

For Economic Development, Historic Preservation & Environmental Conservation Committee

AGENDA

February 2, 2024

8:30 am

Town Schaefer Room

a. PUBLIC CONCERNS

b. MINUTES

- a. January 5, 2024

c. Resolutions / Finance Committee

- a. A Resolution amending the 2024 TDE rates
- b. A Resolution recognizing the service of former Town Historian Denis Brennan
- c. A Resolution awarding an RFP for the Comprehensive Plan Update consultant services
- d. A Resolution appointing a chair for the Historic Preservation Committee

d. Discussions

e. Planning Board (Kevin Walsh) – report attached

- a. 2890 River Road – land to be deeded to the Town of Niskayuna (plans attached)
- b. New GE Building (plans attached)
- c. B Inspired Gift Shop
- d. Capital District Holocaust Memorial approval renewal

f. Zoning Board – 5 cases for February, residential area variances

g. Grants Update

- a. Lions Park – need to create a bid package for deck this summer
- b. Critical Pedestrian Grant – need to pay final invoice and submit for reimbursement

h. Complete Streets

- a. Setting 2024 goals and priorities
- b. Updating Transportation Chapter of Comprehensive Plan

i. Tree Council

- a. Requesting meeting with Town to help get more trees planted next year

j. Conservation Advisory Council / Climate Smart Communities Task Force (Dart Strayer)

- a. Consultants awarded for NRI and GHG/CAP – setting up schedules
- b. Reviewing new GE building

k. Architectural Review Board

- a. Building Department project referrals

l. Comprehensive Plan Committee

- a. Public Input Survey has been released
- b. RFP released – looking to award at end of February

m. Building Department / Enforcement

- a. 3410 State St. – Upstate Guns and Ammo – building addition replacing a storage container
- b. 2861 Troy Schenectady Rd. – Brookdale Sr. Living – shed replacing a storage container

n. Planning Department

- a. Drainage Analysis & coordination with Water, Sewer, Engineering & Highway
- b. Process maps of common Planning Department processes (site plan, subdivision, etc.)
- c. Consaul Road Sidewalk
- d. Winnie Road Easement

o. Metroplex (Dr. Horton)

p. Legal (Alaina Finan)

q. Historical (Rita Ogburn-McCall)

- a. Logo Committee – consultant selected and contract signed

Board Vacancy List

Planning Board (1 vacancy – alternate)

Zoning Board (2 vacancies – alternates)

CAC: (1 Vacancy)

Tree Council (2 vacancies)

Complete Streets Committee: (2 vacancies)

Architectural Review Board: (2 vacancies)

**NEXT COMMITTEE MEETING: February 2, 2024
at 8:30 am, Via Hybrid In-Person & Remote Meeting Software**

Economic Development, Historic Preservation & Environmental Conservation Committee

MINUTES
January 5, 2024
8:30 am

Members Present: Jamie Puccioni, Acting Chair
Laura Robertson, Town Planner
Alaina Finnan, Town Attorney
Dennis Brennan, Town Historian
Beth Greenwood, Comptroller
Jean Foti, Secretary to the Supervisor
Matt Yetto, Engineering
Dart Strayer, Chairperson CAC
Kevin Walsh, Chairman of Planning Board
Clark Henry, Asst. Town Planner
Trisha Bergami, Planning Dept

Acting Chair Puccioni called the meeting to order at 8:30am and asked for roll to be called.

a. Public Concerns

There were no public concerns for this meeting.

b. Minutes

a. December 1, 2023

Acting Chair Puccioni asked for a motion to approve the December 1, 2023 minutes. A motion was made by Mr. Walsh, it was seconded by Mr. Strayer. Ms. Robertson stated for the record that all video recordings of that meeting failed and the only one that worked was the recording on her phone but it was such poor quality that it will not be posted. Hearing no further comments, the minutes were approved unanimously.

c. Resolutions / Finance Committee

Organizational Meeting

- a. *A Resolution appointing individuals to the Zoning Board of Appeals*
- b. *A Resolution appointing Zoning Board Chair*
- c. *A Resolution appointing individuals to the Planning Board and Zoning Commission*
- d. *A Resolution appointing a Planning Board Chair*
- e. *A Resolution appointing individuals to the Conservation Advisory Council / Climate Smart Communities Task Force and Designating a Chair / Climate Smart Communities Coordinator*
- f. *A Resolution appointing an individual to the Tree Council*
- g. *A Resolution appointing individuals to the Complete Streets Committee and Designating a Chair*

Ms. Robertson stated they would have their required resolutions for the organizational meeting except for the ARB, whose names she would get to Alaina for the regular meeting.

Regular Meeting

49 a. *A Resolution setting 2024 TDE rates*

50 Ms. Robertson stated the standard Town Designated Engineer (TDE) resolution would be ready for the
51 end of January.

52 b. *A Resolution appointing a person to the Architectural Review Board*

53 c. *A Resolution hiring student workers*

54 Ms. Robertson stated she is very excited to appoint a student worker, Simran Uttukar, to her department.
55 Ms. Uttukar reached out to the Town Supervisor who is looking for an internship and she is presently on
56 the Conservation Advisory Council. Ms. Robertson said she would love to have her in the Plan-
57 ning/Building Department and requested her.

58 d. *A Resolution to award a Natural Resources Inventory (NRI) contract under the NYSDEC
59 Mohawk River Watersheds Grant program.*

60 Ms. Robertson said this was discussed at the end of the meeting on Wednesday and they will have se-
61 lected a person by the end of the day today. It will be ready for the end of January.

62 e. *A Resolution to award a contract for a Greenhouse Gas Inventory and Government Cli-
63 mate Action Plan RFP for Niskayuna's Climate Smart Grant with NYSDEC*

64 Ms. Robertson said this was also discussed at the Climate Smart Communities meeting on Wednesday
65 and she feels they will have reached a decision by the end of the day today.

