

TOWN OF NISKAYUNA
Conservation Advisory Council

A G E N D A

May 1, 2024

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. April 10, 2024

IV. PRIVILEGE OF THE FLOOR

V. ENVIRONMENTAL ASSESSMENT FORM REFERRALS

1. EAF 2023-09: 2530 Balltown Rd. – Chinese Fellowship Church site plan app. for a 777 sq. ft. addition

VI. DISCUSSION ITEMS

VII. CLIMATE SMART COMMUNITIES TASK FORCE

Awarded Contracts

1. Natural Resource Inventory - Updates
2. GHG Emissions Inventories and Government Climate Action Plan (Jim Yienger attending)

Ongoing Initiatives

3. Climate Smart Communities Task Force
4. Land Preservation Tools
5. Pesticide Outreach
6. Low Mow / Biodiversity Initiatives
7. Quiet Niskayuna
8. Composting Initiative
9. Wildlife Corridors
10. Renewable Energy Expectations

VIII. ADJOURNMENT

Next Meeting: June 5, 2024
7pm, Town Board Room, Hybrid Format

TOWN OF NISKAYUNA
CONSERVATION ADVISORY COUNCIL
Meeting Minutes
April 10, 2024
Google Meet

Members Present: Chairman Strayer
Chelsea Rattner
Simran Uttkar
Chuck Piotrowski
Richard Fontero (virtual)
Vicki Michela (virtual)

Also Present: Laura Robertson, Planner
Jim Yienger, Consultant (virtual)

I. CALL TO ORDER

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

II. ROLL CALL

Ellen Daviero, Ashok Ramasubramanian and Georgia Murray-Bonton were absent/excused.

III. APPROVAL OF MINUTES

1. March 6, 2024

Chairman Strayer made a motion to approved the March 6, 2024 minutes seconded by Ms. Michela. All were in favor.

IV. PRIVILEGE OF THE FLOOR.

Chairman Strayer opened up privilege of the floor. Hearing and seeing no one in person or online, Privilege of the Floor was closed.

V. ENVIRONMENTAL ASSESSMENT FORM REFERRALS

None.

VI. DISCUSSION ITEMS

None.

VII. CLIMATE SMART COMMUNITIES TASK FORCE

Awarded Contracts

1. Natural Resource Inventory – Updates

Ms. Robertson said they met with DEC and laid out the plan on how to do the Natural Resource Inventory and DEC was okay with everything. They have also confirmed the date for the initial nature walkthrough.

Ms. Rattner said the next meeting with the consultant is April 23 at 11:00 and the first consultant site visit is May 25.

Ms. Robertson said Mr. Ramasubramanian have been reviewing what they are trying to accomplish with the NRI. Ms. Robertson said if they want to put funds aside to protect open-space they have to put together a program that they can bring to the Town Board to potentially adopt.

Chairman Strayer said they need to get the information to Mr. Ramasubramanian from the Comprehensive

Plan on other land preservation tools. He said the stats are really good. Chairman Strayer said if they use other towns in New York State as examples they can set up a preservation fund which is generally adopted by residents.

Ms. Michela asked if other Towns do multiple land protection options.

Chairman Strayer said if you search open space preservation in New York State there is a ton of tools out there. He said a lot of communities are employing many of these tools.

2. GHG Emissions Inventories and Government Climate Action Plan (Jim Yienger attending)

Mr. Jim Yienger from Climate Action Associates said his firm is based here in the Capital District but they have been working with state and local government for about 15 years. Mr. Yienger said he is excited to get started on this project in Niskayuna. Mr. Yienger said they are trying to accomplish three products over the next few months working with this Council. They have two greenhouse gas inventories: the first will be for government operations. This will include looking at facilities, documenting the energy usage of electricity, natural gas, fuel oil if any to create an emissions inventory also looking at vehicles and profiling the different vehicles being operated. The idea is to create the Town's greenhouse gas inventory footprint and then work with the CAC and staff to decide how they want to make a plan. Mr. Yienger said they are working toward the July 5 deadline. Mr. Yienger said discussions will extend beyond the deadline and well into the year. Mr. Yienger said there will be a distinct inventory for the government operations and another for the community as a whole which will include all residences, all businesses and all vehicles on the roads.

Chairman Strayer asked if commuters were just employees of the Town or anyone that passes through the Town on the major arteries.

Mr. Yienger said for the government operations would be a survey of employees of the Town and how far they travel to work and the kind of vehicle they use, but the community footprint would be for all the vehicles on the road.

Ms. Robertson said she thinks it would be helpful to do individual roads, for example if Route 7 is very high in CO2 Emissions it could give leverage to CDTA to add more bus routes to lessen the number of vehicles.

Mr. Piotrowski asked if this includes agricultural emissions.

Mr. Yienger said in the community inventory there are typically livestock related emissions and fertilizer-based emissions included.

Mr. Piotrowski asked if the government operations would include the schools or exclude the schools.

Mr. Yienger said typically it would not include the schools it would just be town owned facilities.

Ms. Robertson said the schools could be included in the community inventory even if it were more general.

Mr. Yienger said the schools will show up in the commercial line along with hospitals, institutions and government.

