

**TOWN OF NISKAYUNA
Conservation Advisory Council**

A G E N D A

September 6, 2023

7:00 P.M.

HYBRID IN-PERSON (TOWN BOARD ROOM) & VIRTUAL (GOOGLE MEETS)

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

1. August 2, 2023

IV. PRIVILEGE OF THE FLOOR

V. ENVIRONMENTAL ASSESSMENT FORM REFERRALS

1. EAF 2023-06: Rivers Ledge of Niskayuna, Phase II (2837 Aqueduct Road)
2. EAF 2023-07: 2890 River Road, 4 Lot Subdivision

VI. DISCUSSION ITEMS

VII. REPORTS

1. Climate Smart Communities Task Force
 - GHG Inventory, Climate Action Plan
2. Bethlehem Conservation Easement Program
3. Natural Resource Inventory
4. Pesticide Outreach Update
5. Low Mow / Biodiversity Initiatives Update
6. Quiet Niskayuna
7. Composting Initiative

VIII. ADJOURNMENT

**Next Meeting: October 4, 2023
7pm, Town Board Room, Hybrid Format**

**TOWN OF NISKAYUNA
CONSERVATION ADVISORY COUNCIL**
Meeting Minutes
August 2, 2023
(Virtual) Google Meet

Members Present: Dart Strayer, Chairperson
Ellen Daviero
Vicki Michela (virtual)

Also Present: Clark Henry, Assistant Planner (virtual)
Laura Robertson, Planner

I. CALL TO ORDER

Chairperson Strayer called the meeting to order at 7:00 PM.

II. ROLL CALL

Mr. Ramasubramanian, Ms. Rattner, Ms. Murray-Bonton, Mr. Burkholder and Ms. Vysoklid were excused.

III. APPROVAL OF MINUTES

1. July 5, 2023

Chairperson Strayer made a motion to approve the minutes for the July 5, 2023 meeting. Seconded by Ms. Daviero including the spelling correction to Ms. Michela's last name. All in favor, minutes were adopted.

IV. PRIVILEGE OF THE FLOOR

No one wished to speak.

V. ENVIRONMENTAL ASSESSMENT FORM REFERRALS

There were no EAFs for the Council to review tonight

VI. DISCUSSION ITEMS

VII. REPORTS

1. SEQR Pamphlets (attached)

Ms. Robertson said she included pages from the SEQR Cookbook to help explain the different types and what to expect.

1. Bethlehem Conservation Easement Program

Mr. Ramasubramanian and Ms. Rattner are putting together a fact sheet that can be brought to our legislator.

37 2. Natural Resource Inventory

38 Ms. Robertson said they were approved for the Grant just waiting to receive the contract.

39 3. Pesticide Outreach Update

40 Ms. Daviero said she was at the Farmer's Market with a table a few Saturdays and talked about the
41 Pesticide Outreach, Low Mow, Natural Resource Inventory, Quiet Niskayuna and the Composting
42 Initiative. Ms. Daviero said Ms. Vysohlid joined her last Saturday and they did get a few people
43 signed up for the Pesticide Outreach. She said they also talked to residents to inform them that
44 pesticides are not healthy for the environment.

45 Ms. Daviero also mentioned that there is a QR Code for the CAC now which is helpful for people
46 to get to all this information on the Town website.

47 Ms. Daviero said she has a meeting scheduled for September with the Highway Superintendent
48 and the Town Supervisor to discuss a place at the Transfer Station set up for residents that want to
49 compost but do not have space at their residence.

50 4. Low Mow / Biodiversity Initiatives Update

51 Chairperson Strayer would like some guidelines or official policy in the Town with reference to
52 people leaving part of their lawn long.

53 Ms. Robertson said the inspectors are not really sighting residents as long as they mow around the
54 driveway and edges and only leave a patch of unmowed grass. Ms. Robertson said she thinks
55 code should be examined and not just make exemptions for No Mow May but consider promoting
56 pollinator habitat.

57 5. Quiet Niskayuna (discussed earlier)

58 6. Composting Initiative (discussed earlier)

59 7. Climate Smart Communities Greenhouse Gas Inventory and Climate Action Plan

60 Ms. Robertson said this grant was applied for to add more sidewalks to help alleviate vehicle trips
61 to schools and other high traffic areas by making a safe way for people to walk to these
62 destinations. Less vehicle trips make a healthier environment.

63 Ms. Robertson asked if it would be possible to move the Climate Smart designation to the CAC
64 being as the CAC is already doing the working on it.

65 Chairperson Strayer said he doesn't have any objection to that.

66 Ms. Robertson said that she needs to show that the Climate Smart is meeting regularly in order to
67 be compliant for future grant writing. If the Climate Smart is attached to the CAC and some
68 passionate people get on board to make a sub-committee, then they can meet when it works for
69 them.

70 Ms. Robertson said there will be a consultant from the Government coming in to do a Greenhouse
71 Gas Inventory. This will show every source of emissions for the Town and give us an inventory of
72 that to see where we can improve.

73 **VIII. ADJOURNMENT**

74 Chairperson Strayer asked for a motion to adjourn. Ms. Daviero made a motion to adjourn the
75 August 2, 2023 meeting and it was seconded by Ms. Michela. All were in favor. The meeting was
76 adjourned at approximately 7:32 PM.

DRAFT



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VI. 1

MEETING DATE: 9/6/2023

ITEM TITLE: EAF 2023-06: 2837 Aqueduct Rd. (Rivers Ledge) – Phase II site plan app for a building containing 55 senior apartments and 2,000 sq. ft. of mixed-use commercial space.

PROJECT LEAD: Genghis Khan & Chris LaFlamme

APPLICANT: Chuck Pafundi, agent for the owner

SUBMITTED BY: Laura Robertson, Town Planner

REVIEWED BY:

☒ Planning Board (PB) ☒ Zoning Board of Appeals (ZBA) ☐ Town Board
☒ OTHER: ARB (in process)

ATTACHMENTS:

☐ EAF ☒ Site Plan ☐ Map ☐ Report ☐ Other:

SUMMARY STATEMENT:

Chuck Pafundi, Project Manager for the River's Ledge development project, submitted an Application for Site Plan Review for a Rivers Ledge Senior Center building. The design includes a building containing 55 senior apartment units and 2,000 sq. ft. of mixed-use commercial space near the west end of the River's Ledge Phase I property line and a second 3,000 sq. ft. commercial building located approximately 380' to the east at the River's Ledge site off of Aqueduct Road. The originally proposed underground parking has been replaced with several detached parking garages.

Revised versions of a 13-page site plan and photo renderings of the proposed Sr. Center building and 4 covered parking garages were provided on 8/13/23. The majority of the PB's requests have been addressed in the new revision of the design, however a few action items remain unaddressed. A list of these items is included at the end of this Agenda Statement.

BACKGROUND INFORMATION

The lot at 2837 Aqueduct Road, known as Rivers Ledge of Niskayuna, received approval as a Planned Unit Development with 2 phases – the first phase was the 16 ten-unit apartment buildings and club house (& Rec Center) that is under construction now and the second phase was 100 senior living apartments and commercial space.

Phase 2 – Revision 1

The initial, Rev 1, version of a proposed Senior Center building is included in a drawing entitled "Overall Layout Plan 2837 Aqueduct Road" by Arico Associates dated January 2017 with a most recent revision status of 1 dated 4/14/17. The specific details of the 100 unit proposed building

are not included on the above referenced drawing however the water and wastewater impact of the Senior Center were included in relevant design calculations.

Phase 2 – Revision 2

The Rev 2 proposal includes a building containing 60 senior apartment units and 2,000 sq. ft. of mixed-use commercial space with 60 below grade garage parking spaces and 65 outdoor parking spaces. A proposed standalone 3,000 sq. ft. commercial building including 11 parking spaces is also included.

The Rev 2 version of the design was reviewed at the 11/3/21 Architectural Review Board (ARB) meeting, the 11/3/21 Conservation Advisory Council (CAC) meeting and the 11/8/21 Planning Board (PB) meeting. A brief summary of salient points from those meetings is included below.

11/3/21 Architectural Review Board (ARB) – The Planning Office presented the initial version of the site plan drawing and elevation drawing for the proposed buildings. A very general overview of the project was provided and it was noted that a more formal review will be held at a future meeting.

11/3/21 Conservation Advisory Council (CAC) – The Planning Office presented the initial version of the site plan drawing and elevation drawing for the proposed buildings. It was noted that the building was proposed as a 100-unit apartment building during the initial approval process for the Planned Utility District (PUD) but the presence of wetlands necessitated the reduction in the size of the building to its current size. Army Corps of Engineers approval will be required. The visibility of this building from Aqueduct Road was acknowledged and the need for appropriate facades and screening is required to keep the rural character of Aqueduct Road.

11/8/22 Planning Board (PB) meeting -- Staff's initial thoughts are the reduction in disturbance to the wetlands is good, and a standalone commercial building could lend itself to a sit down restaurant or something that can complement the Mohawk Hudson bike hike trail's recreational use – but the height of the mixed use building is a problem and the mixed use commercial space could benefit from facing the bike path and having an outdoor seating and tables feature (originally discussed in the PUD concept). Niskayuna zoning code Section 220-17 Height Regulations does not allow buildings over 35 feet high. As proposed, the 3-story apartment building is 44' 4". Therefore, a variance of 9' 4" (44' 4" – 35' = 9' 4") would be required from the Zoning Board of Appeals. The rural character of the road is not incorporated into the façade, the public parking has been reduced, and the sidewalk connection is not yet shown.

Phase 2 – Revision 3

A Rev 3 version of a proposed Rivers Ledge Senior Center was submitted to the Planning Office on 5/19/22. This version includes a building containing 66 senior apartments and 2,000 sq. ft. of mixed-use commercial space. The plan includes 66 below grade and 78 grade level parking spaces. A small parking area containing 7 parking spaces is also included to provide access to nearby Aqueduct Park. A second building consisting of 3,000 sq. ft. of commercial space with 11 nearby parking spaces is also included.

The following documents were provided as part of the Rev 3 proposal.

1. A 12-page drawing set entitled "Overall Plan – Phase 2" by Brett L. Steenburgh, P.E., PLLC dated 5/11/22 with no further revisions.

2. A 24-page drawing set intended for the Niskayuna Architectural Review Board (ARB) with the first page entitled "Exterior Perspective – View from Aqueduct Road" by HCP Architects dated 5/3/22 with no subsequent revisions.
3. A 1-page drawing entitled "First Floor Plan – East Wing" by HCP Architects dated 5/11/22 with no subsequent revisions.
4. A 144 page "Sewer Report" entitled "Addendum to the Project Narrative for Sanitary Sewer District #1 Extension #123" by Brett L. Steenburgh, P.E. PLLC dated February 3, 2020 with no subsequent revisions.
5. A 706-page "SWPPP Report" entitled Storm water Pollution Prevention Plan for the Development of Rivers Ledge of Niskayuna" by Arico Associates Engineers, Land Planners & Consultants dated April 2017 with a most recent revision of January 2018.
6. A 59-page "Water Report" entitled "Addendum to the Engineers Report Sanitary Water District #1 Extension #168" by Brett L. Steenburgh, P.E. PLLC dated December 11, 2020 with no subsequent revisions.

SUMMARY FROM THE PLANNED UNIT DEVELOPMENT SITE PLAN APPROVAL

Condition 3 of the Rivers Ledge Planned Unit Development Site Plan Approval (last amended 9/27/2021 via PB Resolution 2021-31) required the following:

The following general site plan improvements and requirements shall be addressed for Phase II of Rivers Ledge of Niskayuna.

- a) *The Developer shall work to preserve and protect the rural character of Aqueduct Road through the facades and landscaping of the properties along Aqueduct Road. The building designs shall remain the same height and character as those renderings presented to the Conservation Advisory Council on May 3, 2017.*
- b) *A landscaping design should be established to mitigate the loss of any wetlands and forests, with special attention to the Aqueduct Road corridor. The Tree Council shall survey the trees to be removed and approve the replanting plan. The developer shall work with the Town to preserve the Northern Long-Eared Bat habitat trees wherever possible, and replace and replant similar species if they must be removed.*
- c) *Where applicable, the Developer shall work with the Planning Board to reduce impacts to wetlands wherever possible. Mitigation for the wetlands shall be local first, in place and in kind and the Developer shall go to great lengths in a good faith effort to mitigate any wetland impacts within the local watershed area.*
- d) *The applicant shall be responsible for the construction of a public parking area between Aqueduct Road and the Mohawk Hudson Hike Bike Trail. Prior to final PUD approval, all access easements necessary for the public parking shall be granted to the Town of Niskayuna.*
- e) *Phase II includes the construction of senior living apartments. Transit has not been addressed in the previous site plans. The Developer shall contact CDTA and explore the possibility of extending service to Phase II of the Rivers Ledge PUD.*
- f) *The Developer shall be responsible for the parkland, sewer trunk and water trunk fees as outlined on a per unit cost in Town Board Resolution #2016-218.*
- g) *The applicant shall strive to meet the objectives of the Planned Unit Development Code, Section 220-34 and all multi-family dwelling regulations outlined in Chapter 220-26 of the Town of Niskayuna Zoning Code.*

- h) The applicant shall install a sidewalk from the edge of the Rivers Ledge of Niskayuna property line down Aqueduct Road to the entrance to the Aqueduct Park on Aqueduct Road.*

5/23/22 Planning Board (PB) meeting – Mr. Pafundi attended the meeting and presented the Rev 3 version of the proposed Senior Center. He noted that since they last appeared before the PB (11/8/21) their design team completely redesigned their approach. One of their primary goals was to break up the long length of the building with the use of a row house look and a variety of façade depths, colors, etc. He noted that they were able to maintain the requirement of 1 parking space for each apartment unit in the building. PB members noticed and commented on the height of the building being 41' (35' is max. allowed per zoning code) and would therefore still require a variance. The PB suggested that Mr. Pafundi utilize a mixture of roof lines – dormers, gable, mansard roof, etc. to soften the building appearance.

Mr. Pafundi stated that he can have his architects and civil engineers work together to create a rendering of how the building will appear with the existing trees and vegetation around it. Mr. Pafundi noted that he is working with the Army Corps of Engineers regarding wetlands.

The PB established the following action items.

- Applicant – work with design team regarding the PB's façade comments
 - Create a rendering showing proposed building with exiting trees around it to help w/scale
 - Explore ways to shorten the height of the building and also make it appear shorter
- PO – schedule a review with the ARB
- PO – provide pictures of Notts Landing to Mr. Pafundi

On Monday June 6, 2022 Mr. Pafundi emailed the Planning Office stating that he and his design team evaluated the following 3 design options.

1. Reduce the height of the building to comply with the 35' maximum zoning code height.
2. Employ design features such as dormers, gable roofs, mansard roofs, etc. to reduce the visual impact of a building that is taller than 35'. (Make the building appear <= 35').
3. Proceed with the design as it was presented at the 5/23/22 PB meeting and request a variance for building height from the Zoning Board of Appeals (ZBA).

In the email Mr. Pafundi stated that they would like to proceed with option 3. A scaled rendering of the 41' high building and the surrounding trees was also provided.

6/8/22 Conservation Advisory Council (CAC) meeting – the Planning Office described the details of the Rev 3 version of the proposed Senior Center Building to the CAC. After an engaged discussion the CAC members concurred on offering the following suggestions.

- They would like to see what a 2-story rendition would like that complies with the 35' height requirement because they are concerned about the height.
- They asked for green energy practices to be utilized – solar, EV charging stations, etc.
- They asked the Planning Board to require pesticide free maintenance of the building grounds, especially with all the wetland around
- They asked for a path or walkway to connect all of the buildings, including the small commercial building, to the bike path.

- They requested outdoor seating and outdoor recreation space for the senior center building and outdoor seating for the commercial building.
- They appreciated the reduction in wetland impacts.

6/13/22 Planning Board (PB) meeting – Mr. Pafundi attended the meeting and explained that the developer would like to pursue approval of the 41' high building as shown in the "Rev 3" design. He noted that their design team believes the extra 6' ($41 - 35 = 6$) of building height allows for a more residential looking pitched roof design. He requested that the Planning Board proceed with the "Rev 3" design and make a recommendation either for or against the design so that he could pursue an area variance for 6 additional feet of building height with the ZBA. Ms. Robertson displayed the colored rendering that was included in the PB meeting packet that showed a scaled side elevation view of the building including the nearby trees. After discussion the PB requested the following additional detail for the 7/11/22 PB meeting and agreed to make a recommendation on the ZBA application at that meeting.

6/15/22 Architectural Review Board (ARB) meeting – the ARB reviewed the most recent images of the building and discussed the upcoming ZBA meeting.

7/6/22 Conservation Advisory Council (CAC) meeting – Mr. Pafundi attended the meeting and repeated the presentation he made to the Planning Board at their 6/13/22 meeting. He responded to each of the CAC's requests from their 6/8/22 meeting and explained why some could be implemented and why others could not. Mr. Pafundi and the CAC discussed several potential additions to the site plan including the following.

- Add a sidewalk and cross walk that connects the small commercial building that is part of the Senior Center site plan to the bike path.
- Add an outdoor seating and potentially dining area between the Senior Center and River Run Drive.
- Add more landscape screening between the Senior Center building and Aqueduct Road
 - Utilize a mixture of evergreen and deciduous trees
 - Retain as many existing trees as possible
- Utilize pesticide free landscaping practices

Mr. Pafundi noted that he is working with his team to produce architectural renderings of the Senior Center as viewed from the Rexford side of the Mohawk River. The Planning Board previously asked for renderings that show where the air conditioning units will be located on the buildings.

7/11/22 Planning Board (PB) meeting – Mr. Pafundi attended the meeting and addressed the questions that were raised at the 6/13/22 PB meeting. He confirmed that the HVAC units will not be visible from the sidewalks, streets or anywhere outside and around the building. He noted that the design team is still working on preparing renderings of how the proposed Senior Center building will appear when viewed from the Alplaus side of the Mohawk River. He expected to have the renderings in time for the 8/24/22 ZBA meeting. He also noted that the final package has been submitted to the Army Corps of Engineers and that the first comments from the Town's TDE were received on 7/7/22. The PB inquired about how the "barbell" ends of the building connect with the main building roofline. Mr. D'Arpino requested an aerial roof plan. Mr. Pafundi agreed to provide the plan. The PB discussed the effect on the comprehensive plan, the suitability of use and then recommended with a vote of 7-0 that the ZBA grant the requested area variance for building height.

8/3/22 Schenectady County Planning and Zoning Coordination Referral – The Commissioner of Economic Development and Planning received the Town's referral and approved the proposal on 8/3/22.

8/17/22 Architectural Review Board (ARB) – The ARB reviewed the most recent documents and renderings of the proposed Senior Center at their 8/17/22 meeting. The Planning Office had prepared a Power Point presentation of several existing “row house” type buildings in the Capital District for reference. The presentation includes buildings in Ballston Spa, Saratoga, Green Island as well as generic “row house images” that were obtained with a simple Goggle search. The ARB still has concerns regarding the mass and scaling of the buildings. They agreed that a roofline plan is necessary to assess how the building would be constructed and how it would appear from various viewing angles. The ARB agreed to schedule a follow up working session with Mr. Pafundi and HCP Architects.

8/24/22 ZBA meeting – The Zoning Board of Appeals reviewed the application for an area variance for 6 additional feet of building height and granted the variance at their 8/24/22 meeting. They requested that the applicant work with the Planning Board to remove white siding from the proposed new building (per Alplaus resident request at meeting).

8/29/22 Planning Board (PB) meeting – Mr. Pafundi was not able to attend the 8/29/22 PB meeting. Chairman Walsh and Ms. Robertson updated the Board regarding the ZBA's granting of the area variance for building height. The PO and PB discussed the next steps for the project and the outstanding action items from the 7/11/22 PB meeting.

Mr. Pafundi and his engineer Mr. Steenburgh submitted a “site section view” drawing to the Planning Office on 9/8/22. The drawing shows a cross section view of an elevation view of the Alplaus side of the Mohawk River, the Mohawk River, and the Niskayuna side of the Mohawk River. The drawing shows the general elevation differences between the homes on the Alplaus side of the river and the Rivers Ledge site. The Planning Office reviewed their notes from previous meetings and compiled the following list of open action items for review at the 9/12/22 meeting.

1. Add a sidewalk and cross walk that connects the small commercial building to the existing bike path.
2. Add outdoor seating / dining area between the Sr. Center and River Run Drive.
3. Add more landscape screening between the Sr. Center building and Aqueduct Rd.
 - a. Utilize a mixture of evergreen and deciduous trees.
 - b. Retain as many existing trees as possible.
4. Per resolution 2021-31 Condition 3 (h) install a sidewalk from the edge of the Rivers Ledge of Niskayuna property line down Aqueduct Road to the entrance to the Aqueduct Park on Aqueduct Road.
5. Remove white siding from the proposed buildings.
6. Provide a roof plan for the Sr. Center building.
7. Meet with the ARB to continue to refine the façade design of the building.

9/12/22 Planning Board (PB) meeting – Mr. Steenburgh attended the meeting on behalf of the applicant. Ms. Robertson informed the PB that the area variance for a building height of 41' (6' variance) was approved by the ZBA at their 8/24/22 meeting. Ms. Robertson noted that nearby residents had requested that white siding not be used on the Senior Center building due to the high level of reflectiveness and brightness. Mr. Steenburgh agreed. He also noted that a roof plan will be provided for the 10/3/22 meeting.

A roof plan drawing was received and is included in the meeting packet.

10/3/22 Planning Board (PB) meeting – There were no representatives on behalf of the applicant at the meeting. The PB briefly discussed the roof plan. Mr. D’Arpino explained how the HVAC system will be stored and concealed. The Planning Office noted that the Weston and Sampson engineering firm has been selected as the TDE for the project. The PB requested additional information and details for the smaller 3,000 sq. ft. building.

On 1/10/23 Mr. Steenburgh emailed the Planning Office stating that construction costs associated with the underground parking have made the project cost prohibitive. The email includes a revised sketch plan that includes 55 car port parking spaces to meet the one covered space per unit as required in the Town zoning code. The revision status of the drawing was not changed but a hard copy version is stamped “Received Jan 10 2023 Planning Office Niskayuna, NY” and saved in the paper folder archives. The sketch plan now includes 55 covered parking spaces and 69 uncovered parking spaces.

A new 23-page design package entitled “Exterior Perspective – View from Aqueduct Road, Rivers Ledge Development Senior Building, Aqueduct Road, Niskayuna, NY 12309 by HCP Architects dated 12/12/22 was also included with the email. The design package includes renderings of the exterior of the revised building, window and siding specifications, interior floor plans and manufacturer’s spec. sheets for several other key components of the proposed design.

While the Planning Office does not object to changing the parking to above ground, the Board should explore the visual change/impact to the Mohawk Hudson Bike Hike Trail, what the materials for the proposed garages would be, whether the main building height can be lowered as a result of the loss of the underground parking, what the impact is to landscaping and screening. The PO notes the conditions for Phase 2 of the PUD includes:

1. Preserving and protected the rural character of Aqueduct Road
2. Mitigate the loss of wetlands with landscaping and protect northern long-eared bat trees
3. Reduce impacts to wetlands (as proposed one building reduces impacts)
4. Construct a public parking lot (shown in proposed plan)
5. Explore transit opportunities / bus stop on premises
6. Meet multi-family dwelling regulations wherever possible
7. Install a sidewalk from the edge of Rivers Ledge property line down Aqueduct Road to the entrance to Aqueduct Park on Aqueduct Road (not shown)

The Board should review and discuss the revised design.

2/23/2023 Planning Board (PB) meeting – Mr. Steenburgh, engineer for the applicant, attended the meeting and presented the new design on the applicant’s behalf. The Board expressed dismay that the underground parking that was included in the original proposal was not included as part of the most recent proposal for the senior center building and asked the applicant to look into several alternative designs to keep the feel of the PUD. Some of the considerations were:

1. Look at underground parking again
2. Look at moving underground parking adjacent to building
3. Look at breaking up the sea of asphalt around this building
4. Consider less covered parking – only covered parking to one side of building
5. Consider inside of building – entrances and exits are not conducive to walking to covered parking – consider covered entry or walkway to parking

2/27/2023 Planning Board (PB) meeting – Mr. Chuck Pafundi, applicant for the project and Project Manager for the Rivers Ledge development, attended the meeting to discuss some of their findings following the last Planning Board meeting and discuss options to pursue for approval. The Planning Board discussed that if the project had to move to detached garages, they would want to ensure one covered space per unit (55 total). They requested the following information:

1. Renderings of the garages to review the aesthetics
2. An elevation profile of the site which included the garages and their relation to Aqueduct Road, the main building and the bike path.
3. Setbacks labeled for the garages
4. Height dimensions for the garages
5. Landscape buffering to bike path
6. A reconfiguration of the building with entrances that face the parking garages

3/1/23 Conservation Advisory Council (CAC) meeting – The project was a Discussion Item at the 3/1/23 CAC meeting. The CAC discussed that it would be difficult for residents to have to clean the snow of their cars without a covered spot.

3/3/2023 Complete Streets – The Complete Streets recommended the applicant incorporate covered bike racks for the commercial area (as well as bike rack storage or outside covered storage bike rack for residents) into this proposal and locate a free bike maintenance station similar to several that have been installed in nearby communities. They also requested that since more trees and brush were being removed along the bike path – more should be put back to screen the garages. They did not want the garages to look like a long wall along the bike path.

3/9/2023 Tree Council – Tree Council briefly reviewed the site plan changes and agreed to be ready to review additional landscaping plans and screenings.

Mr. Pafundi provided the Planning Office with colored renderings of proposed garages on 3/7/23 and asked to be on the agenda for the 3/13/23 PB meeting.

3/13/23 Planning Board (PB) meeting – Chuck Pafundi attended the meeting on behalf of the developer and presented and explained the new site plan drawing and colored renderings of the proposed parking garages to the Board. The Board discussed the project and requested the following additional items.

- A relative height rendering showing the Senior Center building, the garages and grade level for Aqueduct Rd, the bike path, the Mohawk River and the bank of the river.
- A rendering of the back entrance of the Sr. Center building.

The Board also commented on a few design aspects of the proposed parking garages and requested that the ARB review and provide feedback on them.

8/13/23 – Brett Steenburgh P.E., engineer for the developer, provided the Planning Office with an updated site plan drawing for the Senior Center dated 8/2/23, a 3-page photo rendering package consisting of a relative height rendering requested by the Board dated 3/21/23 and colored renderings of the proposed parking garages dated 3/20/23.

8/16/23 Architectural Review Board (ARB) meeting – The ARB reviewed the new files and documents. They were pleased with the overall appearance of the buildings and the surrounding landscaping. They provided Mr. Steenburgh with a marked up rendering and recommended

removing the courses of shingles under the gable roof portion of the garage. They also recommended that the gable feature be carried over to the back of the building.

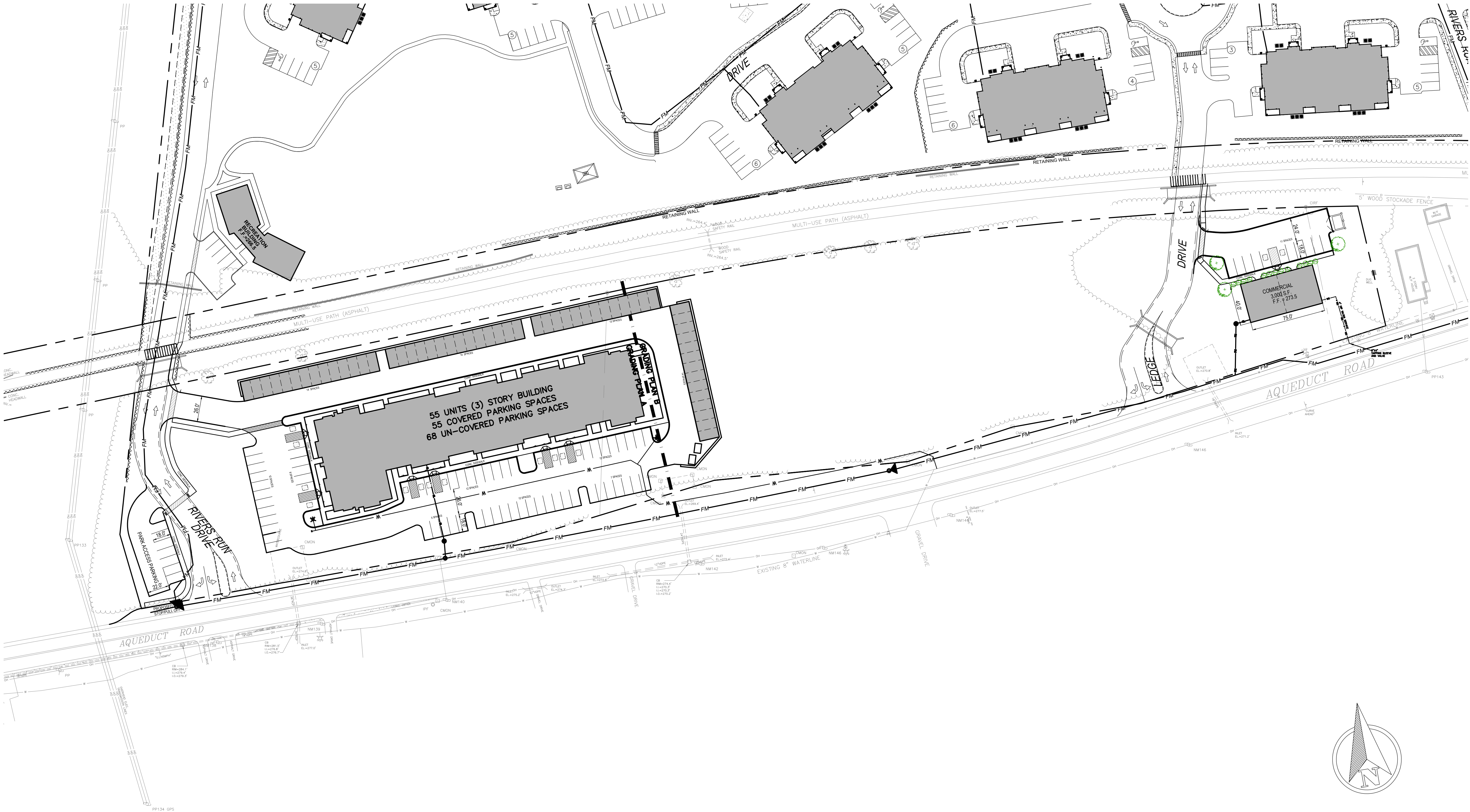
The PB should carefully review the new site plan drawing and photo renderings relative to the design requests that have been made by the PB, CAC and ARB at previous board meetings that include but are not limited to the following.

1. Add an outdoor seating / dining area – possibly between the Sr. Center Building and River Run Drive.
2. Explore transit opportunities / bus stop on premises.
3. Break up the sea of asphalt around the Sr. Center building
4. Show that the inside includes entrances and exits that are conducive to walking to the covered parking garages. Consider covered walkways from the building to the garages.
5. Include setback dimensions from the proposed garages to the property lines.

The PB reviewed the project with the developer on 8/28/2023. It has been referred to the CAC for a full recommendation for potential action on the project on September 11, 2023.

SITE STATISTICS

OWNER: RIVERS LEDGE OF NISKAYUNA
APPLICANT: RIVERS LEDGE OF NISKAYUNA
49 RAILROAD AVENUE
ALBANY, NY 12205
AREA = 5.25± ACRES
USE: SENIOR APARTMENTS AND MIXED USE COMMERCIAL
MAIN BUILDING: 55 SENIOR APARTMENTS + 2,000 S.F. COMMERCIAL
PARKING PROVIDED = 123 SPACES
GARAGE SPACES = 55 SPACES
OUTDOOR SPACES = 68 SPACES
BUILDING HEIGHT - 41'
STAND ALONE COMMERCIAL BLDG = 3,000 S.F.
PARKING PROVIDED = 11 SPACES
BUILDING HEIGHT - 16'



BRETT L. STEENBURGH MAP REFERENCE:
PLAN SET ENTITLED "RIVERS LEDGE NISKAYUNA" AS PREPARED BY
ARICO ASSOCIATES, ENGINEERS, LAND PLANNERS & CONSULTANTS
DATED MARCH 7, 2016 AND LAST REVISED FEBRUARY 2017.