66
67 **d. Discussions - There were none**

68
69 **e. Planning Board (Kevin Walsh) – report attached**

70 Mr. Walsh stated the Planning Boards recently completed projects were signage upgrades at 3631 State
71 Street with an adjustment to the Resolution forthcoming, façade upgrades to 3514 State Street and a lot
72 line adjustment at 2660 Rosendale Road/ 225 Agostino Avenue. All were approved. Mr. Walsh said
73 2890 River Road is on the agenda for Monday (January 8, 2024), 1430 Balltown Road is in review and
74 2333 Nott Street – Market 32 has submitted some preliminary information. Mr. Walsh stated he is not
75 aware of any additional new projects, but there are several open projects waiting on the applicants.

76
77 **f. Zoning Board – Ms. Robertson stated there were 2 cases for January, residential area variances**

78
79 **g. Grants Update**

80 a. *TAP / CMAQ application update – submittal date January 8*

81 Ms. Robertson said they still need the letter of intent for the match which she is working on with the
82 Town Board members.

83 b. *Linkage Study – submitted*

84 Ms. Robertson said she attended the Capital Region Transportation Council meeting and they did show
85 we had successfully submitted our application but they have not chosen anyone to be awarded the grant
86 yet.

87 c. *Critical Pedestrian Grant – can be submitted for reimbursement*

88 Ms. Robertson said she believes all invoices have been submitted so she should be able to submit for
89 reimbursement.

90
91 **h. Complete Streets**

92 a. *Helping with in-kind requirement for Linkage study.*

93 Mr. Chapman and Mr. O'Shea have been helping with the grants and will be in to sign a letter today to
94 submit with the TAP/CMAQ application. Ms. Robertson reported that Complete Streets has been ex-
95 tremely helpful with the Route 7 grant

96
97 **i. Tree Council**

98 *a. Requesting meeting with Town to help get more trees planted next year*

99 Ms. Robertson said the Tree Council had a good last meeting and they are working on their next Arbor
100 Day. Ms. Robertson said they are requesting the Town Boards help to get more trees planted in 2024.

101
102 **j. Conservation Advisory Council / Climate Smart Communities Task Force (Dart Strayer)**

103 *a. Made Conditional SEQR Recommendation on 2890 River Road, conditional on a public*
104 *access easement from Seneca to River Road Park and conservation areas.*

105 Mr. Strayer said the first condition has to do with the drainage and the second one has to do with the pe-
106 destrian path. Mr. Strayer said this path has been being used for at least twenty years and it is also rec-
107 ommended by the Complete Street Committee as well.

108 *b. Selecting consultant recommendation for NRI and GHG/CAP*

109 Mr. Strayer said this decision should be made by the end of the day.

110
111 **k. Architectural Review Board**

112 *a. Lions Park train station – design completed – need survey*

113
114 **l. Comprehensive Plan Committee**

115 *a. Public Input Meeting November 14 went well – looking to schedule more*

116 Mr. Strayer said they received some really good feedback from the public input meeting and he would
117 like to have another one at the Senior Center in January or early February.

118 *b. Finalized contract with Survey Monkey – looking to put out public survey in the next*
119 *week or two*

120 Mr. Strayer said he would like to get the survey out soon.

121 *c. Looking to put out RFP*

122 Mr. Strayer said he would like to get this for February too out or at least some portion of it.

123
124 **m. Building Department / Enforcement**

125 *a. 3410 State St. – Upstate Guns and Ammo – building addition replacing a storage con-*
126 *tainer*

127 *b. 2861 Troy Schenectady Rd. – Brookdale Sr. Living – shed replacing a storage container*

128 Ms. Robertson said both of these properties are in violation because their planning approvals have ex-
129 pired.

130
131 **n. Planning Department**

132 *a. Drainage Analysis & coordination with Water, Sewer, Engineering & Highway*

133 Mr. Henry said this is a small change to ensure that all of these departments are coordinating their ef-
134 forts and working together on drainage issues on projects. This would only be for major drainage issues.

135 *b. Process maps of common Planning Department processes (site plan, subdivision, etc.)*

136 Mr. Henry thanked Ms. Bergami for her help in the Planning Department. Mr. Henry said the Planning
137 Department has been working on these process maps to make it easier to process site plans, subdivi-
138 sions, etc. Mr. Henry said these flow charts show step by step the different processes. Mr. Henry said
139 these can be used by the Planning Board as well.

140 *c. Rivers Ledge Phase 2*

141 Mr. Henry said this is still in process of construction. Ms. Robertson said they are allowed to work on
142 grading and the foundation of their building but they can't move past that until they get their water valve
143 on Balltown Road installed.

144 *d. Mohawk Club update*

145 Ms. Robertson said they have not submitted anything for the SEQR. Mr. Henry said he is going to reach
146 out to them to see where they are with this project.

147 *e. Consaul Road Sidewalk*

148 No updates

149 *f. Winnie Road Easement*

150
151 **o. Metroplex (Dr. Horton)**

152 No updates

153
154 **p. Legal (Alaina Finan)**

155 No updates today.

156
157 **q. Historical (Dennis Brennan)**

158 *a. Logo Committee RFP update*

159 Mr. Brennan said they sent out the RFP last month and picked a designer so they will hopefully be moving forward on this soon. Mr. Brennan said they will start with some conceptual ideas and then get more specific. Mr. Brennan mentioned they hope to have the new logo by Niska-Day.

162
163 Mr. Henry thanked the Historical Preservation Committee for the quick turn-around time with the projects that have been sent to them.

165
166 Ms. Foti asked about the status of the homes on Balltown Road. Ms. Robertson said they are in the process of being taken down and should be down and filled by the end of the next day or two. She also mentioned there is no pending Planning project or approvals on this property so the homes are just being taken down. The only thing pending is a legal appeal.