Chairman Strayer would like to know the impact of development of a piece of land vs a piece of land staying forested. He said it would be helpful to the CAC to evaluate the impact on the environment with the uptake of emissions or release of emissions during development.

Ms. Robertson said it would be helpful to use when discussing projects and showing the difference in emissions with leaving more trees on a site or keeping some other areas forested.

Ms. Rattner said it would help to add this to the conservation easement program that they are working on for the Town Board.

Chairman Strayer said it could be another tool to build support.

There was a lot of discussion on carbon sequestration and how to calculate it now and future impacts.

Mr. Yienger said he has contacts and different parties he works with that would be willing to talk about this.

Ms. Uttukar, student representative, asked how long meetings would be when they were working on greenhouse gas emissions.

Mr. Yienger said there is no real formal process. He said he thinks it will be bi-weekly meetings or even possibly more frequently with a lot of data work in between. Ms. Uttukar stated the high school club related to climate action may be able to help with a high school greenhouse gas inventory.

Ms. Robertson said the club might be able to get the data and do their own best shot at the inventory. Then they could provide the data to the working group which would be better than just aggregating everything.

Mr. Yienger said he would take the comments from tonight's meeting and start working on the goals for the CAC.

Ongoing Initiatives

3. Climate Smart Communities Task Force-Goals and Updates – discussed earlier.

4. Land Conservation Tools – deferred to next meeting

5. Pesticide Outreach

Ms. Daviero told Ms. Robertson she couldn't make Arbor Day but Mr. Ramasubramanian and Ms. Michela can attend to man a booth on pesticide outreach, Low mow data and the quiet Niskayuna initiative.

6. Low Mow/Biodiversity Initiatives

Ms. Robertson said they need to wait for the soil to be drivable for the County to bring the compost soil but they already have the seeds and the location to plant them. They are just waiting on the weather.

7. Quiet Niskayuna

Ms. Michela said she met with Ms. Robertson and discussed that electric land care tools are now included in the Clean Energy Communities program. The Town can earn points to get to different grant levels and receive money to put towards some of the things they want to do to reduce emissions in the Town. Ms. Michela said they are hoping to reach a level to get \$10,000 for training.

Ms. Robertson said they are going to submit for the training, and if they are awarded the \$10,000 grant they want to see if they can apply that to the purchasing of electric lawn care equipment for the Town.

Ms. Michela said she would like to do another EV event like they had a few years ago.

Ms. Robertson said the next two actions are to submit for training to get the initial \$10,000 and then try to run an EV event to be able to get the Town registered so they can start counting how many electric vehicles are bought in the Town to get this going.

Chairman Strayer asked if they want people to replace fossil fuels and move to geothermal.

Ms. Robertson said yes, geothermal and heat pumps are in Clean Energy Communities round three. She said the Town was designated a Clean Energy Community in round one and received two rebates in round two. Round one received a \$100,000 grant, round two we received two \$5000 grants totaling \$10,000 and round three she is hoping to get about \$60,000.

Ms. Robertson said the Transportation Council is going to do a demonstration day of commercial heavy duty electric lawn equipment. She will forward the date when they post it.

Ms. Rattner wanted to know if you can try out the electric lawn care equipment.

Ms. Robertson said she doesn't know but probably.

8. Composting Initiative

9.

Ms. Robertson said Ms. Daviero sent an email and the composting at the Senior Center is up and running.

Ms. Rattner said she is waiting on information about a potential clothing recycling program from SCEAC.

130 9. Wildlife Corridors

131 Ms. Robertson said she is still working on this.

132 10. Renewable Energy Expectations

133 Ms. Robertson said she thinks they should come up with a list of what they request for site plans and
134 research code that they can rely on for their list. If there isn't existing code, the CAC could suggesting
135 amending the code to add it or the request from the developer will have to be a suggestion to the Planning
136 Board. Based on the list they come up with - they can make sure that essentially every site plan goes
137 through the same check list with the same requirements and/or suggestions.

138
139 Chairman Strayer said they need to come up with a uniform list and see how it meshes with the regulatory
140 requirements of both the SEQR and the Town code. He said it is very different to demand something
141 versus suggest something.

142 Ms. Robertson said it is difficult to open up the zoning code because of the process but the Planning Board
143 is planning on making some amendments to the Zoning Code very soon.

144 Ms. Rattner said she wants to make sure they are asking the same questions of every applicant.

145 Ms. Robertson said for everyone to email her things that they regularly ask for on site plan or subdivision
146 for next month so they can start building their lists.

147 **VIII. ADJOURNMENT**

148 Ms. Rattner made a motion to adjourn the meeting, Ms. Uttukar seconded. All were in favor. The meeting
149 was adjourned at approximately 8:09 PM.



TOWN OF NISKAYUNA

CONSERVATION ADVISORY COUNCIL

AGENDA STATEMENT

AGENDA ITEM NO. V. 1

MEETING DATE: 5/1/2024

ITEM TITLE: EAF 2023-09: 2530 Balltown Rd. – Chinese Fellowship Church -- An application for site plan review for a 777 sq. ft. addition.

PROJECT LEAD: TBD

APPLICANT: TBD

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:

A representative of the Chinese Fellowship Church submitted an application for site plan review for a 1-story 777 sq. ft. addition to the rear of the building at 2530 Balltown Rd.

