

TOWN OF NISKAYUNA
Planning Board and Zoning Commission
Agenda
October 3, 2022
7:00 PM

REGULAR AGENDA MEETING

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

1. September 12, 2022

IV. PUBLIC HEARINGS

V. PRIVILEGE OF THE FLOOR

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

1. RECOMMENDATION TO ZBA: 1502 Balltown Rd. – Stewarts Shop -- A Recommendation to the Zoning Board of Appeals (ZBA) for a 149 sq. ft. addition requiring an area variance of 11 ft. of rear setback distance.

VIII. DISCUSSION ITEM

1. Empire Dr. – application for a 2 lot minor subdivision of tax map parcel 61.-1-33.2 into two separate lots of 1.83 and 2.0 acres
2. 1747 Union St. – Raizada gas station -- site plan app. for a 492 sq. ft. addition to the existing 1,455 sq. ft. retail and gasoline service station.
3. 2209 Nott St. -- The Broken Inn – site plan app. for new outdoor dining area including additional and reconfigured parking
4. 2837 Aqueduct Rd. – Rivers Ledge Sr. Center -- site plan app. for a 66 apartment unit building containing 2,000 sq. ft. of mixed-use commercial space and a 3,000 sq. ft. commercial space outbuilding.
5. 2239 Van Antwerp Rd. 2-lot minor subdivision
6. 2538 River Rd. – site plan app. for a subdivision sign at Kelts Farm
7. 2750 Balltown Rd. – site plan app. for a monument sign at Momenive Performance Materials.
8. 2635 Balltown Rd. – Trinity Baptist Church – site plan app. for clearing and construction of recreation fields.
9. 3413 State St. – site plan app. for a tenant change to a retail smoke shop
10. 412 B Balltown Rd -- Hickory Farms – site plan app. for tenant change & signage
11. 1748 Union St. – conversion of a single-family home to a retail / service store

IX. REPORTS

X. COMMISSION BUSINESS

XI. ADJOURNMENT

NEXT MEETING: October 24, 2022 at 7 PM
To be Held in the Town Board Room & via Remote Software

TOWN OF NISKAYUNA
Planning and Zoning Commission
Hybrid Meeting
Meeting Minutes
September 12, 2022

Members Present:

Kevin Walsh, Chairman
David D'Arpino
Genghis Khan
Chris LaFlamme
Mike Skrebutenas
Patrick McPartlon
Daci Shenfield (Virtual)
Leslie Gold
Nancy Strang

Also Present:

Laura Robertson, Town Planner
Alaina Finan, Town Attorney
Clark Henry, Assistant Planner (Virtual)

I. CALL TO ORDER

Chairman Walsh called the hybrid meeting to order at 7:00 P.M.

II. ROLL CALL

All members present tonight.

III. MINUTES

1. August 29, 2022

Mr. Skrebutenas made a motion to approve the minutes and it was seconded by Mr. Khan. Chairman Walsh stated he had a correction on line 149. He asked for the word diameter to be added to the sentence. Mr. D'Arpino noted that Genghis Khan should replace Mr. Khan in the "members present" section.

Chairman Walsh made a motion to approve the amended minutes and it was seconded by Mr. Skrebutenas. The amended minutes were approved unanimously 7-0.

IV. PUBLIC HEARINGS

There were no public hearings tonight.

V. PRIVILEGE OF THE FLOOR

Mr. Karl White of Colonie stated his concern for the Empire Drive project. He stated his biggest concern was the possible drainage issues it would cause.

Mr. Qi of 65 Empire Drive stated his concern for the Empire Drive subdivision. His biggest concern is for the effect on stormwater drainage and misplacement of wildlife.

Mr. Scott Stryker of Empire Drive asked the Board if a SWPPP could be performed due to all the concerns regarding stormwater before this subdivision is built.

Mr. Sen Zhang of 57 Empire Drive stated his concern for the project. He believes the water table is already high and this could make it worse.

Ms. Judy Segouia of 30 Riesling Road, Colonie stated her concern for the Empire project. She noted the water issue as her main concern.