170
171 **r. Adjournment**

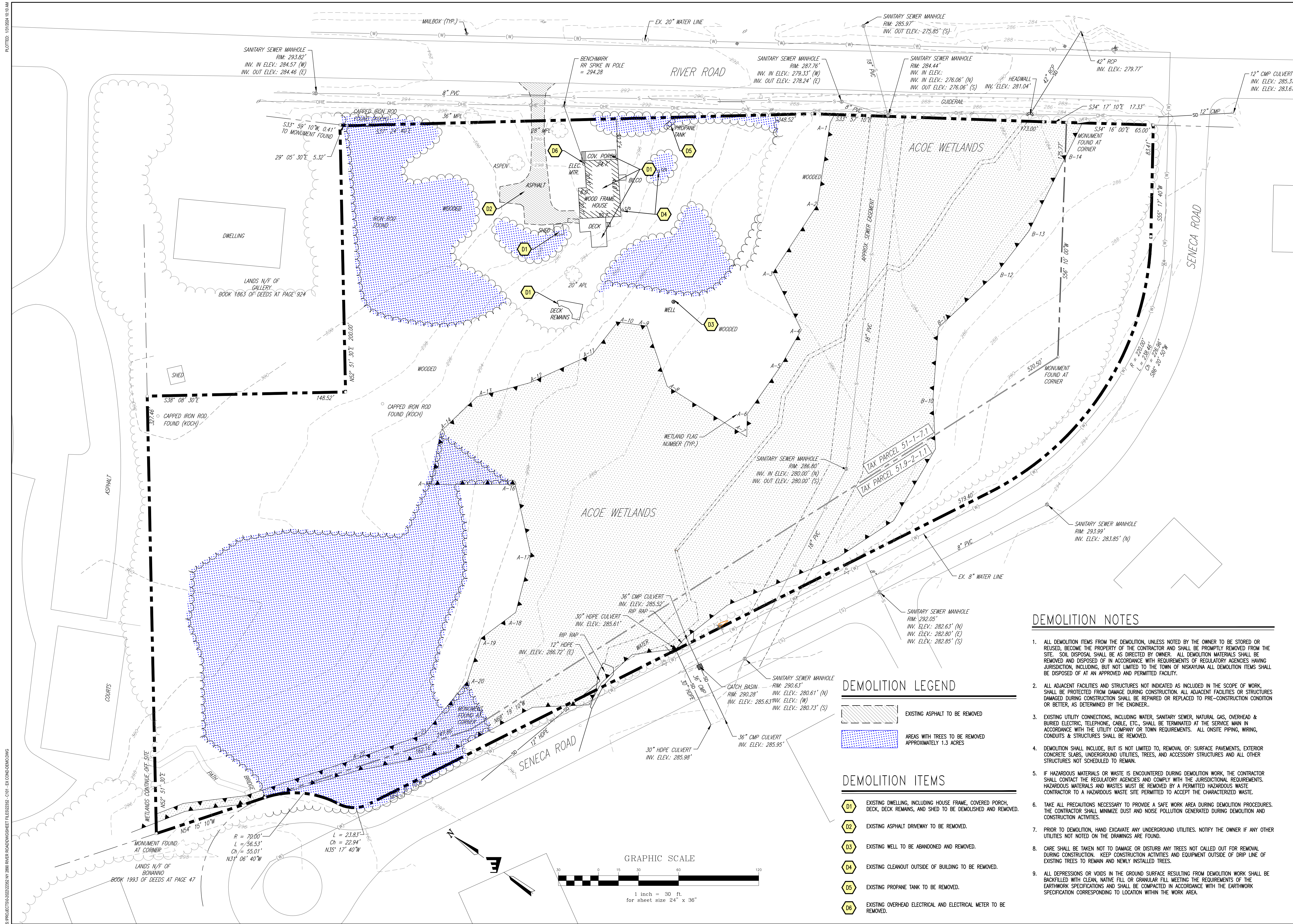

172 Acting Chair Puccioni asked if there was any additional business before the Committee. Hearing none, she made a motion to adjourn. Ms. Finan seconded. All were in favor. The meeting was adjourned at 9:05.

EDHPEC Committee; PB Updates

2/2/24

- Recently Completed PB Actions/Resolutions (since last EDHPEC Meeting)
 - 3631 State St., Metro Ford - exterior façade and signage upgrades, amended resolution approved 1/8/24.
 - 1430 Balltown Rd. - site plan application for a building and parking lot expansion to support NCSD office relocation, approved 1/22/24.
 - 2333 Nott St. East – site plan application for a tenant change to a Market 32 grocery store, approved 1/22/24.
- Active
 - 2890 River Rd. - application for a 3-lot minor subdivision, sketch plan approved and SEQR determination issued on 1/8/24 and public hearing held 1/22/24. Tentative resolution for approval planned for 2/12/24 meeting.
- New Projects
 - 2690 Balltown Rd. - GE Vernova, application for site plan review for construction of a new building requiring a height variance.
 - 2219 Nott St. - application for site plan review for a tenant change to b.inspired, a home, gift and garden shop.
 - 2754 Aqueduct Rd. - Jackson Demolition, application for site plan review for an additional tenant - Warren Tire, for indoor storage.
 - 2501 Troy-Schenectady Rd. – CDJHM, application for site plan approval extension.
 - 2475 Brookshire Dr. - Tall Oaks Apartments, application for site plan review for a monument (directory) sign.
 - 850 Oregon Ave. / 875 Stark Ave - application for lot line adjustment.
- Waiting on Applicant
 - 1851 Union St. / Ruffner Rd. - Mohawk Golf Club - residential ADD subdivision, 10 single family and 12 townhomes - Positive SEQRA declaration issued by TB, TB awaiting draft scoping document.
 - 2538 River Rd. - Kelts Farm - signage review, PB and TB action needed.
 - 2861 Troy Rd. - Brookdale Sr. Living - temporary approval of storage POD has expired, site plan application for POD replacement with a wooden shed in review.