The property lies within the R-P Residential and Professional zoning district. Places of worship, religious educational facilities, parish houses and rectories are special principal uses in the district.

COMPREHENSIVE PLAN:

The proposed action complies with the current (2013) Comprehensive Development Plan for the Town.

BACKGROUND INFORMATION

The following documents were provided with the application.

1. A 1-page site drawing entitled "Chinese Fellowship Bible Church, 2530 Balltown Road, Niskayuna, NY 12309" by Keith A. Cramer, Architect dated 4/15/24 with no subsequent revisions.
2. A Short Form EAF
3. A 5-page drawing set entitled "Chinese Fellowship Bible Church, 2530 Balltown Road, Niskayuna, NY 12309" by Keith A. Cramer, Architect dated 4/15/24 with no subsequent revisions including elevation renderings, an interior floorplan and pictures of the existing building where the additional will be constructed.

The site plan application form notes that the proposed addition will include a kitchen.

The site plan drawing includes the following information for pre and post construction conditions.

No.	Description	Pre-construction	Addition	Post-construction	% of Total Lot
1	Building Area	13,808 SF	777 SF	14,585 SF	8.4
2	Paved Area	31,090 SF	330 SF	31,402 SF	18.2
3	Parking Spaces	64/59?	0	64/59?	NC

Chapter 220-4 Definitions, defines "Floor Area, Gross" as "The sum of horizontal areas of a building, excluding unenclosed or unheated porches, unenclosed decks, unfinished basement areas or garages, measured from the exterior face of the exterior walls."

Schedule I-C Column 6 Minimum Off-Street Parking Spaces requires "1 space for each 200 sq. ft. of floor area but not less than 1 space for each 4 seats where provided." The site plan drawing provided with the application states that 64 parking spaces exist on the property although the Planning Office could only identify 59.

Design	Floor Area	Spaces Req'd.	Actual Spaces	Surplus / Deficit
Current	13,808	69	64/59	5/10
Addition	777	4	NA	NA
As Proposed	14,585	73	64/59	9/14

The applicant is appearing before the CAC this evening to present the project and answer any questions that arise.

TOWN OF NISKAYUNA
Application for Site Plan Review

Applicant (Owner or Agent):

Name CHINESE FELLOWSHIP BIBLE CHURCH

Address 2530 BALLTOWN RD
NISKAYUNA, NY 12209

Telephone 518.381.6752 Fax SAME

Location:

Number & Street 2530 BALLTOWN RD.

Section-Block-Lot 40,-1-2.1 -

Zoning District RP

Proposal Description:

777 SF ADDITION, 1-STORY, KITCHEN, ON REAR SIDE OF BUILDING.

Each site plan application shall be accompanied by:

