

TOWN OF NISKAYUNA
Complete Streets Committee

A G E N D A

October 29, 2021

2:30 P.M.

IN THE SCHAEFER ROOM

Hybrid Attendance Available

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. MINUTES**
 - 1. September 24, 2021**
- IV. OLD BUSINESS**
 - 1. 1356 Balltown Road**
 - 2. Harmon Grove Apartments**
 - 3. 2147 Eastern Parkway**
- V. NEW BUSINESS**
- VI. DISCUSSION ITEMS**
 - 1. Chairman Discussion Items**
- VII. REPORTS**
 - 1. Planning Department Report**
- VIII. ADJOURNMENT**

NEXT MEETING

December 10, 2021

At 2:30 pm

**TOWN OF NISKAYUNA
COMPLETE STREETS COMMITTEE
Hybrid Meeting
Meeting Minutes
September 24, 2021**

Members Present: William Chapman, Chairman
Jim Levy
Tess Healey
Paulina Manzo
Karla Duggal
Catherine Kuzman
Andrew Millspaugh
Elise Corbin, Student Committee Member

Also Present: Laura Robertson, Planner
Jean Foti, Planning Clerk

I. CALL TO ORDER

The Chairman called the meeting to order at 2:30pm.

II. ROLL CALL

Dart Strayer were absent from the meeting.

III. MINUTES

1. July 30, 2021

Chairman Chapman made a motion to approve the minutes and it was seconded by Ms. Duggal.
The minutes were unanimously approved.

IV. PUBLIC CONCERNS

Mr. Mastrianni of Wyoming Ave was in attendance today. He stated he was present to get an update on the traffic calming measures for Wyoming and Baker Ave.

V. OLD BUSINESS

No Old Business today.

VI. NEW BUSINESS

1. 1356 Balltown Road

The Committee discussed the proposed project and how it could be more pedestrian accessible. Chairman Chapman suggested extending the sidewalk off Van Antwerp to the Van Antwerp Apartments. Ms. Robertson agreed the connection should be noted. Mr. Levy stated the sidewalk connection would give both complexes more walkability to Balltown Road. Ms. Robertson discussed with the committee the possibility of adding a multiuse path through the development to extend walkability to the High School and Nott Street East. Mr. Levy added that he has proposed before to have a crosswalk connection between Almeria and Balltown Road (CVS). There are so many pedestrians that cross there. He stated he is not sure if it could be done but thought it would be a good thing to advocate for. Chairman Chapman agreed with this idea and explained that it might be best to give the State a small list of requests for Balltown Road. This project should be included with the requests already stated. Mr. Levy stated that due to the timing of this project, this could be a stand-alone request.

2. Harmon Groove Apartments

Ms. Robertson displayed the preliminary design for the development. She stated that due to it being so preliminary, it would be a great time to discuss what walkability issues could be addressed before the developers drew up plans with an engineer.

Ms. Robertson stated she would like to see complete connectivity. Mr. Levy asked if a multiuse path connection to the Town Pool and Senior Center. Ms. Robertson stated yes. The Committee discussed the proposed project and how to add paths that would benefit all the Towns residents.

Ms. Robertson ended this discussion by recommending the Committee review the 2 upcoming projects and communicate with Ms. Robertson any thoughts they might have.

VII. DISCUSSION

1. Complete Streets connections for School Improvements

Chairman Chapman reviewed the requested connections the CSC made to School Board. He stated they seemed to be received positively. Chairman Chapman added that Ms. McGraw stated her support for the Plum Street sidewalk and its need to happen in a timely manner.

Chairman Chapman stated the need for advocacy around these requests is also timely. He stated that due to COVID, school districts have been given state and federal funds to help with Covid related projects that includes making schools more walkable. Chairman Chapman stated it is important that the CSC requests are heard.

Ms. Robertson stated the School Board should have reviewed and responded to the letter sent by CSC by now. Ms. Robertson stated she will follow up with them.

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94
95 **2. Complete Streets Survey**
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97 At present time, this is still being worked on.
98

99 **3. Standard traffic calming measures/requests**
100

101 Ms. Robertson stated she has been sending the requests to the Safety Committee to discuss at
102 speed and traffic concerns. This meeting is held once a month also.
103

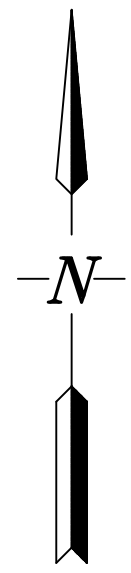
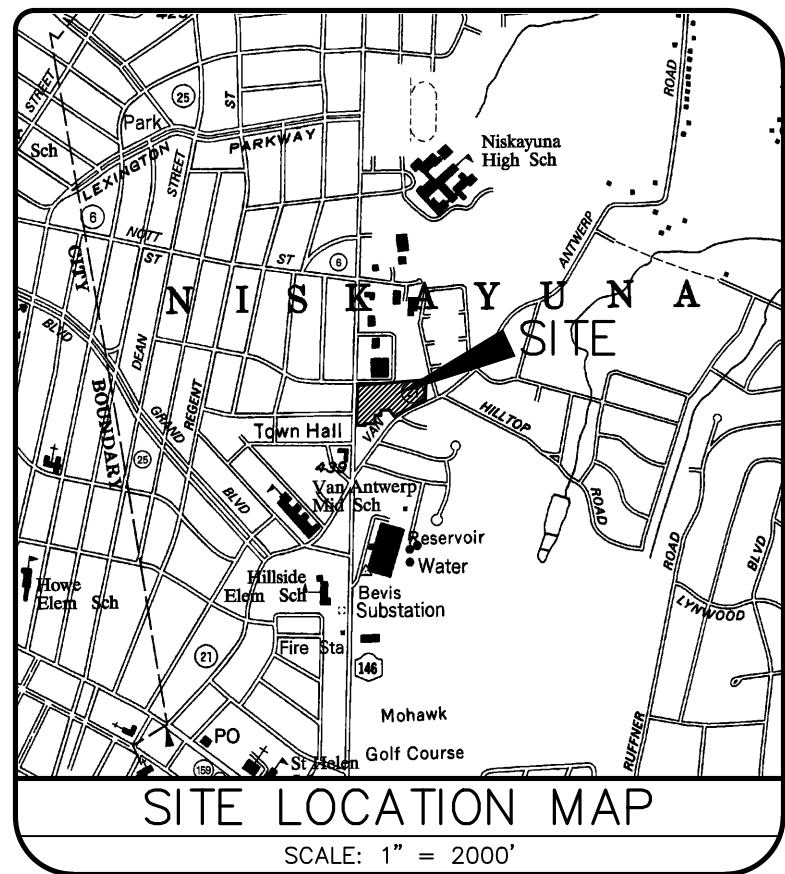
104 Ms. Healy asked if her piece discussing traffic calming measures could be attached to next
105 month's minutes. She stated she would like the new committee members to be updated on the
106 research.
107

108 **4. Grants Update**
109

110 Ms. Robertson discussed a possible grant for bike lanes on Lexington park way.
111

112 **VIII. ADJOURNMENT**
113

114 With no further business the meeting was adjourned at 3:30 pm.



DEED REFERENCES:

1) CONVEYED BY RICHARD M. TENTOR TO NISKAYUNA BR HOLDING COMPANY, LLC BY DEED DATED MAY 9, 2017 AND RECORDED IN THE SCHENECTADY COUNTY CLERK'S OFFICE ON MAY 22, 2017 IN LIBER 1962 OF DEEDS AT PAGE 974.