Next PB meeting 2/12/2024

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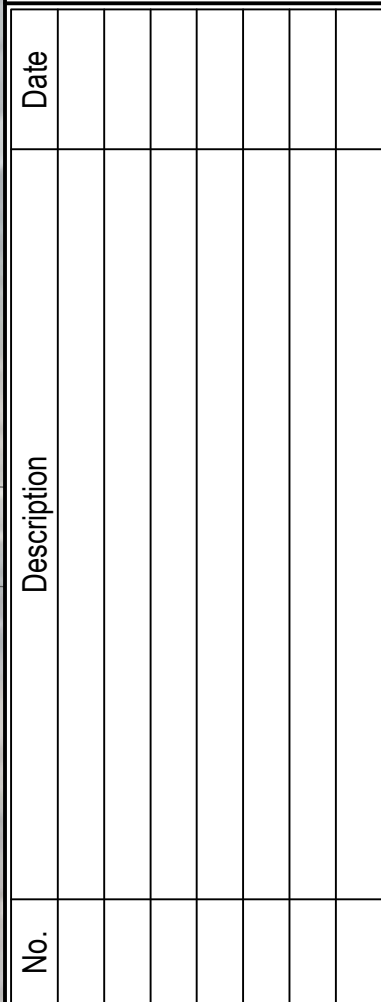
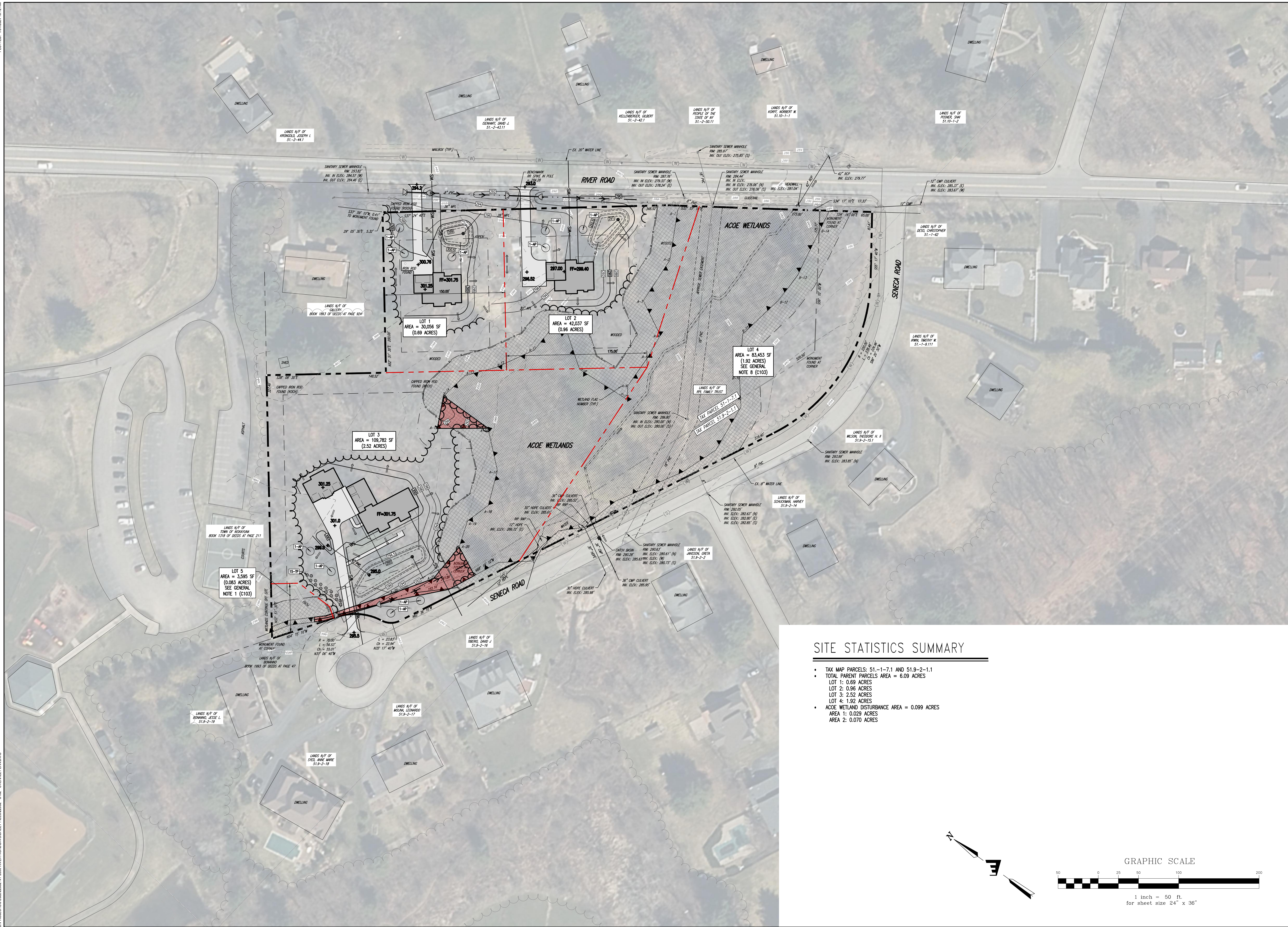
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RPL Family Trust
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Niskayuna, NY 12309

Sheet Title:	EXISTING CONDITIONS AND DEMOLITION PLAN
Project Title:	2890 RIVER ROAD MINOR SUBDIVISION TOWN OF NISKAYUNA, SCHENECTADY COUNTY, NY