OVERALL PLAN
PHASE 2 - RIVERS LEDGE OF NISKAYUNA
2837 AQUEDUCT ROAD

COUNTY OF SCHENECTADY
TOWN OF NISKAYUNA
STATE OF NEW YORK

DRAWN BY:
CADD FILE:
DATE:

CHECKED BY:
JOB NO.
SCALE: 1" = 50'

SHEET 0-1

BRETT L. STEENBURGH, P.E. PLLC
2832 Rosendale Road
Niskayuna, NY 12309
(518) 365-0875
bsteenburgpe@gmail.com

ENGINEERING THAT TRANSFORMS
IMAGINATION INTO REALITY



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NYS LIC. NO. 075456

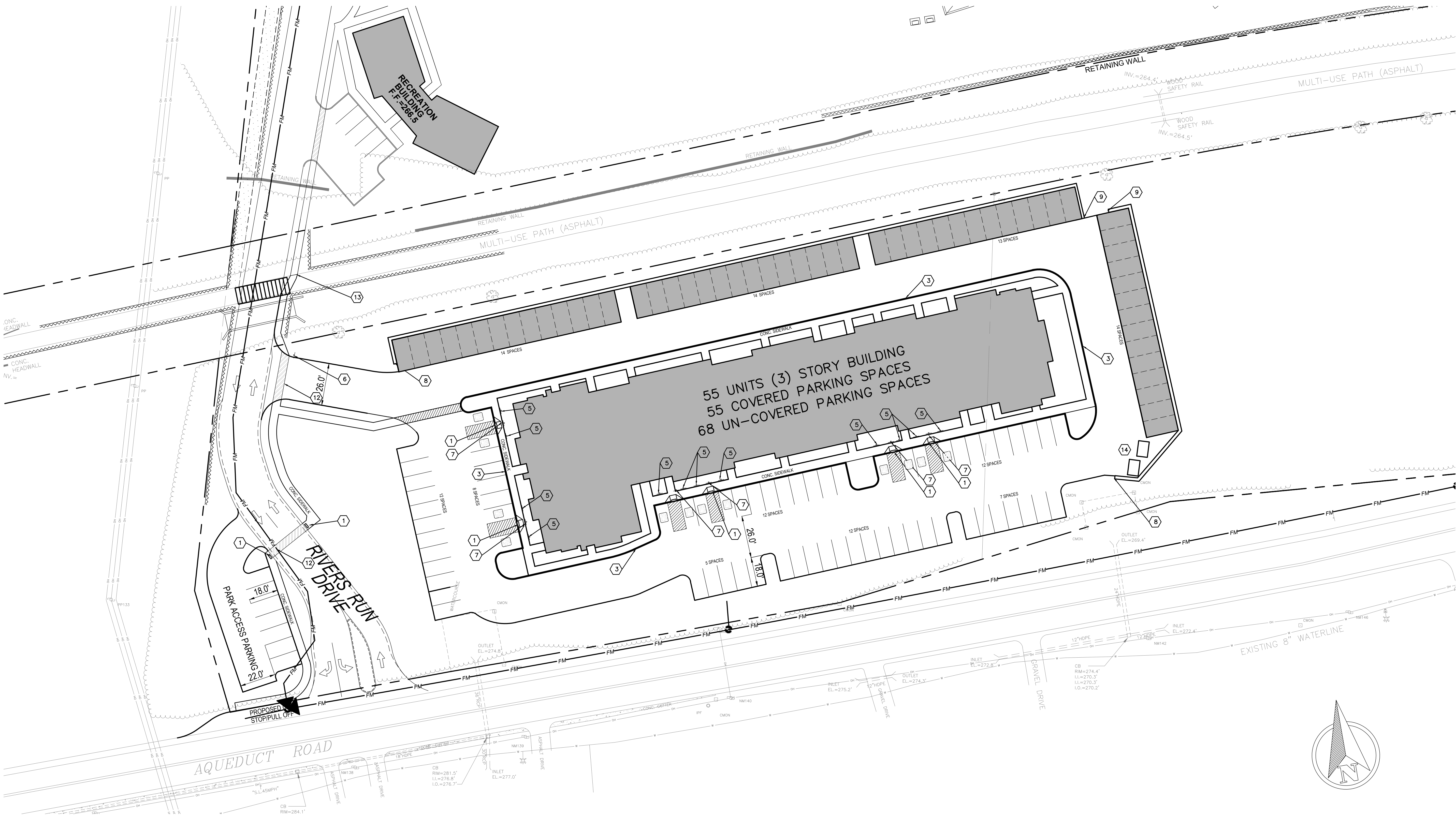
NO.	DATE	REVISIONS	B.Y.
1	8/29/23	REVISED AS PER THE COMMENTS	
2	8/29/23	REVISED AS PER THE COMMENTS	

SITE STATISTICS

OWNER: RIVERS LEDGE OF NISKAYUNA
APPLICANT: RIVERS LEDGE OF NISKAYUNA
49 RAILROAD AVENUE
ALBANY, NY 12205
AREA = 5.25± ACRES
USE: SENIOR APARTMENTS AND MIXED USE COMMERCIAL
MAIN BUILDING: 55 SENIOR APARTMENTS + 2,000 S.F. COMMERCIAL
PARKING PROVIDED = 124 SPACES
GARAGE SPACES = 55 SPACES
OUTDOOR SPACES = 69 SPACES
BUILDING HEIGHT - 41'
STAND ALONE COMMERCIAL BLDG = 3,000 S.F.
PARKING PROVIDED = 11 SPACES
BUILDING HEIGHT - 16'

LEGEND

- | | | | |
|---|---|----|-------------------------|
| 1 | HANDICAP RAMP PER ADA STANDARDS | 10 | NOT USED |
| 2 | CONCRETE SIDEWALK | 11 | NOT USED |
| 3 | CONCRETE CURB | 12 | CROSSWALK |
| 4 | NOT USED | 13 | CONNECT TO EX. SIDEWALK |
| 5 | HANDICAP PARKING SIGN (MUTCD R7-8 W. R7-8P) | 14 | DUMPSTER ENCLOSURE |
| 6 | STOP SIGN (MUTCD R1-1 MIN. 30" X 30") | | |
| 7 | NO PARKING ANYTIME SIGN (MUTCD R7-1) | | |
| 8 | BEGIN RETAINING WALL | | |
| 9 | END RETAINING WALL | | |



BRETT L. STEENBURGH, P.E. PLLC
2832 Rosendale Road
Niskayuna, NY 12309
(518) 365-0875
bsteenburgpe@gmail.com
**ENGINEERING THAT TRANSFORMS
IMAGINATION INTO REALITY**

SITE PLAN
PHASE 2 - RIVERS LEDGE OF NISKAYUNA
2837 AQUEDUCT ROAD
COUNTY OF SCHENECTADY TOWN OF NISKAYUNA STATE OF NEW YORK
DRAWN BY: [blank] CHECKED BY: [blank] SCALE: 1" = 30'
CADD FILE: [blank] JOB NO. [blank] SHEET S-1
DATE: MAY 11, 2022

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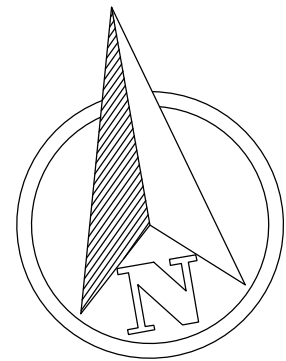
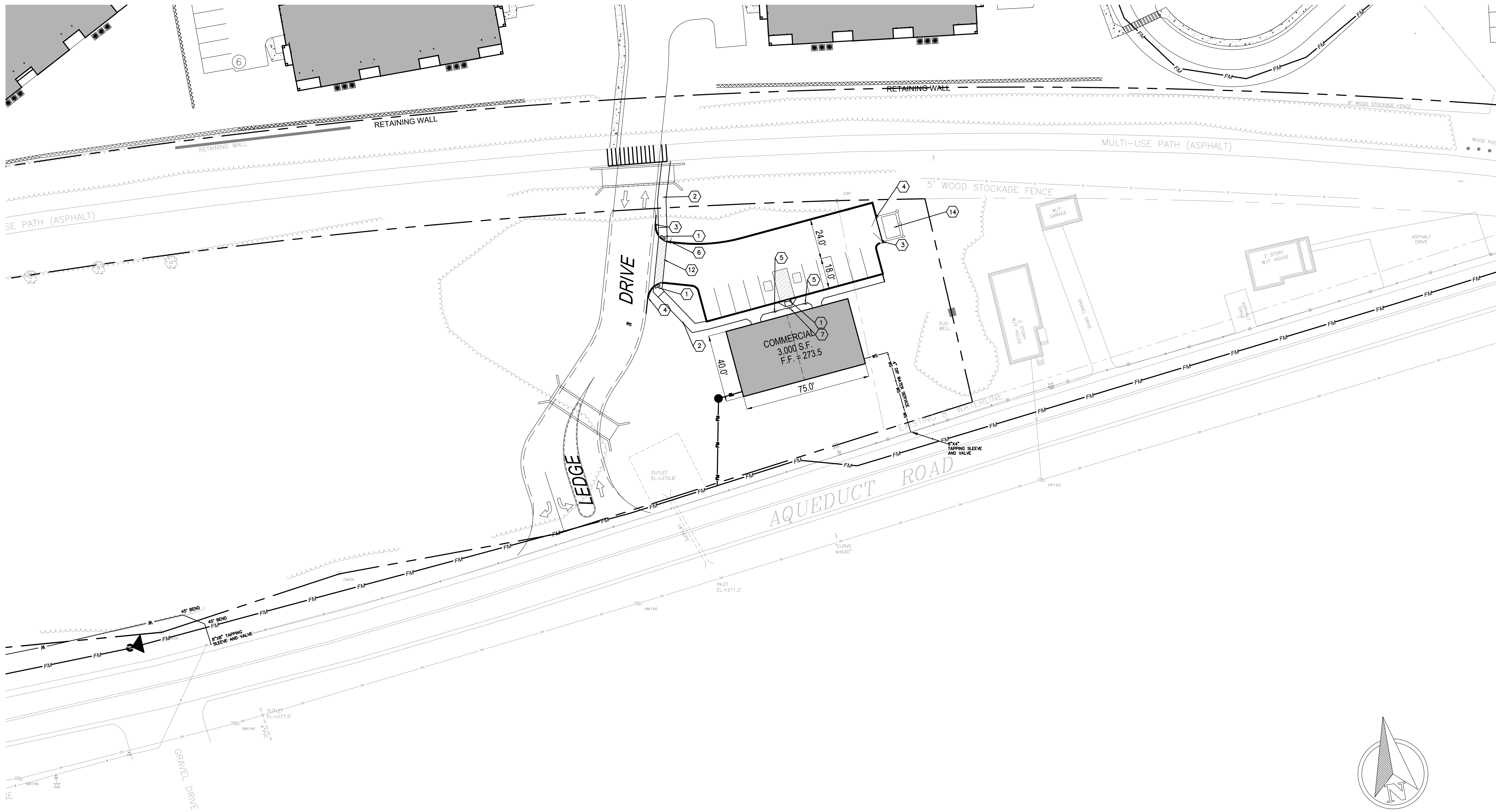
NO.	DATE	REVISIONS	B.Y.
1	8/2/21	UPDATED BUILDING FOOTPRINT	
2	8/2/22	REVISED AS PER THE COMMENTS	

SITE STATISTICS

OWNER: RIVERS LEDGE OF NISKAYUNA
APPLICANT: RIVERS LEDGE OF NISKAYUNA
49 RAILROAD AVENUE
ALBANY, NY 12205
AREA = 5.25± ACRES
USE: SENIOR APARTMENTS AND MIXED USE COMMERCIAL
MAIN BUILDING: 66 SENIOR APARTMENTS + 2,000 S.F. COMMERCIAL
PARKING PROVIDED = 144 SPACES
GARAGE SPACES = 66 SPACES
OUTDOOR SPACES = 78 SPACES
BUILDING HEIGHT - 3541'
STAND ALONE COMMERCIAL BLDG = 3,000 S.F.
PARKING PROVIDED = 11 SPACES
BUILDING HEIGHT - 16'

LEGEND

- | | | | |
|---|---|----|-------------------------|
| 1 | HANDICAP RAMP PER ADA STANDARDS | 10 | BEGIN GUIDE RAIL |
| 2 | CONCRETE SIDEWALK | 11 | END GUIDE RAIL |
| 3 | BEGIN CURB | 12 | CROSSWALK |
| 4 | END CURB | 13 | CONNECT TO EX. SIDEWALK |
| 5 | HANDICAP PARKING SIGN (MUTCD R7-8 W. R7-8P) | 14 | DUMPSTER ENCLOSURE |
| 6 | STOP SIGN (MUTCD R1-1 MIN. 30" X 30") | | |
| 7 | NO PARKING ANYTIME SIGN (MUTCD R7-1) | | |
| 8 | BEGIN RETAINING WALL | | |
| 9 | END RETAINING WALL | | |



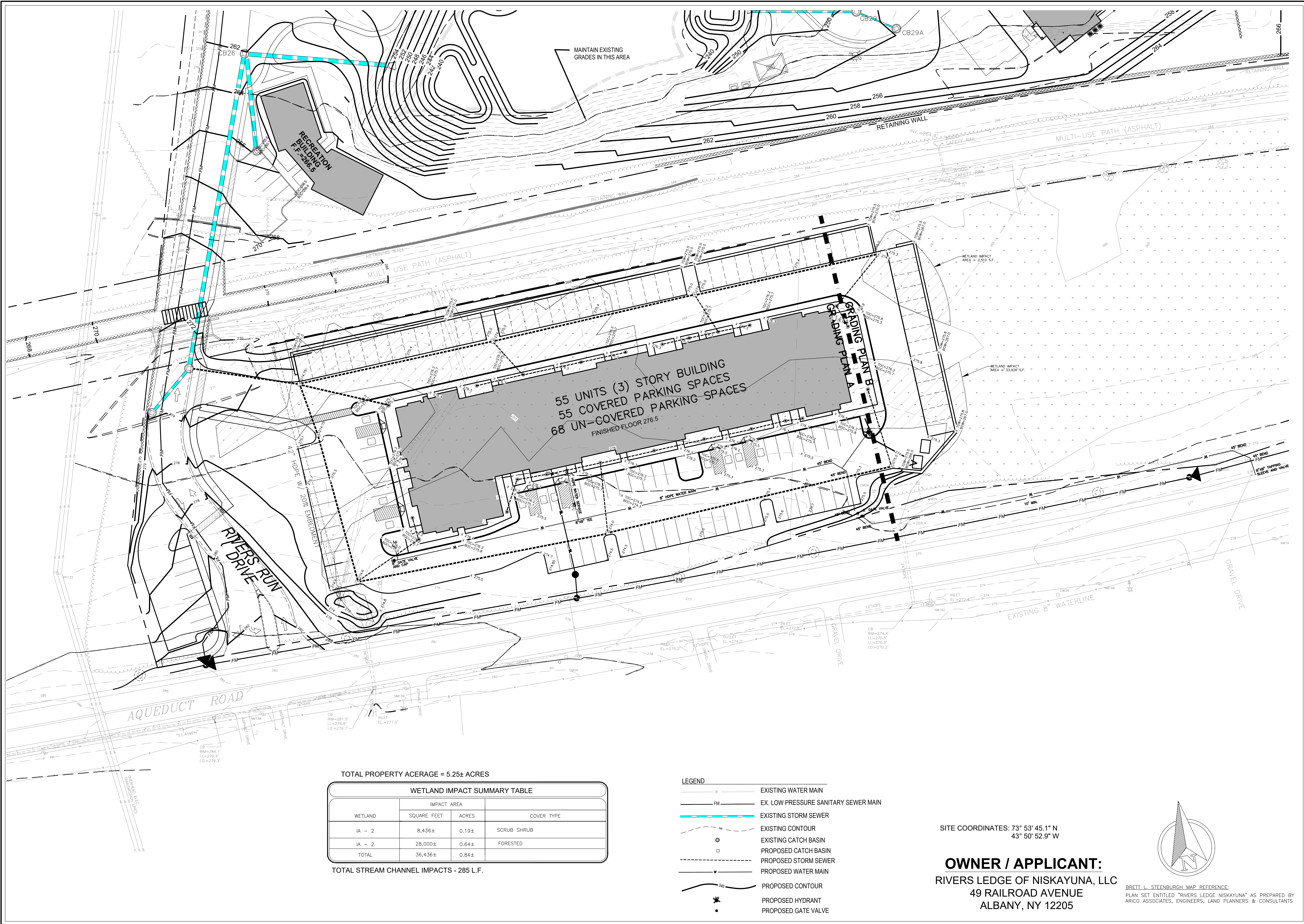
BRETT L. STEENBURGH MAP REFERENCE:
PLAN SET ENTITLED "RIVERS LEDGE NISKAYUNA" AS PREPARED BY
ARICO ASSOCIATES, ENGINEERS, LAND PLANNERS & CONSULTANTS
DATED MARCH 7, 2016 AND LAST REVISED FEBRUARY 2017.

BRETT L. STEENBURGH, P.E. PLLC	
2832 Rosendale Road Niskayuna, NY 12309 (518) 365-0875 bsteenburgpe@gmail.com	
ENGINEERING THAT TRANSFORMS IMAGINATION INTO REALITY	
SITE PLAN	
PHASE 2 - RIVERS LEDGE OF NISKAYUNA 2837 AQUEDUCT ROAD	
COUNTY OF SCHENECTADY	STATE OF NEW YORK
TOWN OF NISKAYUNA	SCALE: 1" = 30'
DRAWN BY: [blank]	CHECKED BY: [blank]
CADD FILE: [blank]	DATE: MAY 11, 2022
SHEET S-2	

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1	8/2/22	REVISED PER THE COMMENTS	
2	8/2/22	REVISED PER THE COMMENTS	
3	8/2/22	REVISED PER THE COMMENTS	
4	8/2/22	REVISED PER THE COMMENTS	
5	8/2/22	REVISED PER THE COMMENTS	
6	8/2/22	REVISED PER THE COMMENTS	
7	8/2/22	REVISED PER THE COMMENTS	
8	8/2/22	REVISED PER THE COMMENTS	
9	8/2/22	REVISED PER THE COMMENTS	
10	8/2/22	REVISED PER THE COMMENTS	
11	8/2/22	REVISED PER THE COMMENTS	
12	8/2/22	REVISED PER THE COMMENTS	
13	8/2/22	REVISED PER THE COMMENTS	
14	8/2/22	REVISED PER THE COMMENTS	



TOTAL PROPERTY ACERAGE = 5.25± ACRES

WETLAND IMPACT SUMMARY TABLE			
WETLAND	IMPACT AREA		COVER TYPE
	SQUARE FEET	ACRES	
IA - 2	8,436±	0.19±	SCRUB SHRUB
IA - 2	28,000±	0.64±	FORESTED
TOTAL	36,436±	0.84±	

TOTAL STREAM CHANNEL IMPACTS - 285 L.F.

- LEGEND
- W — EXISTING WATER MAIN
 - FM — EX. LOW PRESSURE SANITARY SEWER MAIN
 - EXISTING STORM SEWER
 - - - EXISTING CONTOUR
 - ⊙ EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - - - PROPOSED STORM SEWER
 - W — PROPOSED WATER MAIN
 - - - PROPOSED CONTOUR
 - ★ PROPOSED HYDRANT
 - PROPOSED GATE VALVE

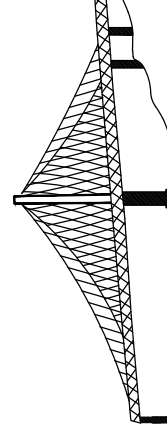
SITE COORDINATES: 73° 53' 45.1" N
43° 50' 52.9" W

OWNER / APPLICANT:
RIVERS LEDGE OF NISKAYUNA, LLC
49 RAILROAD AVENUE
ALBANY, NY 12205

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PLAN SET ENTITLED "RIVERS LEDGE NISKAYUNA" AS PREPARED BY
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2832 Rosendale Road
Niskayuna, NY 12059
(518) 365-0675
bsteenburgpe@gmail.com



GRADING PLAN
PHASE 2 - RIVERS LEDGE OF NISKAYUNA
2837 AQUEDUCT ROAD

COUNTY OF SCHENECTADY
TOWN OF NISKAYUNA
STATE OF NEW YORK

DRAWN BY: [blank]
CHECKED BY: [blank]
CADD FILE: [blank]
DATE: MAY 11, 2022

SCALE: 1" = 30'

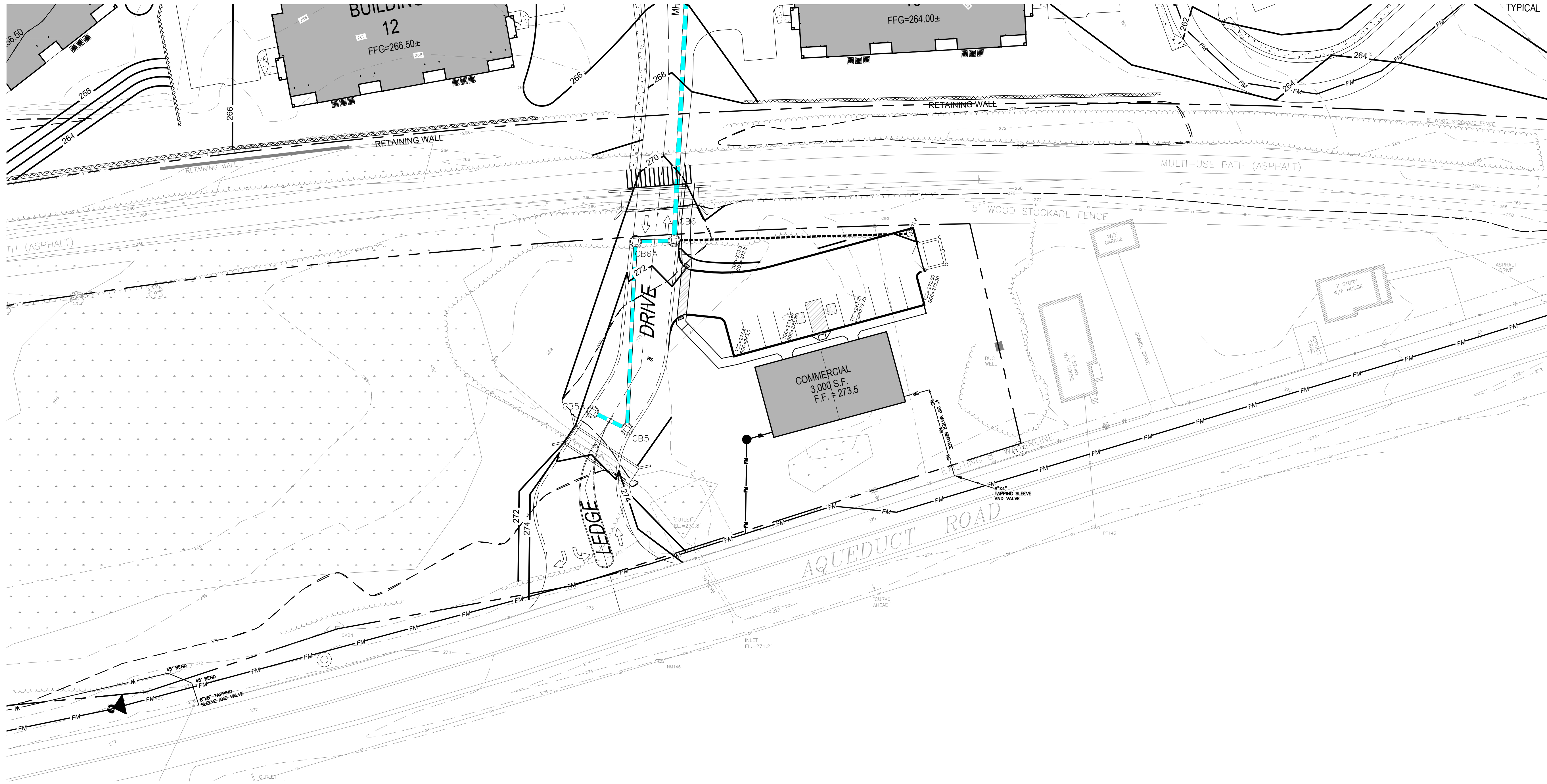
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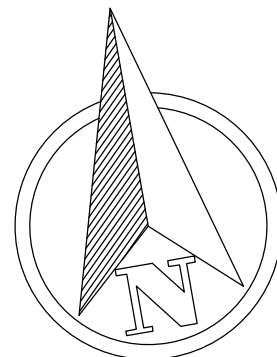
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2	8/2/23	REVISED AS PER THE COMMENTS	



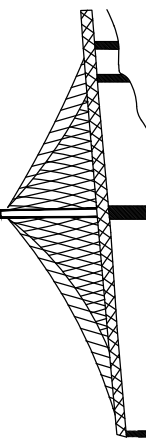
- LEGEND
- W — EXISTING WATER MAIN
 - FM — EX. LOW PRESSURE SANITARY SEWER MAIN
 - — EXISTING STORM SEWER
 - — EXISTING CONTOUR
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - — PROPOSED STORM SEWER
 - W — PROPOSED WATER MAIN
 - — PROPOSED CONTOUR
 - ★ PROPOSED HYDRANT
 - PROPOSED GATE VALVE



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2832 Rosendale Road
Niskayuna, NY 12309
(518) 365-0675
bsteenburgpe@gmail.com



ENGINEERING THAT TRANSFORMS
IMAGINATION INTO REALITY

GRADING PLAN
PHASE 2 – RIVERS LEDGE OF NISKAYUNA
2837 AQUEDUCT ROAD

COUNTY OF SCHENECTADY TOWN OF NISKAYUNA STATE OF NEW YORK

DRAWN BY: CHECKED BY: SCALE: 1" = 30'

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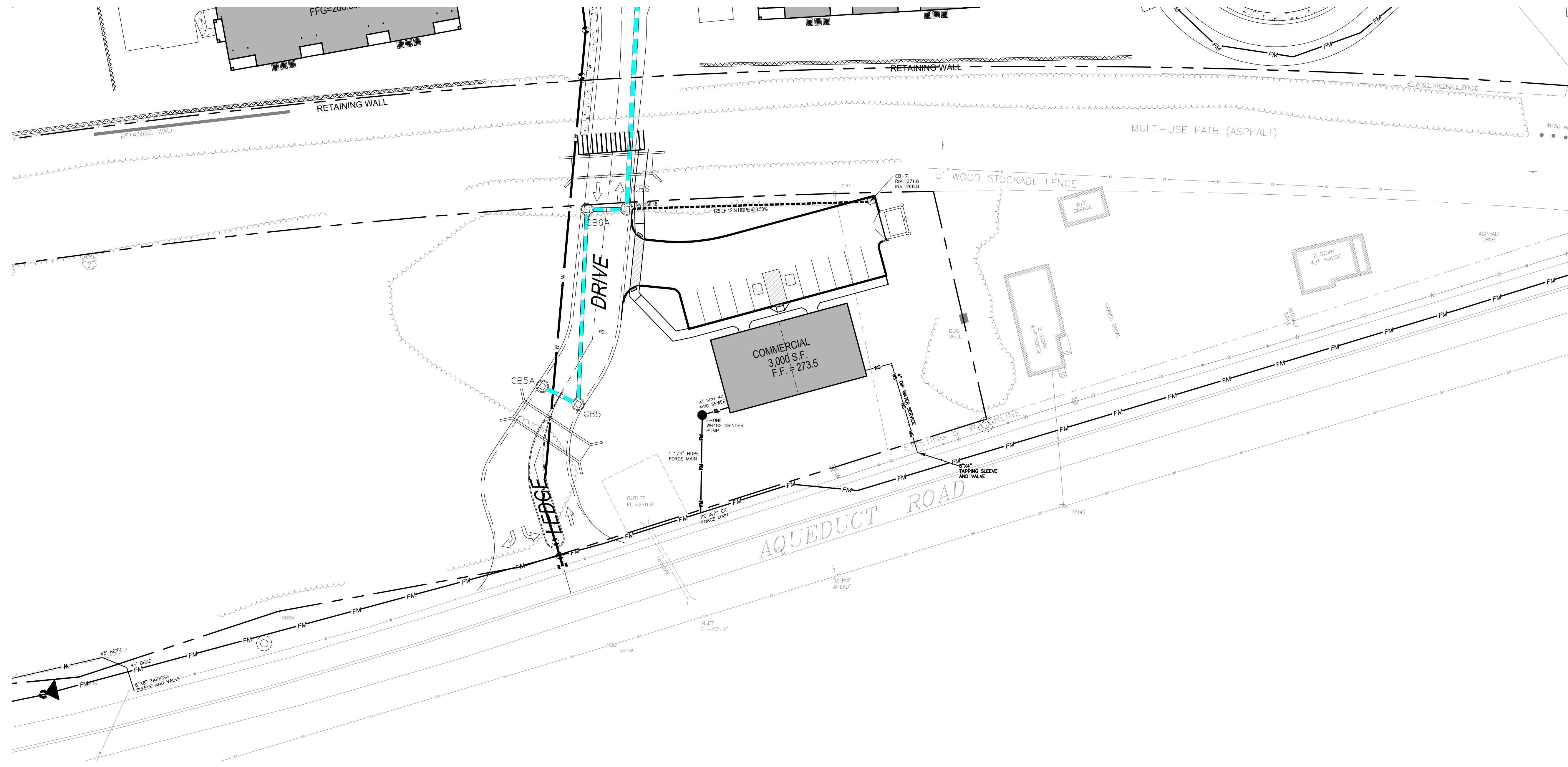
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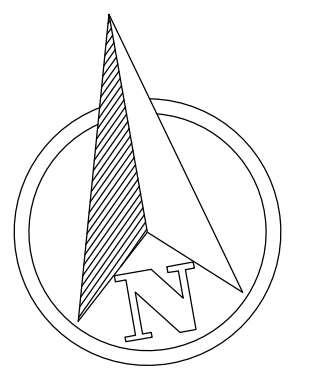
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NYS LIC. NO. 075408



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- LEGEND**
- W — EXISTING WATER MAIN
 - FM — EX. LOW PRESSURE SANITARY SEWER MAIN
 - EXISTING STORM SEWER
 - EXISTING CONTOUR
 - ⊙ EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - PROPOSED STORM SEWER
 - PROPOSED WATER MAIN
 - PROPOSED CONTOUR
 - ★ PROPOSED HYDRANT
 - PROPOSED GATE VALVE



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UTILITY PLAN

PHASE 2 – RIVERS LEDGE OF NISKAYUNA

2837 AQUEDUCT ROAD

COUNTY OF SCHENECTADY

DRAWN BY:

CADD FILE:

DATE:

TOWN OF NISKAYUNA

CHECKED BY:

JOB NO.