MAP REFERENCES:

- 1) MAP ENTITLED "MAP OF SURVEY FOR LOT CONSOLIDATION LANDS N/F RICHARD TENTOR, TOWN OF NISKAYUNA, COUNTY OF SCHENECTADY, STATE OF NEW YORK" AS PREPARED BY ABD ENGINEERS, LLP ON JANUARY 27, 2017 AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE ON FEBRUARY 16, 2017 IN PLAT CABINET N AS MAP 287.
- 2) MAP ENTITLED "SECTION TWO, RESERVOIR PARK, NISKAYUNA, SCHENECTADY CO., N.Y., OWNED BY EVERETT C. WELLS, FORMERLY OWNED BY CHAS. H. BEVIS ET AL" AS PREPARED BY ERNEST W. BRANCH. C.E. AND L.S. DATED APRIL 1919 AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE IN PLAT CABINET E AS MAP 161.
- 3) NEW YORK STATE DEPARTMENT OF TRANSPORTATION DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY, MOHAWK GOLF CLUB-AQUEDUCT S.H. NO. 1872 SCHENECTADY COUNTY, MAP NO. 93 PARCEL NO. 111 AND DATED JANUARY 21, 1994.
- 4) MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY #1320, #1330 & #1347 BALLTOWN ROAD, #1345 VAN ANTWERP ROAD AND A PORTION OF GARLAND STREET, TOWN OF NISKAYUNA, COUNTY OF SCHENECTADY, STATE OF NEW YORK" AS PREPARED BY INGALLS & ASSOCIATES, LLP ON MARCH 21, 2014.

NOTES:

- 1) SURVEYED PARCEL: TOWN OF NISKAYUNA - TAX MAP 40.19, BLOCK 1, PARCEL 6.1.
- 2) SURVEY PREPARED BY INGALLS & ASSOCIATES, LLP FROM A JULY 2017 FIELD SURVEY.
- 3) NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLANES, EAST ZONE.
- 4) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTION; RECORDED OR UNRECORDED.
- 5) SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- 6) SUBJECT TO AN EASEMENT GRANTED TO NEW YORK TELEPHONE COMPANY FOR COMMUNICATION FACILITIES AS RECORDED IN LIBER 1085 AT PAGE 974.
- 7) SUBJECT TO AN EASEMENT GRANTED TO NIAGARA MOHAWK POWER CORPORATION FOR ELECTRIC UTILITY FACILITIES AND RECORDED IN LIBER 801 AT PAGE 391 AND PAGE 393.
- 8) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY LOCATIONS AND CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INGALLS & ASSOCIATES, LLP MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- 9) FIELD DELINEATION BY D. INGALLS OF INGALLS & ASSOCIATES ON 4/4/16. JURISDICTIONAL DETERMINATION WAS PROVIDED BY USACE LETTER DATED 1/7/17 DECLARING THE WETLANDS NON-JURISDICTIONAL.
- 10) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1966 AND LAST REVISED ON JULY 18, 1997.
- 11) WETLANDS AS SHOWN ARE FROM A APRIL 2016 FIELD DELINEATION BY D. INGALLS OF INGALLS AND ASSOCIATES, LLP.
- 12) NO WETLAND SURVEY SHALL BE DEEMED FINAL WITHOUT A JURISDICTIONAL DETERMINATION FROM THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE) AND/OR THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC).
- 13) ALL ROADWAY AND STORMWATER MANAGEMENT AREAS WILL BE PRIVATELY OWNED.

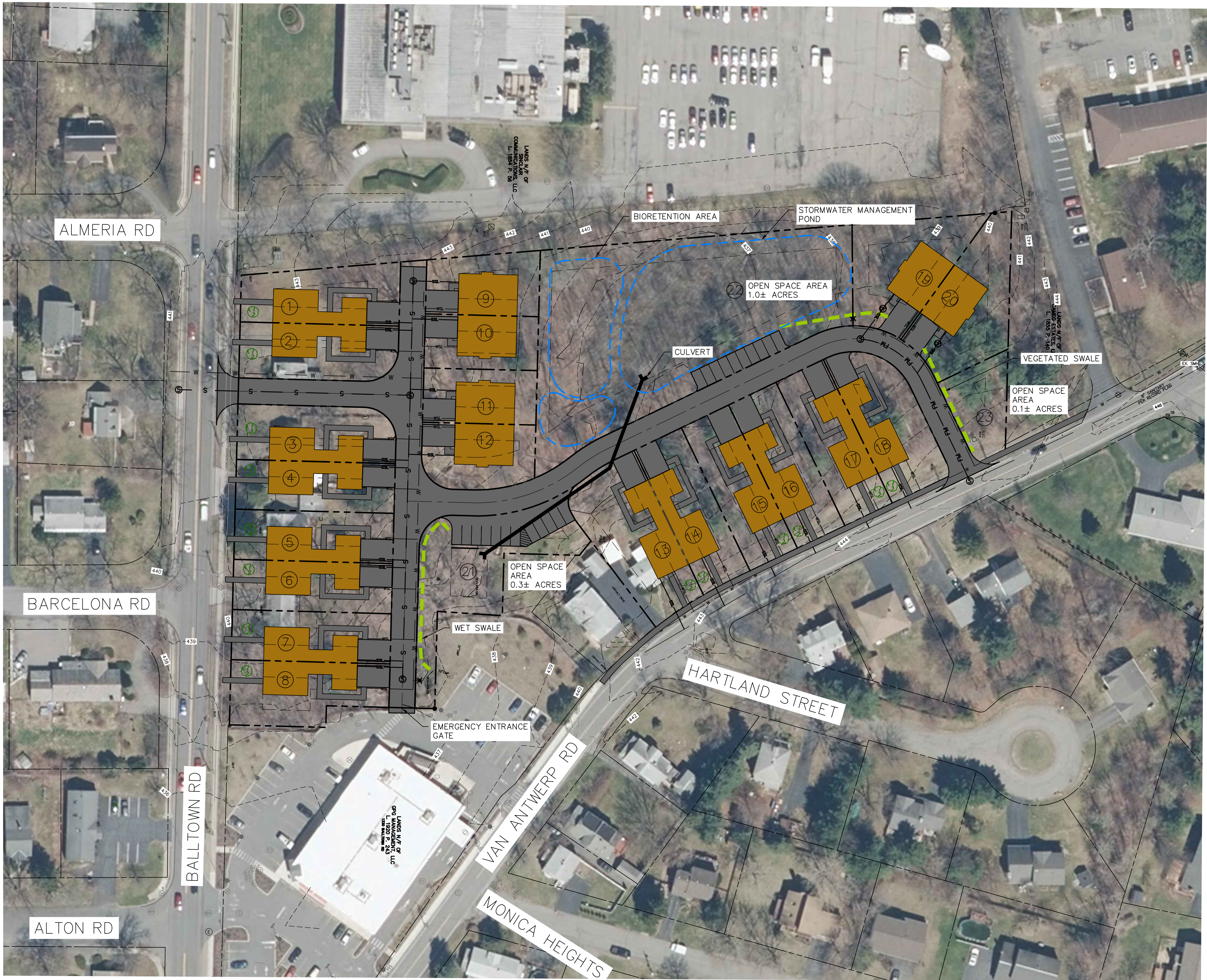
TAX MAP ID:
40.19-1-6-1

SITE AREA:
5.3 AC

OWNER:
NISKAYUNA BR HOLDING COMPANY LLC
5 SOUTHSIDE DR SUITE 200
CLIFTON PARK, NY 12065

APPLICANT:
NISKAYUNA BR HOLDING COMPANY LLC
5 SOUTHSIDE DR SUITE 200
CLIFTON PARK, NY 12065

NOTE: 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES. 1-800-962-7962



LEGEND

- 2 POST SIGN
- SINGLE POST SIGN
- LIGHT POLE
- SANITARY MANHOLE
- GRINDER PUMP
- CATCH BASIN
- HYDRANT
- WATER VALVE
- WATER SHUT OFF
- TEL PEDESTAL
- POWER POLE
- IRON ROD
- IRON PIPE
- PROPOSED TOWN HOUSE AREA
- PROPOSED HYDRANT
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPERTY LINE SETBACK
- NON-JURISDICTIONAL WETLAND AREA
- OPEN SPACE / SWM AREA
- PROPOSED GRASS SWALE
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED FORCEMAIN
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED WATER LATERAL
- LIMITS OF DISTURBANCE (5.0± ACRES)

