DRAWN BY:** SP  
**SALESPERSON:** JC



**NEW DIBOND FACES FOR EXISTING DOUBLE SIDED PYLON SIGN**

CUT SIZE

● 3M Silver Gray vinyl 3630-51  
○ WHITE

**CLIENT:**  
**PIONEER**

**CUSTOMER APPROVAL**

**JOB LOCATION:**  
1883 Western Ave  
Guilderland, NY

**DATE**

**1-800-942-6366**  
**518. 732-7704**  
**fax: 518. 732-7716**  
**saxtonsign.com**

**SAXTON SIGNCORP**

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**DATE: 10-20-23**  
**FOLDER: SP/ PIONEER Guilderland**  
**FILE NAME: PIONEER Guilderland Pylon Faces**  
**REVISION: 0**  
**DRAWN BY: SP**  
**SALESPERSON: JC**

Town of Guilderland  
PO Box 339  
Guilderland, NY 12084  
(518) 356-1980 - Phone  
(518) 356-1990 - Fax



### Application for Sign Permit

DATE: 10/31/23

**APPLICANT INFORMATION:**

Name AJ Signs  
Mailing Address 842 Saratoga Rd  
Burnt Hills NY 12027

Owner Strawberry Lane Community  
Mailing Address 12 Avis Dr Suite 9  
Latham NY 12110

Daytime Phone # 518-399-9291  
Property Address Strawberry Lane

Daytime Phone # 518 785 9416  
63.07-2-1.3

Please fill in the appropriate information:

SIGN:  permanent free standing     permanent bldg. mounted     \* temporary free standing     \* temporary bldg. mounted  
\* please indicate length of time requested

SIZE OF SIGN: 70" X 44 1/2" & 70" X 44 1/2"  
                  X 11" size of letters/symbols  
                  one sided or  two sided  
2103 sf per side 4324 total sf of signage  
6' total height of sign  
0 total sf of other signs for property  
total sf of all signs combined for business

ESTIMATED COST 5000<sup>00</sup>  
FEE 100<sup>00</sup>

\*\* No more than 2 rectangles may be used to enclose and measure the area of a sign

ILLUMINATION:  internal     external (if external, where would lighting be placed)

none

U.L. label required on all illuminated signs. Wiring and other electrical details shall be shown on plans.

**COLORED RENDERING SHALL INCLUDE THE FOLLOWING:**

dimensions on all items, including letters or symbols on signs  
 colors shown to be exactly as actual sign  
 materials used

\*\*\*\*\*NO CARDBOARD RENDERING WILL BE ACCEPTED\*\*\*\*\*

**PLOT PLAN:** One plot plan of the parcel on which the sign is to be placed shall also be submitted delineating property lines, street lines, building locations and dimensions and parking areas. Other signs shall be noted showing the exact location and size of said signs. Proposed sign shall be shown including dimensions of setbacks from property lines (20' front yard).

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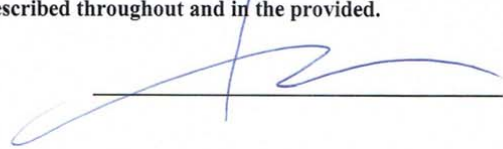
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**FOR OFFICE USE ONLY**

Reviewed by: \_\_\_\_\_


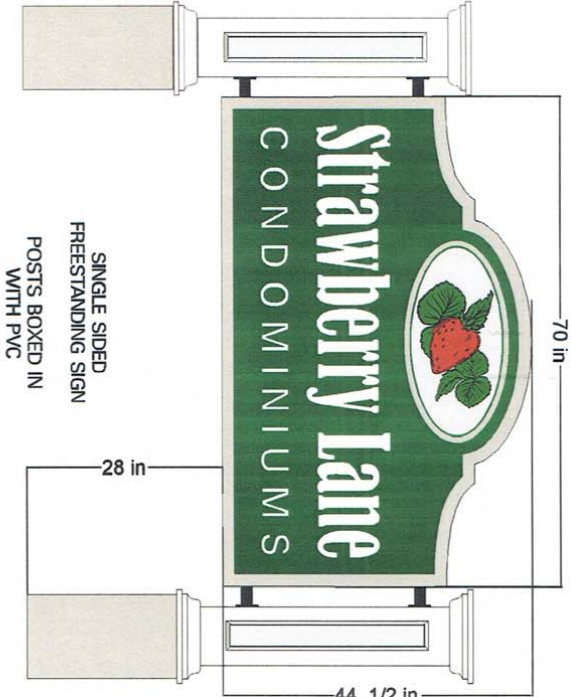
Date: \_\_\_\_\_

Check # and amount for building permit: \_\_\_\_\_

Scheduled for hearing on: \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

Sign permit # : \_\_\_\_\_

 <p><b>Sign Company</b> www.signs.com PH. 518.399.9291 FAX. 518.688.0479 842 Saratoga Road Burrill Hills, New York 12027</p>	<p><b>CUSTOMER</b></p> <p style="text-align: center;">CYC REALTY E44301</p>			<p><b>ADDRESS</b></p> <p style="text-align: center;">STRAWBERRY LANE</p>	<p><b>DATE -</b> 10/27/23</p> <p><b>SURVEY BY -</b></p> <p><b>DRAWN BY -</b> WW/ <b>SALES PERSON -</b> EH</p>
<p style="font-size: small;">Customer accepts responsibility for job specifications by signing this document. This also pertains to accompanying documentation, binding estimate, and other job specifications as required. Price does not include fees and labor to secure permits unless otherwise specified. This design is the property of AI Signs and cannot be used or reproduced in any way without express permission given by AI Signs.</p>					
 <p style="text-align: center;">SINGLE SIDED FREESTANDING SIGN POSTS BOXED IN WITH PVC</p> <p style="text-align: center;">ALUMINUM BODY SIGN BACKGROUND WITH VINYL BORDER AND STRAWBERRY GRAPHICS AND OVAL RAISED IN .5" PVC</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> 3M PEARL GRAY 11</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #c0c0c0; border: 1px solid black; margin-right: 5px;"></span> 3M MID GRAY 61</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #ffffff; border: 1px solid black; margin-right: 5px;"></span> WHITE</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #008000; border: 1px solid black; margin-right: 5px;"></span> 3M FOREST GREEN 66</li> </ul>					