EV Project #	22352
Drawn By:	HMB
Checked By:	MHD
Scale:	AS NOTED
Date:	1/31/2024
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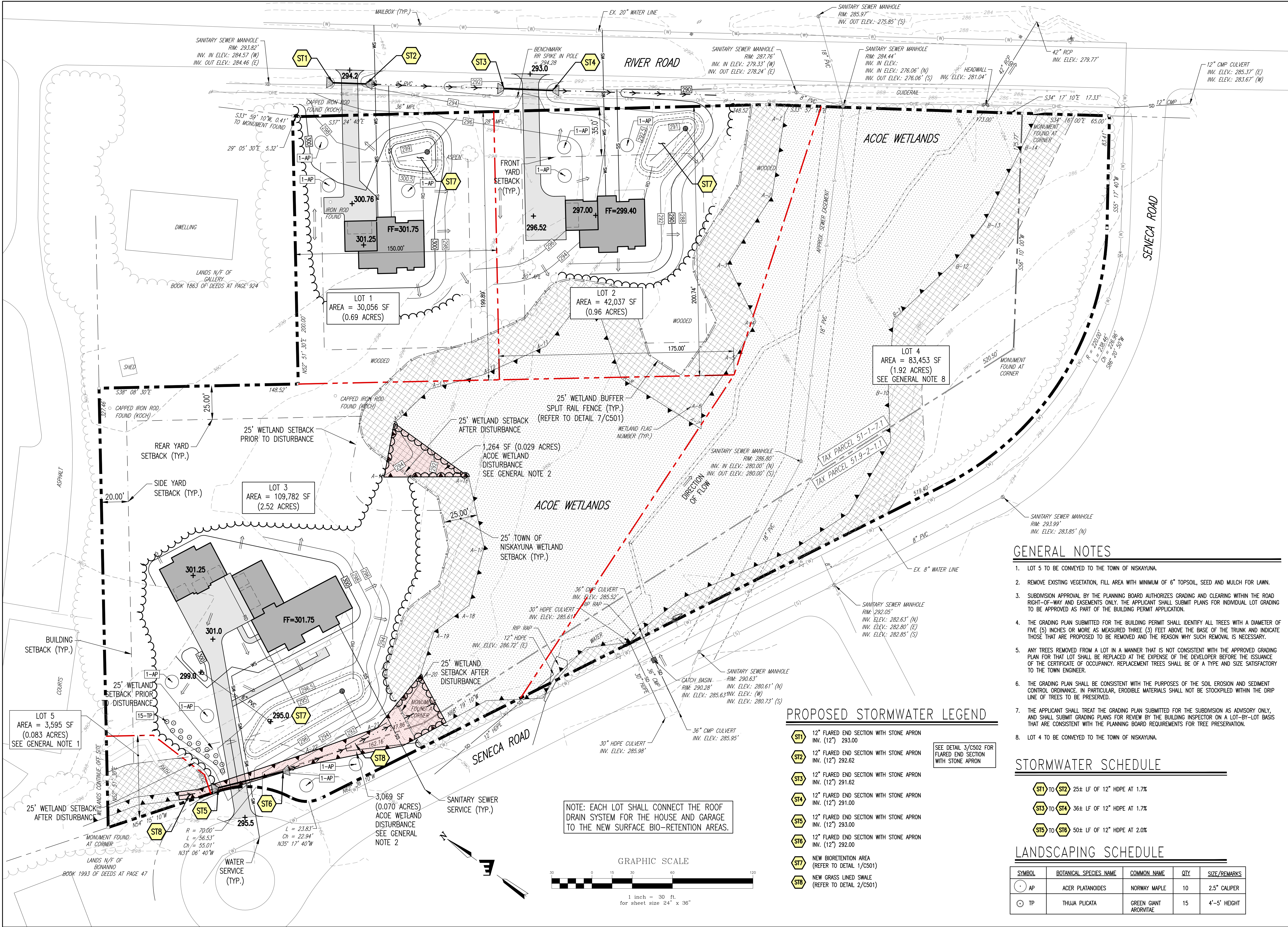
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Sheet Title:	OVERALL SUBDIVISION PLAN
Project Title:	2890 RIVER ROAD MINOR SUBDIVISION TOWN OF NISKAYUNA, SCHOENECTADY COUNTY, NY

EV Project #	22352
Drawn By:	HMB
Checked By:	MHD
Scale:	AS NOTED
Date:	1/31/2024

C102



GENERAL NOTES

- LOT 5 TO BE CONVEYED TO THE TOWN OF NISKAYUNA.
- REMOVE EXISTING VEGETATION, FILL AREA WITH MINIMUM OF 6" TOPSOIL, SEED AND MULCH FOR LAWN.
- SUBDIVISION APPROVAL BY THE PLANNING BOARD AUTHORIZES GRADING AND CLEARING WITHIN THE ROAD RIGHT-OF-WAY AND EASEMENTS ONLY. THE APPLICANT SHALL SUBMIT PLANS FOR INDIVIDUAL LOT GRADING TO BE APPROVED AS PART OF THE BUILDING PERMIT APPLICATION.
- THE GRADING PLAN SUBMITTED FOR THE BUILDING PERMIT SHALL IDENTIFY ALL TREES WITH A DIAMETER OF FIVE (5) INCHES OR MORE AS MEASURED THREE (3) FEET ABOVE THE BASE OF THE TRUNK AND INDICATE THOSE THAT ARE PROPOSED TO BE REMOVED AND THE REASON WHY SUCH REMOVAL IS NECESSARY.
- ANY TREES REMOVED FROM A LOT IN A MANNER THAT IS NOT CONSISTENT WITH THE APPROVED GRADING PLAN FOR THAT LOT SHALL BE REPLACED AT THE EXPENSE OF THE DEVELOPER BEFORE THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. REPLACEMENT TREES SHALL BE OF A TYPE AND SIZE SATISFACTORY TO THE TOWN ENGINEER.
- THE GRADING PLAN SHALL BE CONSISTENT WITH THE PURPOSES OF THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE. IN PARTICULAR, ERODIBLE MATERIALS SHALL NOT BE STOCKPILED WITHIN THE DRIP LINE OF TREES TO BE PRESERVED.
- THE APPLICANT SHALL TREAT THE GRADING PLAN SUBMITTED FOR THE SUBDIVISION AS ADVISORY ONLY, AND SHALL SUBMIT GRADING PLANS FOR REVIEW BY THE BUILDING INSPECTOR ON A LOT-BY-LOT BASIS THAT ARE CONSISTENT WITH THE PLANNING BOARD REQUIREMENTS FOR TREE PRESERVATION.
- LOT 4 TO BE CONVEYED TO THE TOWN OF NISKAYUNA.

PROPOSED STORMWATER LEGEND

ST1	12" FLARED END SECTION WITH STONE APRON INV. (12") 293.00
ST2	12" FLARED END SECTION WITH STONE APRON INV. (12") 292.62
ST3	12" FLARED END SECTION WITH STONE APRON INV. (12") 291.62
ST4	12" FLARED END SECTION WITH STONE APRON INV. (12") 291.00
ST5	12" FLARED END SECTION WITH STONE APRON INV. (12") 293.00
ST6	12" FLARED END SECTION WITH STONE APRON INV. (12") 292.00
ST7	NEW BIORETENTION AREA (REFER TO DETAIL 1/C501)
ST8	NEW GRASS LINED SWALE (REFER TO DETAIL 2/C501)

STORMWATER SCHEDULE

ST1 TO ST2	25± LF OF 12" HDPE AT 1.7%
ST3 TO ST4	36± LF OF 12" HDPE AT 1.7%
ST5 TO ST6	50± LF OF 12" HDPE AT 2.0%

LANDSCAPING SCHEDULE

SYMBOL	BOTANICAL SPECIES NAME	COMMON NAME	QTY	SIZE/REMARKS
AP	ACER PLATANOIDES	NORWAY MAPLE	10	2.5" CALIPER
TP	THUJA PLICATA	GREEN GIANT ARBORVITAE	15	4'-5' HEIGHT

STATE OF NEW YORK
MICHAEL DUSSETT
LICENSED PROFESSIONAL ENGINEER
84608
Stamp

Date

Description

No.