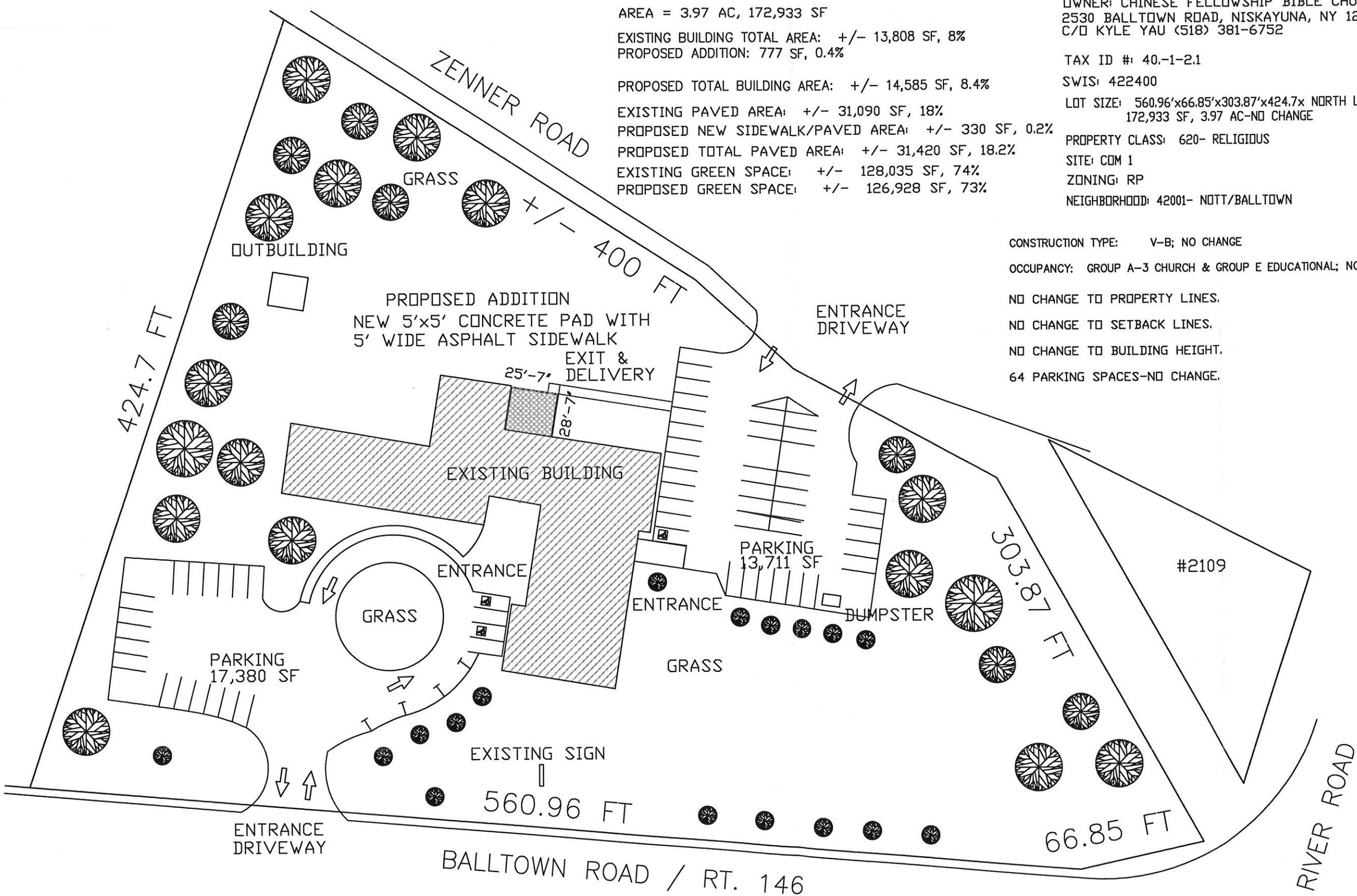
1. Twelve (12) site plan maps prepared by a licensed engineer, architect or surveyor.
 - a. The site plan shall include the following: the title of the drawing, including the name(s), address(es), phone and fax numbers of the applicant and the name address, phone and fax number of the person, firm or organization preparing the map.
 - b. The North point, date and scale.
 - c. Boundaries of the property.
 - d. Existing watercourses and direction of existing and proposed drainage flow.
 - e. The location of all proposed site improvements; proposed water and utility facilities; a description of the method of sewage disposal and location of such facilities; the location of all proposed signs; and location of proposed areas of vegetation.
2. A lighting plan showing the lighting distribution of existing or proposed lights, specifications, photometric data, and catalog cuts of the proposed fixture(s) which meet the requirements of Article VIIIB of the Zoning Ordinance of the Town of Niskayuna entitled "Guidelines for Lighting of Outdoor Areas under Site Plan Review".
3. Six (6) copies of the short or long Environmental Assessment Form (EAF), as required by 6NYCRR Part 617, "State Environmental Quality Review", and Chapter 95, "Environmental Quality Review", of the Code of the Town of Niskayuna.

4. If the application is being made by someone other than the current property owner, the applicant or the agent for the applicant must provide proof that they are authorized to pursue this site plan approval. Such proof may be in the form of a contract for sale or letter by the current owner that the applicant/agent is authorized to proceed with this application.
5. Administration Fees: An application for site plan approval shall be submitted to the Planning Board at least ten (10) business days prior to a regular meeting of the Planning Board. Each petition shall be accompanied by a minimum fee of **two hundred dollars (\$200.00)** plus an additional fee based on the square footage of new building construction. Fees are payable to the Town of Niskayuna.
6. 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: Kyle L. Jan Date: APRIL 17, 2024

Signature of owner (if different from applicant): [Signature]

Date: 4/17/24



AREA = 3.97 AC, 172,933 SF

EXISTING BUILDING TOTAL AREA: +/- 13,808 SF, 8%
PROPOSED ADDITION: 777 SF, 0.4%

PROPOSED TOTAL BUILDING AREA: +/- 14,585 SF, 8.4%

EXISTING PAVED AREA: +/- 31,090 SF, 18%
PROPOSED NEW SIDEWALK/PAVED AREA: +/- 330 SF, 0.2%
PROPOSED TOTAL PAVED AREA: +/- 31,420 SF, 18.2%
EXISTING GREEN SPACE: +/- 128,035 SF, 74%
PROPOSED GREEN SPACE: +/- 126,928 SF, 73%

OWNER: CHINESE FELLOWSHIP BIBLE CHURCH
2530 BALLTOWN ROAD, NISKAYUNA, NY 12309
C/O KYLE YAU (518) 381-6752

TAX ID #: 40.-1-2.1

SWIS: 422400

LOT SIZE: 560.96'x66.85'x303.87'x424.7'x NORTH LINE;
172,933 SF, 3.97 AC-NO CHANGE

PROPERTY CLASS: 620- RELIGIOUS

SITE: COM 1

ZONING: RP

NEIGHBORHOOD: 42001- NOTT/BALLTOWN

CONSTRUCTION TYPE: V-B; NO CHANGE

OCCUPANCY: GROUP A-3 CHURCH & GROUP E EDUCATIONAL; NO CHANGE

NO CHANGE TO PROPERTY LINES.

NO CHANGE TO SETBACK LINES.

NO CHANGE TO BUILDING HEIGHT.