SITE STATISTICS:

EXISTING ZONE: R2- MEDIUM DENSITY RESIDENTIAL
EXISTING PARCEL AREA: 5.3± ACRES

LOT AREA:
REQUIRED: 9,000 SF

LOT COVERAGE:
REQUIRED: 30% MAX. BUILDINGS AND STRUCTURES

LOT WIDTH:
REQUIRED: 80 FT

LOT DEPTH:
REQUIRED: 100 FT

SETBACKS:

FRONT: 30 FT

SIDE: 15 FT

REAR: 20 FT

*PROPOSED BULK AREA STATISTICS & SETBACKS PER SEPARATE SPREADSHEET

		UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES MADE FROM THE ORIGINAL OF THIS DRAWING BEARING AN ORIGINAL INKED OR EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.	
3	10/14/21	REVISED PER PLANNING BOARD COMMENTS	BMW
2	09/17/21	REVISED PER PLANNING BOARD COMMENTS	JCH
1	08/10/21	REVISED FOR SKETCH PLAN APPLICATION	JCH
NO.	DATE:	REVISIONS	BY:

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DAVID F. INGALLS JR., P.E.
N.Y.S. LIC. NO. 064993

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SCHENECTADY, N.Y. 12306
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FAX: (518) 393-2324

SUBDIVISION SKETCH PLAN

1356 BALLTOWN RD
NISKAYUNA, NY 12309

TOWN OF NISKAYUNA
COUNTY OF SCHENECTADY STATE OF NEW YORK

DATE: MAY 7, 2021
CHECKED BY: D.F.I.
JOB NO. 16-027
DRAWN BY: JCH
CADD FILE: 16-027 Townhouse Concept.dwg

SCALE: 1" = 60'
SHEET 1 OF 1



October 6, 2021

Ref: 26193.00

Mr. Robert C. Miller, Jr.
BR Holdings Co., LLC
5 Southside Drive
Clifton Park, NY 12065

Re: Daily Trip Generation, Balltown Road residential development, Town of Niskayuna, NY

Dear Mr. Miller:

VHB Engineering, Surveying, Landscape Architecture and Geology, PC (VHB) has prepared this letter in response to additional questions raised by the Planning Board at the September 27, 2021 meeting related to daily traffic generation and trip generation based on the new ITE trip generation manual for the subject project. Specifically, Table 1 below, from VHB's July 8, 2021 letter, has been expanded to include daily trip generation for the currently proposed 20 townhomes as compared to the site if developed "as of right" with 17 single family homes. Table 1 data is based on the 10th edition of the ITE Trip Generation Manual.

Table 1 Trip Generation Summary

Time Period		17 Single Family Homes ^a	Proposed 20 Townhomes ^b	Difference
AM Peak Hour				
	Enter	4	2	-2
	<u>Exit</u>	<u>13</u>	<u>8</u>	<u>-5</u>
	Total	17	10	-7
PM Peak Hour				
	Enter	12	9	-3
	<u>Exit</u>	<u>7</u>	<u>5</u>	<u>-2</u>
	Total	19	14	-5
Weekday				
	Enter	129	55	-74
	<u>Exit</u>	<u>75</u>	<u>55</u>	<u>-20</u>
	Total	204	110	-94

a Trip generation estimate based on ITE LUC 210- 17 units

b Trip generation estimate based on ITE LUC 220- 20 units

Based on the projections outlined in Table 1, the project as proposed with 20 townhomes will generate 110 vehicle trips daily (55 entering and 55 exiting). The daily trip generation is 94 vehicle trips less than the daily trip generation



at the site if developed with 17 single family homes. The daily trip generation at the site with the previous application for 50 apartments and 6,000 square feet of commercial space had the potential to generate 399 daily trips (Ingalls & Associates, LLP September 11, 2017 Report).

ITE released the 11th edition of the Trip Generation Manual in late September 2021. Table 2 outlines the trip generation characteristics for the site using the data presented in the 11th edition. It is noted that the data presented in the 11th edition of the manual was collected prior to the COVID-19 pandemic.

Table 2 Trip Generation Summary

Time Period		17 Single Family Homes ^a	Proposed 20 Townhomes ^b	Difference
AM Peak Hour				
	Enter	4	2	-2
	<u>Exit</u>	<u>11</u>	<u>6</u>	<u>-5</u>
	Total	15	8	-7
PM Peak Hour				
	Enter	12	6	-6
	<u>Exit</u>	<u>7</u>	<u>4</u>	<u>-3</u>
	Total	19	10	-9
Weekday				
	Enter	99	67	-32
	<u>Exit</u>	<u>99</u>	<u>68</u>	<u>-31</u>
	Total	198	135	-63

a Trip generation estimate based on ITE LUC 210- 17 units

b Trip generation estimate based on ITE LUC 220- 20 units

As shown in Table 2, there are minor changes to the peak hour trip generation estimates using the newest edition of the Trip Generation Manual. There is a 25 trip increase in the daily trip generation estimate for the proposed townhomes between the 10th and 11th editions. The daily trip estimate of 135 trips results in a total of 117 vehicle trips (58 entering and 59 exiting) outside of the AM and PM peak hours (135 trips-8 AM trips-10 PM trips). Assuming that the majority of travel at the site occurs between the hours of 6:00 AM and 10:00 PM this would result in an average hourly trip generation of approximately 8 trips (4 entering and 4 exiting) during the 14 hours outside of the peak hours.