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SUBDIVISION PLAN

2890 RIVER ROAD MINOR SUBDIVISION
TOWN OF NISKAYUNA, SCHOENECTADY COUNTY, NY

Sheet Title

Project Title

EV Project # 22352
Drawn By: HMB
Checked By: MHD
Scale: AS NOTED
Date: 1/31/2024

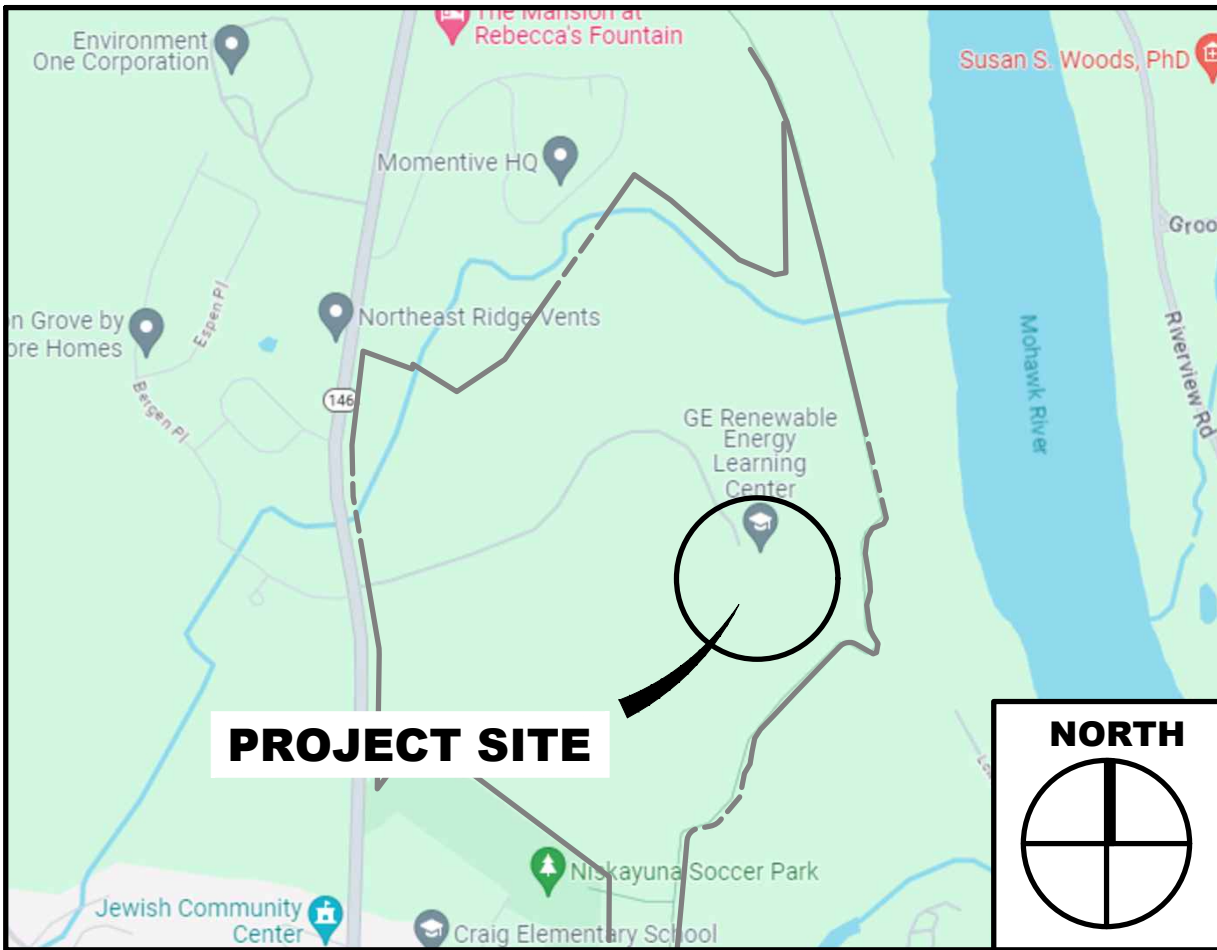
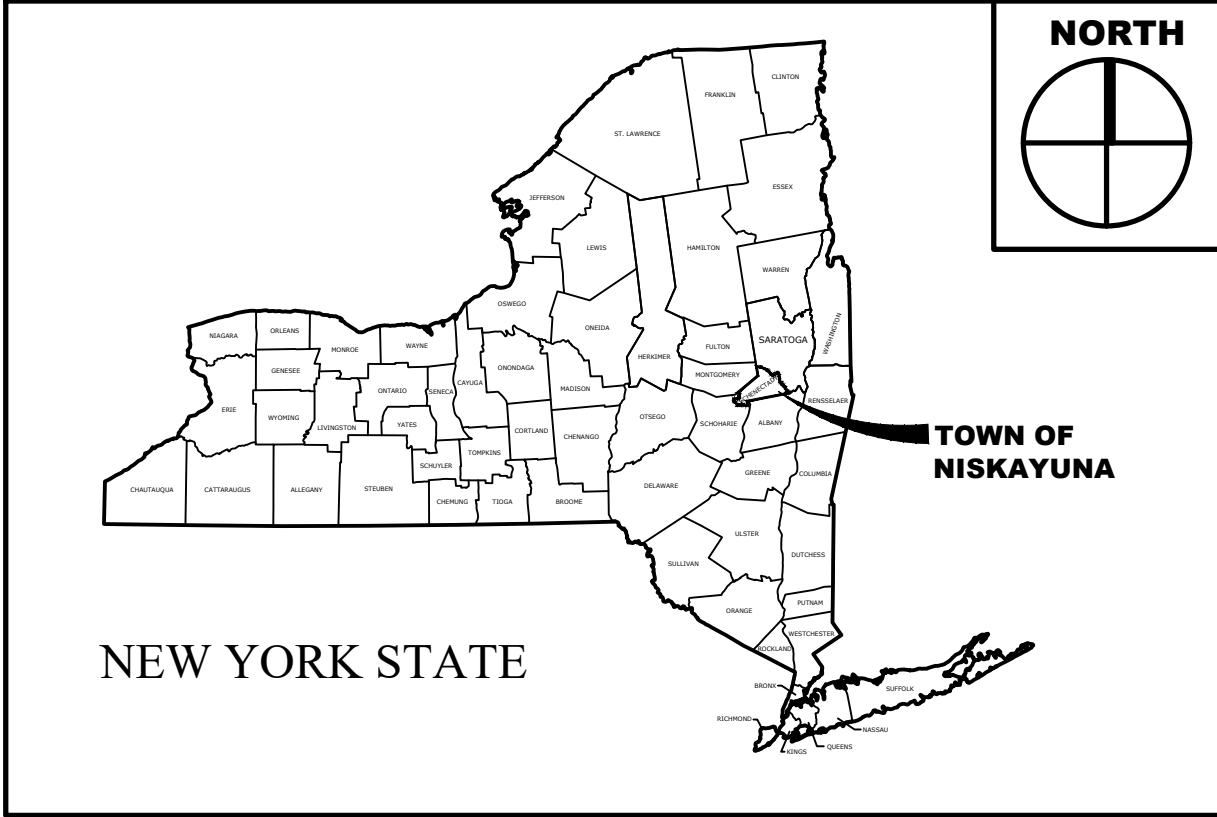
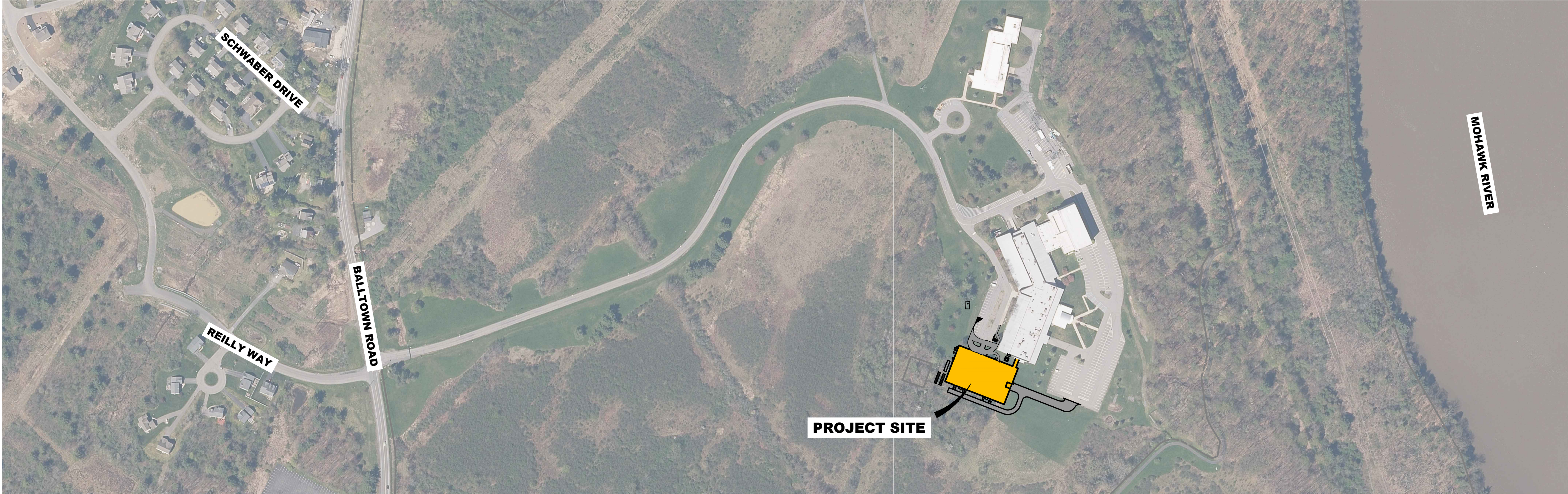
C103