STATE OF NEW YORK

SCALE: 1" = 30'

SHEET U-2

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2832 Rosendale Road

Niskayuna, NY 12309

(518) 365-0675

bsteenburgplc@gmail.com

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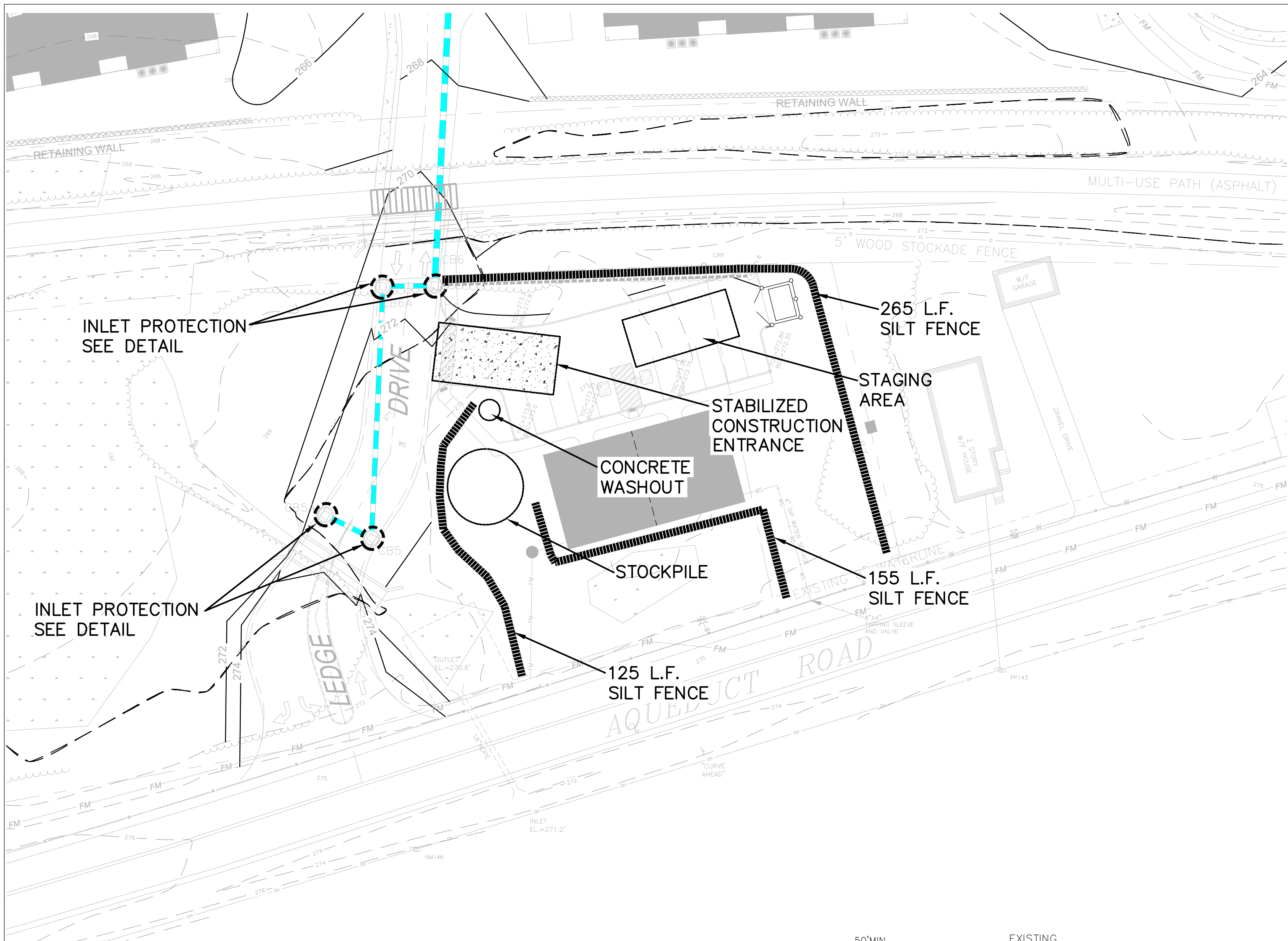
2 8/2/22 REVISED AS PER THE COMMENTS

BY:

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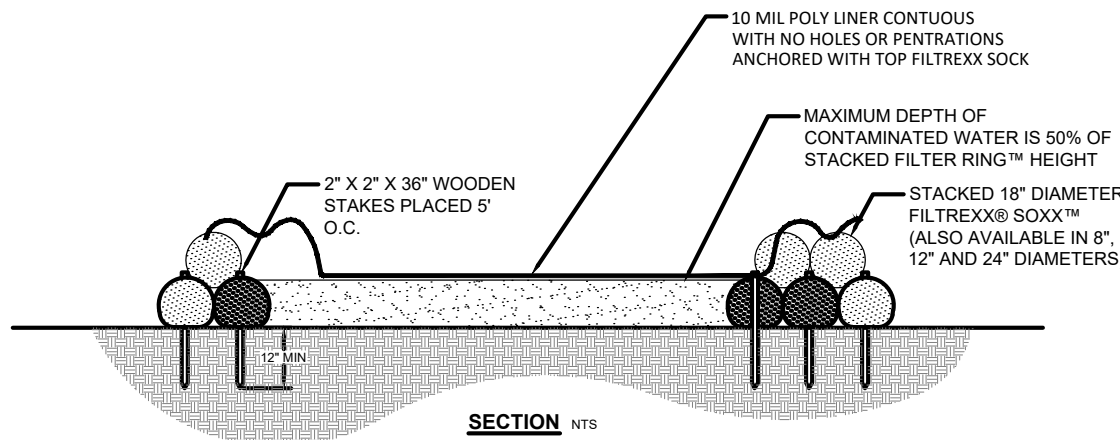
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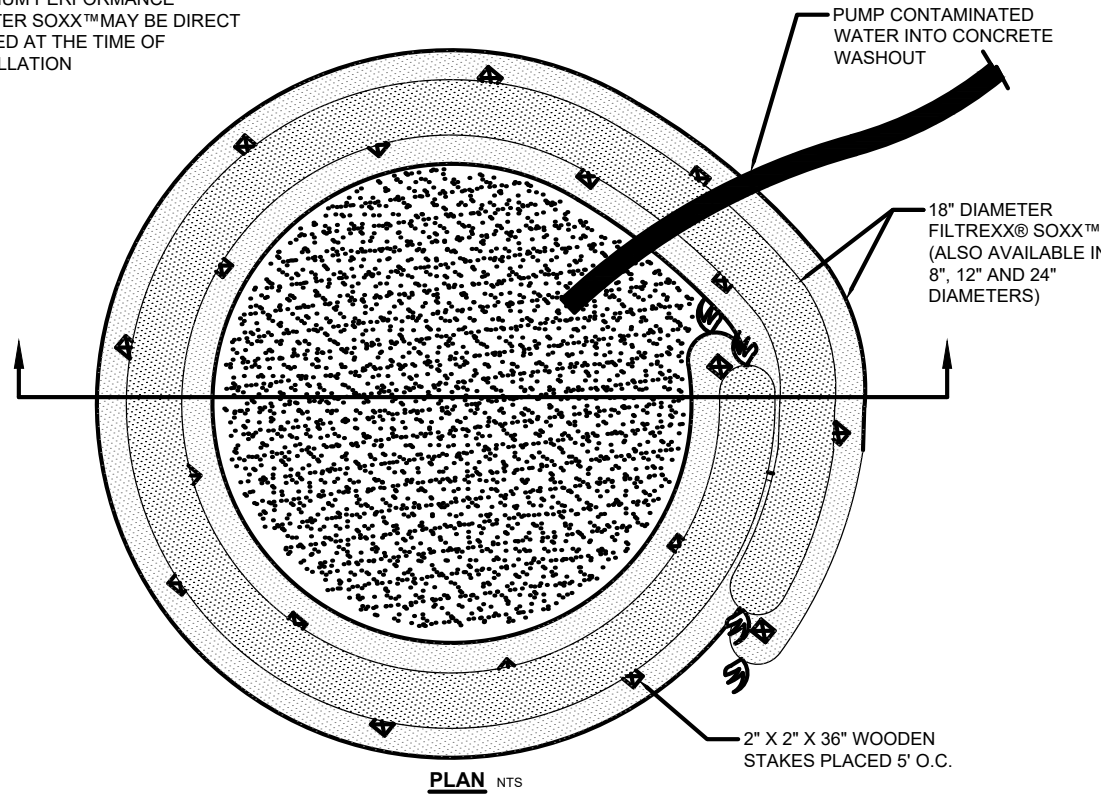


- LEGEND**
- EXISTING WATER MAIN
 - EX. LOW PRESSURE SANITARY SEWER MAIN
 - EXISTING STORM SEWER
 - EXISTING CONTOUR
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - PROPOSED STORM SEWER
 - PROPOSED WATER MAIN
 - PROPOSED CONTOUR
 - PROPOSED HYDRANT
 - PROPOSED GATE VALVE

- EROSION AND SEDIMENT CONTROL NOTES:**
1. A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE SITE CONTRACTOR, SWPPP INSPECTOR, PROPERTY OWNER AND THE STORMWATER OFFICE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 2. ESTABLISH A PERMANENT TRAFFIC CORRIDOR FOR ALL TRAFFIC DURING CONSTRUCTION. A STONE STABILIZED CONSTRUCTION ENTRANCE MUST BE INSTALLED AND INSPECTED AND APPROVED BY THE THE STORMWATER OFFICE PRIOR TO ISSUANCE OF A BUILDING PERMIT. TRAFFIC SHALL NOT CROSS OR OPERATE UNNECESSARILY WITHIN WATERWAYS OR DRAINAGE DITCHES.
 3. IF REQUESTED BY THE STORMWATER OFFICE, ADDITIONAL SILT FENCE MUST BE INSTALLED A MINIMUM OF 6 INCHES INTO THE GROUND SURFACE.
 4. ANY SOILS TRACKED INTO PUBLIC ROADS MUST BE SWEEPED UP IMMEDIATELY. CONCRETE POURING MAY NOT TAKE PLACE UNTIL A CONCRETE WASHOUT AREA IS INSTALLED.
 5. ANY PUMPING OF STORMWATER ON SITE MUST BE DISCHARGED THROUGH A FILTER AND/OR STONE.
 7. A FINAL GRADING INSPECTION IS REQUIRED WITH THE STORMWATER OFFICE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. ALL EXPOSED SOILS MUST BE STABILIZED AND APPROVED. IF THE C.O. IS NEEDED DURING NON GROWING MONTHS, THE OWNER MUST PROVIDE A GRADING ESCROW TO THE STORMWATER OFFICE FOR THE OUTSTANDING WORK TO BE COMPLETED DURING THE GROWING MONTHS.

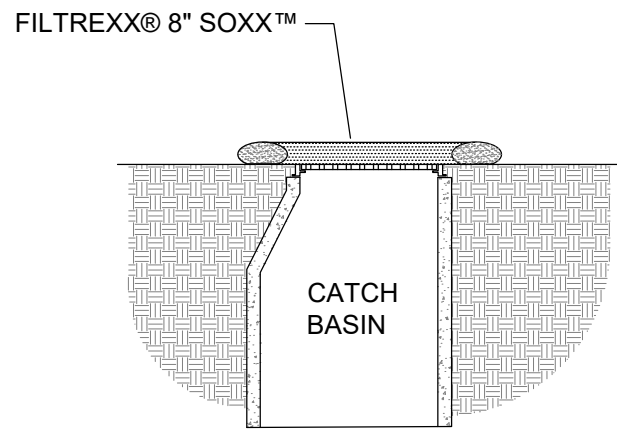
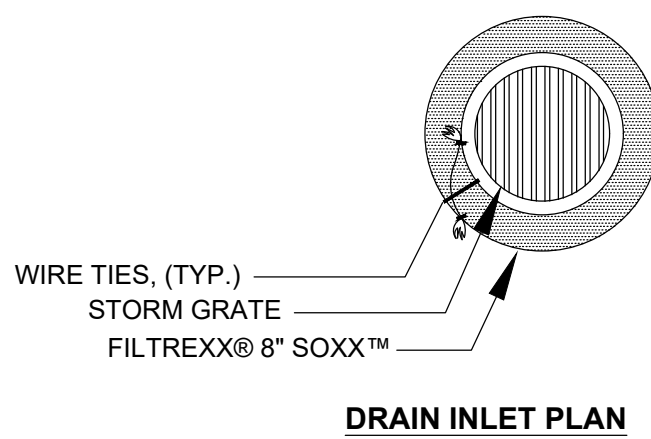


- NOTES:**
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
 2. FILTER SOXX™ MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION



FILTREXX® CONCRETE WASHOUT

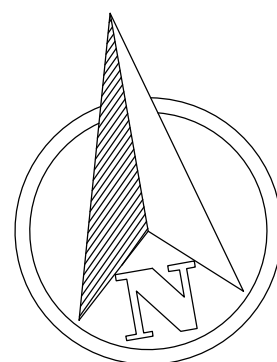
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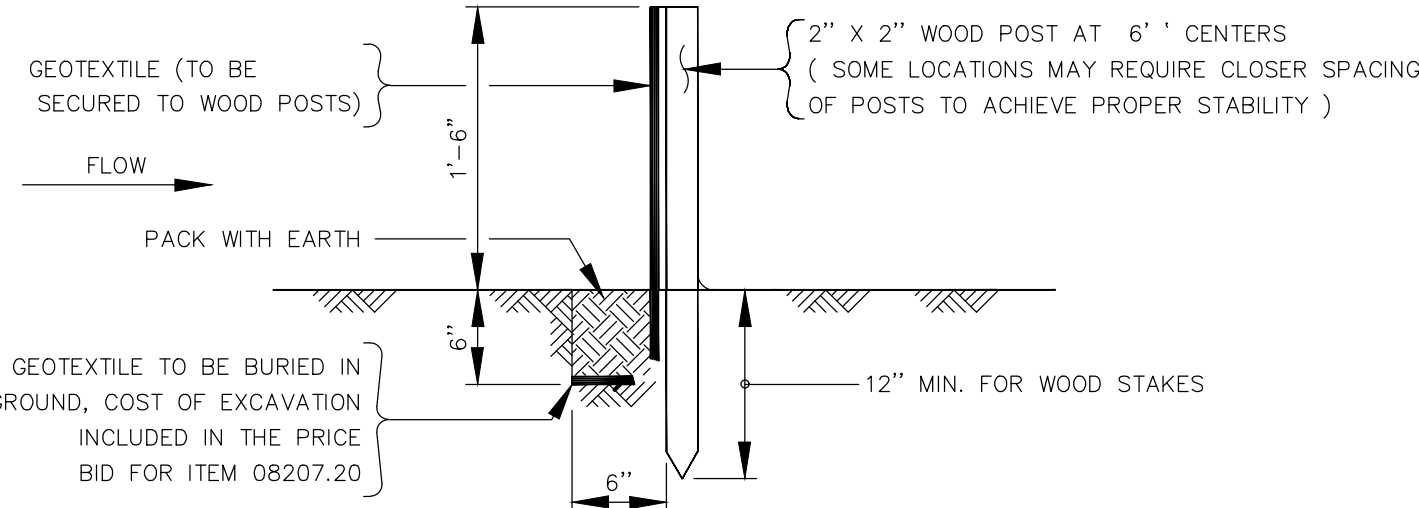
- NOTES:**
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
 2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
 3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX® INLET PROTECTION

NTS



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PLAN SET ENTITLED "RIVERS LEDGE NISKAYUNA" AS PREPARED BY
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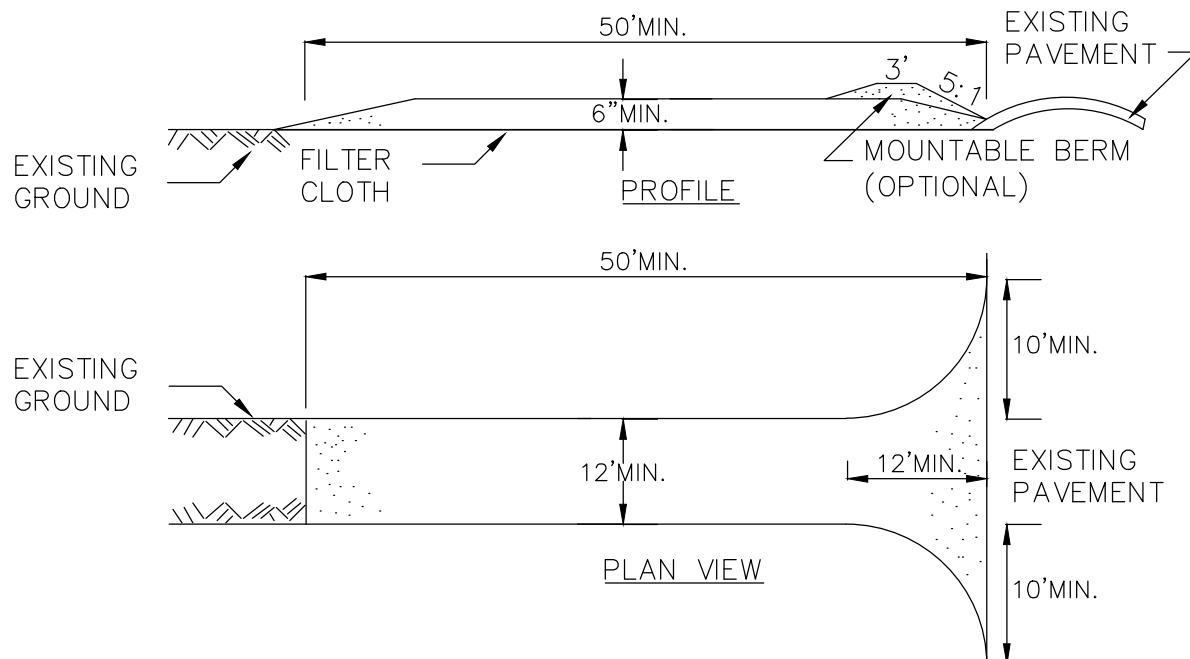


SILT FENCE DETAIL

(NOT TO SCALE)

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- | | |
|--|---|
| 1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. | POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD |
| 2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. | FENCE: WOVEN WIRE, 14 6" MAX. MESH OPENING |
| 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. | FILTER CLOTH: FILTER X, MIRAFI 100X, STABIUNKA T140N OR APPROVED EQUAL. |
| 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE | PREFABRICATED UNIT: GEOFAB, ENVROFENCE, OR APPROVED EQUAL. |



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
10. CONSTRUCTION ACCESS ALONG FEURA BUSH ROAD SHALL BE CONSTRUCTED IN COMPLIANCE WITH THESE PLANS AND NYSDOT STANDARD SHEET 209.05

STABILIZED CONSTRUCTION ENTRANCE DETAIL

(NOT TO SCALE)

NO.	DATE	REVISIONS
1	8/27/22	REVISED AS PER THE COMMENTS
2	8/27/22	UPDATED BUILDING FOOTPRINT



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NYS LIC. NO. 075408

BRETT L. STEENBURGH, P.E. PLLC



2832 Rosendale Road
Niskayuna, NY 12309
(518) 365-0675
bsteenburghpe@gmail.com

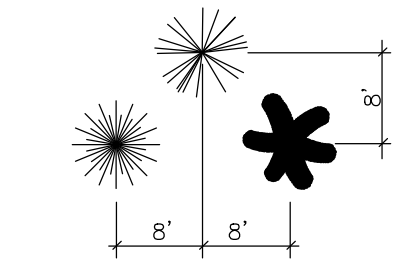
**ENGINEERING THAT TRANSFORMS
IMAGINATION INTO REALITY**

E & SC PLAN
PHASE 2 – RIVERS LEDGE OF NISKAYUNA
2837 AQUEDUCT ROAD

COUNTY OF SCHENECTADY
TOWN OF NISKAYUNA
STATE OF NEW YORK

DRAWN BY: [blank]
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CADD FILE: [blank]
JOB NO. [blank]
SCALE: 1" = 30'
DATE: MAY 11, 2022

SHEET E-2



BUFFER PLANT SPACING

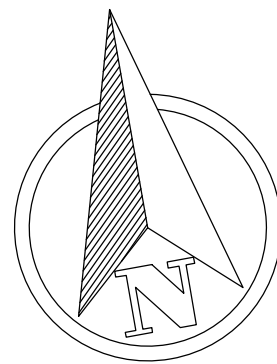
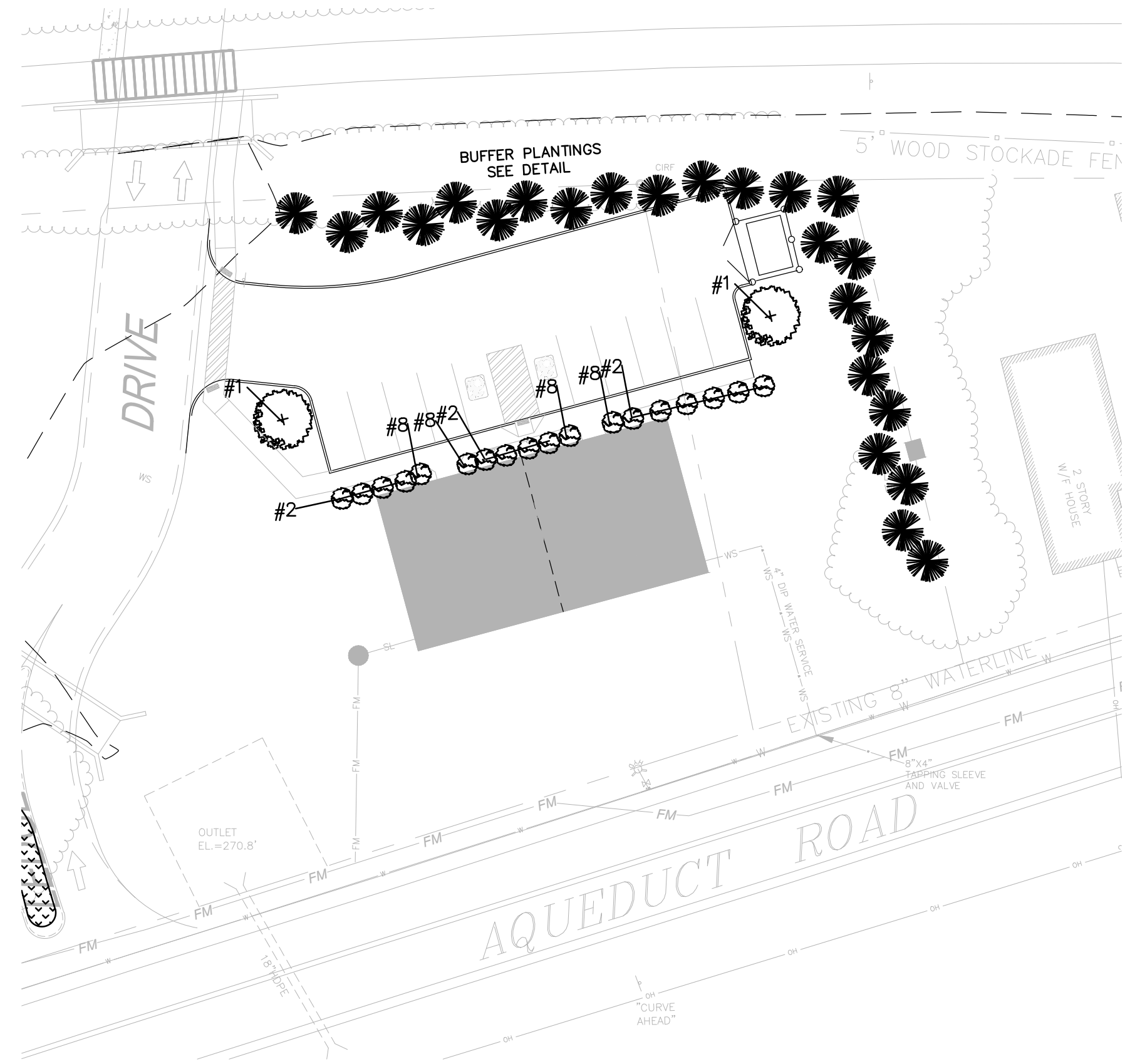
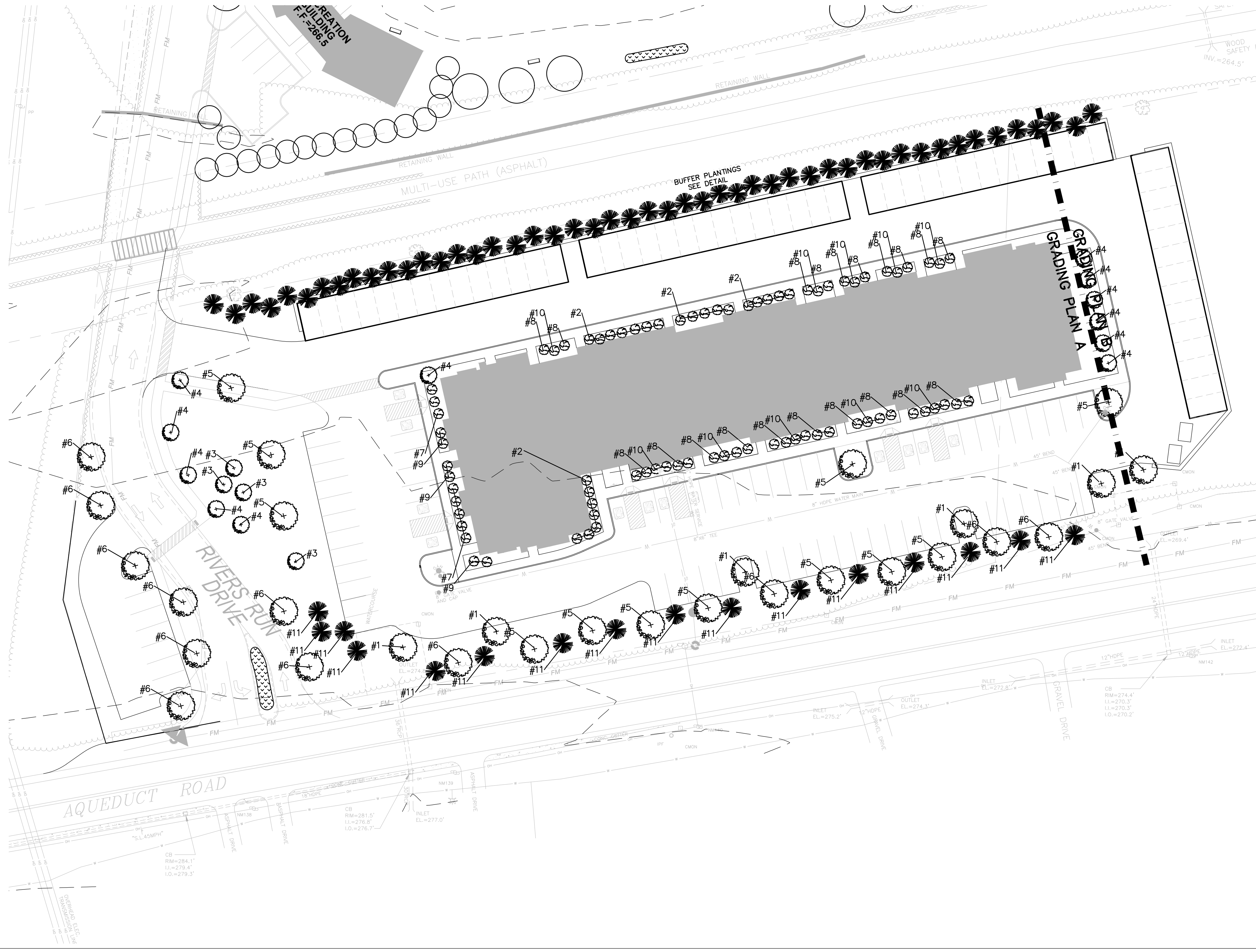
BUFFER SPECIES SHALL BE A MIXTURE OF WHITE FIR, HINOKI CYPRUS AND NORWAY SPRUCE WITH A PLANTED SIZE OF 4'-6' TALL

PLANTING SCHEDULE					
TYPE	ABBREV	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY
LARGE DECIDUOUS TREE	1	RED MAPLE	ACER RUBRUM	3" CAL. B & B	7
DECIDUOUS SHRUB	2	BOXWOOD	BOXWOOD SEMPERVIRENS	5 GALLON	35
MEDIUM DECIDUOUS TREE	3	RIVER BIRCH	BETULA NIGRA	3" CAL.	4
MEDIUM FLOWERING DECIDUOUS TREE	4	SARGENT CRABAPPLE	MALUS SARGENTI	3" CAL.	11
LARGE DECIDUOUS TREE	5	BLACK GUM/TUPELO	NYSSA SYLVATICA	3" CAL. B & B	6
LARGE DECIDUOUS TREE	6	AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS	5" CAL. B & B	8
FLOWERING SHRUB	7	DWARF SPIREA	SPIREA BUMALA FROEBELII	3 GALLON	8
FLOWERING SHRUB	8	MOPHEAD HYDRANGEA	HYDRANGEA MACROPHYLLA	5 GALLON	18
FLOWERING SHRUB	9	ROSE OF SHARON	HIBISCUS SYRIACUS	5 GALLON	6
SHRUB	10	GOLD SWORD YUCCA	YUCCA FILAMENTOSA 'GOLD SWORD'	5 GALLON	11
EVERGREEN TREE	11	NORWAY SPRUCE	PICEA ABIES	6'-8' TALL	41
EVERGREEN TREE	12	WHITE FIR	ABIES CONCOLOR	6'-8' TALL	25
EVERGREEN TREE	13	HINOKI CYPRUS	CHAMAECYPARIS OBTUSA	6'-8' TALL	24

SEEDING MIX

PRIMARY SEED MIX: 130 lbs/acre			
AMT. BY WEIGHT	SPECIES OR VARIETY	PURITY	MIN. % GERM.
55%	KENTUCKY BLUE GRASS BLEND	95%	80%
25%	RED FESCUE	97%	85%
20%	PERENNIAL RYE	98%	90%
100%			
TEMPORARY COVER SEED MIX: 30 lbs/acre			
AMT. BY WEIGHT	SPECIES OR VARIETY	PURITY	MIN. % GERM.
90%	ANNUAL RYE GRASS	98%	90%
10%	ORGANIC MATERIAL	—	—
100%			

- SITE PREPARATION:
- SEEDBED PREPARATION – SCARIFY IF COMPACTED. REMOVE DEBRIS AND OBSTACLES SUCH AS ROCKS AND STUMPS.
 - SOIL AMENDMENTS:
 - LIME TO A PH OF 6.0
 - FERTILIZE WITH 600LBS OF 5-10-10 OR EQUIV. PER ACRE (14LBS/1000 S.F.)
 - POST SEEDING FERTILIZATION AND WATERING IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTED BY THE OWNER AS DESCRIBED IN THE PROJECT SPECIFICATIONS



BRETT L. STEENBURGH MAP REFERENCE:
PLAN SET ENTITLED "RIVERS LEDGE, NISKAYUNA" AS PREPARED BY ARICO ASSOCIATES, ENGINEERS, LAND PLANNERS & CONSULTANTS DATED MARCH 7, 2016 AND LAST REVISED FEBRUARY 2017.

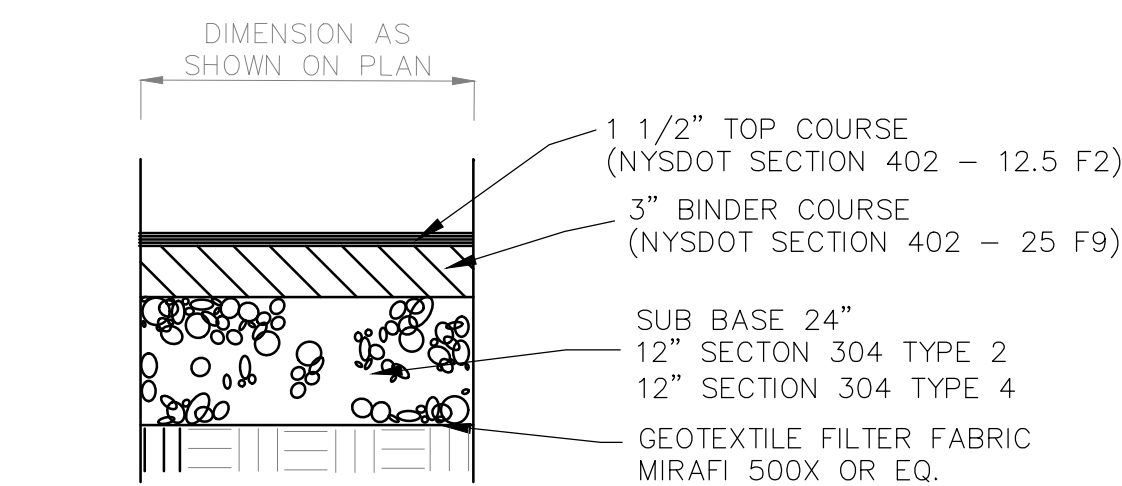
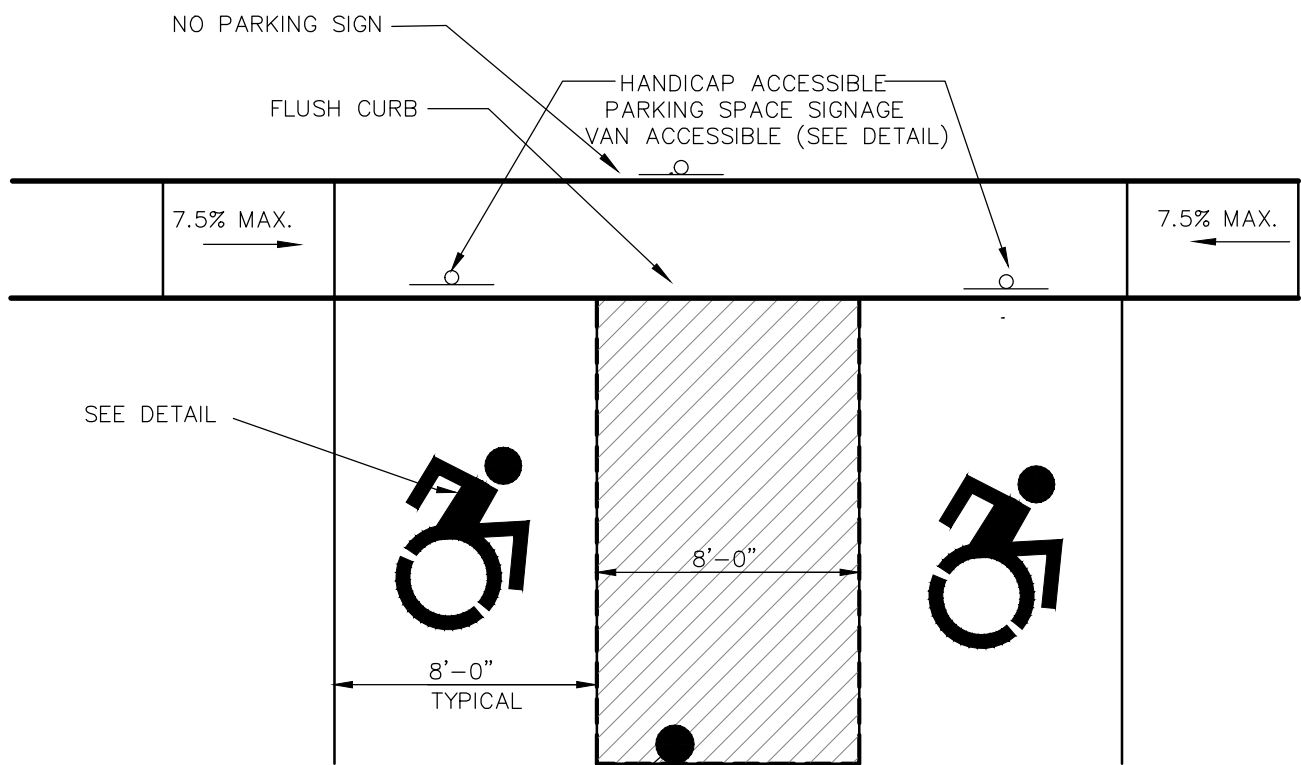
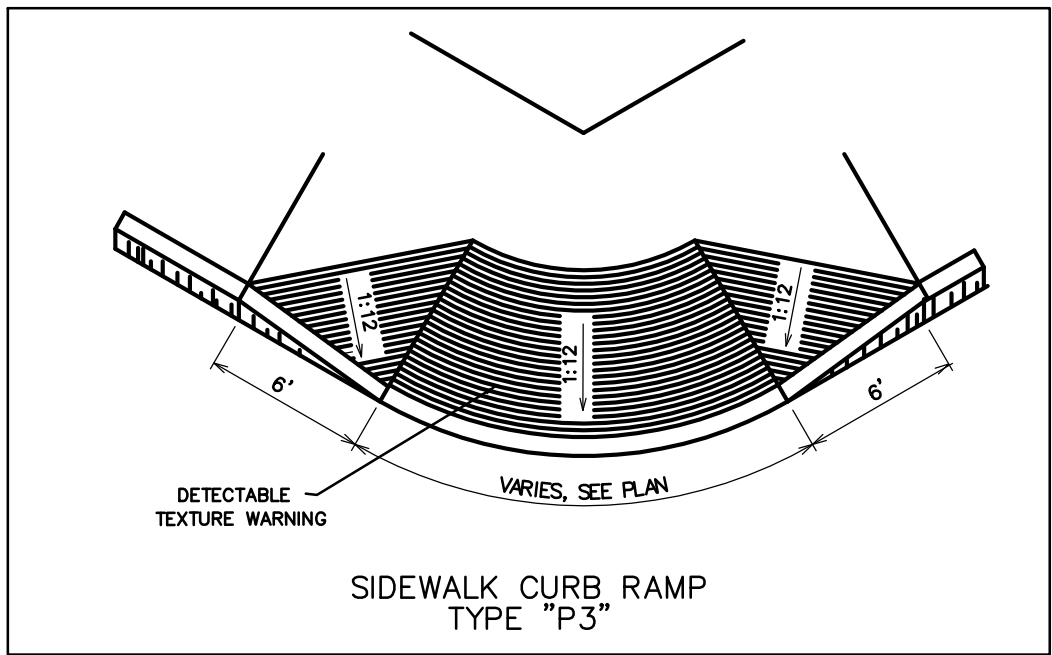
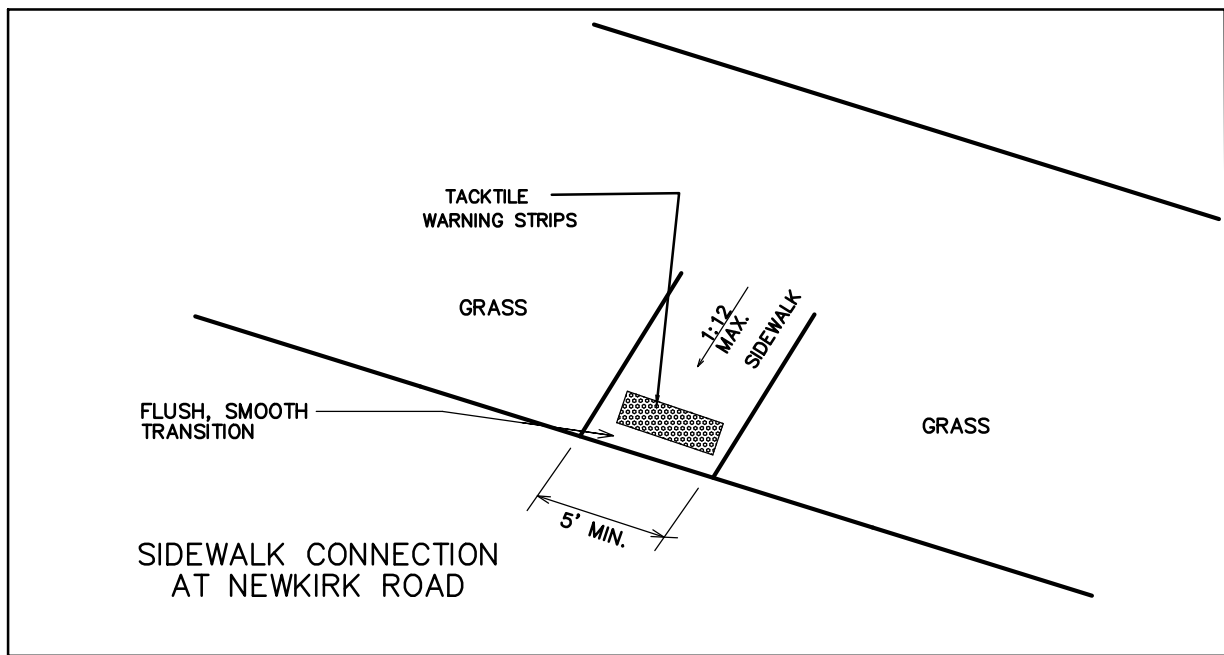