Mr. Robert C. Miller, Jr.
Ref: 26193.00
October 6, 2021
Page 3



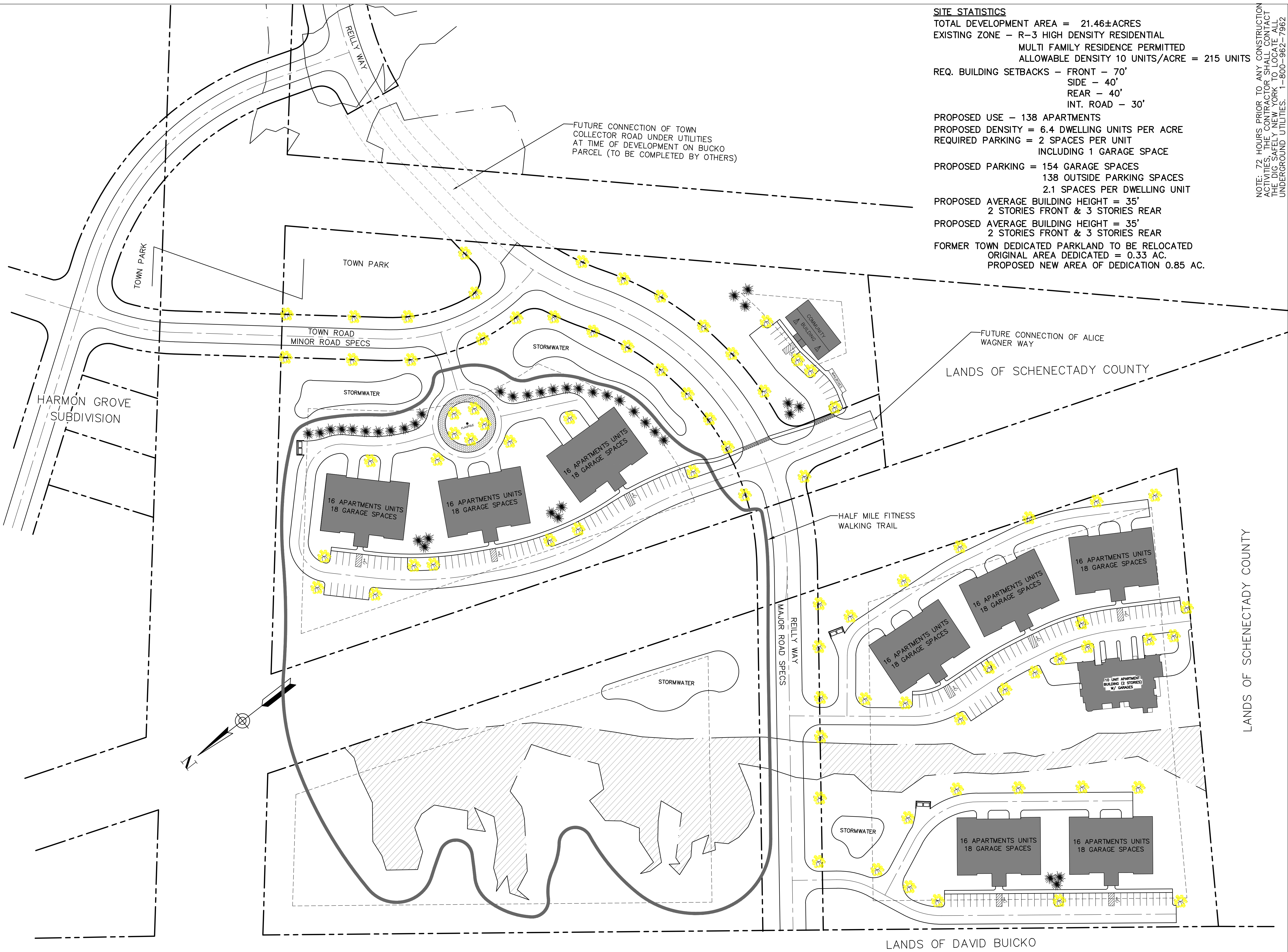
Please reach out if you have any questions on the above information.

Sincerely,

VHB Engineering, Surveying, Landscape Architecture and Geology, PC

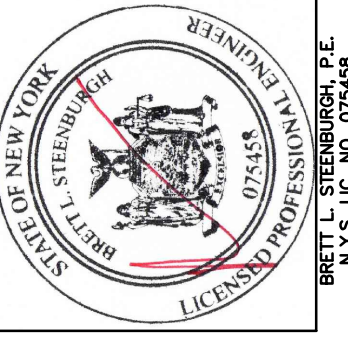
A handwritten signature in blue ink that reads "Wendy C. Holsberger". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Wendy Holsberger, PE, PTOE
Managing Director- Albany
wholsberger@vhb.com



SITE STATISTICS
TOTAL DEVELOPMENT AREA = 21.46±ACRES
EXISTING ZONE - R-3 HIGH DENSITY RESIDENTIAL
MULTI FAMILY RESIDENCE PERMITTED
ALLOWABLE DENSITY 10 UNITS/ACRE = 215 UNITS
REQ. BUILDING SETBACKS - FRONT - 70'
SIDE - 40'
REAR - 40'
INT. ROAD - 30'
PROPOSED USE - 138 APARTMENTS
PROPOSED DENSITY = 6.4 DWELLING UNITS PER ACRE
REQUIRED PARKING = 2 SPACES PER UNIT
INCLUDING 1 GARAGE SPACE
PROPOSED PARKING = 154 GARAGE SPACES
138 OUTSIDE PARKING SPACES
2.1 SPACES PER DWELLING UNIT
PROPOSED AVERAGE BUILDING HEIGHT = 35'
2 STORIES FRONT & 3 STORIES REAR
PROPOSED AVERAGE BUILDING HEIGHT = 35'
2 STORIES FRONT & 3 STORIES REAR
FORMER TOWN DEDICATED PARKLAND TO BE RELOCATED
ORIGINAL AREA DEDICATED = 0.33 AC.
PROPOSED NEW AREA OF DEDICATION 0.85 AC.

NOTE: 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT THE DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES. 1-800-962-7962

COUNTY OF SCHENECTADY DRAWN BY: BLS DATE: NOVEMBER 7, 2019		TOWN OF NISKAYUNA CHECKED BY: BLS JOB NO.		STATE OF NEW YORK SCALE: 1" = 60' SHEET 1 OF 1	
AMEDORE HOMES CONCEPT 2 HARMON GROVE APARTMENTS		BRETT L. STEENBURGH, P.E. PLLC 2832 ROSENDALE ROAD NISKAYUNA, NY 12009 PHONE - (518) 365-0675 FAX - (518) 280-6520 bsteenbu@aycaprr.com CIVIL ENVIRONMENTAL STRUCTURAL ENGINEERING			
BRETT L. STEENBURGH, P.E. LICENSED PROFESSIONAL ENGINEER NYS EXP. DATE 07/2024					
Scaling off these drawings shall be done only by the engineer or architect and shall be done for layout and construction.		Unauthorized alterations or additions to this document is a violation of Sec. Sub. 2 of the NYS Education Law. Copyright 2014 Brett L. Steenburgh, P.E. PLLC. All rights reserved. No use or reproduction of this material is permitted without the express written consent of Brett L. Steenburgh, P.E., PLLC.			
NO.		DATE		REVISIONS	
BY:					

SITE PLANS FOR EASTERN PARKWAY MIXED USE DEVELOPMENT

2143/2147 EASTERN PARKWAY
TOWN OF NISKAYUNA, SCHENECTADY COUNTY, NEW YORK

PREPARED FOR:
LECCE DEVELOPMENT, LLC
40 BRITISH AMERICAN BLVD
LATHAM, NY 12110

GENERAL CONSTRUCTION NOTES:

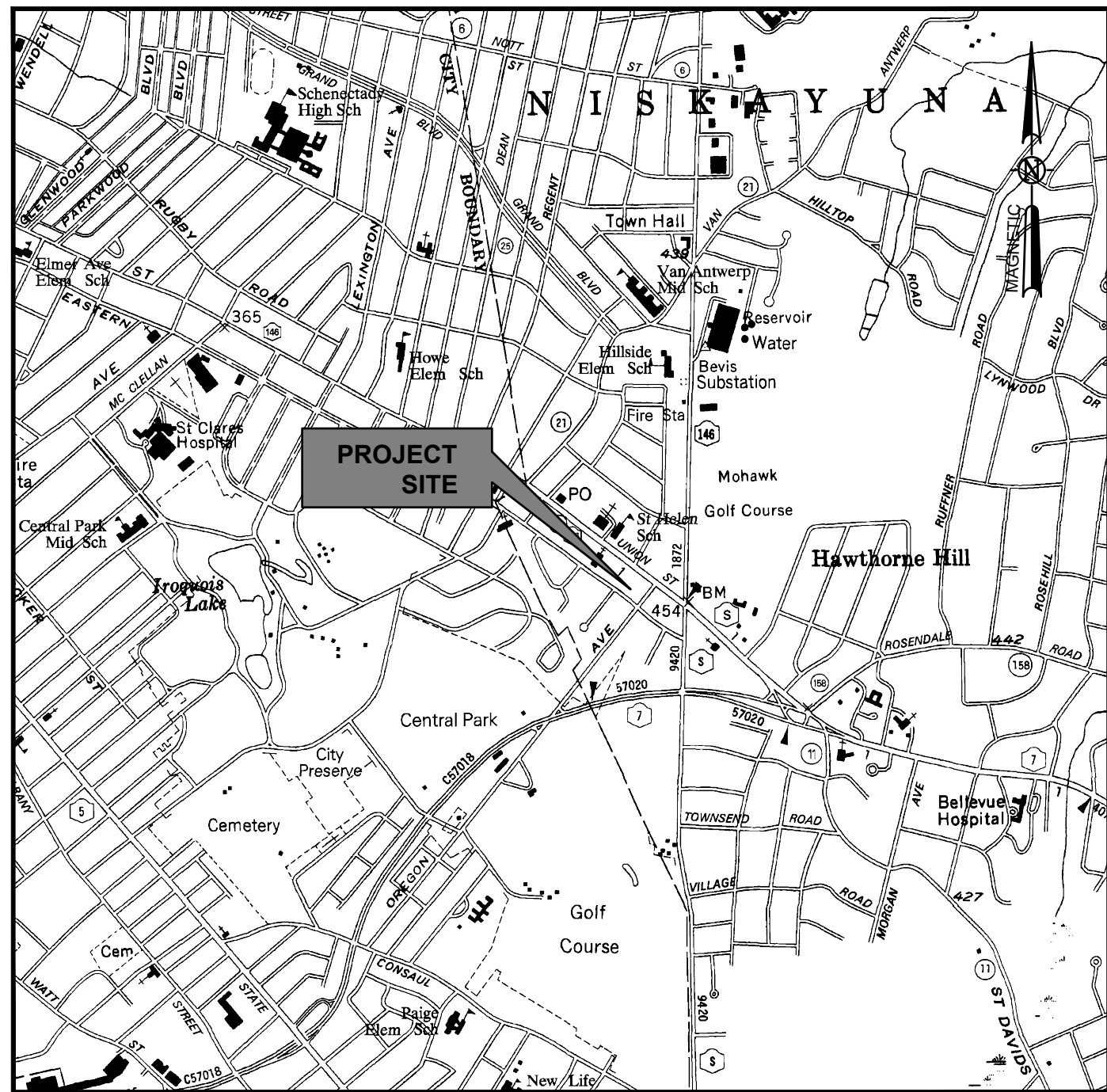
- ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
- SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18 (EIGHTEEN) INCHES BETWEEN TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150psi, 10 (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
- ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
- ALL STORM SEWER SHALL BE SMOOTH INTERIOR HDPE UNLESS OTHERWISE SPECIFIED.
- ALL GRAVITY SANITARY SEWER SHALL BE SDR 35 PVC UNLESS OTHERWISE SPECIFIED.
- ALL WATER PIPE SHALL BE CL52 DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED.
- ALL WATER SERVICE PIPE SHALL BY TYPE "DR11" COPPER UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
- EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
- BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
- CONTRACTOR SHALL COORDINATE ALL CONNECTIONS TO THE EXISTING STORM, SANITARY AND WATER WITH THE AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- THE NEW ELECTRICAL AND NATURAL GAS SERVICE TO THE PROPOSED BUILDING ARE SHOWN SCHEMATICALLY. THE LOCATION AND SIZE OF THESE SERVICES SHALL BE DETERMINED AS PART OF THE BUILDING DESIGN. FINAL LOCATIONS SHALL BE COORDINATED IN THE FIELD WITH CONTRACTOR, PROJECT ARCHITECT AND MECHANICAL/ELECTRICAL ENGINEER.

APPLICANT/OWNER:

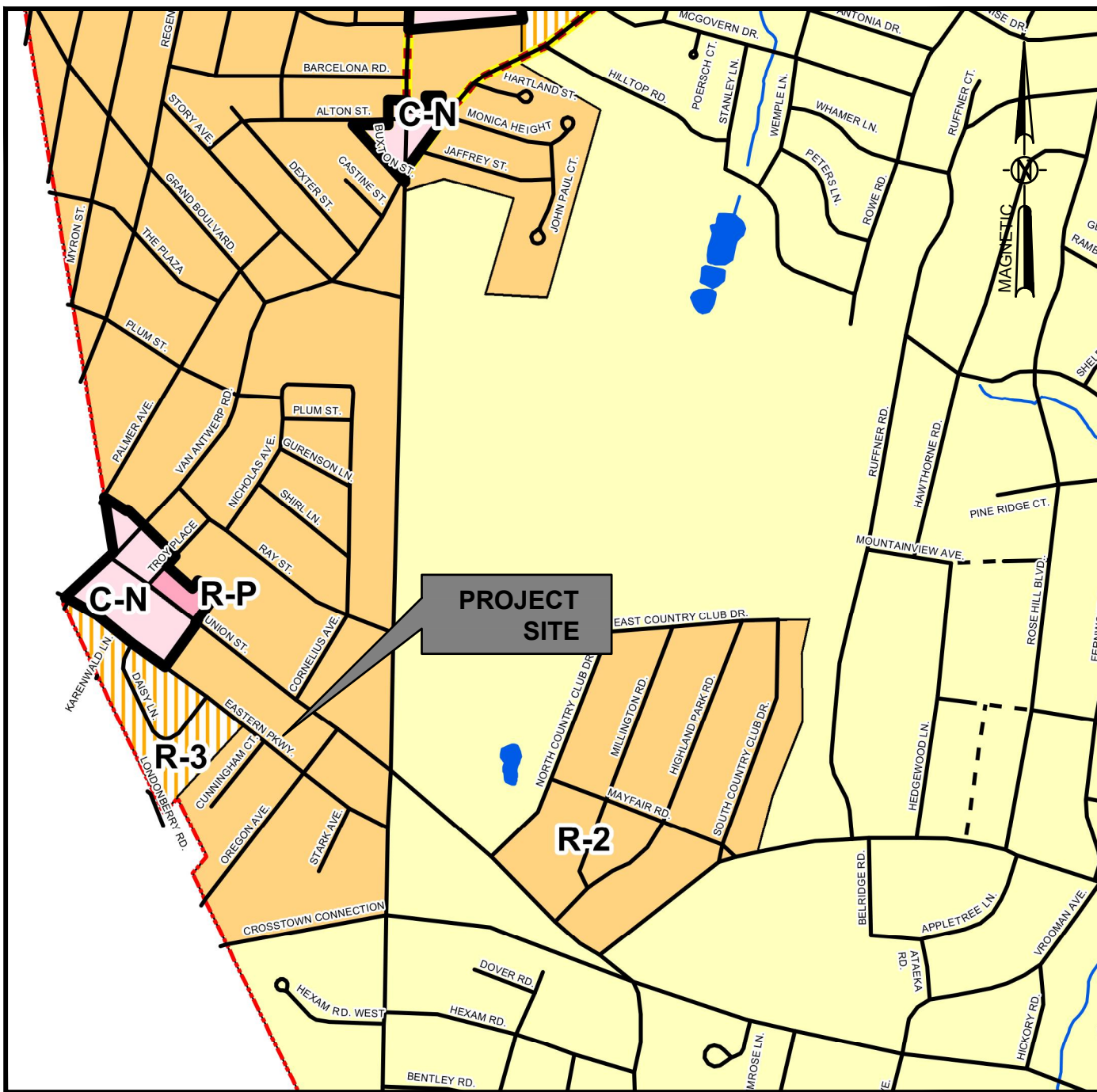
LECCE DEVELOPMENT, LLC
40 BRITISH AMERICAN BLVD
LATHAM, NY 12110
PH: 518-782-1929

DRAWING INDEX:

- | | |
|-------|--|
| C-001 | COVER SHEET |
| C-100 | EXISTING CONDITIONS AND REMOVALS PLAN |
| C-110 | LAYOUT PLAN AND GRADING AND DRAINAGE PLAN |
| C-120 | UTILITY PLAN AND LIGHTING PLAN |
| C-130 | EROSION AND SEDIMENT CONTROL PLAN AND LANDSCAPING PLAN |
| C-500 | SITE PLAN DETAILS |
| C-501 | SITE PLAN DETAILS |
| C-502 | SITE PLAN DETAILS |



SITE LOCATION MAP
NOT TO SCALE



TOWN OF NISKAYUNA ZONING MAP
NOT TO SCALE

LEGEND	
	Proposed Roads
	To Be Included In Metroplex Service District
	Roads
	Streams & Water Bodies
	C-H Commercial Highway
	C-N Neighborhood Commercial
	C-S Shopping Center Commercial
	I-G General Industrial
	I-R Research & Development
	R-R Rural Residential
	L-C Land Conservation
	O-T / L-I Office Technology / Light Industrial
	PDD Planned Development District
	PUD Planned Unit Development
	R-1 Low Density Residential
	R-2 Medium Density Residential
	R-3 High Density Residential
	R-P Residential & Professional
	TCOD Town Center Overlay District
	AUBOD Adult Use Business Overlay District

SITE PLAN NOTES:

- THE PROJECT IS LOCATED WITHIN THE CN NEIGHBORHOOD COMMERCIAL ZONING DISTRICT.
- THE PROJECT IS COMPRISED OF THE FOLLOWING TAX PARCELS:
50.10-3-32.11 2143 / 2147 EASTERN PARKWAY 0.66 ACRES
- PROPOSAL IS FOR A 14,995 S.F. 3 STORY BUILDING, WITH 2,500 PROFESSIONAL OFFICE (MEDICAL OR NON-MEDICAL) AND RESIDENTIAL ON FIRST FLOOR (REAR PORTION). RESIDENTIAL WILL ALSO BE ON THE SECOND AND THIRD FLOORS.
- PROFESSIONAL OFFICE (MEDICAL OR NON-MEDICAL) AND MIXED USE RESIDENTIAL ARE PERMITTED USES PURSUANT TO SECTION 220 OF THE TOWN ZONING IN THE CN DISTRICT.
- THE BULK AREA AND LOT REQUIREMENTS WITHIN THE CN DISTRICT ARE AS FOLLOWS (BULK LOT REQUIREMENTS BASED UPON MEDICAL / PROFESSIONAL AND PARKING BASED UPON MEDICAL PROFESSIONAL AND RESIDENTIAL):

MIN LOT SIZE	REQUIRED 15,000 S.F.	PROVIDED 28,749 SF (0.66 AC)
MIN LOT WIDTH	100 FT	194 FT±
MIN LOT DEPTH	100 FT	141 FT±
MAX BLDG COVERAGE	20%	20%
SETBACKS:		
FRONT	15 FT	20 FT±
SIDE-ONE	10 FT	17 FT±
SIDE-BOTH	20 FT	101 FT
REAR	20 FT	57 FT±
MIN LANDSCAPE/OPENSACE	25%	35%±
PARKING	1/175 SF +	34 PROVIDED
	(INCLUDES 22 / RES UNIT ACCESSIBLE SPACES OR 34 SPACES)	
- BASED UPON THE ABOVE BULK LOT REQUIREMENTS AS WELL AS OTHER SUPPLEMENTAL REGULATIONS, THE CONCEPT PLAN MEETS APPLICABLE BULK LOT REQUIREMENTS.
- PARKING SPACES SHOWN AT 9x18. A WAIVER WOULD BE REQUESTED FROM THE TOWN STANDARD 9x20 SIZE SPACE.

UTILITY NOTES:

- SANITARY SEWER:** THE PARCEL CURRENTLY HAS AN EXISTING SEWER SERVICE LATERAL FROM PUBLIC SEWERS. AS PART OF THE PROJECT IT IS EXPECTED THAT THE EXISTING SEWER LATERAL WOULD BE RE-USED.
- POTABLE WATER:** THE PARCEL CURRENTLY HAS AN EXISTING WATER SERVICE LATERAL FROM PUBLIC A WATER MAIN. AS PART OF THE PROJECT IT MAY BE REQUIRED TO REPLACE THIS EXITING SERVICE WITH A LARGER DIAMETER SERVICE BASED UPON DOMESTIC AND FIRE PROTECTION NEEDS. THIS IS TO BE CONFIRMED AS PART OF THE DETAILED DESIGN.
- STORMWATER MANAGEMENT:** THE TOTAL SITE DISTURBANCE FOR THE PROJECT IS EXPECTED TO BE GREATER THAN 0.5 ACRES, BUT LESS THAN 1.0 ACRES. THE PROJECT IS NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT. THEREFORE THE PROJECT IS NOT SUBJECT TO THE NYSDEC PHASE 2 STORMWATER REGULATIONS OR GENERAL PERMIT GP-0-15-002 BUT NEEDS TO CONFORM TO THE TOWN OF NISKAYUNA'S CODE, CHAPTER 180.

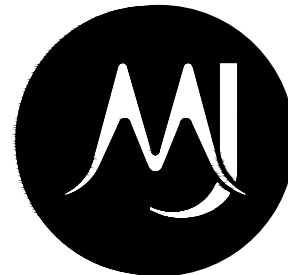
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SUBMITTAL / REVISIONS					
No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE
1	7/28/17	SKETCH PLAN SUBMISSION	TEW	JB	7/28/17
2	4/6/21	SKETCH PLAN SUBMISSION	RC	JB	4/5/21
3	10/22/21	PRELIMINARY SITE PLAN SUBMISSION	AB	AY	10/22/21