Mr. Steve Connolly of Colonie stated his concern for the Empire Drive project. He noted the stormwater drainage as his biggest concern.

Ms. Janice Connolly of Colonie emailed Ms. Robertson her concerns regarding this project especially the excess water it may cause.

VI. UNFINISHED BUSINESS

No unfinished business today

VII. NEW BUSINESS

- **RESOLUTIONS: 2022-22: A Resolution for site plan approval for new signage at the Five Below department store at 424 Balltown Rd. – Mohawk Commons.**

Chairman Walsh recused himself and Mr. D'Arpino was designated as Acting Chairman for this resolution. Ms. Strang sat in as a voting Planning Board member.

Mr. Skrebutenas made a motion to approve the resolution and it was seconded by Mr. LaFlamme. Ms. Robertson made a note that the police asked for new tenants to install cameras due to an uptick of thefts in Mohawk Commons. Mr. D'Arpino asked for other comments or questions. Hearing none, he called for a vote.

Upon Voting, the resolution passed 7-0.

Mr. Khan	Aye
Mr. LaFlamme	Aye
Mr. Skrebutenas	Aye
Mr. McPartlon	Aye
Ms. Shenfield	Aye
Mr. D'Arpino	Aye
Ms. Strang	Aye

- **RESOLUTION: 2022-23: A Resolution for site plan approval for a tenant change to Volcano Asian BBQ and Hot Pot restaurant at 2309 Nott St. – Shop Rite Plaza - #307 & #308.**

Mr. Khan made a motion to approve the resolution and it was seconded by Mr. Skrebutenas. Ms. Lin, the applicant was present for the meeting. Chairman Walsh asked if there were any questions regarding the resolution. Hearing none, he called for a vote.

Upon voting, the resolution was approved 7-0.

Mr. Khan	Aye
Mr. LaFlamme	Aye
Mr. Skrebutenas	Aye
Mr. McPartlon	Aye
Ms. Shenfield	Aye
Mr. D'Arpino	Aye
Chairman Walsh	Aye

- **RESOLUTION: 2022-24: A Resolution for site plan approval for a tenant change to Momen Performance Materials at 2750 Balltown Rd.**

Mr. Skrebutenas made a motion to approve the resolution and it was seconded by Mr. Khan. Mr. McQueeny was present to represent the applicant. Mr. Khan made a note that if the amount of employees at this site grows the Planning Board needs to assess the traffic pattern on Balltown Road.

Chairman Walsh asked if there were any questions regarding the resolution. Hearing none, he called for a vote.

Upon voting, the resolution was approved 7-0.

Mr. Khan	Aye
Mr. LaFlamme	Aye
Mr. Skrebutenas	Aye
Mr. McPartlon	Aye
Ms. Shenfield	Aye
Mr. D'Arpino	Aye
Chairman Walsh	Aye

VIII. DISCUSSION ITEMS

- **1502 Balltown Rd. – site plan app. to remodel the existing Stewart's Shop.**

The applicant, Mr. Tyler Fronte, was present virtually for the meeting. He gave a brief presentation to the Board regarding the upgrades Stewarts will be making to the inside and outside of the building. He stated that there will be an addition of a freezer along with the cosmetic upgrades.

Mr. Khan stated his concerns regarding the look and visibility of the outside of the freezer. He added that it is a very high visibility area of Balltown Road.

The Planning Board questioned if an area variance will be needed due to the size of the freezer and its addition to the square footage of the building. The Board called for a tentative resolution pending information regarding the possible variance.

- **1515 Hillside Ave. – site plan app. for new signage at Hillcrest Village Apts.**

Mr. Crawford was present virtually to represent the applicant. He stated that after the last meeting, they revised the signage. He noted that the 4 sq. foot signage is not visible from the road. Mr. Crawford discussed the identification sign on the leasing building. He stated that this sign is not covered by the code due to it not being a directional sign. He asked the Board to consider this when voting.

He displayed the new directional sign. The Board was concerned with it being labeled 10-80 due to the other side representing 5, 15, 25 etc. They believe it will be confusing for people looking for building 15 as it will appear to be in the 10-80. The Board and applicant decided to return to numbering the buildings individually on the sign. The Board called for a tentative resolution for the next meeting.