GE RELC - DAC BUILDING

2690 BALLTOWN ROAD

2690 BALLTOWN ROAD
PROGRESS SET 1/4/24 - JAN. 04, 2024



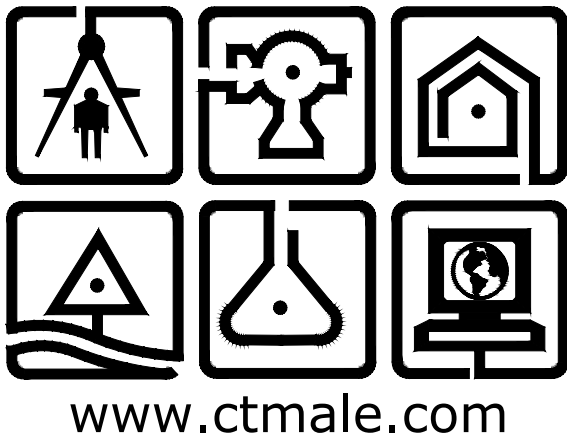
SITE LOCATION MAP

DRAWING LIST		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
01	COVER SHEET	G-001
02	EXISTNG CONDITONS PLAN	C-101A
03	SITE LAYOUT PLAN	C-101
04	SITE GRADING & SOIL EROSION & SEDIMENT CONTROL PLAN	C-102
05	SITE UTILITY PLAN	C-103
06	SITE LANDSCAPING PLAN	C-104
07	SITE DETAILS	C-501
08	SITE DETAILS	C-502
09	WATER DETAILS	C-503
10	SANITARY SEWER DETAILS	C-504
11	STORM SEWER DETAILS	C-505
12	EROSION & SEDIMENT CONTROL DETAILS	C-506

PROGRESS SET 1/4/24

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WARNING: IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. PROFESSIONAL ENGINEERING AND LAND SURVEYING - ART. 145, SECTION. 7209