64 PARKING SPACES-NO CHANGE.



SITE PLAN

BASED ON TAX MAPS & SURVEY BY:
C.T.MALE ASSOC. 1/15/88

CHINESE FELLOWSHIP BIBLE CHURCH

2530 BALLTOWN ROAD

NISKAYUNA, NY 12309

DATE:
APRIL 15, 2024
REVISED:

SCALE:
1"=50'

SHEET:

S1
OF 1

KEITH A. CRAMER, ARCHITECT
95 HURST AVE, ALBANY, NY 12208
(518) 438-8352
cramerkeith@msn.com

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

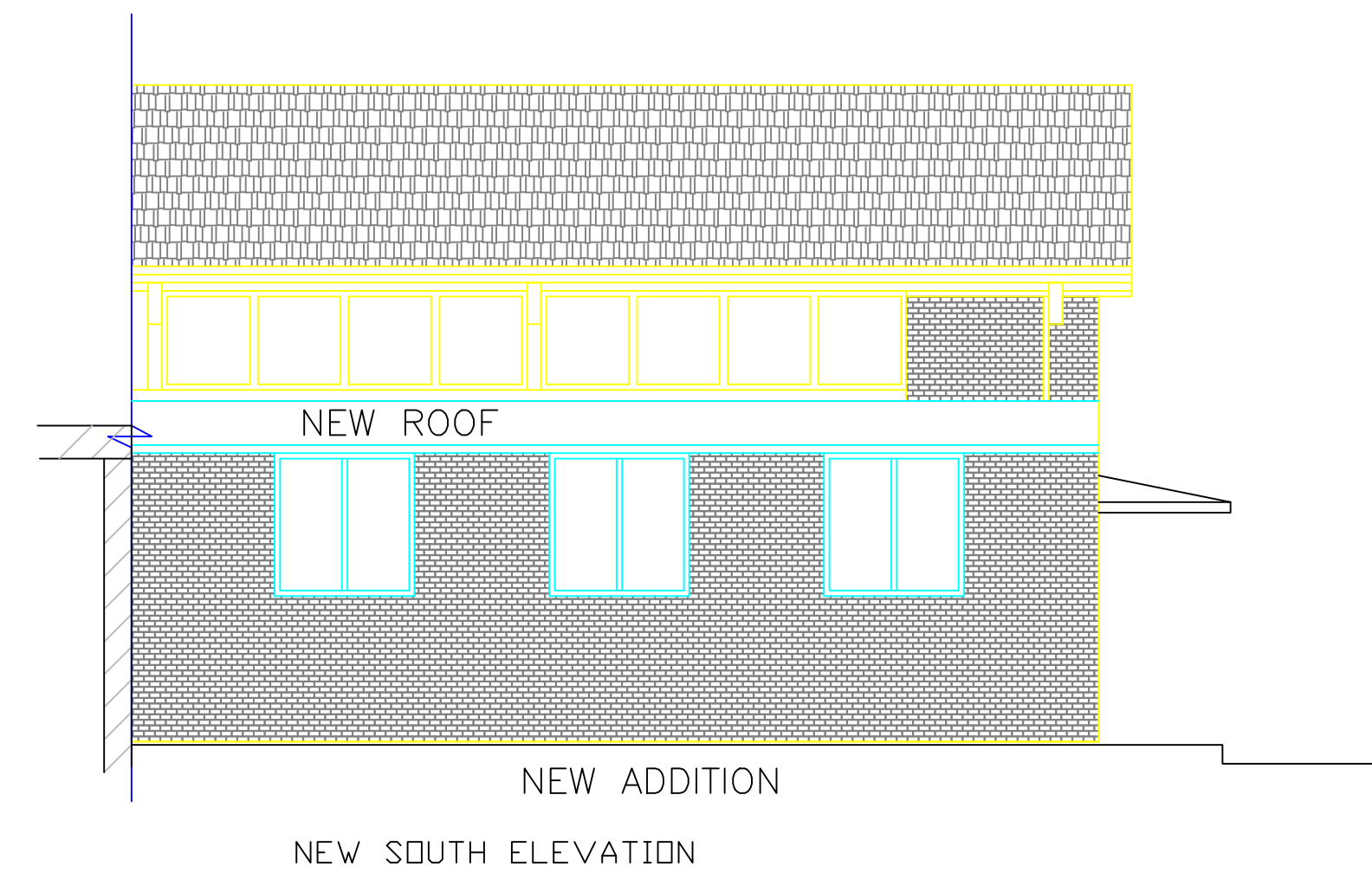
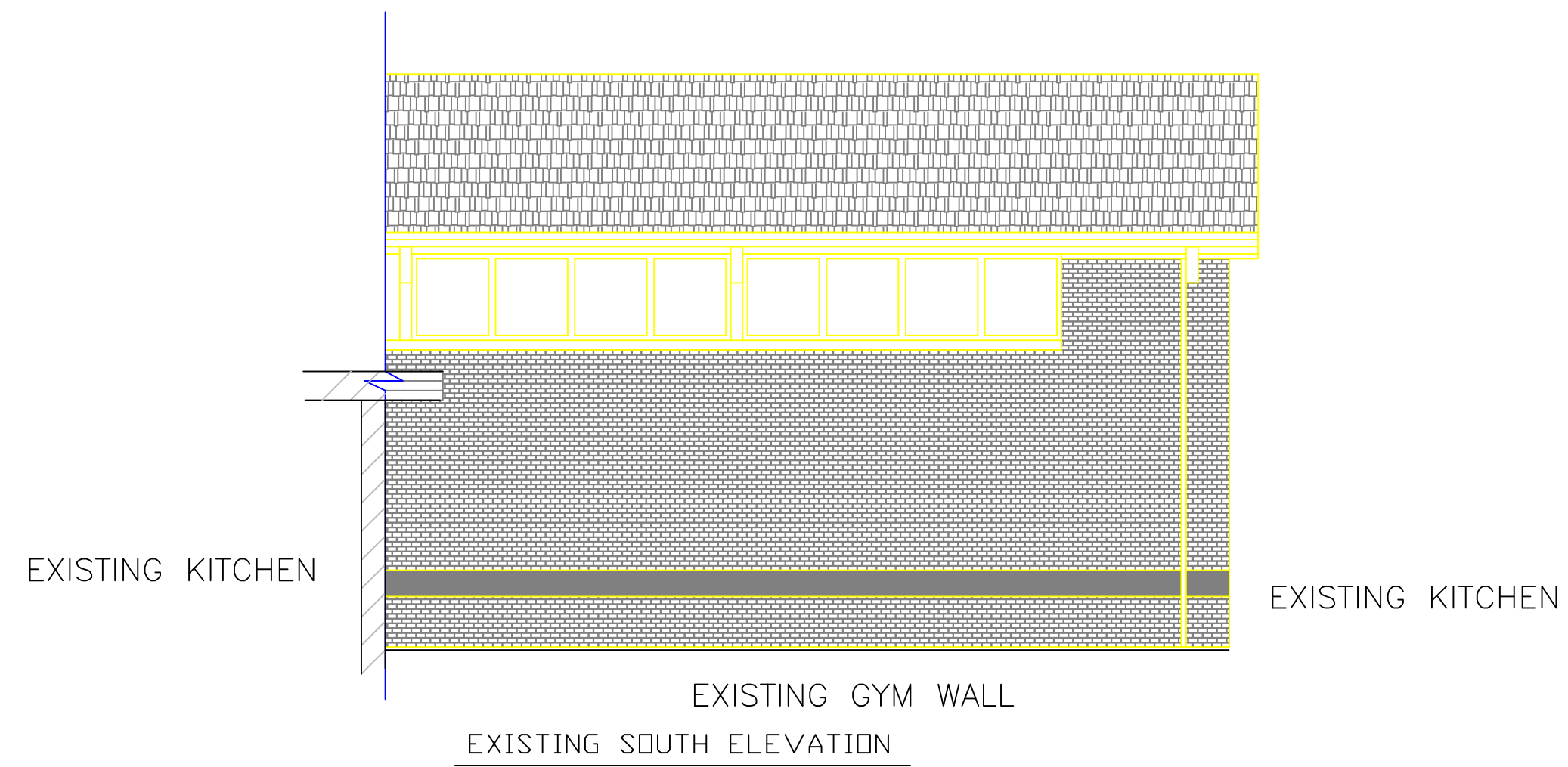
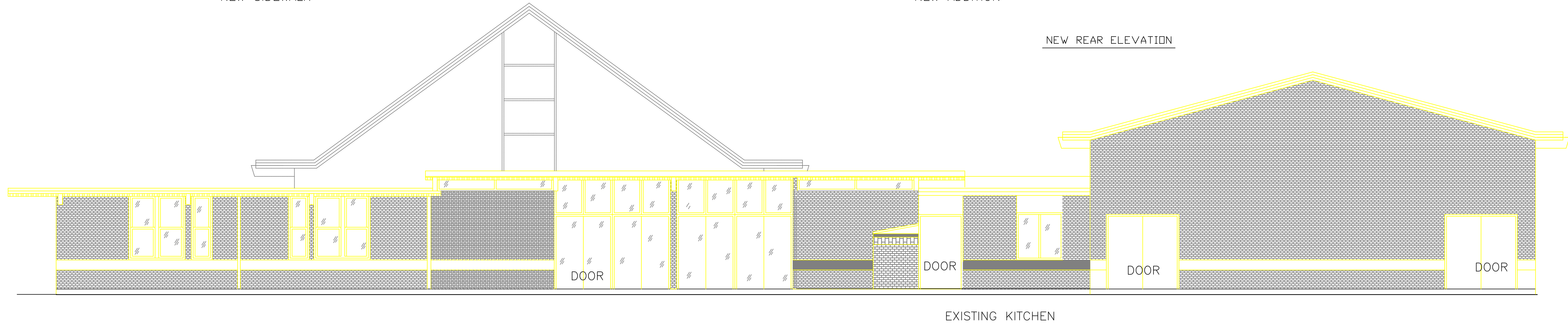
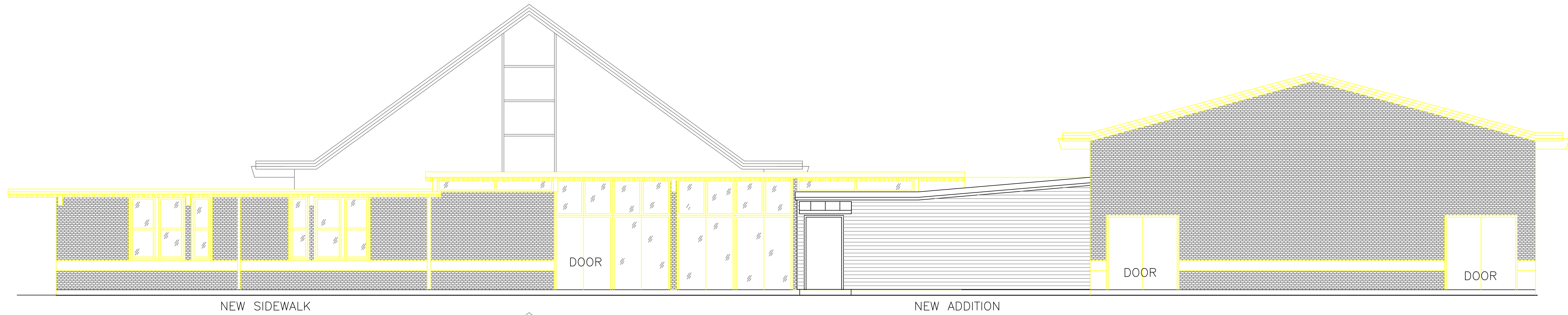
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:			State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
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.			<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned _____ acres or controlled by the applicant or project sponsor?				
4. Check all land uses that occur on, are adjoining or near the proposed action: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): </div> <div style="margin-top: 5px;"><input type="checkbox"/> Parkland</div>				