- **Empire Dr. – application for a 2 lot minor subdivision of tax map parcel 61.-1-33.2 into two separate lots of 1.83 and 2.0 acres**

Mr. Joralemon and Mr. Speulstra were present for the meeting. They displayed a revised site plan and a site drawing showing the direction where the storm water flow will drain. Chairman Walsh asked the applicant to provide a written drainage plan to show more detail of where the stormwater will drain to.

The Board discussed if a full SWPPP will be required. Ms. Robertson stated she will clarify if a full SWPPP is required. Mr. Speulstra addressed many of the concerns from the comments from privilege of the floor. He noted that the 2 houses connected to the stub road would be the only homes affected by drainage caused by this proposed subdivision and that is why they are proposing a swale. Mr. Speulstra described to the Board that a swale would be put in to divert the water to the wetlands at the back of the property.

Mr. D'Arpino suggested the applicant consider extending the existing storm water system to a new catch basin at the end of the stub road. The Board noted that the drainage plan needs to include how the snow storage will drain. They discussed hiring a TDE to review the drainage plan.

The Board discussed tree preservation on the subdivision and suggested preserving the trees between the proposed 2 homes. It was noted that the Tree Council will be walking the site to mark potential trees that should be preserved. Mr. Joralemon invited the Board to come walk the site as well. Mr. McPartlon volunteered to be the project lead on this project.

Mr. Joralemon asked for Ms. Robertson to clarify the timeline that he has for filing the subdivision with the County. She stated she will find out that information.

- **1747 Union St. – Raizada gas station -- site plan app. for a 492 sq. ft. addition to the existing 1,455 sq. ft. retail and gasoline service station.**

Mr. Dan Kauffman was present to represent the applicant. He explained the revised site plan drawing that was submitted that day. He noted that due to the late submittal, it probably wasn't reviewed entirely by the Board. He showed where the landscaping, crosswalks, protective bollards and disability parking have been added to the site plan.

The Board discussed with the applicant to possibly create a one way entrance and exit curb cut on the Union Street 2 egresses and ingresses

The Board discussed with Mr. Kauffman the possibility of adding a curb near the utility pole along Van Antwerp.

The Board requested a snow removal plan from the applicant. Mr. Kauffman stated he will provide one. Ms. Robertson noted the CAC comments for the last meeting. She stated they would like to see pesticide free maintenance for any landscaping and to focus on sustainability when considering materials and HVAC for the building addition.

Mr. Kauffman stated he will provide an updated site plan with the new traffic configuration, the slanted curb on Van Antwerp and a planting plan. The Board noted that that they will review the updates and potentially call for resolution at the 10/24 Planning Board meeting. They note that the project will be referred to the ARB for review.

- **2209 Nott St. -- The Broken Inn – site plan app. for new outdoor dining area including additional and reconfigured parking**

Mr. Thomas Nicchi was present virtually for the meeting. He discussed the revised plan displayed and added that he has a written description of the changes that were provided late today.

Mr. Nicchi described the outdoor seating. It will close one hour before the indoor restaurant, there will be seating for approximately 20 and will not have music or television of any kind. There will be alcohol and food served outside.

The Board noted that the drawing looked as if the patio is raised in the picture. They asked Mr. Nicchi to note on the drawing that it is not raised or adjust drawing to eliminate the different shadings because it gives the impression of being a different material.

The Board discussed safety barriers for the outdoor seating. The Board stated that it needed to be structured to withstand a vehicle impact, be industry standard and spaced to regulation.

Mr. D'Arpino noted that a synchronized plan was needed, including the narrative, site plan and rendering, so they each will be consistent with each other. He added that it would be beneficial to establish a matrix showing how much work and financial commitment the applicant, Town and building owner will be responsible for.

The Planning Board stated they will review the plans at the 10/3 meeting and possible call for a public hearing for 10/24.