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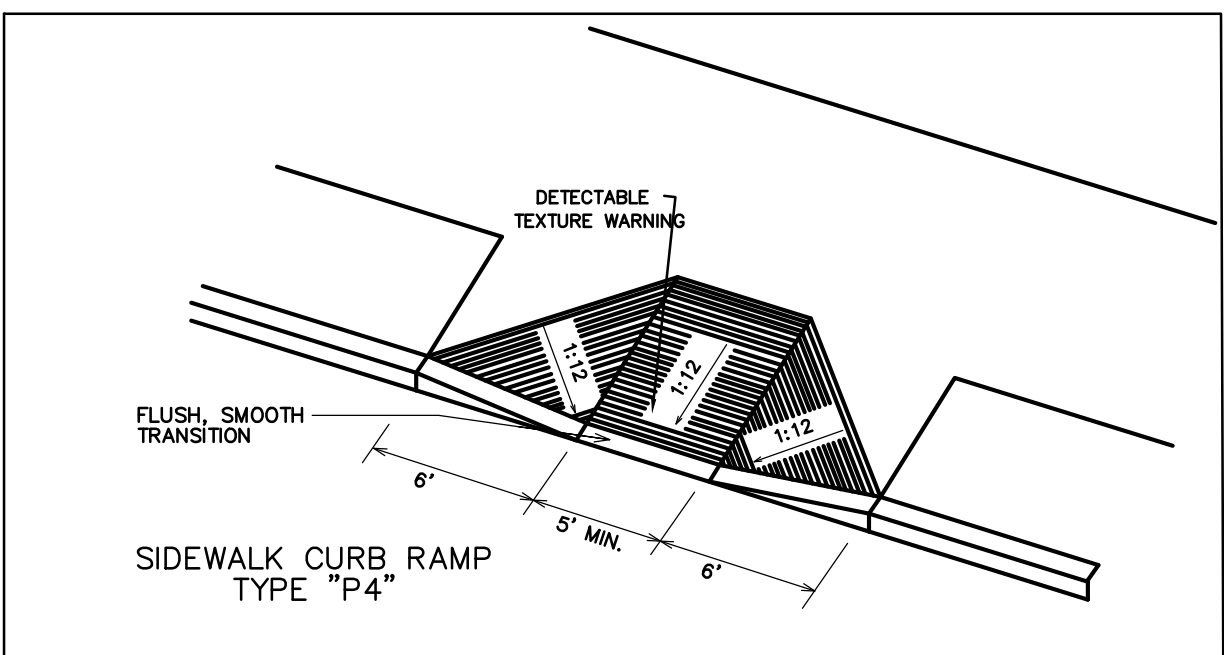
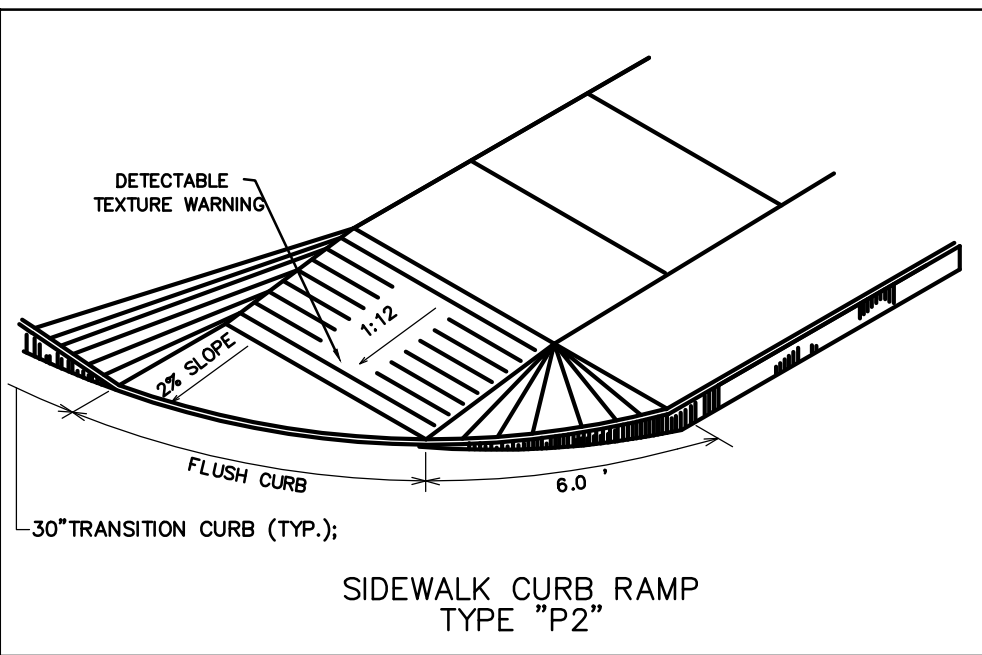
BRETT L. STEENBURGH, P.E.
NYS LIC. NO. 075458

BRETT L. STEENBURGH, P.E. PLLC
2832 Rosendale Road
Niskayuna, NY 12309
(518) 365-0875
bsteenburghp@gmail.com
**ENGINEERING THAT TRANSFORMS
IMAGINATION INTO REALITY**

LANDSCAPING PLAN
PHASE 2 – RIVERS LEDGE OF NISKAYUNA
2837 AQUEDUCT ROAD
COUNTY OF SCHENECTADY TOWN OF NISKAYUNA STATE OF NEW YORK
DRAWN BY: [blank] CHECKED BY: [blank] SCALE: 1" = 30'
CADD FILE: [blank] JOB NO. [blank]
DATE: MAY 11, 2022
SHEET L-1

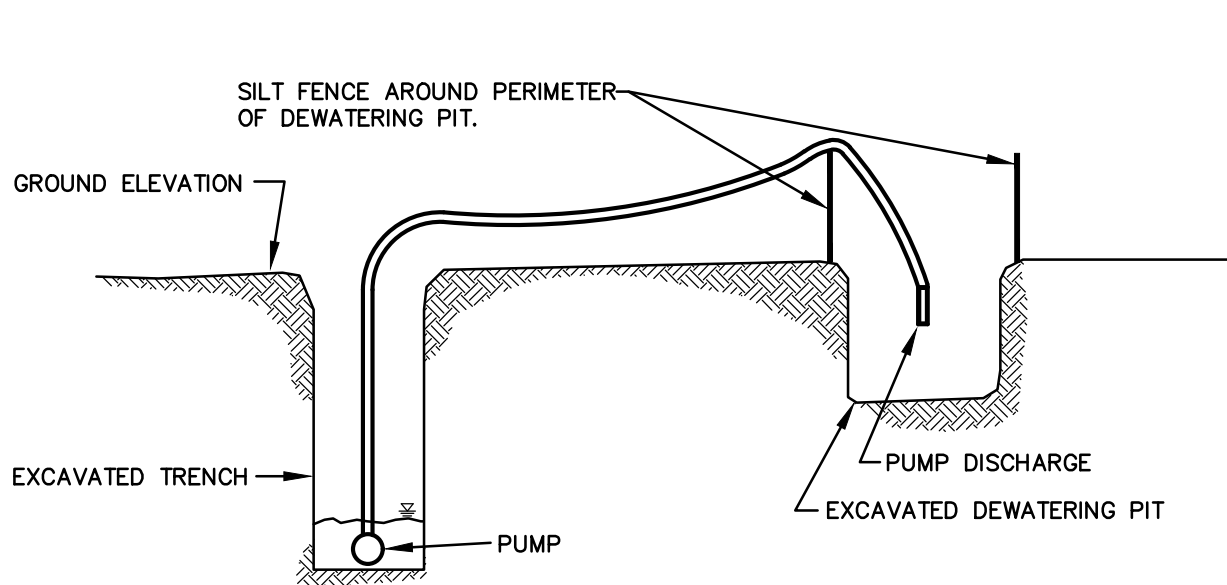


ASPHALT PAVEMENT SECTION (NOT TO SCALE)



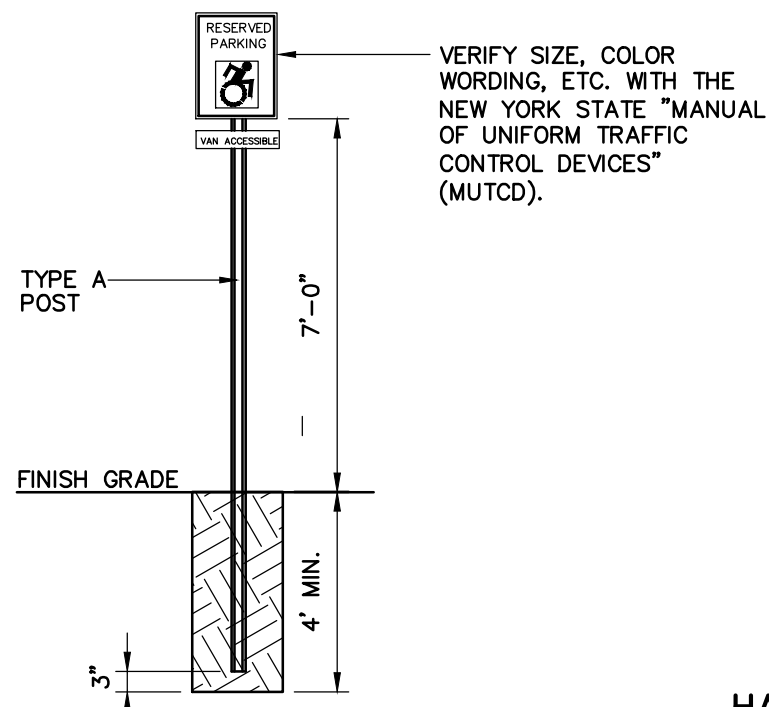
HANDICAP RAMP DETAILS

N.T.S.

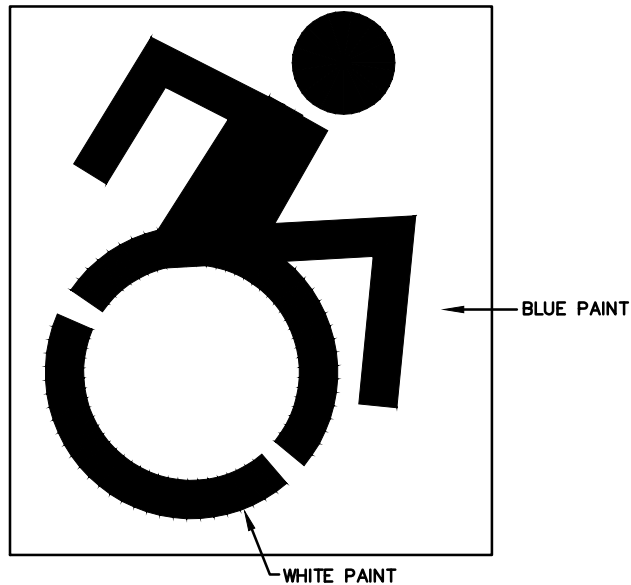


TYPICAL DEWATERING DETAIL

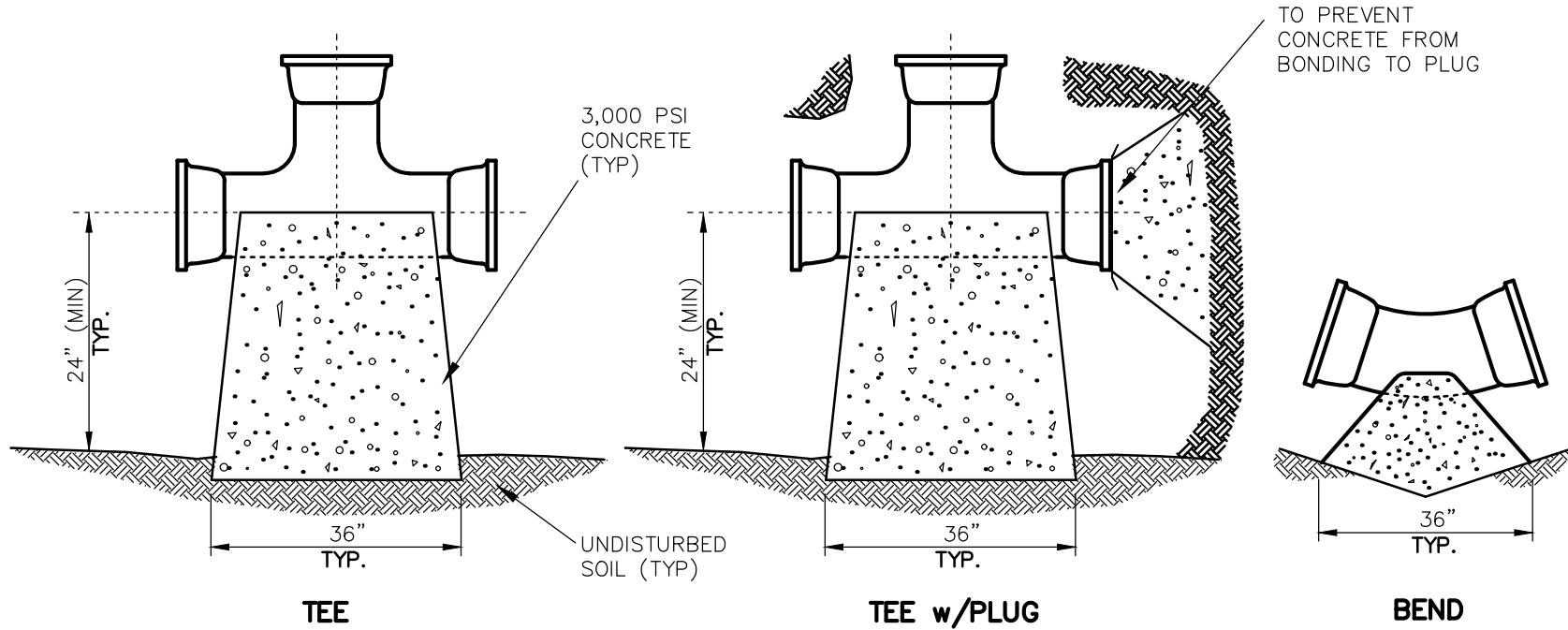
N.T.S.



ACCESSIBLE PARKING SIGN (NOT TO SCALE)



HANDICAP PARKING SPACE PARKING DETAIL (NOT TO SCALE)



TYPICAL HORIZONTAL THRUST BLOCK DETAIL

TABLE 1
SAFE BEARING LOADS OF SOILS & MULTIPLICATION FACTORS FOR MODIFICATION OF THRUST BLOCK AREAS (TABLE 2)

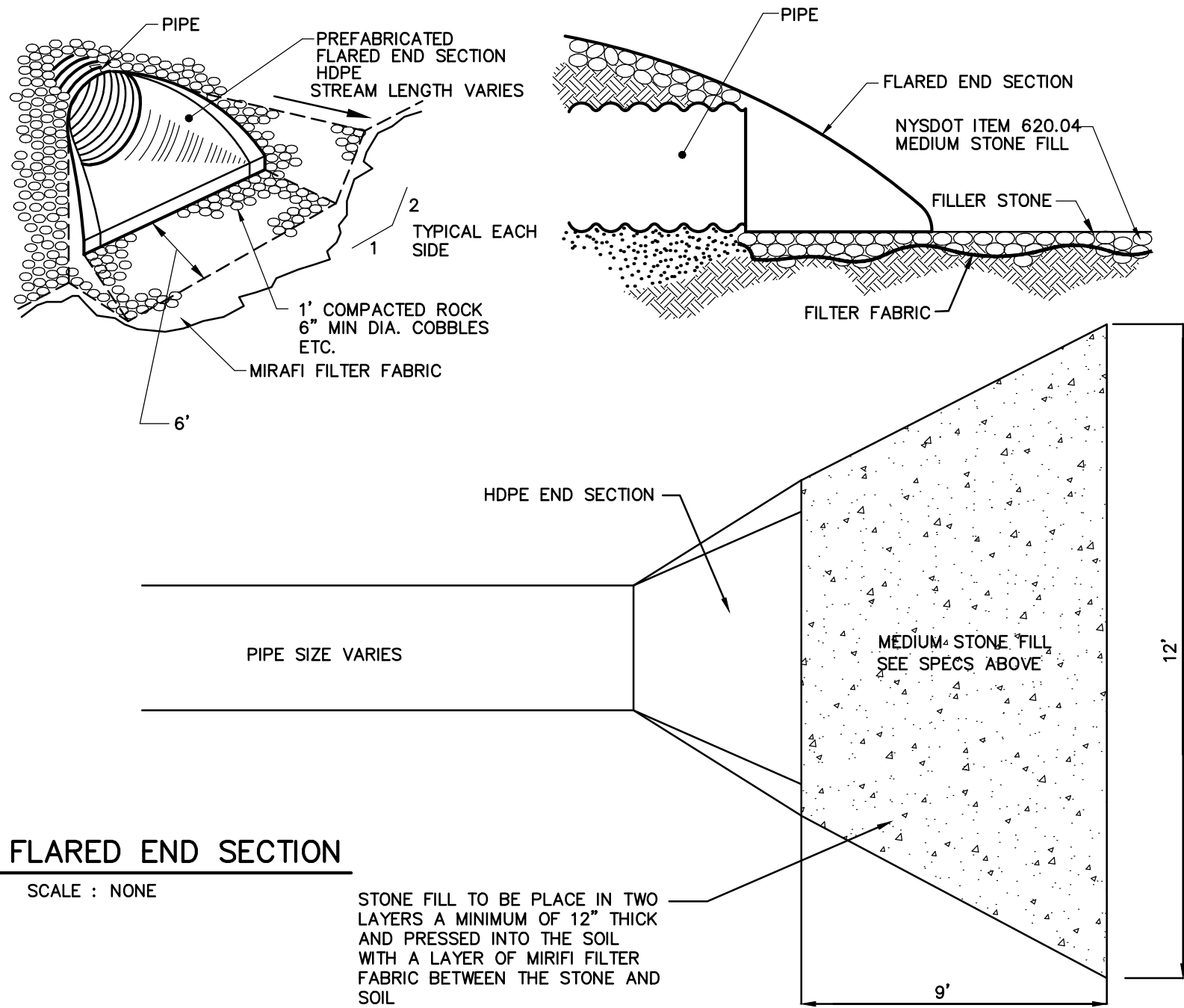
SOIL	SOIL BEARING CAPACITY (LB/FT ²)	FACTOR
MUCK PEAT	0	-
SOFT CLAY	300	4.00
SAND	1000	2.00
SAND & GRAVEL	1500	1.33
SAND & GRAVEL w/CLAY	2000	1.00
SHALE	5000	0.40

NOTE: BEARING AREAS SHOWN IN TABLE 2 SHALL BE MULTIPLIED BY FACTORS NOTED IN TABLE 1 TO ESTABLISH REQUIRED BEARING AREAS FOR SOIL CONDITIONS.

TABLE 2
BEARING AREAS (FT²) FOR CONCRETE THRUST BLOCKS

PIPE SIZE	TEE	90° BEND	45° BEND	22.5° BEND
200 P.S.I.G. INTERNAL PRESSURE				
3" & 4"	1	1	1	1
6"	2	2	1	1
8"	3	3	2	1
10"	6	8	3	2
12"	6	8	4	2
14"	11	11	6	3
16"	14	14	8	4
18"	18	18	10	5
20"	22	22	12	7
24"	32	32	17	9

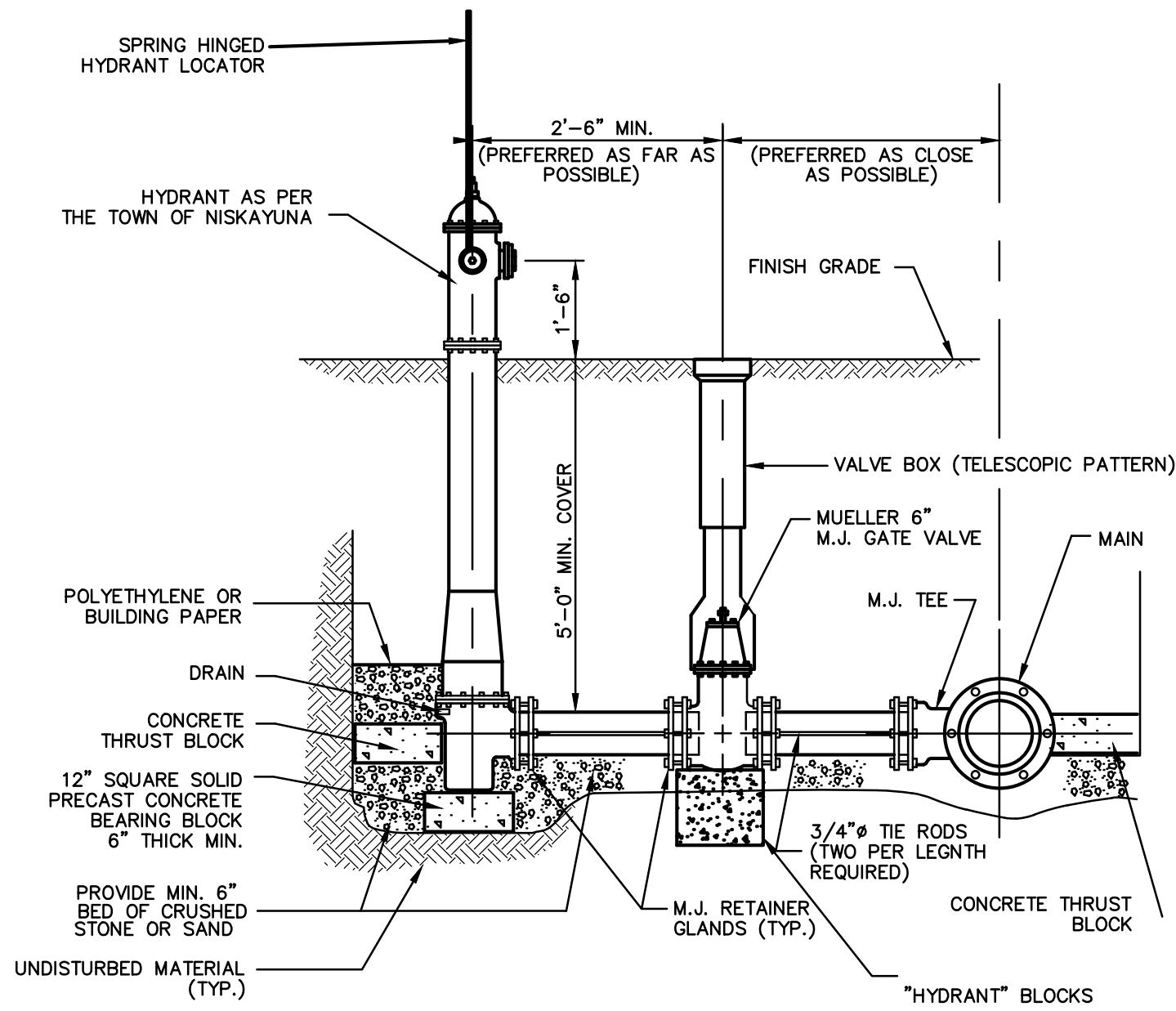
N.T.S.



PIPE W/ FLARED END SECTION

SCALE : NONE

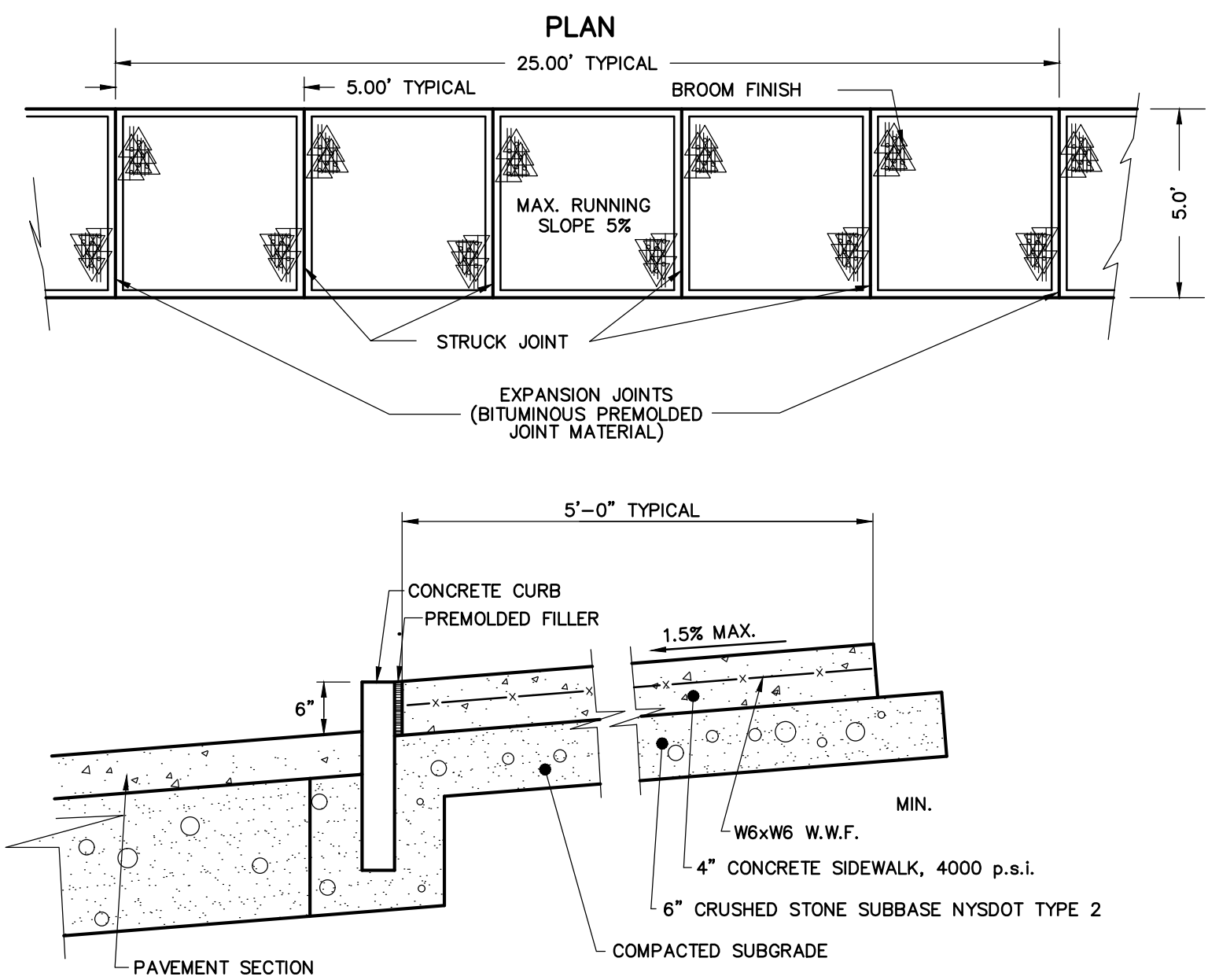
STONE FILL TO BE PLACED IN TWO LAYERS A MINIMUM OF 12" THICK AND PRESSED INTO THE SOIL WITH A LAYER OF MIRAFI FILTER FABRIC BETWEEN THE STONE AND SOIL.



IF WATER TABLE IS LESS THAN 7' BELOW GRADE, HYDRANT WEEP HOLE SHALL BE PLUGGED AND TAGGED.

HYDRANT DETAIL

(NOT TO SCALE)



- NOTES:
1. SEE SIDEWALK JOINTS DETAIL FOR JOINT SIZE AND SPACING
2. EXPOSED CONCRETE SURFACE TO HAVE LIGHT BROOM FINISH

CONCRETE SIDEWALK DETAIL

N.T.S.

BRETT L. STEENBURGH MAP REFERENCE:

PLAN SET ENTITLED "RIVERS LEDGE, NISKAYUNA" AS PREPARED BY ARICO ASSOCIATES, ENGINEERS, LAND PLANNERS & CONSULTANTS DATED MARCH 7, 2016 AND LAST REVISED FEBRUARY 2017.