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 type="checkbox"/> <input 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 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 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 type="checkbox"/> <input type="checkbox"/> <input 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 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 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 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 type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input 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: _____ _____ _____	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional Wetland <input type="checkbox"/> Urban 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 <input type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <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: _____ _____	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input 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 <input type="checkbox"/>	YES <input type="checkbox"/>
49. 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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		



KEITH A. CRAMER, ARCHITECT
95 HURST AVE, ALBANY, NY 12208
(518) 438-8352
cramerkeith@msn.com

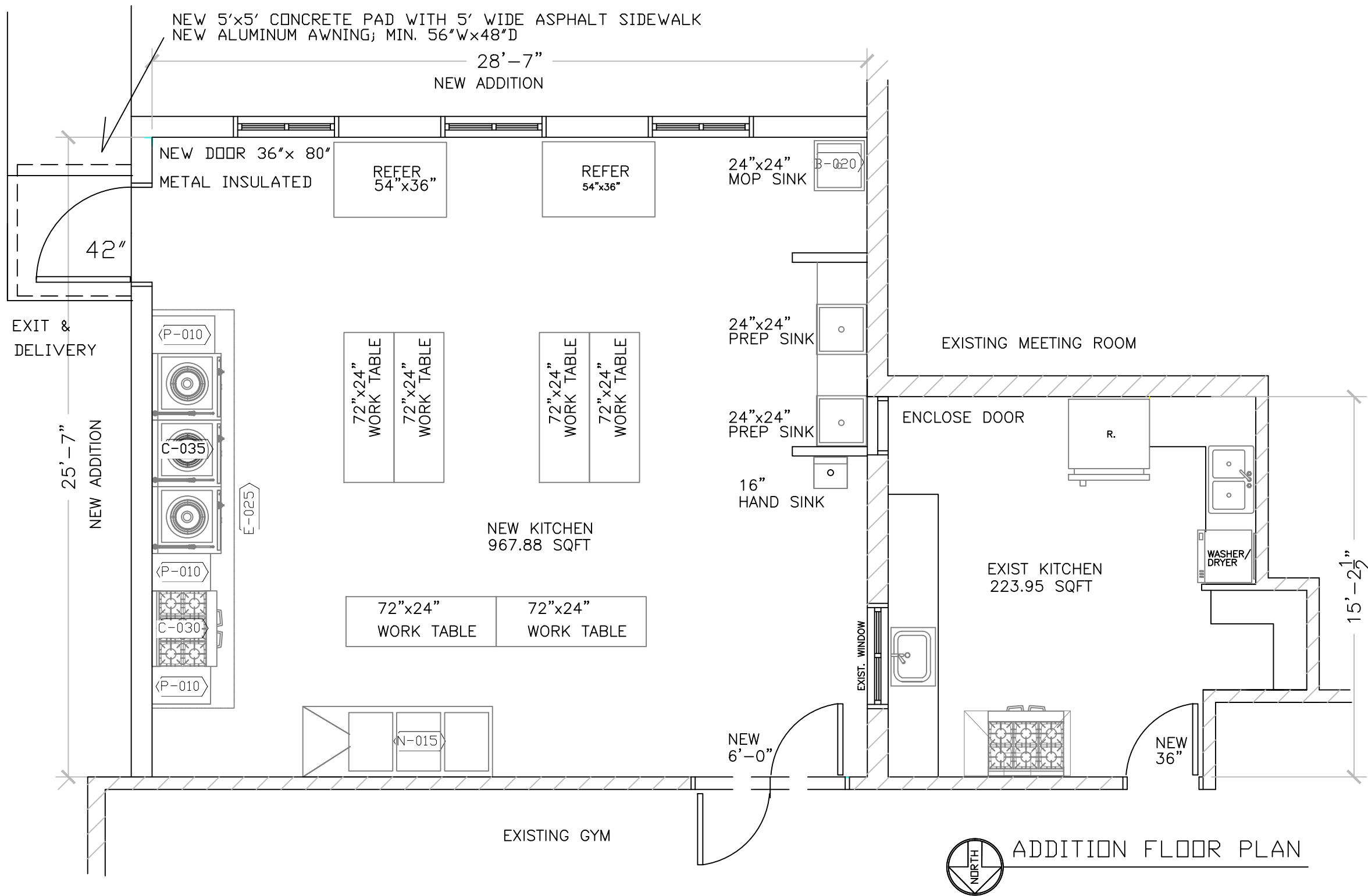
CHINESE FELLOWSHIP BIBLE CHURCH
2530 BALLTOWN ROAD
NISKAYUNA, NY 12309

DATE:
APRIL 15, 2024
REVISED:

SCALE:
1/8"=1'-0"

SHEET:

OF:



KEITH A. CRAMER, ARCHITECT
95 HURST AVE, ALBANY, NY 12208
(518) 438-8352
cramerkeith@msn.com

CHINESE FELLOWSHIP BIBLE CHURCH
2530 BALLTOWN ROAD
NISKAYUNA, NY 12309

DATE:
APRIL 15, 2024
REVISED:

SCALE:
1/4"=1'-0"

SHEET:
A1
OF 1







ZONING

220 Attachment 15

SCHEDULE I-C

Part 1 R-2 District

Schedule of Supplementary Regulations Town of Niskayuna

[Amended 9-8-1987 by Res. No. 276; 12-19-1989 by Res. No. 89-322; 4-2-1991 by Res. No. 91-101; 10-27-1992 by L.L. No. 8-1992; 6-7-1994 by L.L. No. 5-1994; 4-20-1999 by L.L. No. 5-1999; 6-6-2000 by L.L. No. 2-2000]

1	2	3			4	5				6	7	8
Zoning District	Permitted Uses	Minimum Lot Size			Maximum Percentage of Coverage by Building and Structures	Minimum Yard Dimensions (feet)				Minimum Required Off-Street Parking Space(s) (Also see § 220-19.)	Permitted Signs (Also see § 220-22.)	Additional Use Regulations, Prohibitions, Notes, Other Provisions and Requirements (Also see §§ 220-16 and 220-21.)
		Area	Width (feet)	Depth (feet)		Front	Side		Rear			
							1	Both				
R-2 Medium-Density Residential										Same as R-R and R-1 Districts unless otherwise noted		