- **2837 Aqueduct Rd. – Rivers Ledge Sr. Center -- site plan app. for a 66 apartment unit building containing 2,000 sq. ft. of mixed-use commercial space and a 3,000 sq. ft. commercial space outbuilding.**

Mr. Brett Steenburgh was present to represent the applicant. He noted that this would be a brief review of the project. Ms. Robertson informed the Board that the ZBA approved the height variance.

Mr. Steenburgh noted that he received the comments from the TDE. He stated there were approximately 6 comments that were constructability and detailed oriented. Mr. Steenburgh stated they will be adding more landscaping and constructing the sidewalk that connects to the Aqueduct Park. He stated a patio will be added to the back of the building for outdoor seating and they will not be using the white siding on the senior building to avoid reflection to the Alplaus neighbors. He also presented a new drawing with sightlines from the Alplaus side of the river. Mr. Steenburgh stated that they are working on the comments by the ARB. They had to wait till the ZBA approval before they could fully address them. They are continuing to work on the aerial roof plan and will present updates at the next meeting.

Chairman Walsh asked the Board if they had any further comments or questions on the sightlines to the building. He stressed the importance of reducing the white siding as they had the chance to do it on these buildings. The applicant agreed they would do that. There would no further questions.

IX. REPORT

1. Planning Department Updates

Ms. Robertson stated that Bodyworks is adding an addition 4th work room. It only needs a building permit but she wanted the Board to know in case they noticed construction vehicles in the parking lot. She also noted that Dunkin Donuts on State Street has proposed to update their signage and they will need to go to the ZBA for variance approval.

X. COMMISSION BUSINESS

Ms. Gold noted that tenants in CO-OP Plaza continue posting signs designating parking spaces for their business only. Ms. Robertson stated she is following up on this issue but it complicated and will take some time.

XI. ADJOURNMENT

251 Chairman Walsh asked for a motion to adjourn. Mr. Skrebutenas made a motion to adjourn and
252 it was seconded by Mr. LaFlamme. The meeting was adjourned at 10:05 pm.



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VII. 1

MEETING DATE: 10/3/2022

ITEM TITLE: RECOMMENDATION: A Recommendation to the ZBA for an addition requiring an area variance of 11 ft. of rear setback distance for the Stewarts Shop located at 1502 Balltown Rd.

PROJECT LEAD: Genghis Khan

APPLICANT: Jennifer Howard, agent for the owner

SUBMITTED BY: Laura Robertson, Town Planner

REVIEWED BY:

☐ Conservation Advisory Council (CAC) ☐ Zoning Board of Appeals (ZBA) ☐ Town Board
☐ OTHER:

ATTACHMENTS:

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

SUMMARY STATEMENT:

Jennifer Howard, agent for the owner, submitted an Application for Site Plan Review to remodel the existing Stewarts Shop at 1502 Balltown Rd. The remodeling is to include the installation of new stone veneer and clapboard siding on the building, painting the remaining brick and the installation of a new freezer to the rear of the building.

BACKGROUND INFORMATION

The property is located within the C-N Neighborhood Commercial zoning district.

A 1-page site plan drawing entitled "Nott Balltown – 126 – NBTS, 1502 Balltown RD, Niskayuna, NY 12309, T-1, Title Sheet" by Stewart's Shop dated 8/10/22 with no subsequent revisions was provided with the application.

A 1-page site plan drawing entitled "Nott Balltown – 126 – NBTS, 1502 Balltown RD, Niskayuna, NY 12309, S-1, Existing Site Plan " by Stewart's Shop dated 8/2/22 with no subsequent revisions was also provided with the application.

A 1-page site plan drawing entitled "Nott Balltown – 126 – NBTS, 1502 Balltown RD, Niskayuna, NY 12309, S-2, Proposed Site Plan " by Stewart's Shop dated 8/2/22 with no subsequent revisions was also provided with the application.

9/12/22 Planning Board (PB) meeting – the applicant presented the project to the PB. The exterior cosmetic / façade changes are identical to the changes that were approved for the Stewarts Shop at 1739 Union Street. The focus of the discussion concerned the addition of a 149 sq. ft. freezer along the north side of the existing building. Ms. Howard explained that this

particular Stewarts Shop is a bit small and the larger freezer will allow them additional storage space.