BRETT L. STEENBURGH, P.E. PLLC

2832 Rosendale Road
Niskayuna, NY 12309
(518) 365-0875
bsteenburgpe@gmail.com
ENGINEERING THAT TRANSFORMS
IMAGINATION INTO REALITY

DETAILS
PHASE 2 - RIVERS LEDGE OF NISKAYUNA
2837 AQUEDUCT ROAD

COUNTY OF SCHENECTADY
TOWN OF NISKAYUNA
STATE OF NEW YORK
SCALE: AS NOTED
SHEET D-1
DATE: MAY 11, 2022

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before you dig

NO.	DATE	REVISIONS	B.Y.
1	8/21/23	REVISED AS PER THE COMMENTS	
2	8/21/23		
3	8/21/23		
4	8/21/23		
5	8/21/23		
6	8/21/23		
7	8/21/23		
8	8/21/23		
9	8/21/23		
10	8/21/23		



NOTE

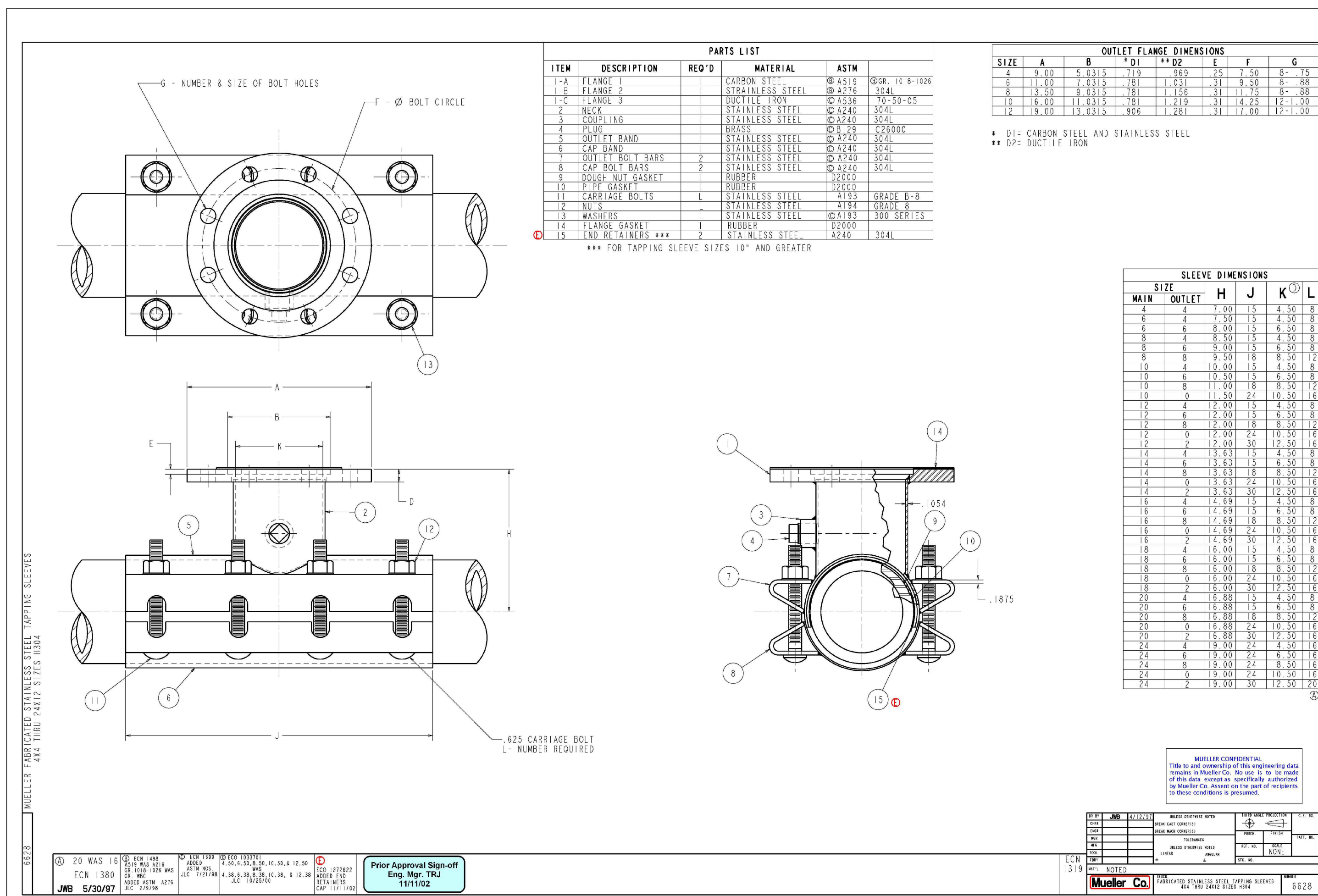
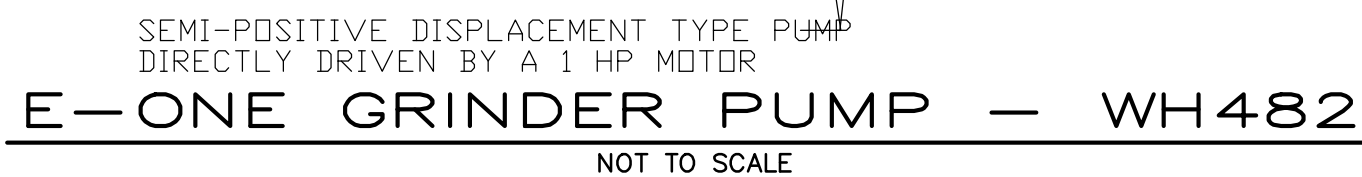
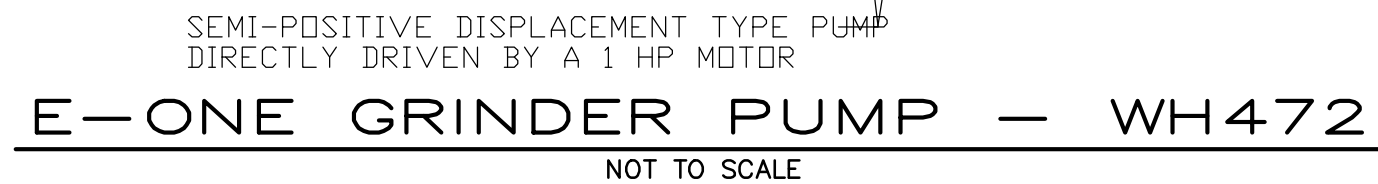
BEDDING AND BACKFILL NOTES:

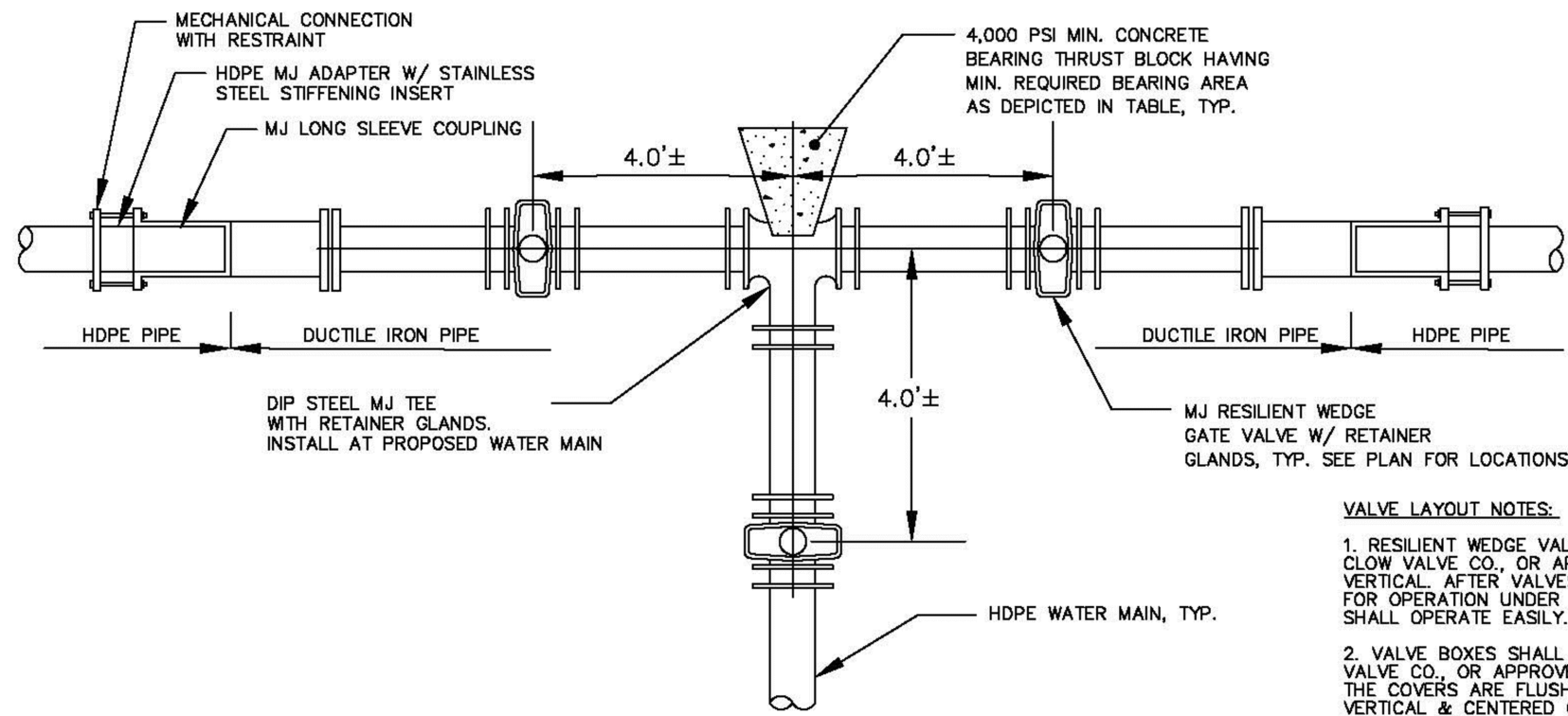
THE ALL BEDDING, BACKFILL AND HAUNCHING SHALL COMPLY WITH THE TEN STATES STANDARDS SECTION 33.83 AND 33.84.

BEDDING CLASSES A, B, C OR CURSHED STONE AS DESCRIBED IN ASTM C 12 SHALL BE USED AND CAREFULLY COMPACTED FOR ALL RIGID PIPE.

EMBEDMENT MATERIALS FOR BEDDING AND INITIAL BACKFILL, CLASSES I, II OR III AS DESCRIBED IN ASTM 2321 SHALL BE USED AND CAREFULLY COMPACTED FOR ALL FLEXIBLE PIPE.

FINAL BACKFILL SHALL BE OF A SUITABLE MATERIAL REMOVED FROM EXCAVATION EXCEPT WHERE OTHER MATERIAL IS SPECIFIED. DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER AND OTHER UNSTABLE MATERIALS SHALL BE USED FOR FINAL BACKFILL WITHIN 2 FEET OF THE TOP OF PIPE.

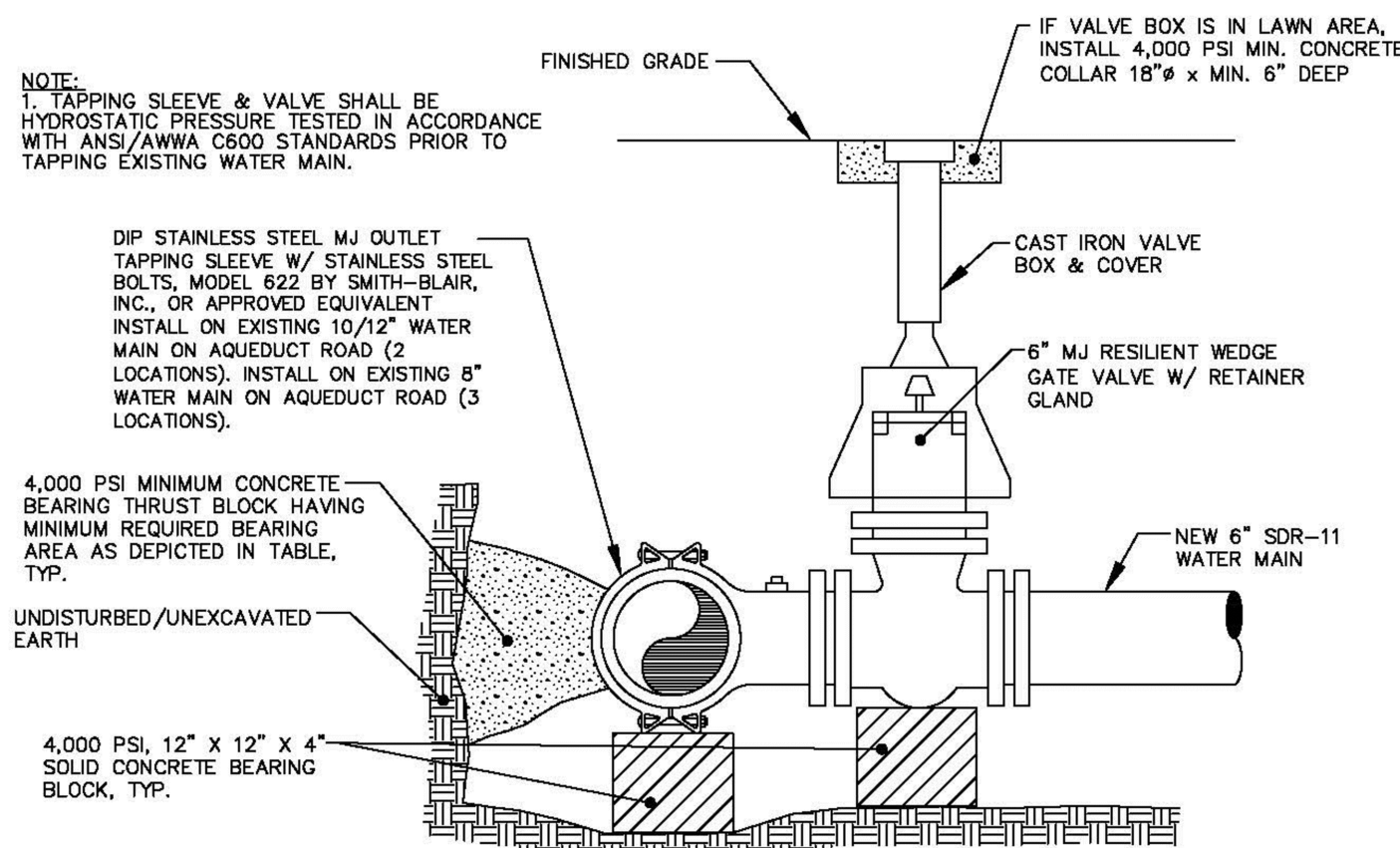




VALVE LAYOUT AT WATER MAIN TEE
& TYPICAL PIPE TRANSITION DETAIL

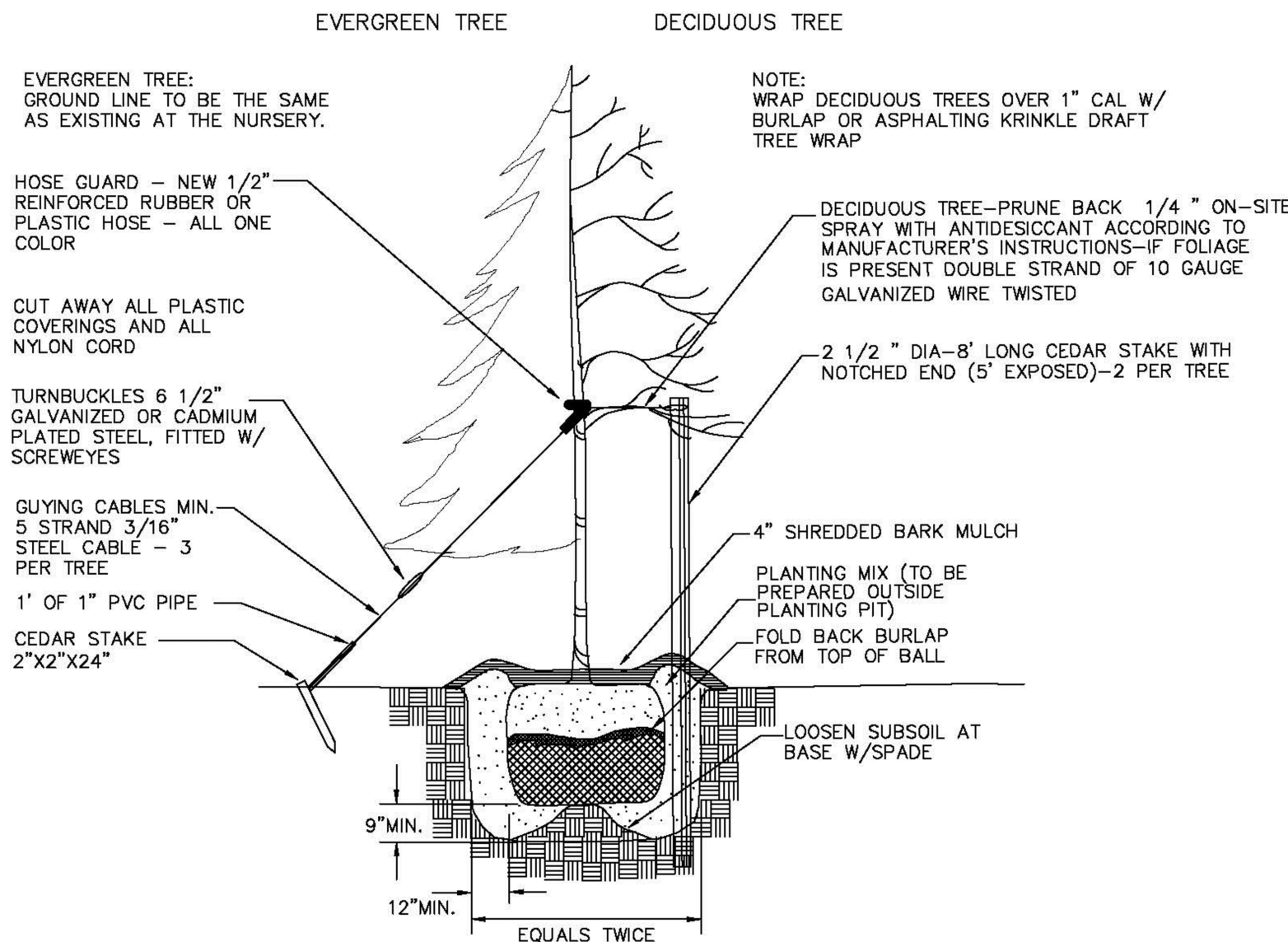
SCALE: NO SCALE

"Whenever cement-asbestos pipe is encountered, the local or enforcing environmental officer should be contacted. All operations shall be in conformance with OSHA's Asbestos Standard for Construction, 29 CFR 1926.1101 on asbestos cement water pipes."



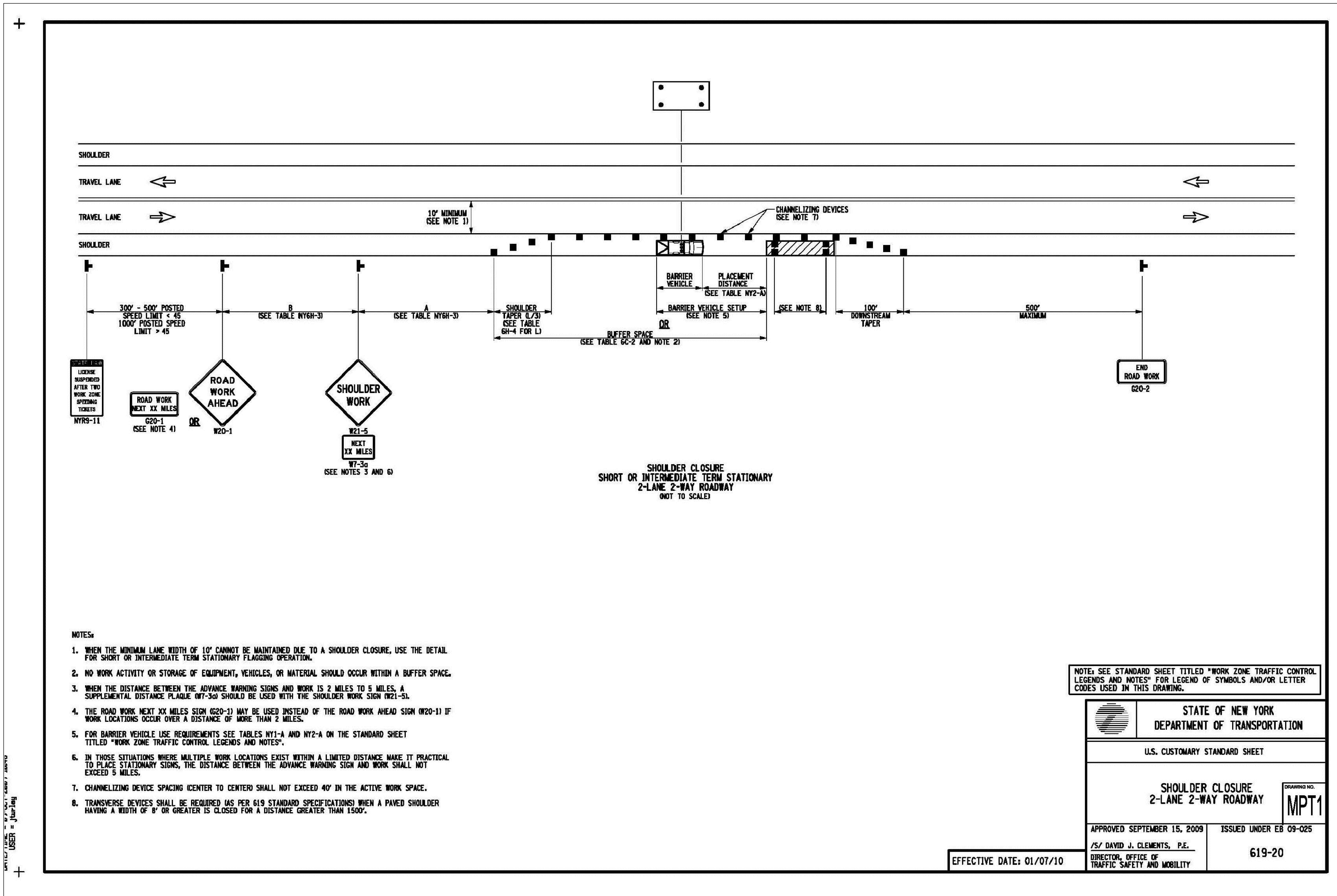
TAPPING SLEEVE & VALVE DETAIL

SCALE: NO SCALE



PLANTING DETAIL

SCALE: NONE



NOTES: SEE STANDARD SHEET TITLED "WORK ZONE TRAFFIC CONTROL LEGENDS AND NOTES" FOR LEGEND OF SYMBOLS AND/OR LETTER CODES USED IN THIS DRAWING.

STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION	
U.S. CUSTOMARY STANDARD SHEET	
SHOULDER CLOSURE 2-LANE 2-WAY ROADWAY	
APPROVED SEPTEMBER 15, 2009 /S/ DAVID J. CLEMENTS, P.E. DIRECTOR, OFFICE OF TRAFFIC SAFETY AND MOBILITY	ISSUED UNDER E8 09-025 619-20

EFFECTIVE DATE: 01/07/10

BRETT L. STEENBURGH, P.E. PLLC

2832 Rosendale Road
Niskayuna, NY 12309
(518) 365-0875
bsteenburgpe@gmail.com
ENGINEERING THAT TRANSFORMS
IMAGINATION INTO REALITY

DETAILS

PHASE 2 - RIVERS LEDGE OF NISKAYUNA
2837 AQUEDUCT ROAD

COUNTY OF SCHENECTADY
TOWN OF NISKAYUNA
STATE OF NEW YORK

DRAWN BY: CHECKED BY: SCALE: AS NOTED

DATE: MAY 11, 2022 SHEET D-3



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NYS LIC. NO. 0754568

NO.	DATE	REVISIONS	B.Y.
1	6/27/23	REVISED AS FOR ICE COMMENTS	
2	6/27/23	REVISED AS FOR ICE COMMENTS	





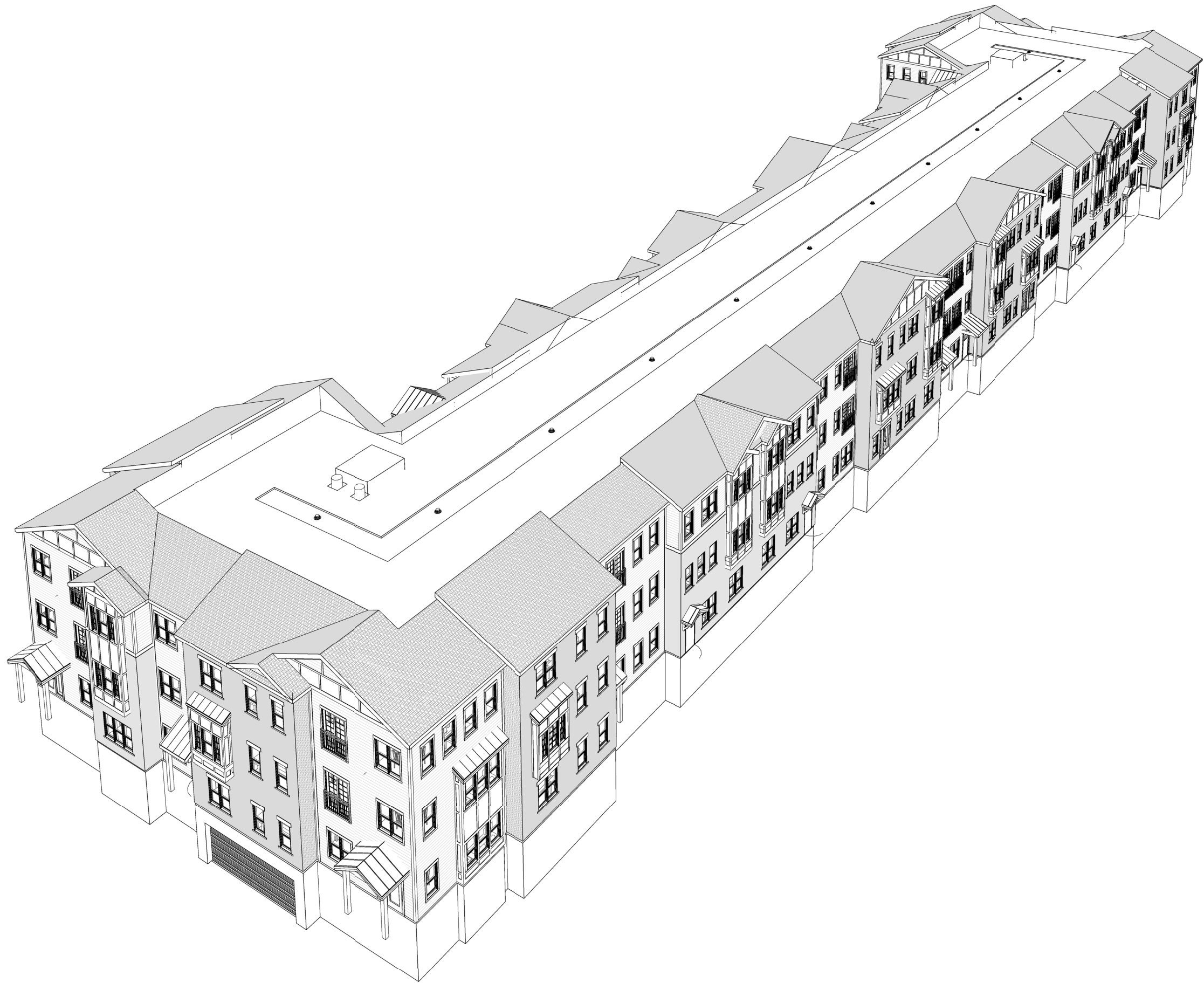
EXTERIOR CLADDING SPECIFICATIONS	WINDOW SPECIFICATIONS
<p><u>CULTURED STONE VENEER:</u></p> <ul style="list-style-type: none"> CASA DI SASSI <ul style="list-style-type: none"> VOLTERRA TURIN <p><u>EIFS BRICK</u></p> <ul style="list-style-type: none"> STOCREATIV BRICK <ul style="list-style-type: none"> OHIO STANDARD BRICK COLOR: VARIES <p><u>SIDING / TRIM:</u></p> <ul style="list-style-type: none"> JAMES HARDIE FIBER CEMENT 7" SMOOTH LAP SIDING <ul style="list-style-type: none"> COLOR: VARIES VERTICAL & PANEL SIDING <ul style="list-style-type: none"> COLOR: VARIES TRIM, FASCIA & SOFFITS <ul style="list-style-type: none"> COLOR: VARIES <p><u>STANDING SEAM METAL ROOF - DORMERS & SHED ROOFS:</u></p> <ul style="list-style-type: none"> ATAS 2" FIELD-LOK <ul style="list-style-type: none"> COLOR: BLACK <p><u>ROOFING:</u></p> <ul style="list-style-type: none"> GAF TIMBERLINE HDZ ARCHTIECTURAL ASPHALT SHINGLES <ul style="list-style-type: none"> COLOR: WEATEHRED WOOD 	<p><u>WINDOWS:</u></p> <ul style="list-style-type: none"> ANDERSEN 100 SERIES OR EQUAL SINGLE HUNG: (2) 2'-6" X 5'-0" <ul style="list-style-type: none"> EXT. COLOR: VARIES INT. COLOR: WHITE <p><u>SLIDING PATIO DOORS</u></p> <ul style="list-style-type: none"> ANDERSEN 100 SERIES OR EQUAL GLIDING PATIO DOOR: 8'-0"w X 7'-0"h <ul style="list-style-type: none"> EXT. COLOR: VARIES INT. COLOR: WHITE <p><u>BUILDING ENTRANCES:</u></p> <ul style="list-style-type: none"> KAWNEER 350 MEDIUM STILE ALUMINUM ENTRANCES 3-1/2" VERTICAL STILES AND TOP RAILS 10" HIGH BOTTOM RAIL ALUMINUM FINISH: PERMAFLUOR, VARIES

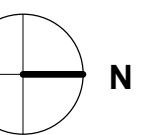
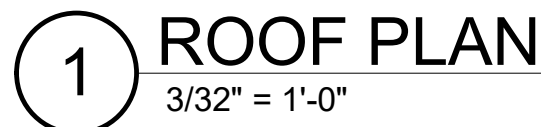