PROJ. MANAGER:	JMB
CHIEF DESIGNER:	JMB
DESIGNED BY:	TEW
DRAWN BY:	TEW
CHECKED BY:	JMB

SEAL



Engineering and
Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

LECCE DEVELOPMENT GROUP, LLC

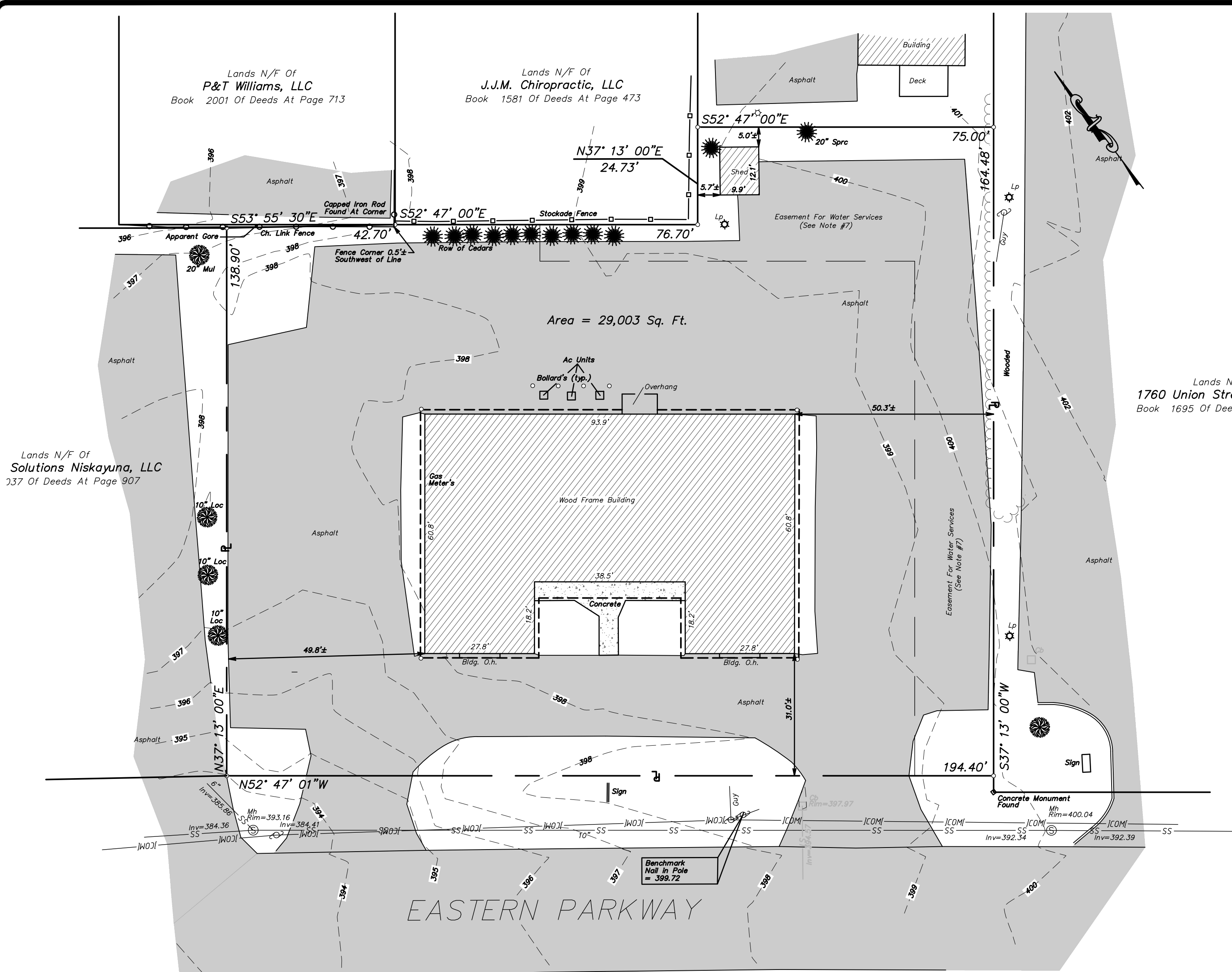
CONCEPT SITE PLAN

MIXED USE DEVELOPMENT
2143 / 2147 EASTERN PARKWAY
TOWN OF NISKAYUNA, SCHENECTADY CO. NY.

SCALE:
CONTRACT No.: -
MJ PROJ. No.: 843.12
DATE: JAN 25, 2018

C-001

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Date: Fri, Oct 22, 2021 - 3:02 PM (Name: aborza)



EXISTING CONDITIONS PLAN

SCALE: 1" = 20'

DEED REFERENCE:

CONVEYANCE TO LECCE DEVELOPMENT CO., LLC BY DEED DATED MAY 24, 2017 AND RECORDED IN THE SCHENECTADY COUNTY CLERK'S OFFICE IN BOOK 1964 OF DEEDS AT PAGE 217.

NOTES:

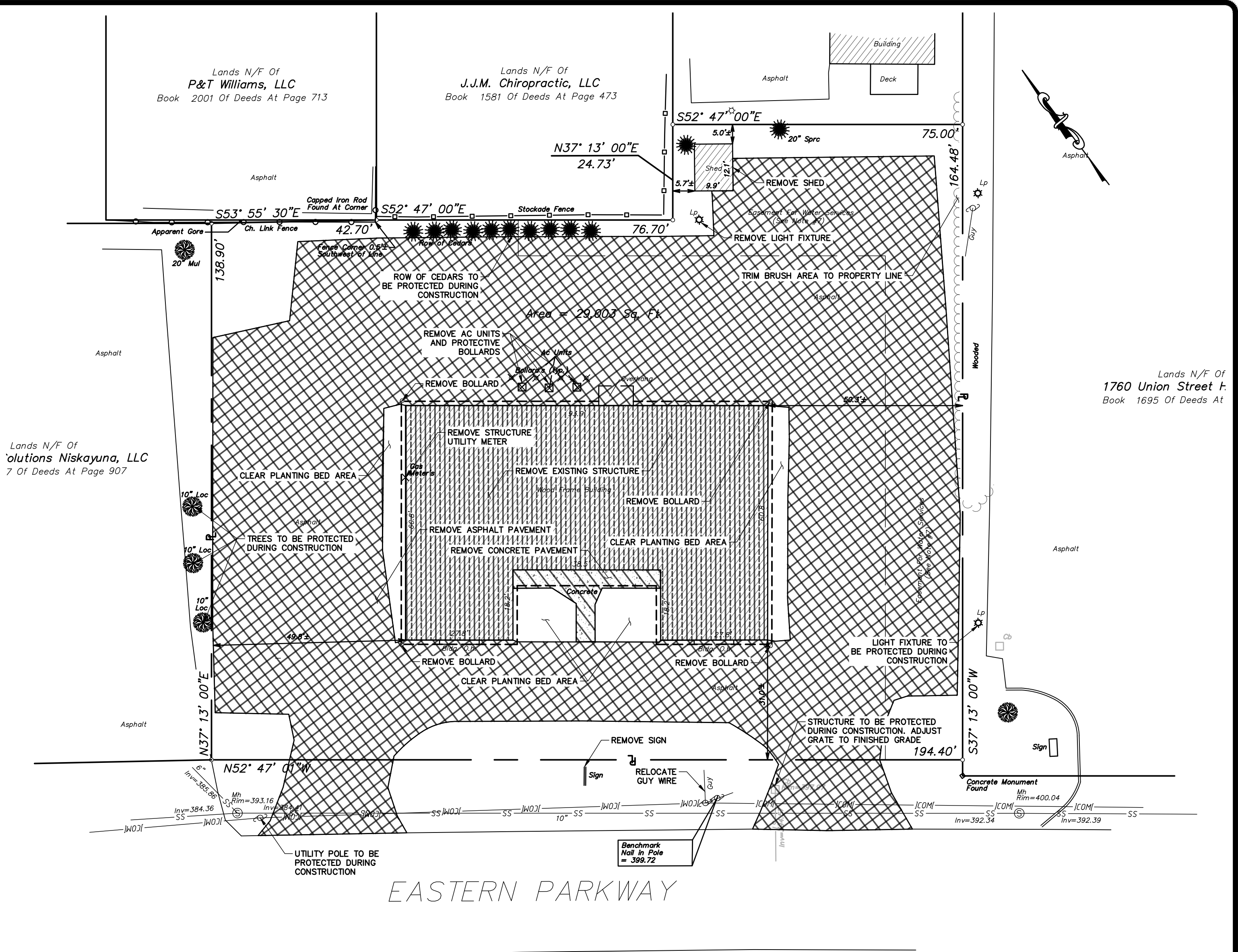
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE AND/OR TITLE REPORT AND MAY BE SUBJECT TO WHATEVER STATEMENT OF FACTS THEY MAY REVEAL.
- NO ATTEMPT WAS MADE TO SHOW UNDERGROUND IMPROVEMENTS IN THE PREPARATION OF THIS SURVEY.
- ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
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- OFFSETS OR DIMENSIONS FROM THE PROPERTY LINE TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE PURPOSE TO POSITION IT RELATIVE TO THE PROPERTY LINE AND/OR COMPLIANCE WITH ZONING, AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR GUIDE IN THE ERECTION OF FENCES OR OTHER IMPROVEMENTS TO THE LAND.
- ELEVATION DATUM BASED FROM NAVD 1988
- EASEMENT FOR WATER SERVICES TO J.J.M. CHIROPRACTIC, LLC BY DEED DATED DECEMBER 22, 2005 AND RECORDED IN THE SCHENECTADY COUNTY CLERK'S OFFICE IN BOOK 1726 OF DEEDS AT PAGE 377.