Schedule I-D Part 2 C-N District Schedule of Supplementary Regulations includes a rear setback requirement of 20 ft. for retail and service stores. The existing building is pre-existing nonconforming with a rear setback of 8 ft. As proposed, the rear setback of the addition / freezer is 9 ft. Therefore, an 11 ft. area variance for rear setback distance is required.

The Planning Office has issued a letter of denial to the applicant regarding the Application for Site Plan Review due to the conditions described above. The applicant has filed an application for appeal to the Zoning Board of Appeals (ZBA) and is scheduled for the 10/19/22 ZBA meeting.

A Zoning Coordination Referral was filed with Schenectady County due to the projects proximity to Balltown Road (state road).

The Complete Streets Committee reviewed this project on 9/30/2022 and asked for new striping of sidewalks. They also commented that this Stewarts needs more outdoor seating and asked that the Planning Board make sure no outdoor seating is being removed and also work with Stewarts to potentially add more outdoor seating in the greenspace.

The PB should consider making a recommendation to the ZBA regarding the variance.



Town of Niskayuna**M E M O R A N D U M**

TO: File

FROM: Laura Robertson, Town Planner

DATE: October 3, 2022

RE: 1502 Balltown Rd. – Stewarts Shop

At a regular Planning Board and Zoning Commission (PB) meeting held on October 3, 2022 the PB reviewed the appeal by Jennifer Howard of the Stewart's Company, acting on behalf of Wayne Green and Claudia Denison, property owners, for a variance from Niskayuna Zoning Code Schedule I-D Part 2 C-N District Schedule of Supplementary Regulations Town of Niskayuna as it applies to the property at 1502 Balltown Rd. Niskayuna, New York located in the C-N Neighborhood Commercial Zoning District, for an Application for Site Plan Review for the construction of a new single-story approximately 18.6 ft. x 8 ft. (149 sq. ft.) freezer / addition to the existing single-story retail and service store / gas station on the property. The retail and service store / gas station is a permitted principal use in the C-N zoning district. An area variance for the rear setback of the proposed addition is required.

Niskayuna Zoning Code Schedule I-D Part 2 C-N District Schedule of Supplementary Regulations for retail and service stores includes a Minimum Yard Dimension (setback) for the rear yard of 20 ft. As proposed, the 1-page site plan drawing entitled "Nott Balltown - 126 - NBTS, 1502 Balltown Rd., Niskayuna, NY 12309, S-2, Proposed Site Plan" by Stewart's Shop dated 8/2/22 with no subsequent revisions depicts a rear setback distance to the proposed addition (freezer) of 9 ft. Therefore, a variance of 11 ft. of rear setback distance is required.

The Planning Board made the following recommendations:

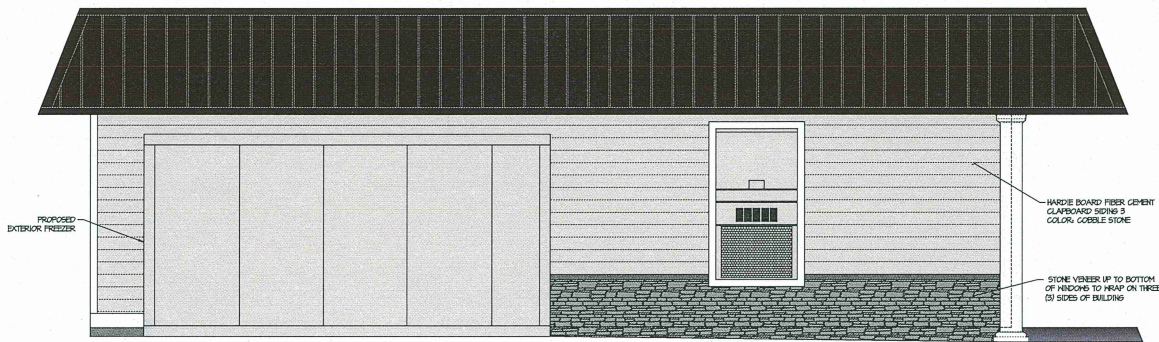
Effect on the Comprehensive Plan -

Suitability of Use -

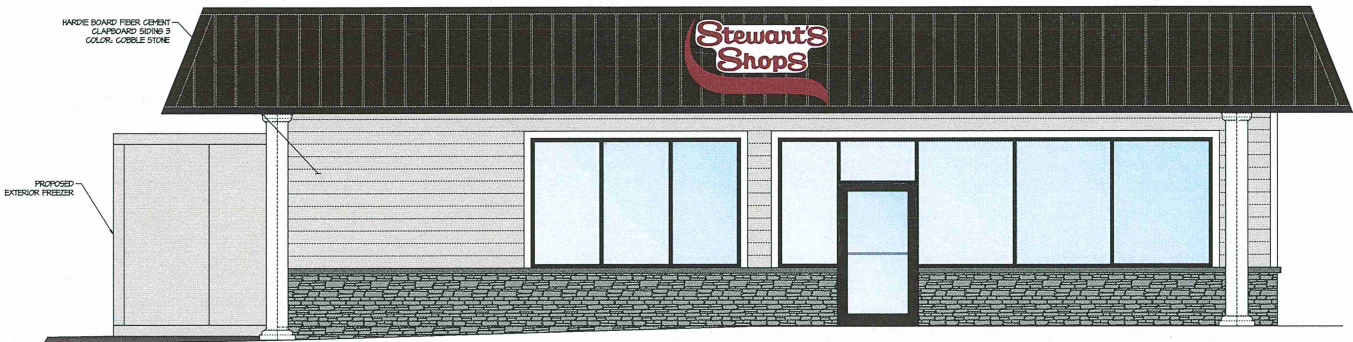
RECOMMENDATION -

PROPOSED STEWART'S SHOP ALTERATIONS

1502 BALLTOWN RD, NISKAYUNA, NY 12309



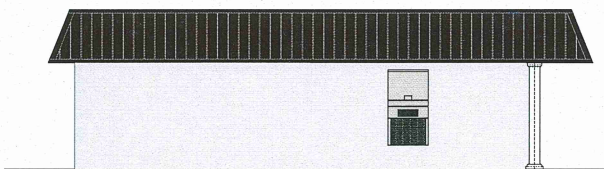
PROPOSED BUILDING ELEVATION, N



PROPOSED BUILDING ELEVATION, W



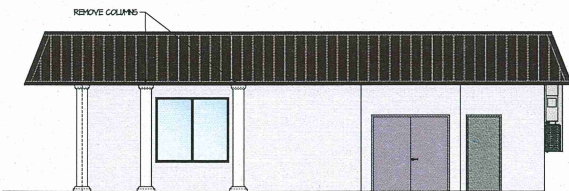
PROPOSED BUILDING ELEVATION, S





PROPOSED BUILDING ELEVATION, N

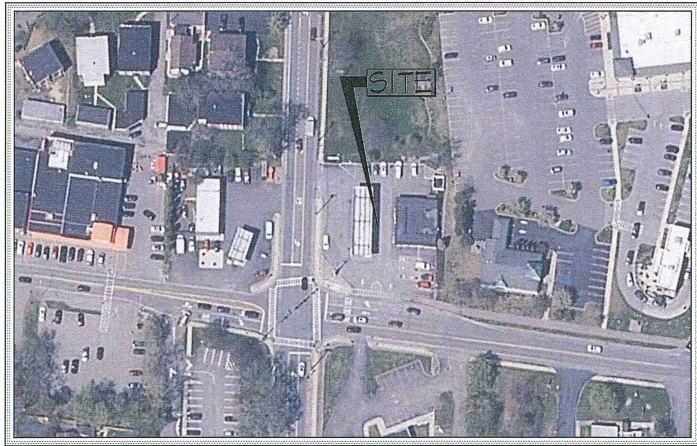