West Elevation



South Elevation - West Wing





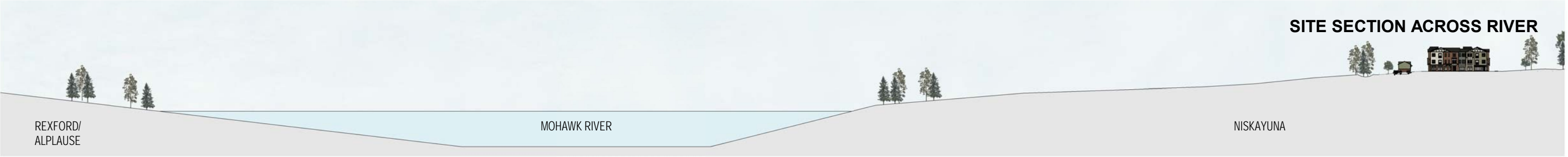




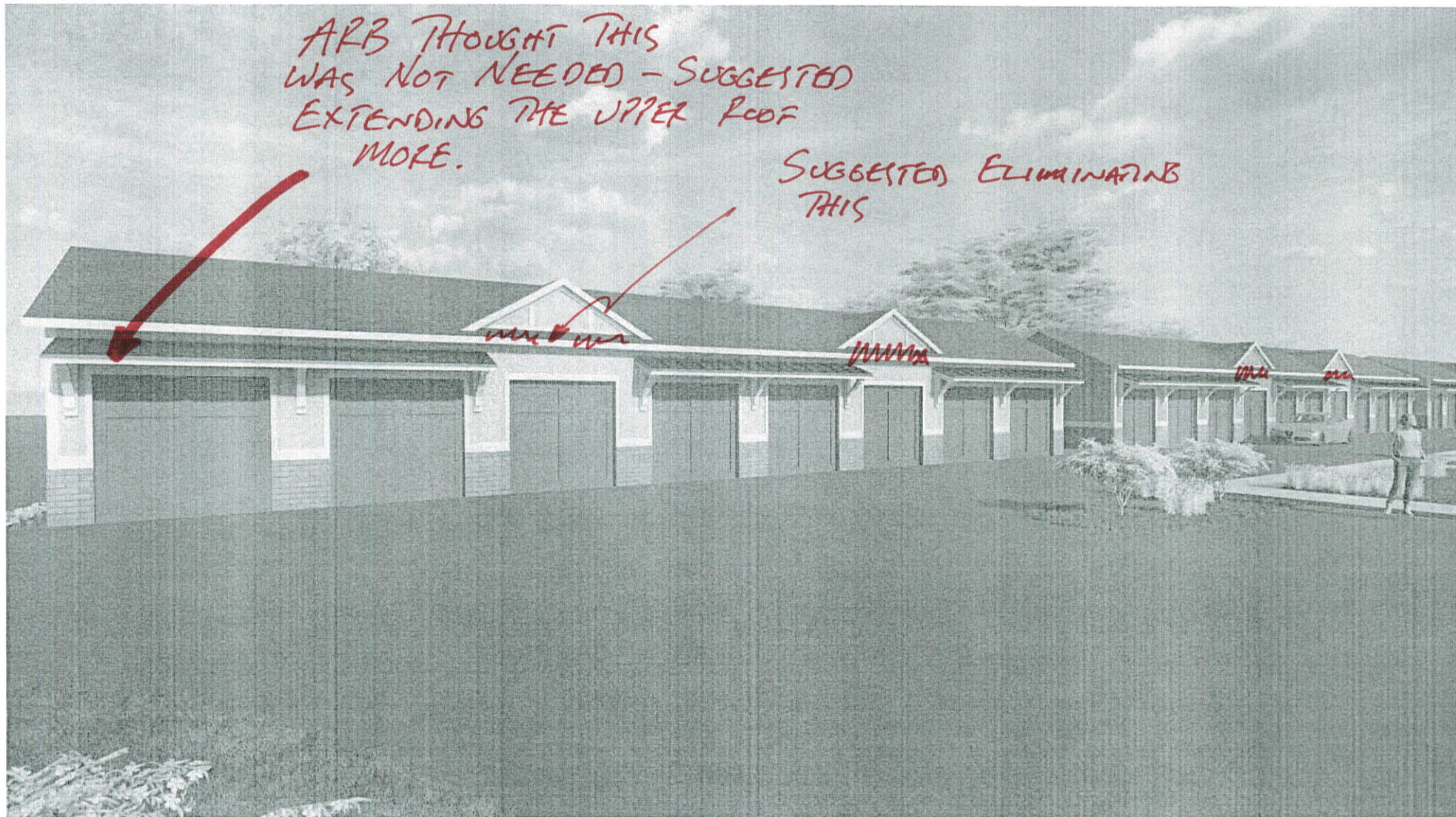
ENLARGED SITE SECTION



SITE SECTION ACROSS RIVER



ARB COMMENT 8/16/23



hcp
architects

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BBL Construction
Services

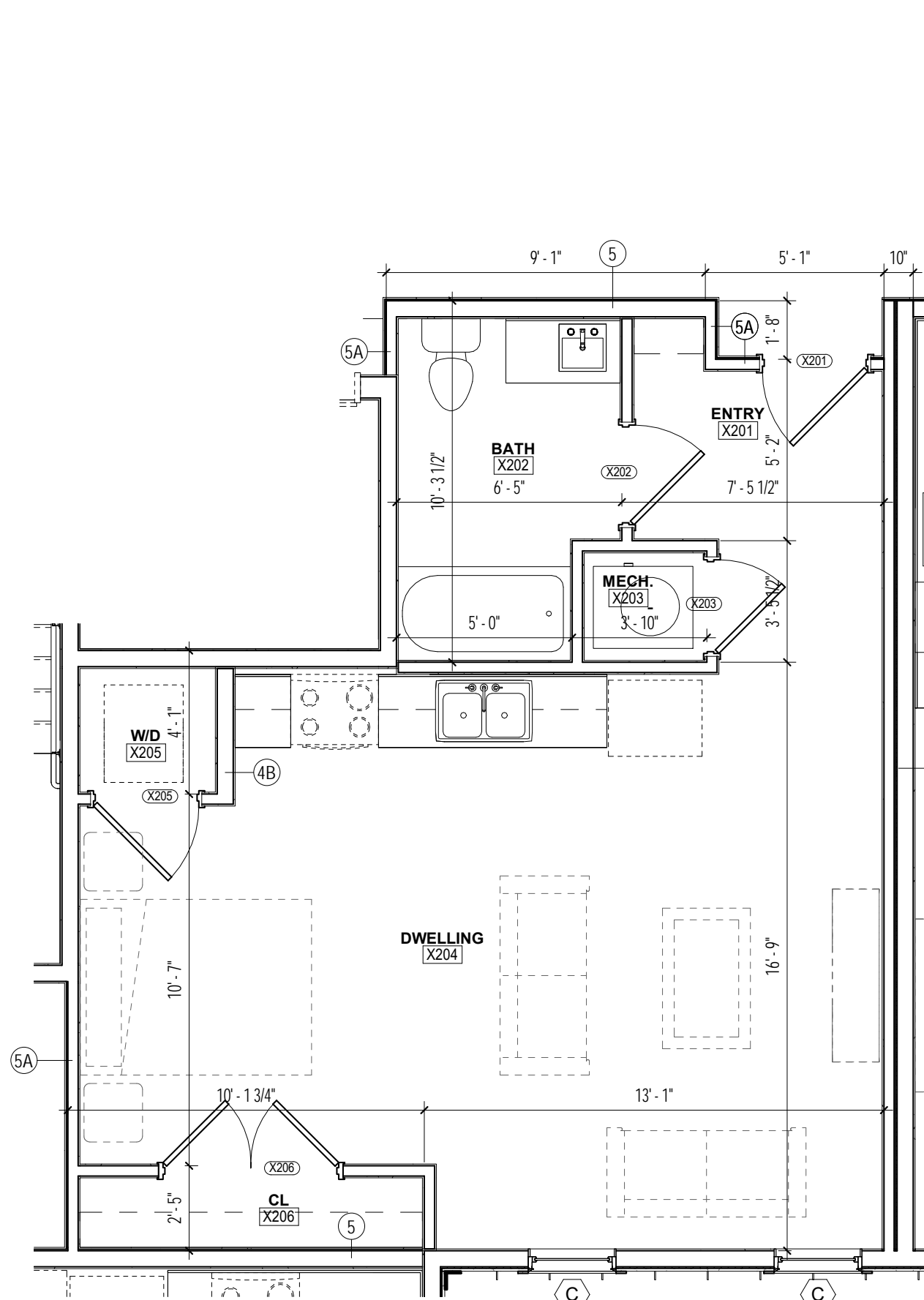
Luizzi
Companies

FRONT VIEW FROM DRIVEWAY

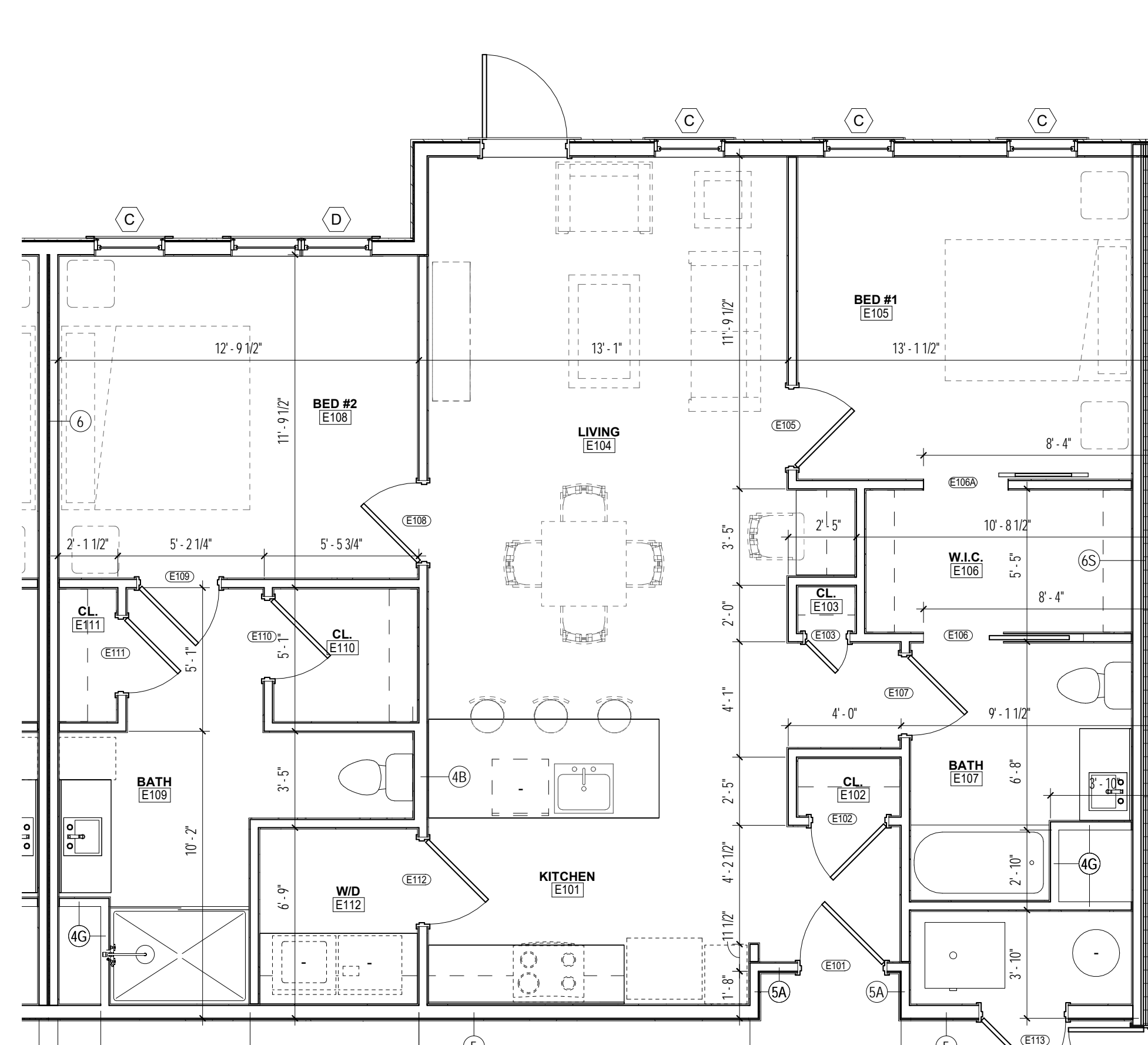
Rivers Ledge Development: Senior Building Garages
Aqueduct Road, Niskayuna, New York 12309



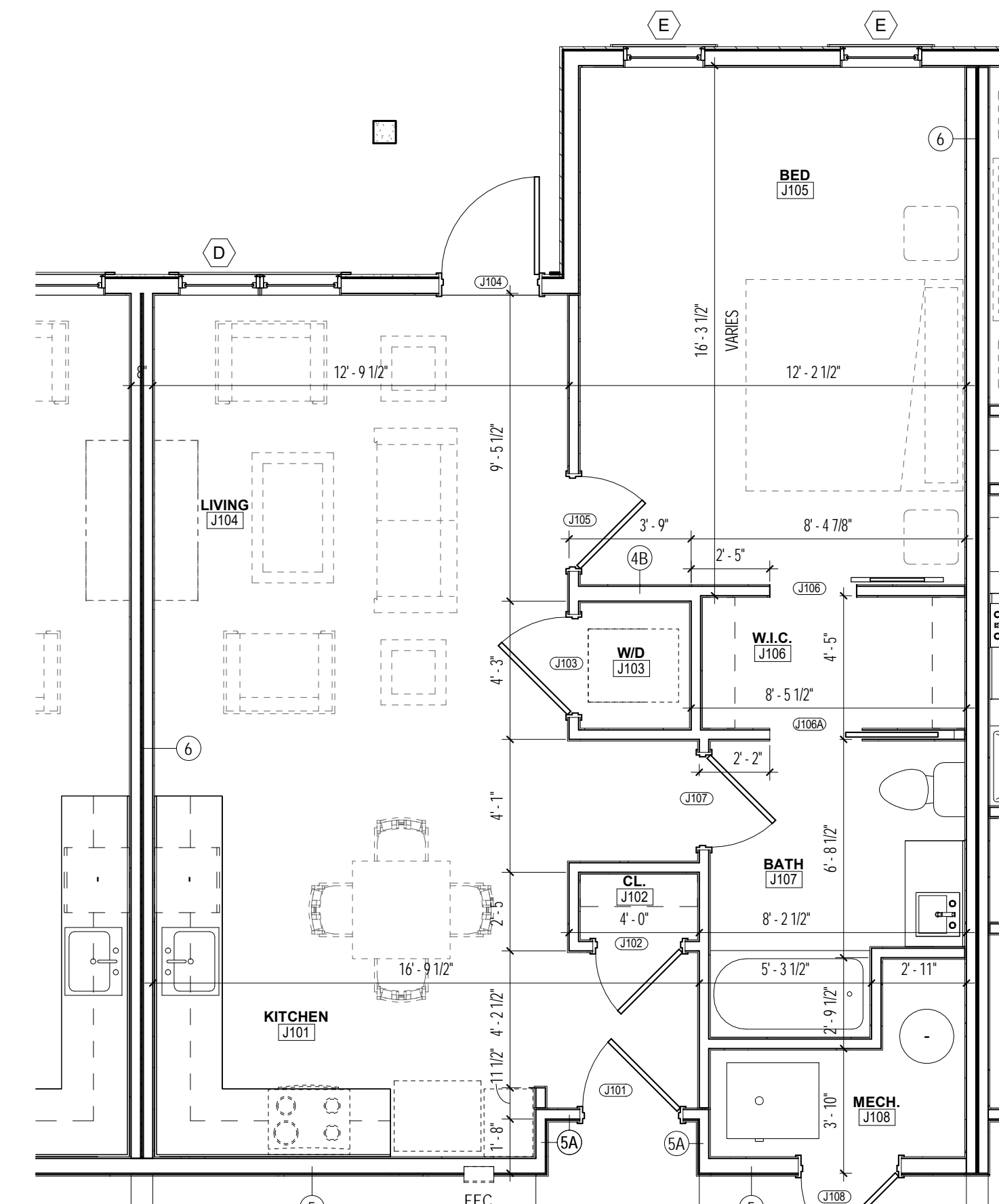
Scale:
March 20th, 2023



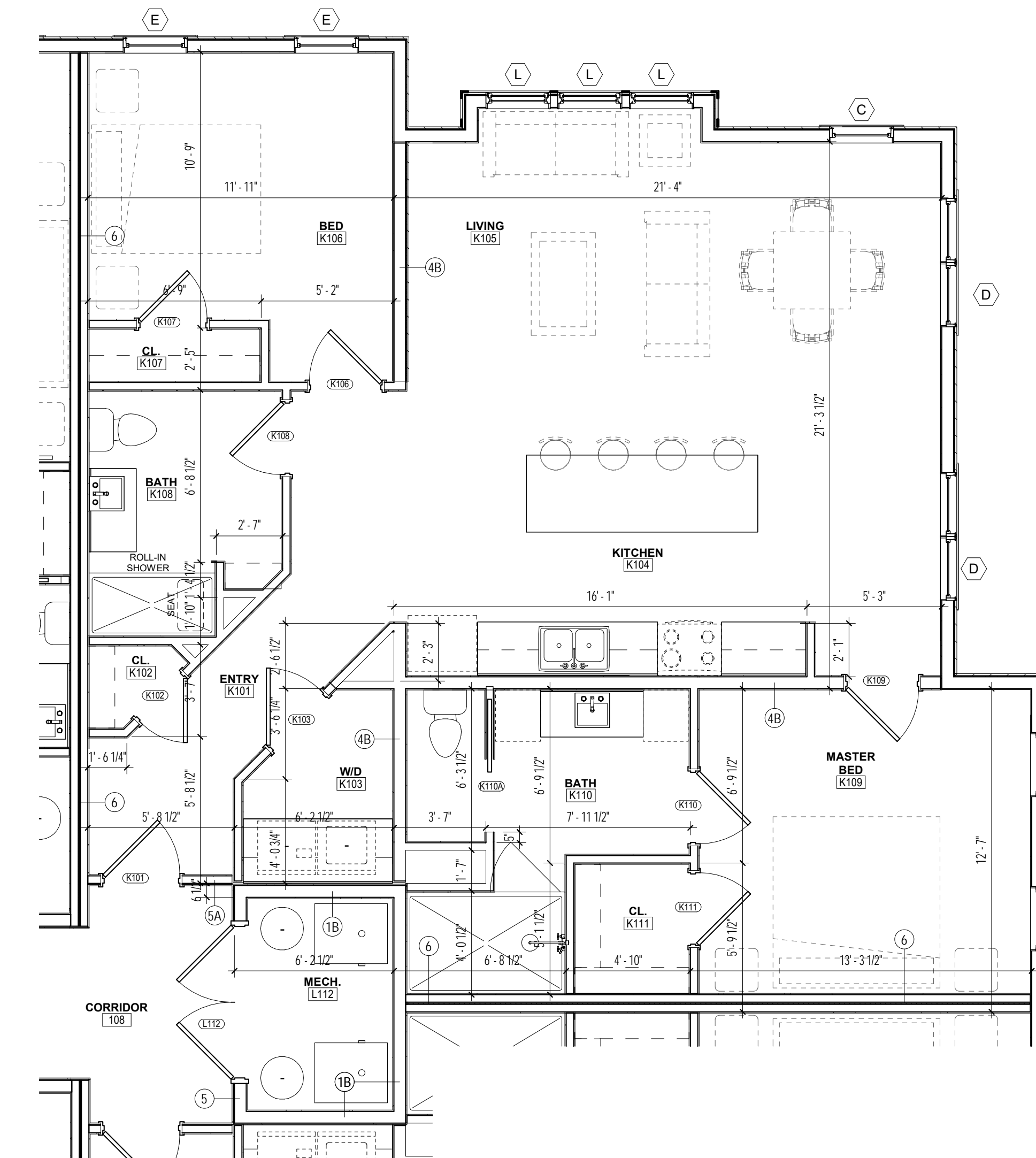
5 TYP. STUDIO UNIT
1/4" = 1'-0"



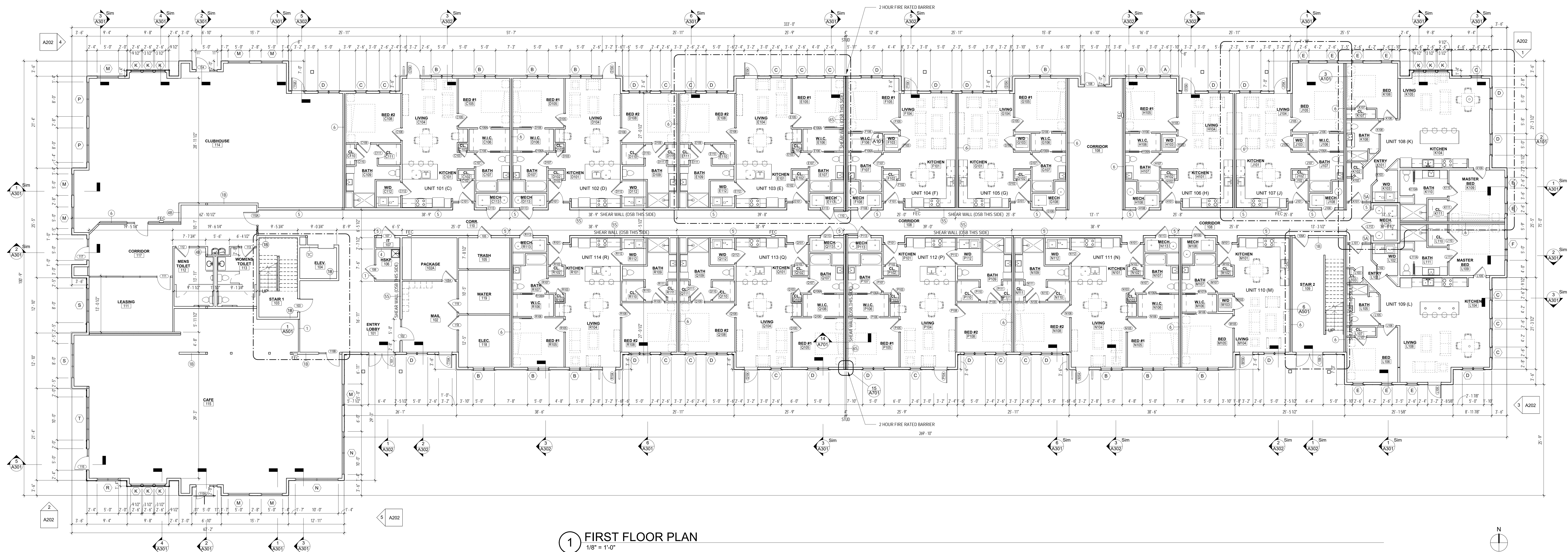
4 TYP. 2 BEDROOM UNIT
1/4" = 1'-0"



3 TYP. 1 BEDROOM UNIT
1/4" = 1'-0"



2 TYP. 2 BEDROOM CORNER UNIT
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"

EXTERIOR CLADDING SPECIFICATIONS	EXTERIOR SHELL SPECIFICATIONS	WINDOW / DOOR SPECIFICATIONS
<p>ARCHITECTURAL STONE VENEER:</p> <ul style="list-style-type: none">CASA DI SASSI OR APPROVED EQUALCOLOR: TBDPROVIDE TWO LAYERS OF WATER RESISTIVE BARRIER (WRB), GALVANIZED METAL LATH, SCRATCH COAT, MORTAR SETTING BED, AND VENEER WITH MORTAR JOINT <p>ARCHITECTURAL STONE ACCESSORIES:</p> <ul style="list-style-type: none">WATERFALL: SILL, LINTEL, TRIM OR EQUALCOLOR: TBD <p>EBS:</p> <ul style="list-style-type: none">STD CREATH BRICK1" STOTHELM CI OR APPROVED EQUALOHIO STANDARD BRICK (RP)COLOR: TBD <p>FIBER CEMENT LAP SIDING:</p> <ul style="list-style-type: none">HARDIE PLANK LAP SIDING, 3" EXPOSURE - SMOOTHCOLOR: PEARL GRAY, MONTEREY TAUPÉ, GRAY SLATE <p>FIBER CEMENT TRIM:</p> <ul style="list-style-type: none">HARDIE TRIM SMOOTHCOLOR: COBBLESTONE, IRON GRAY <p>STANDING SEAM METAL ROOF:</p> <ul style="list-style-type: none">PAV-CLAD - SHAP-CLAD METAL ROOFING14" SMOOTH PANEL24 GA METALLIC COATED STEELCOLOR: BLACK <p>METAL TRIM - FASCIA/COPING/FLASHING:</p> <ul style="list-style-type: none">0.032 ALUMINUM WYKYNAR FINISHCOLOR: TBD <p>SEALANT:</p> <ul style="list-style-type: none">SILICONE, COLOR TO BE DETERMINED	<p>UNDER SLAB VAPOR BARRIER:</p> <ul style="list-style-type: none">15 MIL STEGO WRAPOVERLAP JOINTS 6" MIN. AND TAPEEXTEND OVER FOOTINGS AND SEAL TO FOUNDATION WALL AT ELEVATION TO MATCH TOP OF SLABSLEEVE AND TAPE ALL PIPE PENETRATIONS <p>RIGID INSULATION / FOUNDATION:</p> <ul style="list-style-type: none">2" EXTRUDED POLYSTYRENE <p>EXTERIOR WALL SHEATHING:</p> <ul style="list-style-type: none">1/2" ZIP SHEATHING OR APPROVED EQUALTAPE ALL SEAMS, EXPOSED EDGES & CORNERS <p>LIREFRAME INSULATION WALL:</p> <ul style="list-style-type: none">R-21 BATT INSULATION <p>SPRAY FOAM INSULATION (RM JOISTS):</p> <ul style="list-style-type: none">SPRAY APPLIED CLOSED CELL POLYURETHANE FOAM INSULATION2.0 LBS/CUBIC FOOTMIN. R-VALUE: 6.7 PER INCH <p>SMART VAPOR BARRIER:</p> <ul style="list-style-type: none">CERTANTEED MemBrain® <p>GYPSPUM WALL BOARD:</p> <ul style="list-style-type: none">TYPE X <p>ARCHITECTURAL ASPHALT SHINGLE:</p> <ul style="list-style-type: none">CERTANTEED - LANDMARK SHINGLE OR EQUALCOLOR: WEATHERED WOOD <p>ROOF INSULATION:</p> <ul style="list-style-type: none">MECHANICALLY FASTENED RIGID ROOF INSULATIONR30 MIN. <p>ROOF MEMBRANE:</p> <ul style="list-style-type: none">MECHANICALLY FASTENED TPO, GRAY60 MILS.MECHANICALLY FASTENED	<p>SINGLE HUNG WINDOWS:</p> <ul style="list-style-type: none">ANDERSEN 110 SERIES OR APPROVED EQUALLOW E GLAZINGU-VALUE - 0.27, SHGC 0.32COLOR: BLACK & WHITE EXT., WHITE INTERIOR <p>STOREFRONT:</p> <ul style="list-style-type: none">KAWNEER TRIFAB 451T2" WIDE BY 4 1/2" DEEP, THERMALLY BROKEN ALUMINUM FRAMES, CENTER GLAZED1" CLEAR INSULATED GLASS W/ GRAY TINTALUMINUM FINISH - PERMAFLUOR, BLACKSYSTEM U-FACTOR: 0.35 <p>ENTRANCES:</p> <ul style="list-style-type: none">KAWNEER 30 MEDIUM STYLE ALUMINUM ENTRANCES3 1/2" VERTICAL STILES AND TOP RAILS18" HIGH BOTTOM RAILALUMINUM FINISH - PERMAFLUOR, BLACK



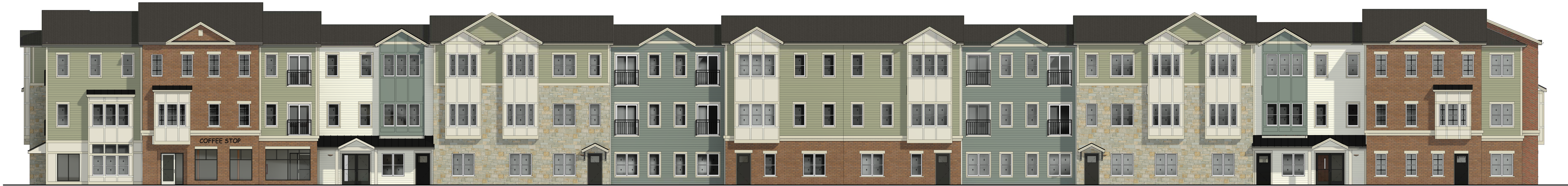
5 EAST INSIDE CORNER ELEVATION RENDERED
1/8" = 1'-0"



4 WEST ELEVATION RENDERED
1/8" = 1'-0"



3 EAST ELEVATION RENDERED
1/8" = 1'-0"



2 SOUTH ELEVATION RENDERED
1/8" = 1'-0"



1 NORTH ELEVATION RENDERED
1/8" = 1'-0"



TOWN OF NISKAYUNA

CONSERVATION ADVISORY COUNCIL

AGENDA STATEMENT

AGENDA ITEM NO. V.2

MEETING DATE: 9/6/2023

ITEM TITLE: EAF 2023-07: 2890 River Rd. – An application for Sketch Plan Approval – 4 Lots or Less for a 4-lot subdivision

PROJECT LEAD: TBD

APPLICANT: Michael Dussault, P.E., agent for the owner

SUBMITTED BY: Laura Robertson, Town Planner

REVIEWED BY:

☐ Planning Board (PB) ☐ Zoning Board of Appeals (ZBA) ☐ Town Board
☐ OTHER:

ATTACHMENTS:

☐ EAF ☒ Site Plan ☐ Map ☐ Report ☐ Other:

SUMMARY STATEMENT:

Michael Dussault, P.E., of Engineering Ventures, P.C. and agent for Ryan Lucey, property owner, has made an application for Sketch Plan Approval – 4-Lots or Less for a 4-lot subdivision at 2890 River Rd. The proposed subdivision will divide the existing 5.26 Acre property at 2890 River Rd and the 0.83 Acre property contiguous to it along Seneca Rd into 4 lots of 0.46, 0.46, 2.64 and 2.53 Acres, respectively. The existing home at 2890 River Rd is in very poor condition and will be demolished.

The property is located within the R-1 Low Density Residential zoning district.

BACKGROUND INFORMATION

The property owner, Ryan Lucey, met with Department Heads of the Niskayuna Planning, Water, Sewer & Engineering and Highway Departments to discuss a proposed 4-lot subdivision as shown in the drawing entitled "Subdivision Plan 2890 River Rd." by Engineering Ventures, P.C. dated 6/23/23 with no subsequent revisions. At the time Mr. Lucey owned the 5.26 Acre property at 2890 River Road and was in the process of purchasing the 0.83 Acre property contiguous to it along Seneca Rd. The utility review performed by the Town representatives identified the project area as being susceptible to flooding during heavy rain events. It was noted that a thorough storm water review will be required. Mr. Lucey was informed that for his proposed subdivision to come before the Planning Board he would need to demonstrate site control by obtaining signature approval of the application from the current owner of the 0.83 Acre portion of land or wait until the sale of the land to him was completed.

On 8/23/23 Mr. Lucey provided with Planning Office with the following documents.

- A sketch plan application for a minor subdivision of 4-lots or less
- A “Contract For Purchase and Sale of Real Estate” dated 8/16/23 indicating that Mr. Lucey owned the 0.83 Acre parcel of land.
- A 1-page survey drawing entitled “Survey Lands of RPL Family Trust #2890 River Rd.” by Gilbert VanGuilder Land Surveyor, PLLC dated 12/1/2022 with no subsequent revisions.
- A 1-page subdivision site plan entitled “Subdivision Plan Proposed 4-Lot 2890 River Rd.” by Engineering Ventures P.C.” dated 8/23/23 with no subsequent revisions.
- A Short Environmental Assessment Form (EAF) – Part 1 dated 6/22/23.

6/23/23 Subdivision Drawing

This drawing includes 4 lots. Two (2) of the lots front River Road, one (1) lot fronts Seneca Road near its intersection with River Road and one (1) lot fronts Seneca Road near the cul-de-sac at the northeast end of the road.

8/23/23 Subdivision Drawing

This drawing includes 4 lots. Three (3) of the lots front River Road, the one (1) lot near the intersection of Seneca Rd and River Rd has been eliminated and the one (1) lot that fronts Seneca Rd. near the cul-de-sac at the northeast end of the road remains.



TOWN OF NISKAYUNA

Planning Department

One Niskayuna Circle
Niskayuna, New York 12309
Phone: (518) 386-4530
Fax: (518) 386-4592

Application for Sketch Plan Approval – 4 Lots or Less

Applicant: RPL Family Trust

Address: 2505 Whamer Lane, Niskayuna, NY 12309

Phone Number: 518-374-1461 Email: ryan@midstateltd.com

Owner Name (if different from applicant): _____

Address: _____

Phone Number: _____ Email: _____

Description / Address of Property: 2890 River Road, Niskayuna, NY 12309

Section – Block - Lot: 51.-1-7.1 and 51.9-2-1.1

Each application shall be accompanied by:

1. A digital copy, three (3) full size copies and thirteen (13) 11x17 copies of any large scale plans or maps.
2. Administrative Fees: An application for Sketch Plan Approval shall be submitted to the Planning Department at least ten (10) days prior to a regular meeting of the Planning Board. Each application shall be accompanied by a fee of \$100. Fees are payable to the *Town of Niskayuna*.
3. Consulting Fees: The cost incurred by the Town for the review of an application by the Town Engineer, consulting engineering firm or other consulting fees, in connection with a Board's review of a proposed application shall be charged to the applicant. The Board to whom the application is made shall obtain an estimate from any designated consultant of the amount sufficient to defray the cost of such services and shall collect from the applicant the estimated charges. Any portion of the estimated charges so collected, which are not expended by the Town, shall be returned to the applicant. Any such costs incurred by the Town beyond the estimated charges initially collected from the applicant, shall be collected from the applicant prior to final action upon the application.

Signature of applicant:  Date: 6/22/2023

Signature of owner (if different from applicant): _____

Upon approval of Sketch Plan:

An Application for Approval of Plat Plan must be filed along with all appropriate documentation.

CONVEYANCE TO RPL FAMILY TRUST, RYAN LUCEY AS TRUSTEE BY DEED DATED
NOVEMBER 7, 2022 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE
IN BOOK 2097 OF DEEDS AT PAGE 644.

1. MAP ENTITLED "SENECA MANOR SECTION II AMENDED", DATED JUNE 19, 2002, LAST REVISED 9/13/04, PREPARED BY C.T. MALE ASSOCIATES, P.C. AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE AS MAP K-328.

2. MAP ENTITLED "LOT LINE ADJUSTMENT BETWEEN LANDS OF SANDRA LAUDATO ANDERSON AND LAWRENCE GALLERY & KAREN LONG 2890 RIVER ROAD & 2882 RIVER ROAD", DATED JANUARY 4, 2018, PREPARED BY RAYMOND A. KOCH, P.L.S (NO RECORD OF FILING FOUND).

1. 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.
2. NO ATTEMPT WAS MADE TO SHOW UNDERGROUND IMPROVEMENTS IN THE PREPARATION OF THIS SURVEY.

2. NO ATTEMPT WAS MADE TO SHOW UNDERGROUND IMPROVEMENTS IN THE PREPARATION OF THIS SURVEY.

3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S
EMBOSSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES
OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

4. COPYRIGHT © 2022 BY GILBERT VANGUILDER LAND SURVEYOR, PLLC. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED.

5. 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.

6. AREA SHOWN ON MAP REFERENCE #2 TO BE CONVEYED TO GALLERY & LONG. NO DEED FOUND OF RECORD FOR THIS CONVEYANCE NOR ANY FILED MAP FOR MAP REF. #2.