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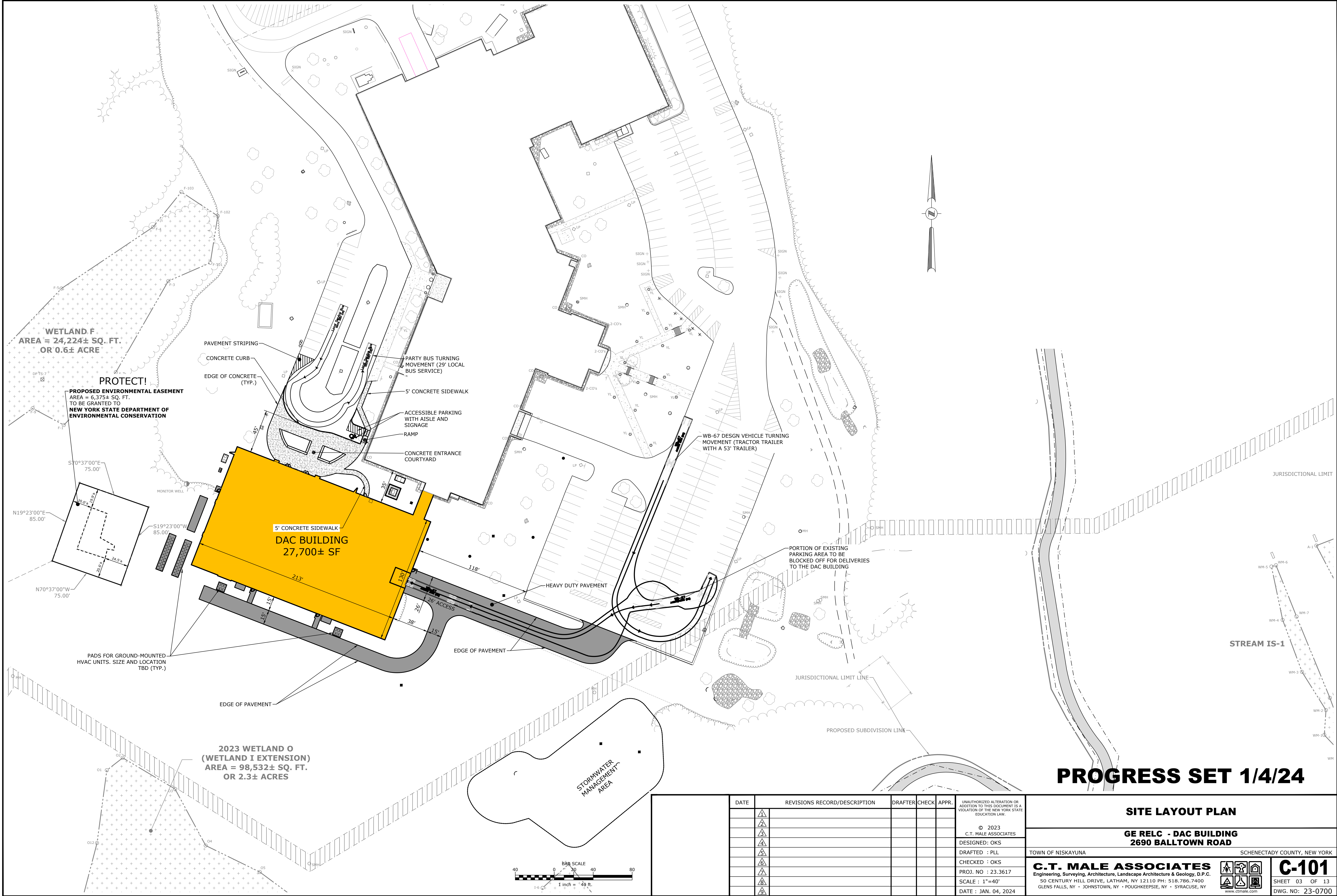


PROJECT NO. 23.3617
DRAWING NO. 23-0700

G-001
SHEET 01 OF 13



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						SCALE : AS NOTED
						DATE : JAN. 04, 2024



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DATE : JAN. 04, 2024

SITE LAYOUT PLAN

GE RELC - DAC BUILDING
2690 BALLTOWN ROAD

TOWN OF NISKAYUNA

SCHENECTADY COUNTY, NEW YORK

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C-101
SHEET 03 OF 13
DWG. NO: 23-0700



PLANTING SCHEDULE						
QTY	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
TREES						
4	CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	1.5"-2" CAL.	SEE PLAN	B&B
SHRUBS						
14	RG	RHUS GLABRA AROMATICA "GRO-LOW"	FRAGRANT SUMAC	# 3 CONT. 15-18" HEIGHT	SEE PLAN	CONTAINER
PERENNIALS						
63	AO	ASTER OBLONGIFOLIUS 'OCTOBER SKIES'	AROMATIC ASTER	# 2 CONT.	24" O.C.	CONTAINER
219	BG	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	# 1 CONT.	18" O.C.	CONTAINER
68	LS	LIATRIS SPICATA 'FLORISTAN WHITE'	GAYFEATHER	# 2 CONT.	12" O.C.	CONTAINER

PROGRESS SET 1/4/24

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								<h3 style="text-align: center;">GE RELC - DAC BUILDING 2690 BALLTOWN ROAD</h3>		
								TOWN OF NISKAYUNA SCHENECTADY COUNTY, NEW YORK		
								<div style="display: flex; justify-content: space-between;"> <div> <h3 style="margin: 0;">C.T. MALE ASSOCIATES</h3> <p style="margin: 0;">Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.</p> <p style="margin: 0;">50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH: 518.786.7400</p> <p style="margin: 0;">GLENS FALLS, NY • JOHNSTOWN, NY • POUGHKEEPSIE, NY • SYRACUSE, NY</p> </div> <div style="text-align: center;">  </div> <div style="text-align: center;"> <h2 style="margin: 0;">C-104</h2> <p style="margin: 0;">SHEET 06 OF 13</p> <p style="margin: 0;">DWG. NO: 23-0700</p> <p style="margin: 0; font-size: small;">www.ctmale.com</p> </div> </div>		
		