PROPOSED BUILDING ELEVATION, W



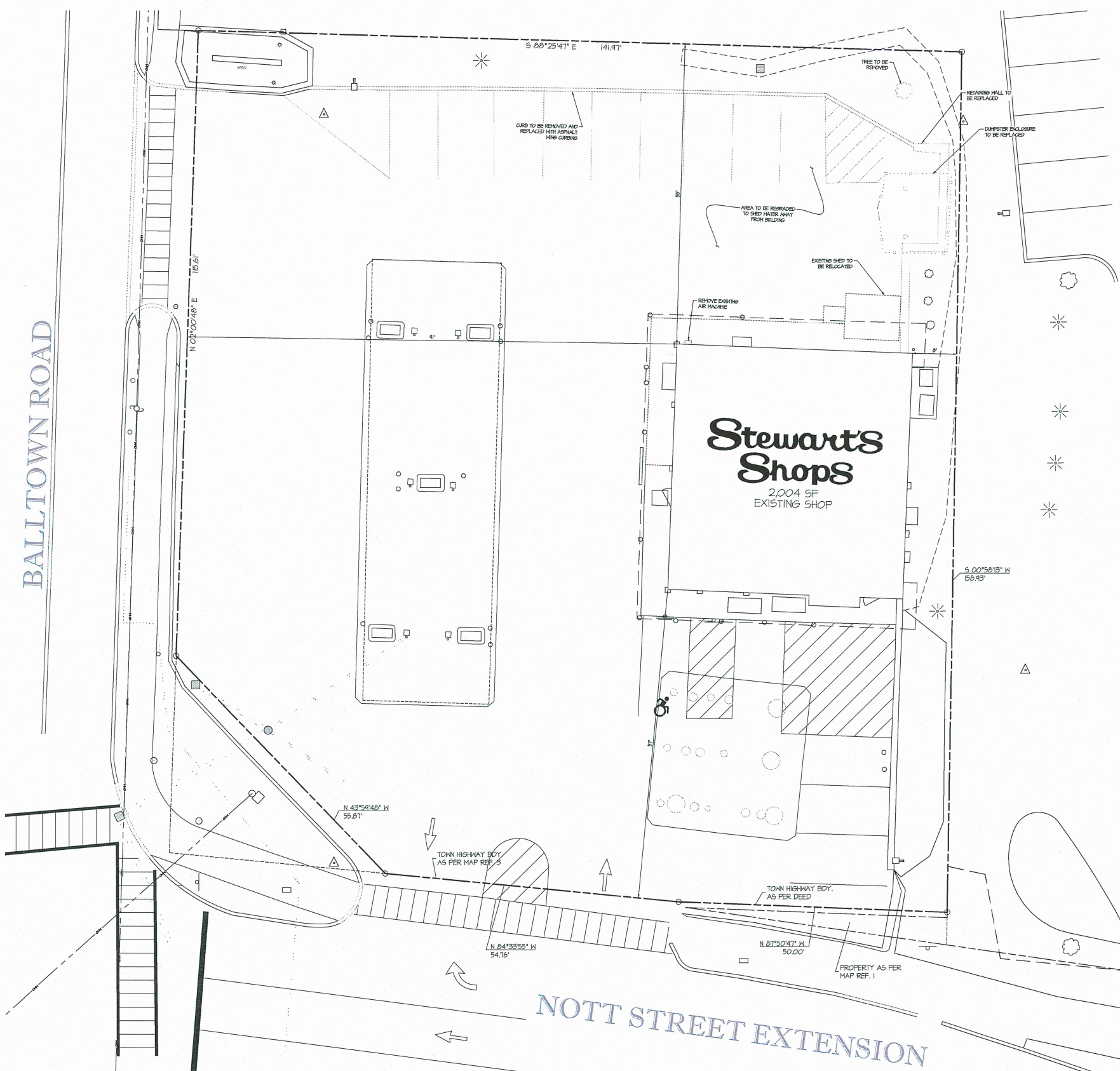
PROPOSED BUILDING ELEVATION, S

	STORE NAME, ABBREVIATION & NO.		NOTT BALLTOWN - 126 - NBT5	
	SITE LOCATION		1502 BALLTOWN RD, NISKAYUNA, NY 12309	
	DATE	NO.	REVISIONS	
ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW				DRAWN BY: RR
		SARATOGA SPRINGS, NY 12866 TEL: (518) 581-1200 FAX: (518) 581-1204		SCALE: NT5
		TITLE SHEET		DATE: 8/10/22
				DRAWING NO. T-1



SITE LOCATION MAP
SCALE: N.T.S.