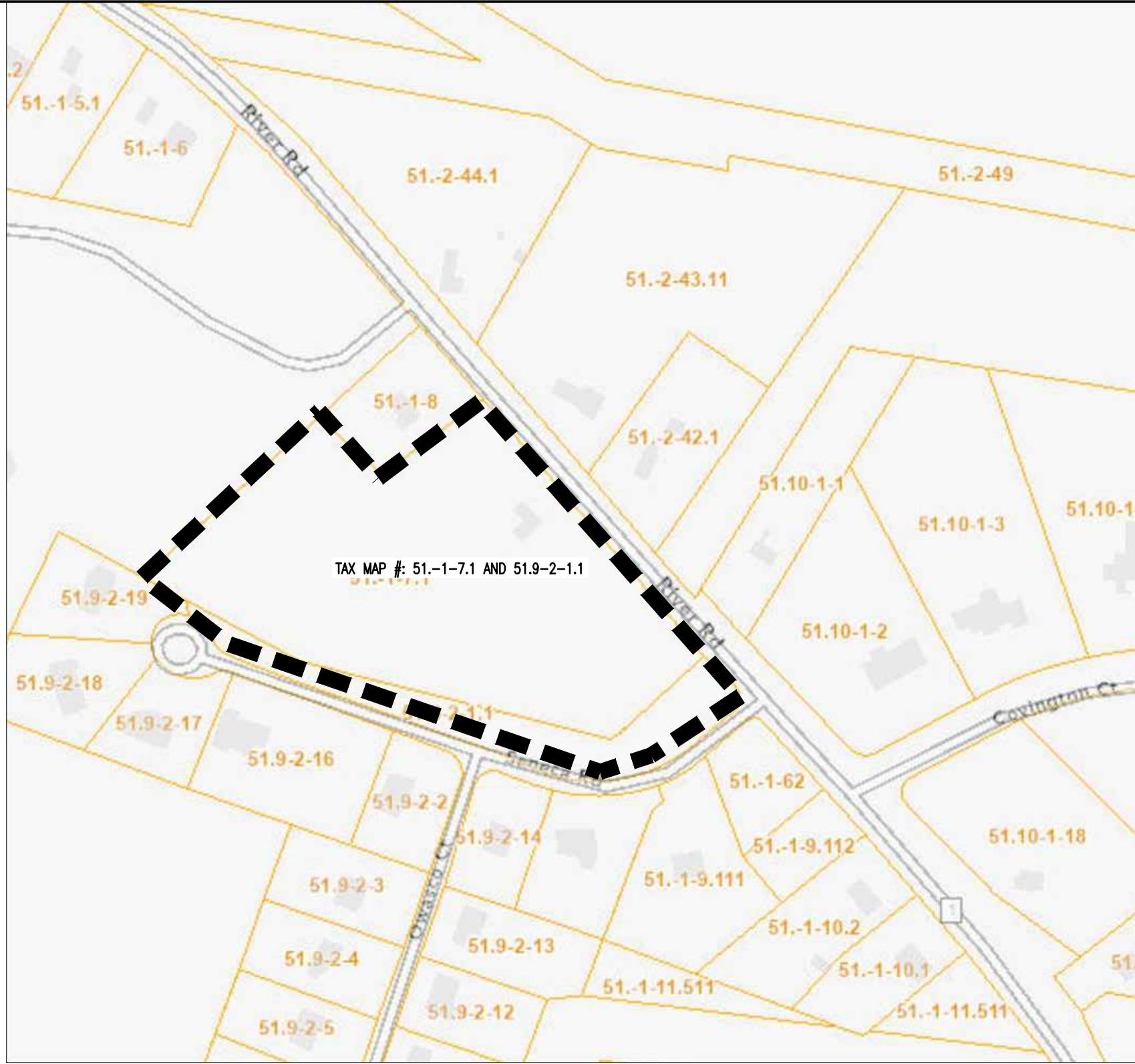


UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES OF THIS SURVEY MAP BEARING THE LAND SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL SHALL BE CONSIDERED VALID.

TODD WESTERVELD, P.L.S. No. 50,319

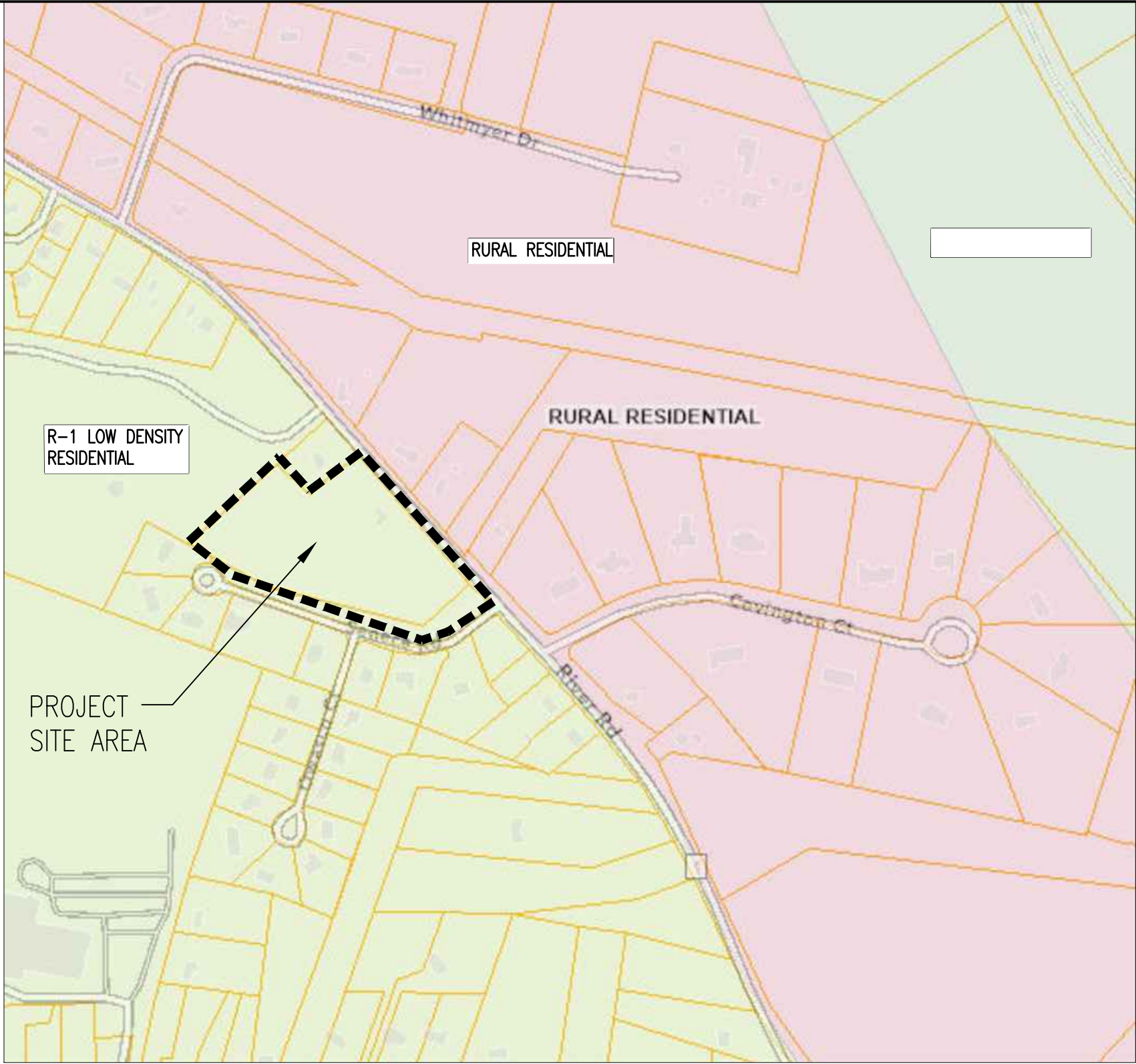
TOWN OF NISKAYUNA		SCHENECTADY COUNTY, NEW YORK	
MAP NUMBER: 22 - 22 - 251	SCALE: 1" = 40'	DATE: DECEMBER 1, 2022	

988 Route 146, Clifton Park, New York 12065
Telephone: (518) 383-0634
gvglandsurveyors.com



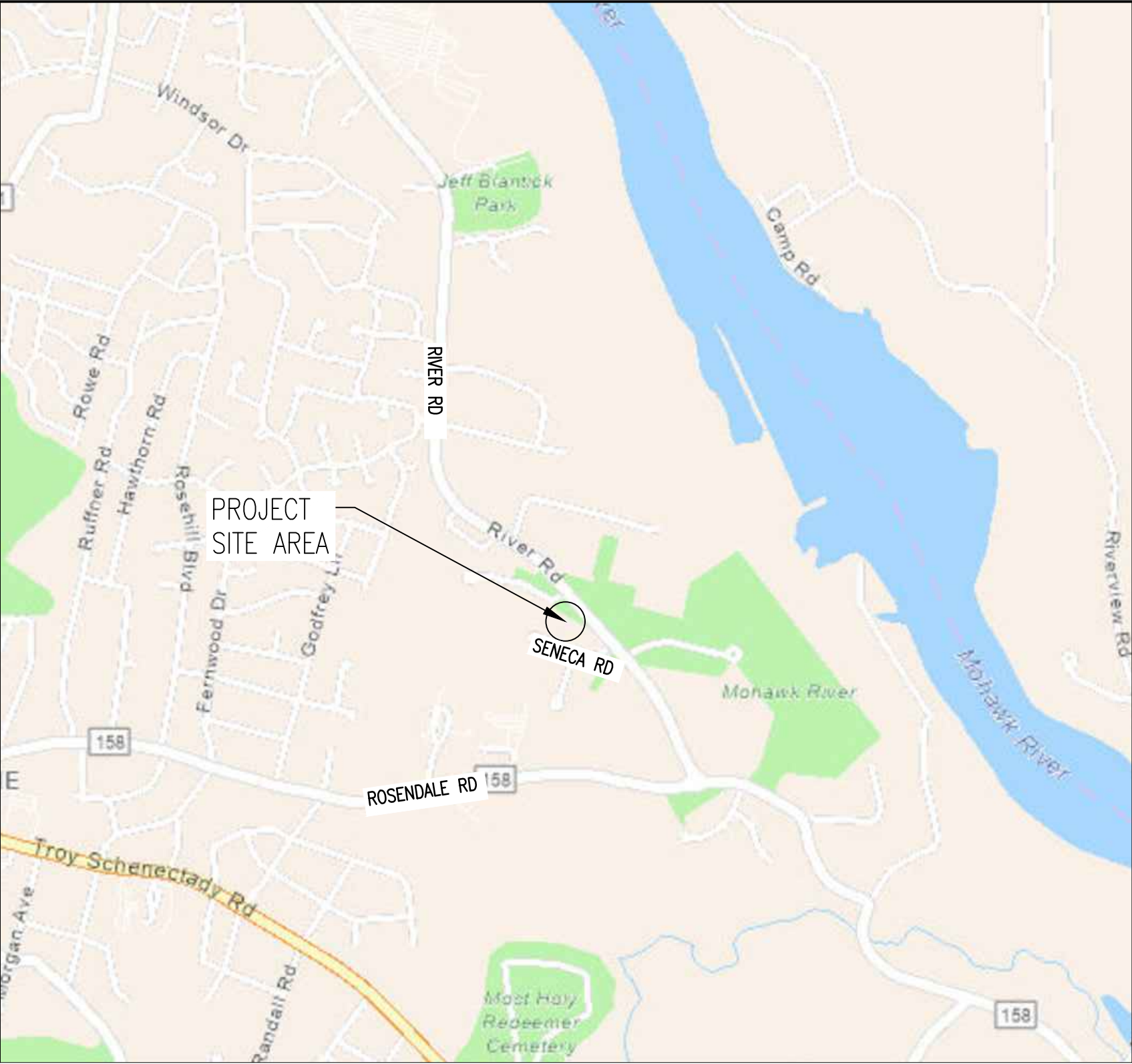
TAX MAP

SCALE: 1"=200'



ZONING MAP

SCALE: 1"=400'



VICINITY MAP

SCALE: 1"=1500'

GENERAL NOTES

- EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK.
- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES. ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. SITE CONTRACTOR SHALL CALL UTILITY LOCATOR SERVICE AND UTILITY OWNERS 72 HOURS, EXCLUSIVE OF WEEKENDS AND HOLIDAYS, PRIOR TO ANY DIGGING, DRILLING, OR BLASTING:
 - DIG SAFE (TEL: #811)
 - NON DIG SAFE MEMBER FACILITY OPERATORS IF KNOWN. (A LIST OF DIG SAFE MEMBERS BY STATE CAN BE FOUND ON THE DIG SAFE WEB SITE WWW.DIGSAFE.COM)
 - TOWN OF NISKAYUNA WATER AND SEWER DEPARTMENT (518-386-4520)
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
- THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
- THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL BUILDING PERMITS. THE CONTRACTORS SHALL BE RESPONSIBLE FOR ALL WORK PERMITS, INSPECTIONS, AND CERTIFICATES.
- THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
- ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK. DEWATERING METHOD MUST BE APPROVED BY THE OWNER AND COORDINATED WITH THE CITY OF GLENS FALLS DEPARTMENT OF PUBLIC WORKS
- MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.

SHEET INDEX

SHEET	SHEET TITLE
C001	SITE LEGEND AND NOTES
C101	SUBDIVISION PLAN

SUBJECT PROPERTY:

TAX MAP PARCELS 51.-1-7.1 AND 51.9-2-1.1
2890 RIVER RD
TOWN OF NISKAYUNA, SCHENECTADY COUNTY, NEW YORK

APPLICANT/OWNER:

RPL FAMILY TRUST
2505 WHAMER LANE
NISKAYUNA, NY 12309

SURVEY NOTES

- EXISTING PHYSICAL FEATURES, BOUNDARIES, AND TOPOGRAPHY SHOWN HEREIN ARE BASED OFF A PLAN ENTITLED "SURVEY LANDS OF RPL FAMILY TRUST #2890 RIVER ROAD", PREPARED BY GILBERT VANGUILDER LAND SURVEYOR, PLLC AND DATED DECEMBER 01, 2022.
- ENGINEERING VENTURES HAS NOT PERFORMED ANY BOUNDARY OR TOPOGRAPHIC SURVEYS. THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THESE PLANS DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN NY STATUTES, AND SHALL NOT BE USED AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
- CONTOUR INTERVAL DEPICTED HEREIN IS TWO (2) FOOT.
- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITIES SHOWN ON THE PLANS WERE TAKEN FROM FIELD OBSERVATIONS OF VISIBLE UTILITIES AND PREVIOUS MAPS AND RECORD UTILITY DRAWINGS AND NOT GUARANTEED TO BE ACCURATE OR COMPLETE.



SYMBOL LEGEND

PROPOSED FEATURES	EXISTING FEATURES
BOUND	BOUND
BENCHMARK	BENCHMARK
DRILL HOLE	DRILL HOLE
SURVEY POINT	SURVEY POINT
IRON PIN	IRON PIN
TEST PIT	TEST PIT
BORING	BORING
PERC TEST	PERC TEST
CATCH BASIN (SQUARE)	CATCH BASIN (SQUARE)
CATCH BASIN (ROUND)	CATCH BASIN (ROUND)
HEADWALL	HEADWALL
FLARED END SECTION	FLARED END SECTION
STONE APRON	STONE APRON
DRAIN MANHOLE (DMH)	DRAIN MANHOLE (DMH)
DRAINAGE CLEAN OUT	DRAINAGE CLEAN OUT
SANITARY SEWER MANHOLE (SMH)	SANITARY SEWER MANHOLE (SMH)
SANITARY CLEAN OUT	SANITARY CLEAN OUT
HYDRANT	HYDRANT
WATER SHUTOFF	WATER SHUTOFF
TAPPING SLEEVE & VALVE	TAPPING SLEEVE & VALVE
GATE VALVE	GATE VALVE
WELL	WELL
UTILITY POLE	UTILITY POLE
GUY POLE	GUY POLE
ELECTRICAL MANHOLE	ELECTRICAL MANHOLE
FLOOD LIGHT	FLOOD LIGHT
LIGHT POST	LIGHT POST
TELEPHONE MANHOLE	TELEPHONE MANHOLE
NATURAL GAS MANHOLE	NATURAL GAS MANHOLE
COMMUNICATION MANHOLE	COMMUNICATION MANHOLE
BOLLARD	BOLLARD
SINGLE POLE SIGN	SINGLE POLE SIGN
DOUBLE POLE SIGN	DOUBLE POLE SIGN
SPOT ELEVATION	SPOT ELEVATION
ACCESSIBLE PARKING STALL	ACCESSIBLE PARKING STALL
DRAINAGE FLOW	DRAINAGE FLOW
DECIDUOUS TREE	DECIDUOUS TREE
CONIFEROUS TREE	CONIFEROUS TREE
WETLAND SETBACK	WETLAND SETBACK

LINETYPE LEGEND

PROPOSED FEATURES	EXISTING FEATURES
100 MAJOR CONTOUR	100 MAJOR CONTOUR
98 MINOR CONTOUR	98 MINOR CONTOUR
PROPERTY LINE	PROPERTY LINE
SETBACK	SETBACK
EASEMENT	EASEMENT
CENTERLINE	CENTERLINE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
EDGE OF GRAVEL	EDGE OF GRAVEL
EDGE OF CONCRETE	EDGE OF CONCRETE
CURB	CURB
FENCE (BARBED WIRE)	FENCE (BARBED WIRE)
FENCE (CHAIN LINK)	FENCE (CHAIN LINK)
FENCE (WOODEN)	FENCE (WOODEN)
GUARD RAIL	GUARD RAIL
TREE LINE	TREE LINE
STONE WALL	STONE WALL
SANITARY SEWER	SANITARY SEWER
SANITARY SEWER APPROX.	SANITARY SEWER APPROX.
SEWER FORCEMAIN	SEWER FORCEMAIN
STORM LINE	STORM LINE
STORM LINE APPROX.	STORM LINE APPROX.
UNDER DRAIN	UNDER DRAIN
FOUNDATION DRAIN	FOUNDATION DRAIN
ROOF DRAIN	ROOF DRAIN
DITCH/SWALE	DITCH/SWALE
UNDERGROUND TELECOMM	UNDERGROUND TELECOMM
OVERHEAD TELECOMM	OVERHEAD TELECOMM
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
6" WATER LINE	6" WATER LINE
8" WATER LINE	8" WATER LINE
WATER APPROX.	WATER APPROX.
NRCS SOIL BOUNDARY	NRCS SOIL BOUNDARY

Date	
Description	
No.	

ENGINEERING VENTURES PC

208 Fynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
414 Union Street, Schenectady, NY 12305 • 518-205-9141
www.engineeringventures.com

SITE LEGEND AND NOTES

RPL Family Trust
2505 Whamer Lane
Niskayuna, NY 12309

2890 RIVER ROAD

TOWN OF NISKAYUNA, SCHENECTADY COUNTY, NY

EV Project # 22352

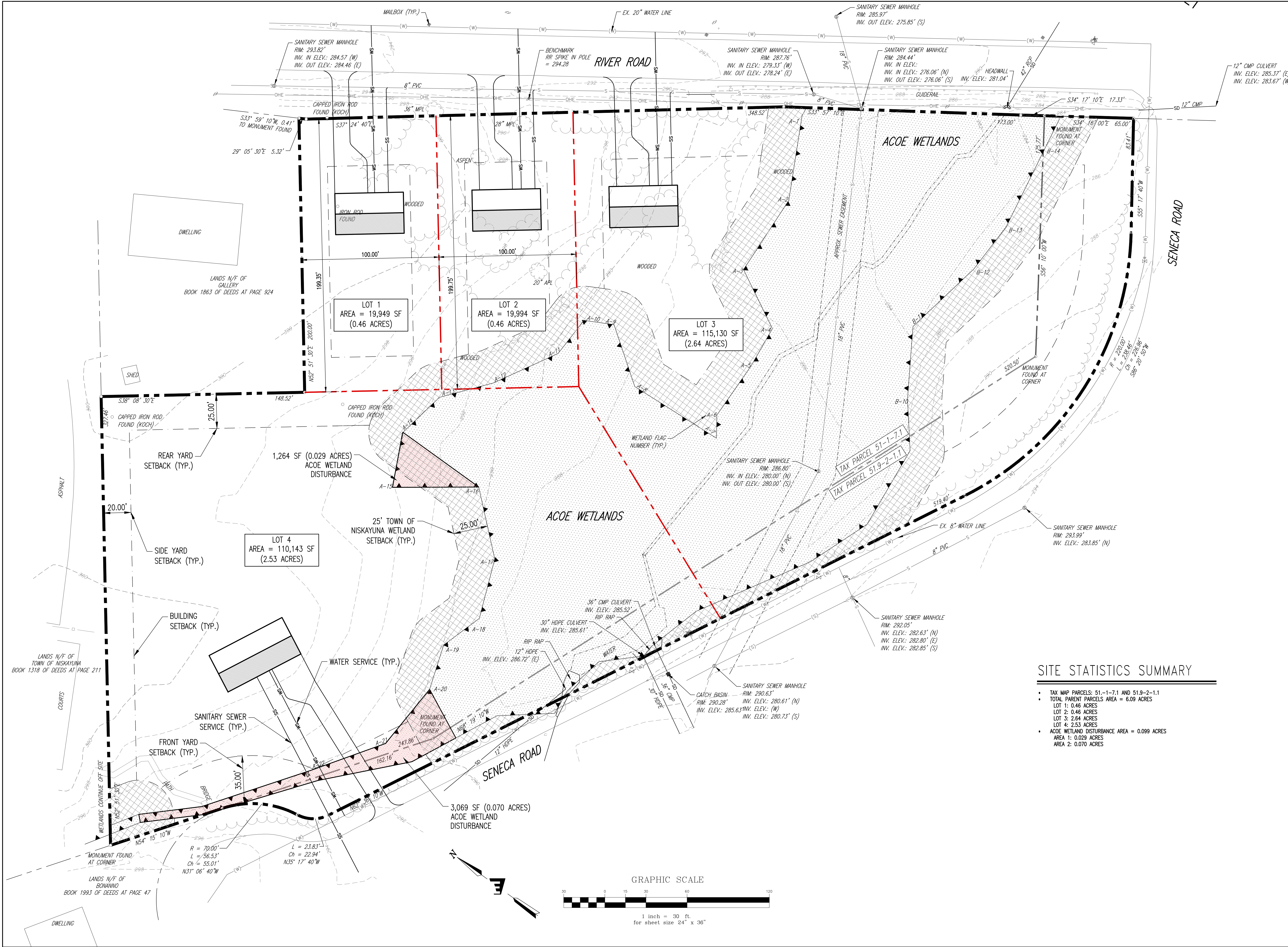
Drawn By: HMB

Checked By: MHD

Scale: AS NOTED

Date: 6/23/2023

C001



SITE STATISTICS SUMMARY

- TAX MAP PARCELS: 51.1-7.1 AND 51.9-2-1.1
- TOTAL PARENT PARCELS AREA = 6.09 ACRES
- LOT 1: 0.46 ACRES
- LOT 2: 0.46 ACRES
- LOT 3: 2.64 ACRES
- LOT 4: 2.53 ACRES
- ACOW WETLAND DISTURBANCE AREA = 0.099 ACRES
- AREA 1: 0.029 ACRES
- AREA 2: 0.070 ACRES

Stamp	
Date	Description

ENGINEERING VENTURES PC

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-3333
414 Union Street, Schenectady, NY 12305 • 518-205-9141
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RPL Family Trust
2505 Whamler Lane
Niskayuna, NY 12309

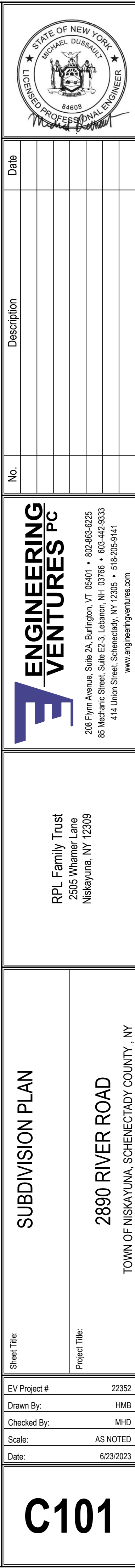
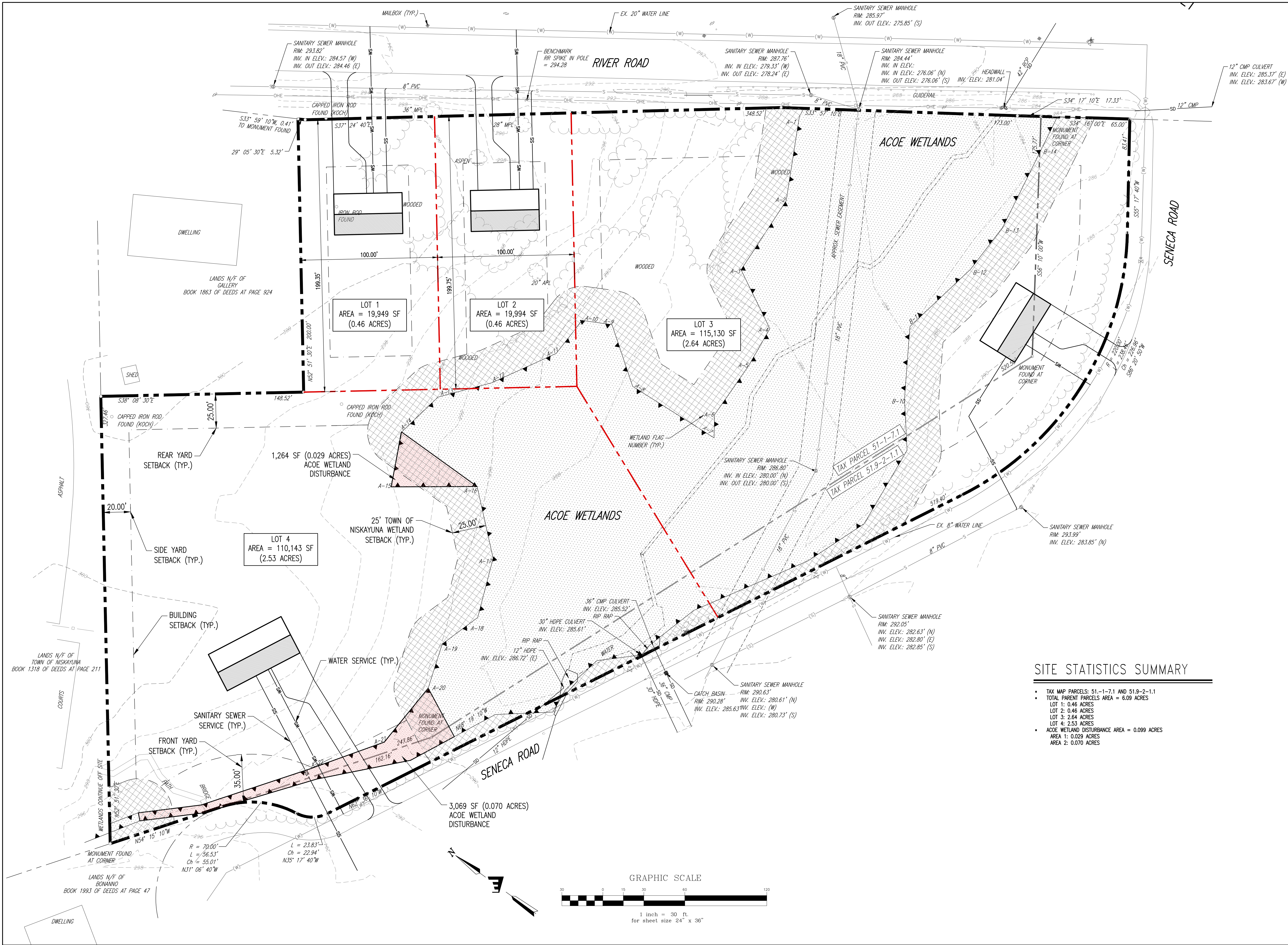
**SUBDIVISION PLAN
PROPOSED 4-LOT**

2890 RIVER ROAD

TOWN OF NISKAYUNA, SCHOENECTADY COUNTY, NY

EV Project # 22352
Drawn By: HMB
Checked By: MHD
Scale: AS NOTED
Date: 8/23/2023

C101



Short Environmental Assessment Form

Part 1 - Project Information

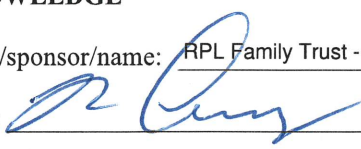
Instructions for Completing

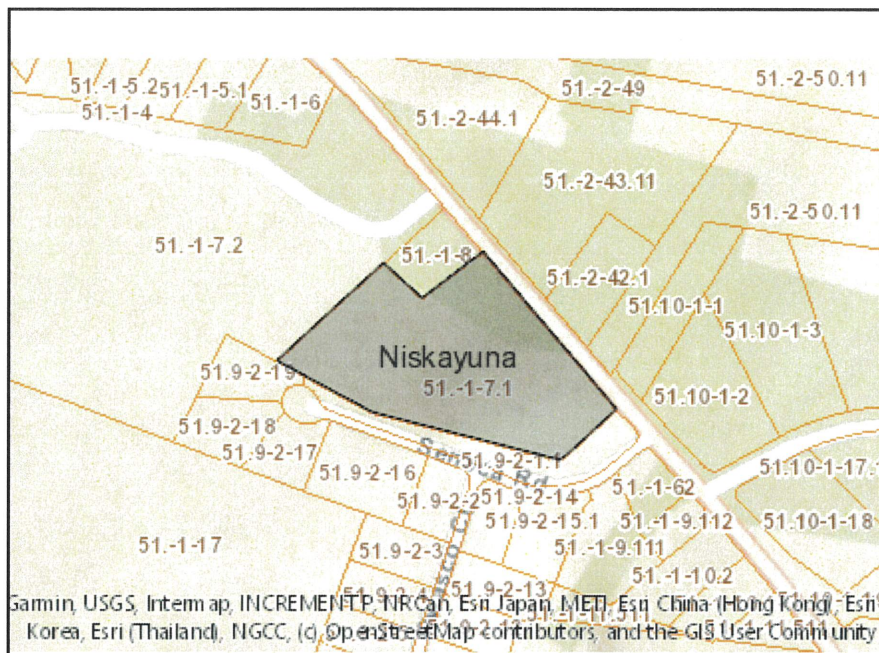
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

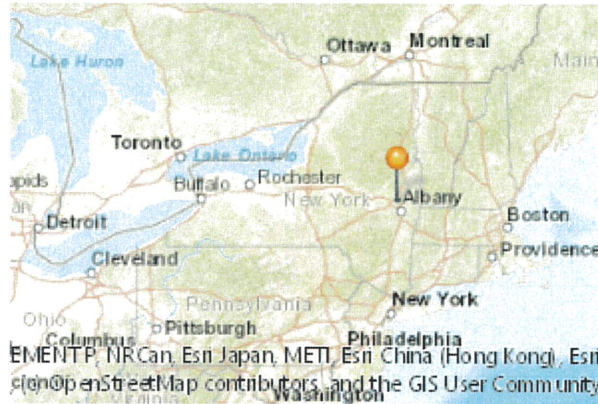
Part 1 – Project and Sponsor Information			
Name of Action or Project: 2890 River Road Subdivision			
Project Location (describe, and attach a location map): 2890 River Rd, Niskayuna, New York 12309			
Brief Description of Proposed Action: The Applicant proposes a 4-lot subdivision of Town of Niskayuna tax parcels 51.-1-7.1 and 51.9-2-1.1. Each new lot will have a single family residence per lot. The proposed dwellings will be serviced by public water and sanitary sewer systems.			
Name of Applicant or Sponsor: RPL Family Trust		Telephone: 518-374-1461 E-Mail: ryan@midstateltd.com	
Address: 2505 Whamer Lane			
City/PO: Niskayuna		State: NY	Zip Code: 12309
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 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: US ACOE Nationwide Permit #29 for disturbance to freshwater wetlands.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.09 acres 2.00 acres 6.09 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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input checked="" type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input 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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <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? 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?	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <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? 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: _____ The proposed action does not plan to exceed 0.1 acre of freshwater wetland disturbance. _____ _____	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" 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 checked="" 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?	NO	YES
	<input checked="" type="checkbox"/>	<input 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, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ Site storm water will be directed through roadside ditches and pipe conveyance systems to public storm sewer. _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>RPL Family Trust - Ryan Lucy</u> Date: <u>6/22/2023</u> Signature:  Title: <u>TRUSTEE</u>		



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.