	Single-family dwelling	9,000 sq. ft.	80	100	30	30	15	30	20			All residences: Same as R-R and R-1 Districts, except quartering of horses shall be prohibited.
	Private college facilities	25 acres	500	600	20	100	100	200	100	1 space for each 4 seats where athletic events involving paid admissions are conducted plus 1 space for each 10 students otherwise	In addition to the R-R District regulations, any number of directional signs each not to exceed 4 square feet in area and not higher than 8 feet above the average grade at their locations.	
	Places of worship, religious education facilities, parish houses and rectories	2 acres	150	150	25	50	25	50	50	1 space for each 200 square feet of floor area but not less than 1 space for each 4 seats where provided		
	Hospitals	5 acres	400	400	25	75	75	150	75	1 space for each 2 beds plus 1 space for each 2 employees plus 1 space for each staff doctor	In addition to the R-R District regulations, signs not to exceed 6 square feet in area for the purpose of giving direction to emergency facilities	Such use shall front and access only to a major arterial highway.
	Nursery schools	1 acre	150	150	25	25	25	50	25	1 space per teacher and staff member		
	Care homes and nursing homes	5 acres	100	150	20	50	50	100	25	See § 220-31G	See § 220-22A(10) for nonresidential signs in residential area	See § 220-31
	Mobile home parks ¹	See § 220-27.										
	Adult day-care centers in independent buildings	9,000 square feet	80	100	30	30	15	30	20	1 space for each employee, plus 0.15 space for each client	1 permanent sign attached to the building (no freestanding), not to exceed 2 square feet in area, which may be illuminated by low-intensity lamp(s) only	See § 220-32.1.
	Child day-care centers									1 space for each employee, plus 0.15 space for each child	1 permanent sign attached to the building, not to exceed 2 square feet, which may be illuminated by low-intensity lamp(s) only	See § 220-32.2.
	Schools of private instruction	5 acres	250	500	10	100	50	100	100	1 space for each 10 students plus 1 space for each staff member		1. Such use shall front and access only to a major or minor arterial highway. 2. There shall be a maximum FAR (floor area ratio) of 0.15 For all nonresidential uses: There shall be a minimum 25% of the total land area of the site reserved as landscaped open space. At the discretion of the Planning Board, a portion of this open space shall be used to provide landscaping internal to required off-street parking areas

AS-15
13,808
14,585

PARKING SPACES REQ'D.
13,808/200 = 69.04
14,585/200 = 72.9

PARKING SPACES EXISTING
64/59?
72 1/2 64/59?

777 SF/200 = 3.9 = 74 SPACES.