DIG SAFELY NEW YORK: CALL 811 BEFORE YOU DIG:

- CALL BEFORE YOU DIG: IF YOU PLAN TO DIG OR DO ANY TYPE OF EXCAVATION WORK, NEW YORK STATE LAW REQUIRES YOU CALL DIG SAFELY NEW YORK PRIOR TO DOING SO.
- WAIT THE REQUIRED TIME: YOU NEED TO PROVIDE TWO FULL WORKING DAYS NOTICE PRIOR TO STARTING YOUR WORK, NOT COUNTING THE DAY OF YOUR CALL, WEEKENDS OR HOLIDAYS. THIS PROVIDES TIME FOR THE UTILITIES TO LOCATE YOUR PROPOSED DIG SITE.
- CONFIRM UTILITY RESPONSE: DIG SAFELY NEW YORK WILL NOTIFY ALL MEMBER UTILITIES OF THE PENDING EXCAVATION SO THAT THEY CAN COME OUT AND MARK THE LOCATION OF THEIR UNDERGROUND LINES. BEFORE DIGGING ON YOUR STATED COMMENCEMENT DATE CONFIRM THAT ALL UTILITIES HAVE RESPONDED TO YOU INDICATING THEY HAVE MARKED YOUR PROPERTY OR THEY HAVE NO FACILITIES PRESENT.
- RESPECT THE MARKS: BEFORE YOU BEGIN YOUR EXCAVATION, WALK THROUGH THE SITE TO FAMILIARIZE YOURSELF WITH THE MARKINGS AND THE LOCATIONS OF BURIED FACILITIES.
- DIG WITH CARE: IT IS IMPORTANT EXCAVATORS TAKE A PROACTIVE APPROACH TO SAFETY NOT ONLY FOR THEMSELVES BUT FOR THE PUBLIC BY INITIATING THE ONE CALL PROCESS AND ADHERING TO THE FIVE STEPS OF A SAFE EXCAVATION.

EXISTING CONDITIONS LEGEND:

- SHRUB
- TREE
- LIGHT POLE
- UTILITY POLE
- SEWER MANHOLE
- CATCH BASIN
- SANITARY LINE
- STORM LINE
- COMM LINE
- FENCE LINE
- TREE LINE



REMOVALS PLAN

SCALE: 1" = 20'

REMOVAL NOTES:

- CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
- PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
- MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
- PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
- LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES AT A MINIMUM OF 72 HOURS BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
- DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
- PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
- CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS.
- MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT OWNER'S PERMISSION.
- CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER.

REMOVAL NOTES (CONTINUED):

- ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
- FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
- CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
- CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
- REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS. ALL EXCESS MATERIALS SHALL BE TRANSPORTED OFF SITE AND LEGALLY DISPOSED OF.
- CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
- PROPERLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.
- LOCATE AND DISCONNECT ALL EXISTING UTILITIES SERVING EACH BUILDING TO BE REMOVED. COORDINATE WITH SERVICE PROVIDER FOR SERVICE TERMINATIONS REQUIREMENTS AND PHYSICAL TERMINATION ACTIVITIES.

EXISTING UTILITY SERVICES NOTE:

- ALL EXISTING UTILITY SERVICES TO THE BUILDING SHALL BE DISCONNECTED IN ACCORDANCE WITH UTILITY PROVIDER SPECIFICATIONS.

REMOVAL LEGEND:

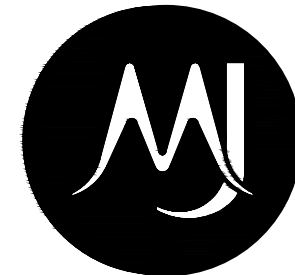
- LINEAR FEATURE REMOVAL
- OBJECT REMOVAL
- ASPHALT PAVEMENT REMOVAL
- CONCRETE PAVEMENT REMOVAL
- STRUCTURE REMOVAL

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2	4/6/21	SKETCH PLAN SUBMISSION	RC	JB	4/5/21	DRAWN BY: TEW	
3	10/22/21	PRELIMINARY SITE PLAN SUBMISSION	AB	AY	10/22/21	CHECKED BY: JMB	

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LECCE DEVELOPMENT GROUP, LLC

**EXISTING CONDITIONS PLAN
AND REMOVALS PLAN
MIXED USE DEVELOPMENT**

2143 / 2147 EASTERN PARKWAY
TOWN OF NISKAYUNA, SCHENECTADY CO. NY.

SCALE:
CONTRACT No.: -
MJ PROJ. No.: 843.12
DATE: JAN 25, 2018

C-100

File Name: C:\Users\aborza\AppData\Local\Temp\AcPublish_53216\843.13_C-130.dwg (Layout: C-130)
Date: Fri, Oct 22, 2021 - 3:05 PM (Name: aborza)

EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

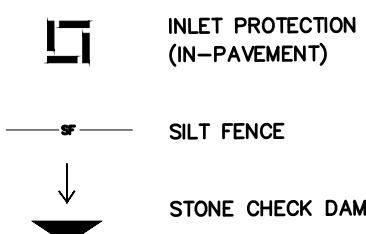
GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", AUGUST 2005.
- EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.
- APPLY SURFACE STABILIZATION AND RESTORATION MEASURES. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED. (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER). AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
- SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
- WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

EROSION AND SEDIMENT CONTROL MEASURES:

- DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
- AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
- SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
- PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

EROSION CONTROL LEGEND:



0 10' 20'

LANDSCAPING PLAN

SCALE: 1" = 20'

0 10' 20'

SIGN TEXT DATA TABLE

DESIGNATION & COLOR	SIGN FACE	NYS DOT ITEM#	SIZE / PAYMENT AREA (SEE NOTE 3)	QUANTITY	TOTAL PAYMENT AREA
R1-1	STOP	645.5202	36" x 36" 9.00 SF	1	9.00 SF
R7-1	NO PARKING ANY TIME	645.5101	12" x 18" 1.50 SF	3	4.50 SF
R7-8	RESERVED PARKING	645.5102	12" x 18" 1.50 SF	2	3.00 SF
R7-8p	VAN ACCESSIBLE	645.5102	18" x 9" 1.13 SF	2	2.26 SF

PLANTING SCHEDULE

ABRV	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	REMARKS
TREES						
TC	TILIA CORDATA	LITTLE LEAF LINDEN	1	2.5"-3" CAL B&B	AS SHOWN	
SHRUBS						
IG	ILEX GLABRA 'COMPACTA'	INKBERRY	6	3-4' HT.	5' O.C.	
SL	SPIREA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	8	24-30" HT.	4' O.C.	
PERENNIALS & GRASSES						
HH	HEMEROCALLIS	'HAPPY RETURNS' DAYLILY	12	1 GAL	24" O.C.	
PH	PENNISETUM 'HAEMEL'	DWARF FOUNTAIN GRASS	16	1 GAL.	30" O.C.	

LANDSCAPING NOTES:

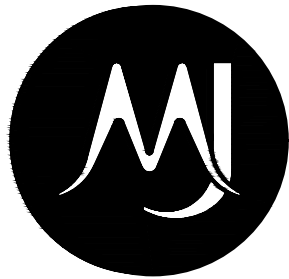
- FOR LANDSCAPING DETAILS SEE SHEET C-502.

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LECCE DEVELOPMENT GROUP, LLC
**EROSION AND SEDIMENT CONTROL
PLAN AND LANDSCAPING PLAN
MIXED USE DEVELOPMENT**
2143 / 2147 EASTERN PARKWAY
TOWN OF NISKAYUNA, SCHENECTADY CO. NY.

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C-130