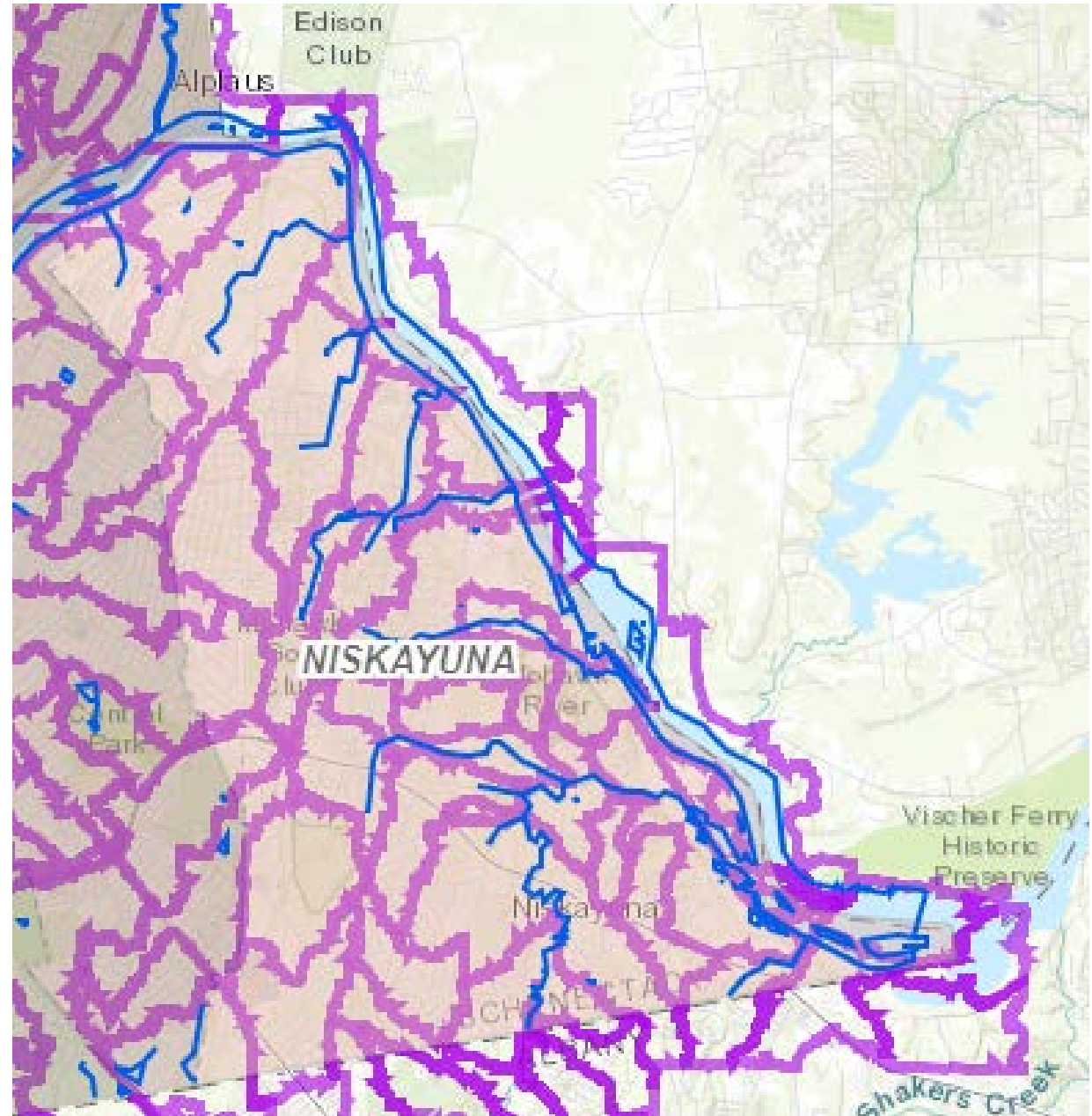


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local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

Town of Niskayuna Storm Water System

August 2023

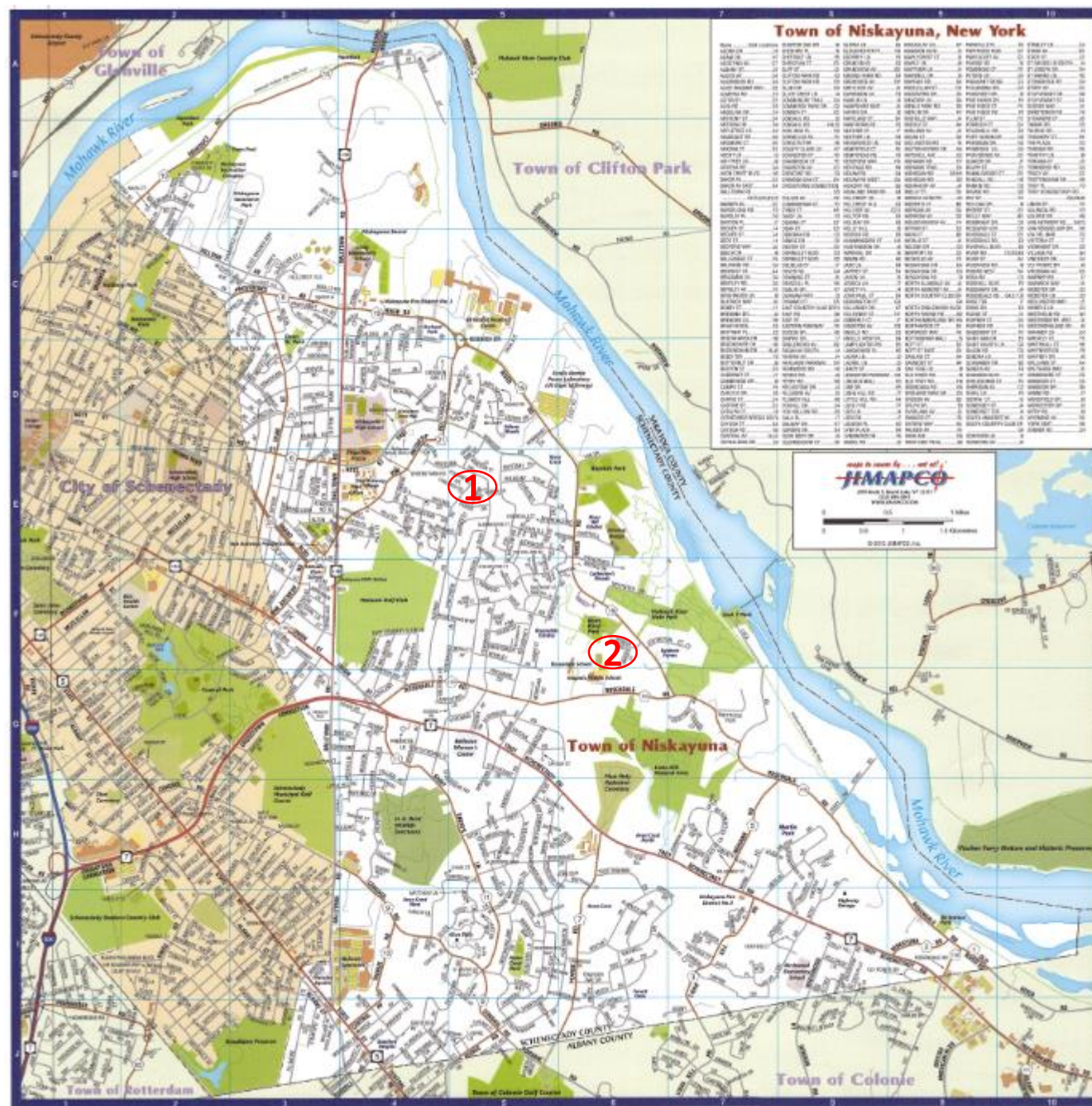
Subwatershed Boundaries & Streams



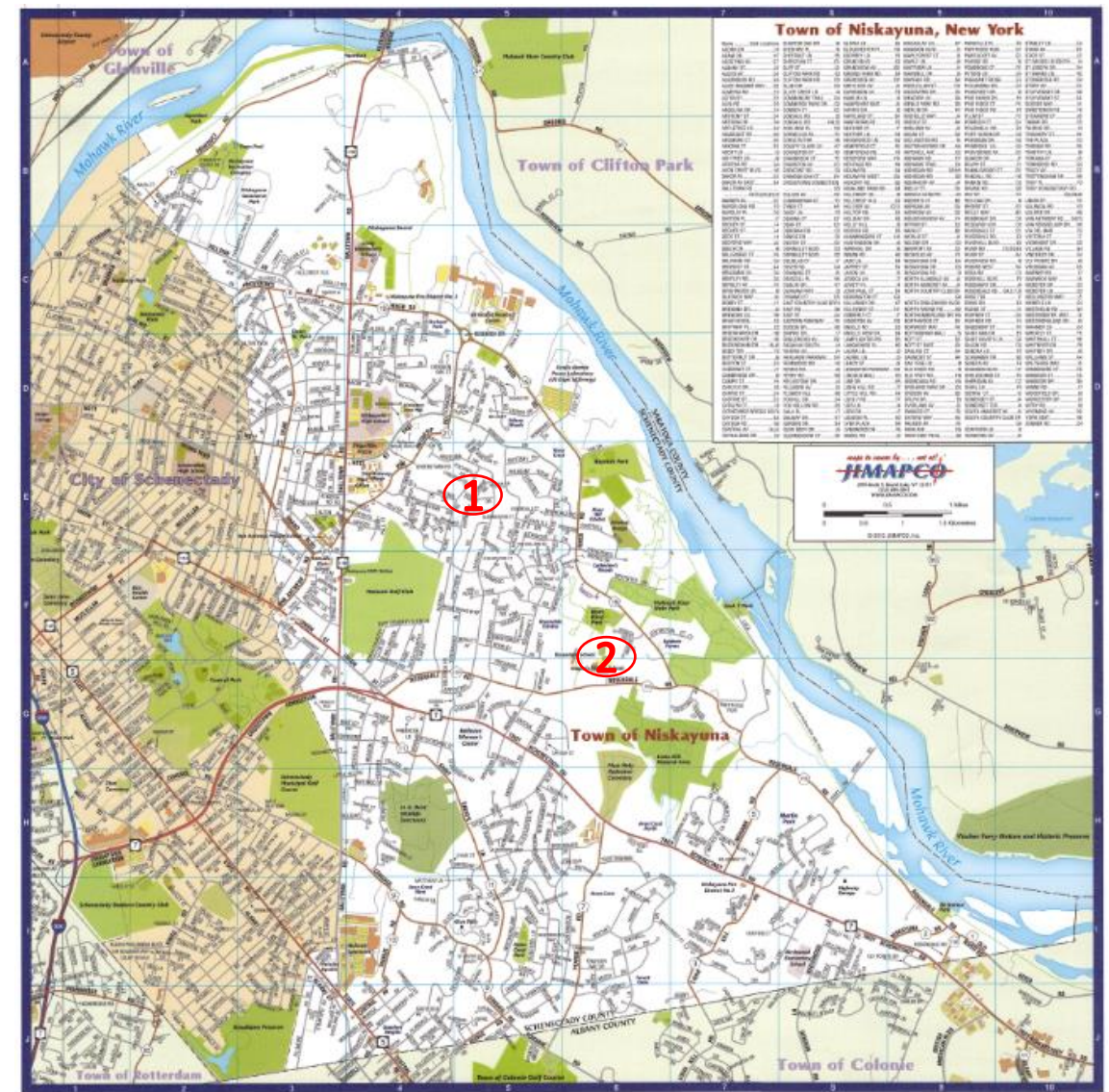
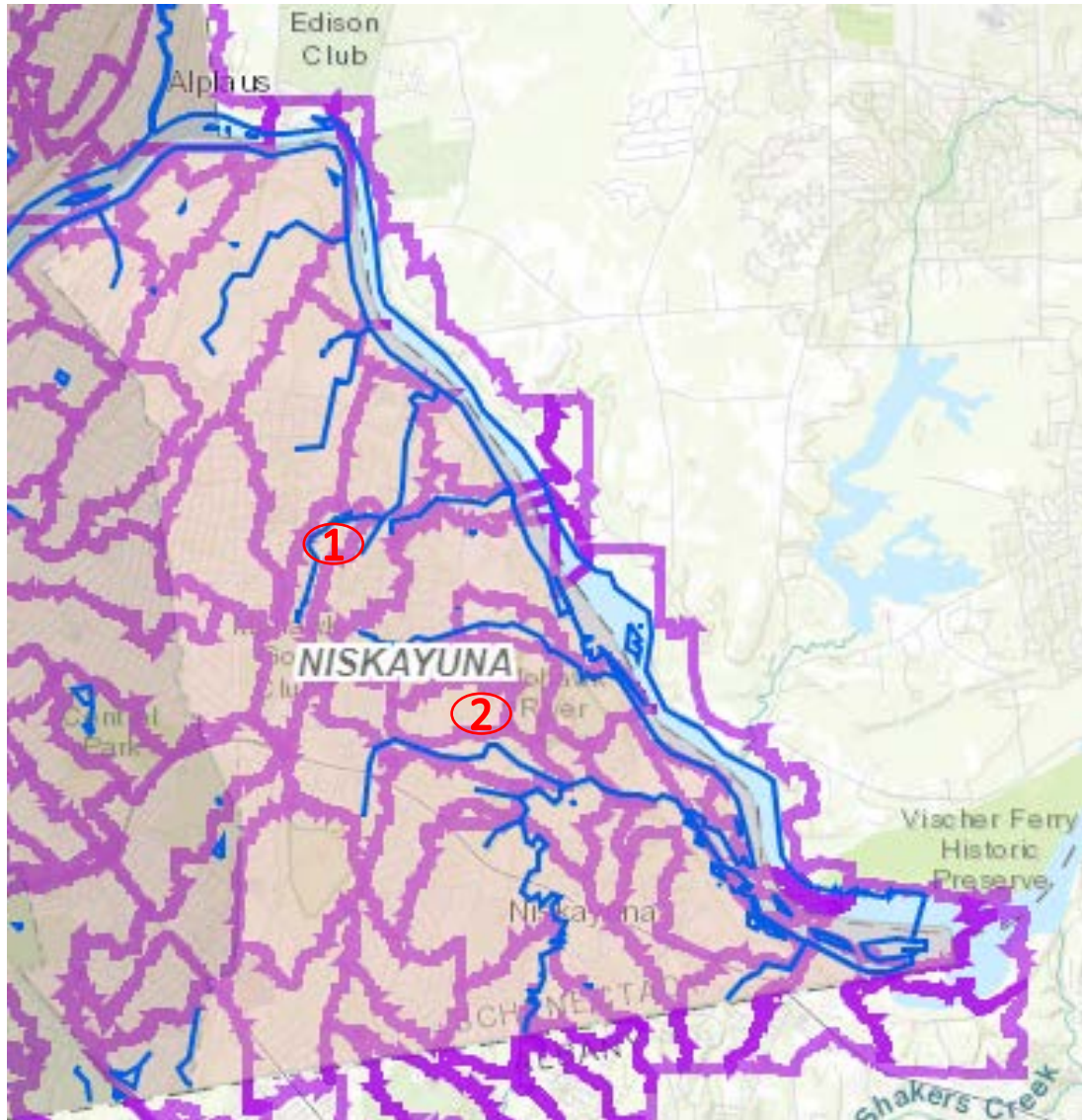


Drainage Challenged Areas

1. Rowe Rd.
2. Seneca Rd.



Drainage Challenged Areas: (1) Rowe Rd. (2) Seneca Rd.



July 30, 2023



- Niskayuna received 2.1" of rain in much less than 24 hrs.
- The high intensity short duration storm revealed challenged areas in the existing storm water system
- The 2-lot subdivision at Polsinelli Dr. was recently designed to the following 24 hr. storm events.
 - 1 yr. storm of 2.18"
 - 2 yr. storm of 2.57"
 - 10 yr. storm of 3.65"
 - 100 yr. storm of 6.07"
 - 100 yr. Cornell upper limit storm of 7.44"
- Goals for today
 - Provide background on our storm water system
 - Review images from the 7/30/23 storm
 - Discuss / prioritize possible next short and long term steps

Drainage Challenged Areas

- 1. Rowe Rd.
- 2. Seneca Rd.



Niskayuna Storm Water System

Comprised of a network of closed pipes (of varying diameters), at-grade open trenches and wetland areas



1. Rowe Rd.

Storm Water System From Denise Dr. to Angelina Dr.

- 42" dia. closed pipe near Denise Dr.
- Discharges into grade level open creek that flows towards Rosehill Blvd.
- Grade level open creek spills into a double entry path grate into a closed pipe near 1435 Rosehill Blvd.
- Stormwater accumulates in the backyards along Rowe Rd. during high intensity rain events.



1. Rowe Rd.



View of the discharge of the 42" dia. closed pipe storm sewer main near Denise Dr.
(see red dot in the image to the right)



1. Rowe Rd.



View of 1 of the 2 storm water entry grates at the transition from grade level open creek flow to closed pipe near backyard of 1435 Rosehill Blvd.



1. Rowe Rd.



View of both storm water entry grates at the transition from grade level open creek flow to closed pipe near backyard of 1435 Rosehill Blvd.



1. Rowe Rd.



Sharp angle of closed pipe storm water line at Rosehill Blvd.



1. Rowe Rd. – 7/29/23 Rainfall event

(2.1" of rain 7 am 7/29/23 – 7 am 7/30/23)



“Mouth of culvert at the foot of Rowe Rd.”

42" dia. discharge from closed pipe storm water pipe to grade level open creek near Denise Dr.



1. Rowe Rd. – 7/29/23 Rainfall event

(2.1" of rain 7 am 7/29/23 – 7 am 7/30/23)



Backyard of Steve MacMinn 1404 Rowe Rd.



1. Rowe Rd. – 7/29/23 Rainfall event

(2.1" of rain 7 am 7/29/23 – 7 am 7/30/23)



Backyard of Norm Shilling 1400 Rowe Rd.



1. Rowe Rd. – 7/29/23 Rainfall event

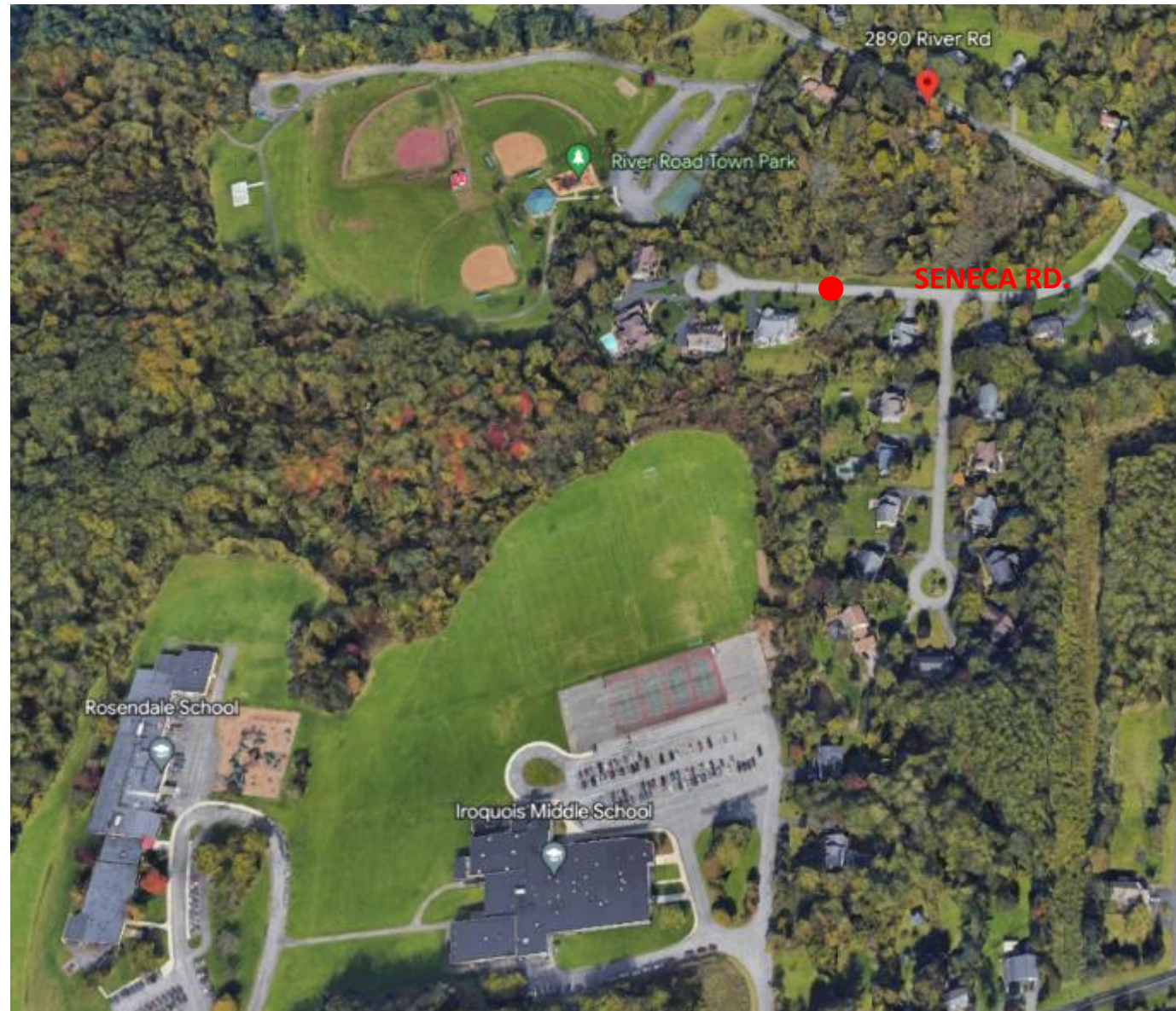
(2.1" of rain 7 am 7/29/23 – 7 am 7/30/23)



Backyard of Doug Mcfadden 1388 Rowe Rd.



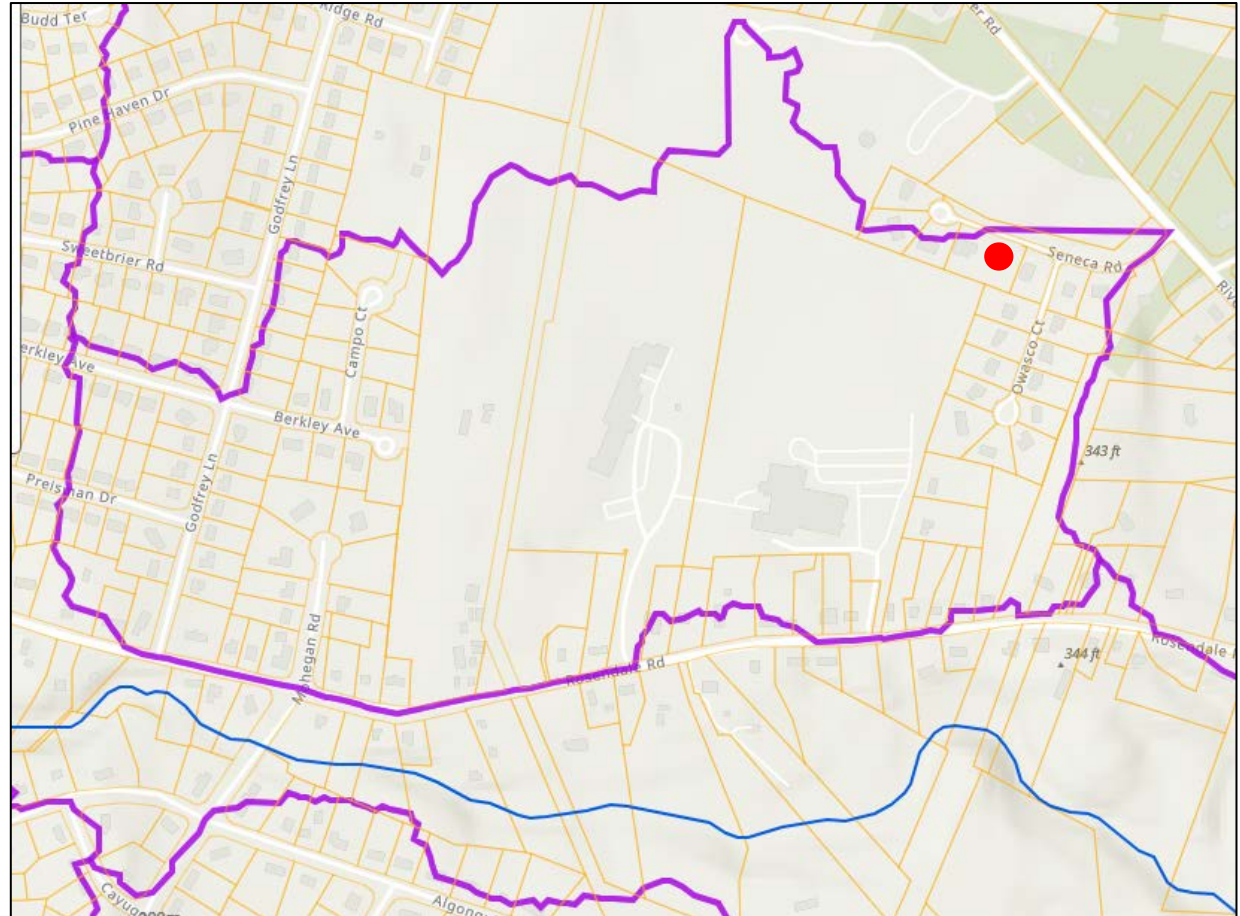
2. Seneca Rd.



2. Seneca Rd.

Sub-watershed Boundaries

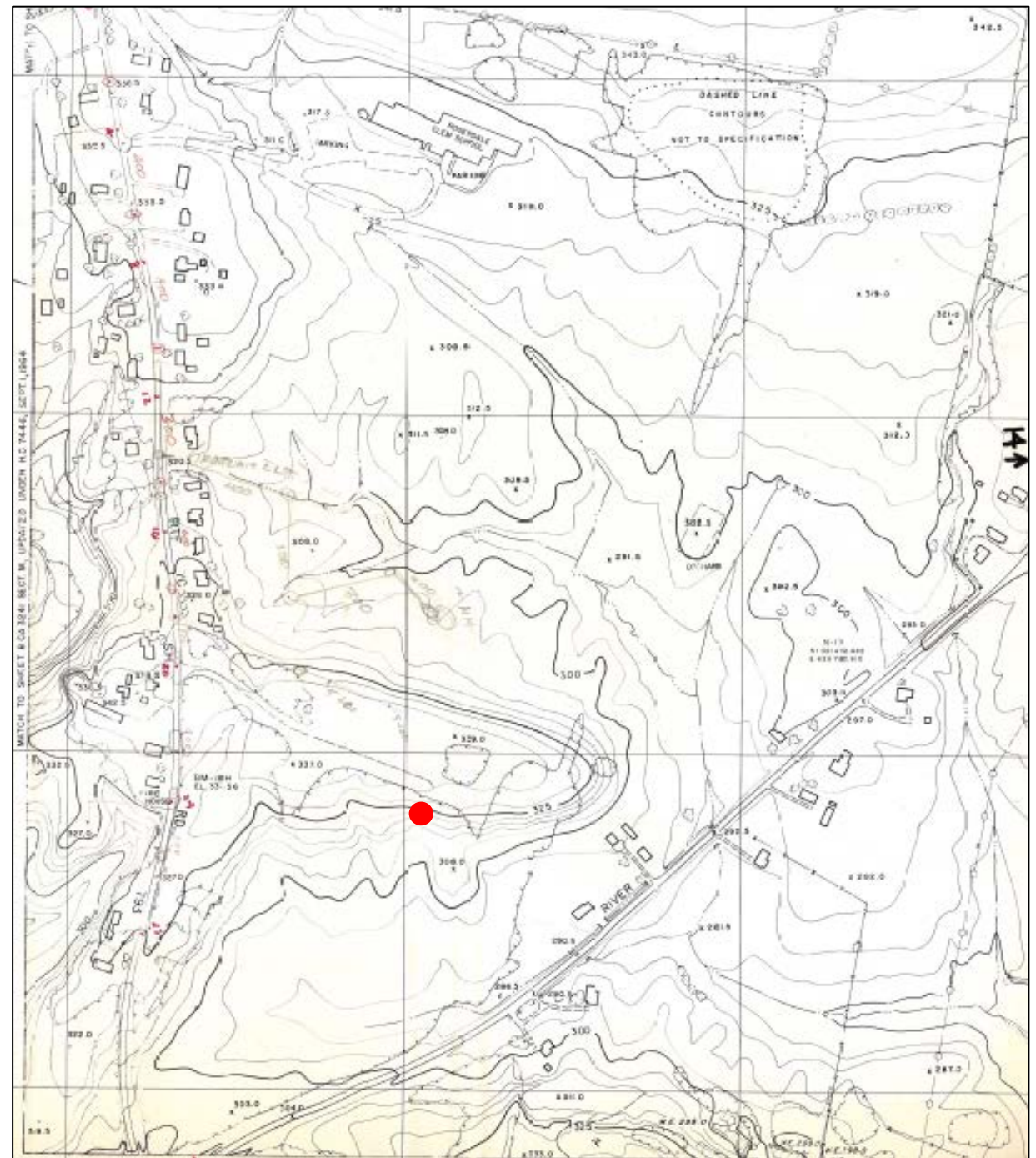
- The purple boundary identifies the area that is draining to a stream or similar water course within the area



2. Seneca Rd.

Old Topographical Map

- Note Rosendale Elementary School
- Note River Rd.
- Land slopes to the bottom left of the page



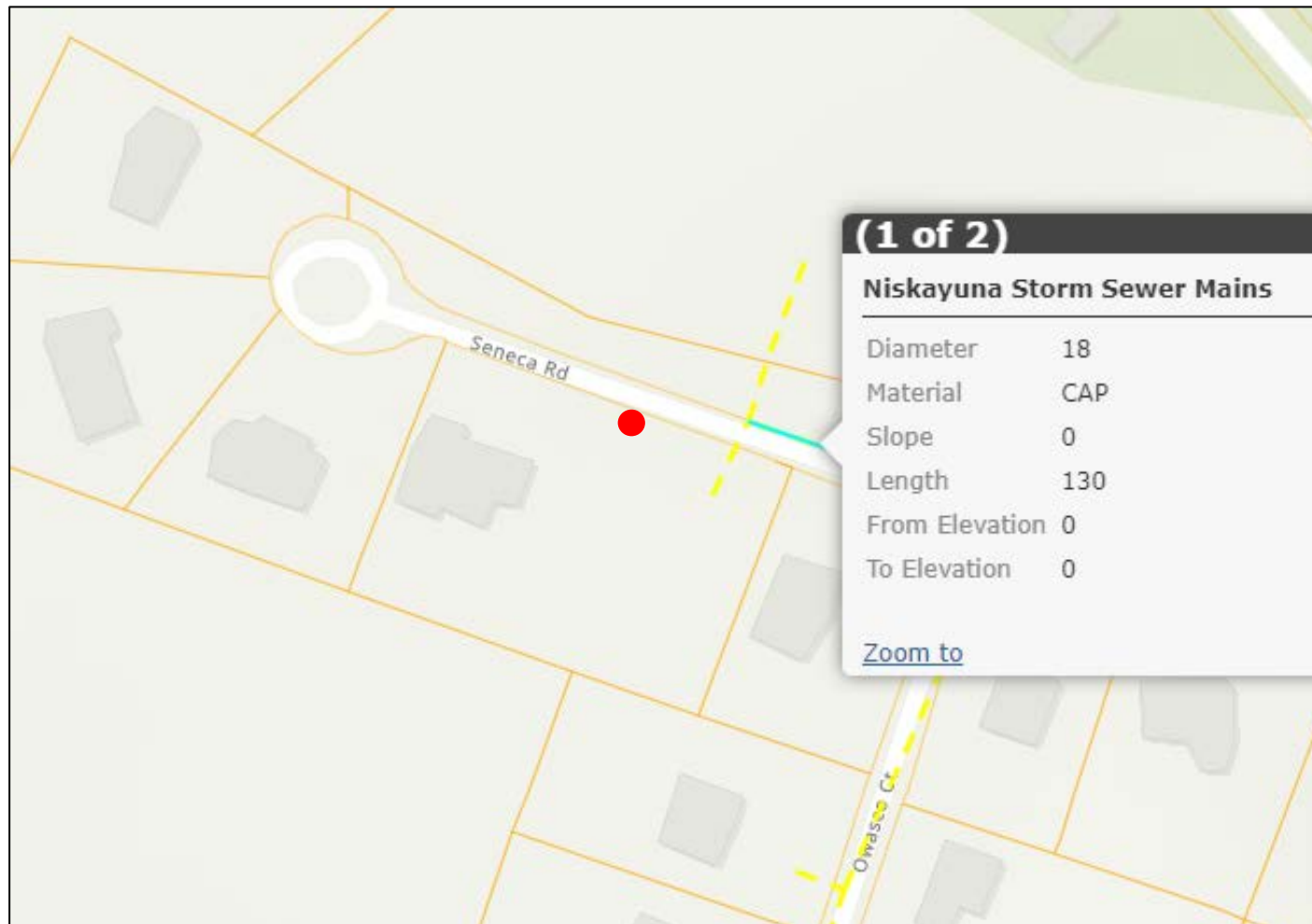
2. Seneca Rd.



2. Seneca Rd.

Storm Sewer Mains

- 18" dia. pipe parallel to Seneca
- Not sure of the dia. of the line that goes under Seneca



2. Seneca Rd.


(2.1" of rain 7 am 7/29/23 – 7 am 7/30/23)



2. Seneca Rd.

- Add Video Clip Here

Potential Grant Funding



ServicesNewsGovernment

Department of Environmental Conservation

RecreationNaturePrevent PollutionRegulatoryNews & LearningAboutSearch

Water Quality Improvement Project (WQIP) Program

WQIP Contract Process, Documents and Forms

WQIP Land Acquisition Projects for Source Water Protection Toolkit

[Home](#) » [Publications, Forms, Maps](#) » [Grant Applications](#) » Water Quality Improvement Project (WQIP) Program

Water Quality Improvement Project (WQIP) Program

The Water Quality Improvement Project (WQIP) grant application period has been extended through **August 11, 2023**. Apply using the [Consolidated Funding Application](#) (leaves DEC website). Water provided an overview of this program at a webinar held June 1, 2023. [View the recording](#) (leaves DEC website).

Program Description

The Water Quality Improvement Project (WQIP) program is a competitive, reimbursement grant program that funds projects that directly improve water quality or aquatic habitat, promote flood risk reduction, restoration, and enhanced flood and climate resiliency, or protect a drinking water source.

2023 Applicant Information

For full program details, view the [WQIP Round 19 Program Overview](#) (PDF).

How to Apply

Applications are being accepted through the [Consolidated Funding Application](#) (CFA) (leaves DEC website) until **4:00 PM on August 11, 2023**.

River Rd. / Seneca Rd. – Proposed 4-Lot Subdivision



Driving down Seneca from River Rd.

- Ponding water at low spot of road



Looking up Seneca back towards River Rd.

- Note catch basins

River Rd. / Seneca Rd. – Proposed 4-Lot Subdivision



Looking up Seneca back towards River Rd.

- Ponding water at low spot of road



Closer view of water on Seneca

- River Rd. is to the left

River Rd. / Seneca Rd. – Proposed 4-Lot Subdivision



Driving down Seneca from River Rd.

- Ponding water at low spot of road



Closer view of water on Seneca

- River Rd. is at the top of page