LEGEND	
PROPERTY LINE	---
FIRE HYDRANT	⊙
WATER VALVE	⊕
GAS VALVE	⊗
SEWER MANHOLE	⊙
SEWER CLEANOUT	⊙
CURB INLET	⊕
CATCH BASIN	⊕
GUY WIRE	—○—
UTILITY POLE	⊕
SIGNPOST	⊕
TRAFFIC SIGNAL CONTROL BOX	⊕
POLE LIGHT	⊕
WELL	⊕
BOLLARD	⊕
IRRIGATION SLEEVE	—IR—
OVERHEAD UTILITIES	—OH—
WATER SERVICE, 1" TYPE "K" COPPER	—W—
SEWER SERVICE, 4" SDR 26	—S—
STORM PIPE, PROPOSED, HDPE	—ST—
STORM PIPE, EXISTING	—ST—
STOCKADE FENCE	—SF—
CHAINLINK FENCE	—CF—
SPLITRAIL FENCE	—SF—
W/G ELECTRICAL/TELE SERVICE	—WE—
W/G ELECTRICAL CONDUIT	—UE—
W/G GAS LINE	—G—
W/G CAMERAL CONDUIT	—CAM—
DIESEL PRODUCT LINE	—DSL—
SUPER PRODUCT LINE	—SLP—
UNLEADED PRODUCT LINE	—UL—
EXISTING MAJOR CONTOUR	—100—
EXISTING MINOR CONTOUR	—100—
PROPOSED MAJOR CONTOUR	—100—
PROPOSED MINOR CONTOUR	—100—
PROPOSED SPOT ELEVATION	⊕ 100.00
EXISTING UNCHANGED SPOT ELEVATION	⊕ 100.00
NOTES: 1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED. 2. DASHED LINES INDICATE NEW WORK. 3. DOTTED LINES INDICATE REMOVED ITEMS.	



TAX PARCEL NUMBER:
TOWN OF NISKAYUNA, SCHENECTADY COUNTY, NEW YORK SEC. 40.00
- BLK. 1 - PARCEL 1B

DEED REFERENCES:
1. CLAUDIA CAROLYN DENISON, EXECUTOR TO CLAUDIA C. DENISON AND MAYNE H. GREEN, DATED MARCH 2, 2004 AND RECORDED IN THE SCHENECTADY COUNTY CLERK'S OFFICE IN DEED BOOK 1871 AT PAGE 874.

GENERAL NOTES:
NORTH IS ORIENTED TO MAP REFERENCE 1
VERTICAL DATUM IS NAVD83, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 1204, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.
UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

MAP REFERENCES:
1. "SUBDIVISION PLAN PARCEL A ST. JAMES SQUARE" PREPARED BY ABD ENGINEERS & SURVEYORS, DATED AUGUST 20, 2010 AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE AS MAP 14-206.
2. "NOTT STREET EXTENSION COUNTY ROAD NO. 17B" MAP NO. 2-R-1, PARCEL NOS. 2, 3 & 4 SHEET 1 OF 2, PREPARED BY THE NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, ON FILE AT DISTRICT OFFICE NO. 1, ALBANY, NY.
3. "MOHAWK GOLF CLUB-AQUEDUCT, S.H. NO. 18712" MAP NO. 103, PARCEL NO. 121, SHEET 1 OF 2, PREPARED BY THE NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, ON FILE AT DISTRICT OFFICE NO. 1, ALBANY, NY.

	STORE NAME/ABBREVIATION & NO.		NOTT BALLTOWN - 126 - NETS	
	SITE LOCATION		1502 BALLTOWN RD, NISKAYUNA, NY 12309	
	DATE	NO.	REVISIONS	
ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW				DRAWN BY: RR SCALE: 1" = 10' DATE: 8/2/22 DRAWING NO. S-1
		SARATOGA SPRINGS, NY 12066 TEL: (518) 561-1200 FAX: (518) 561-1204		TITLE: EXISTING SITE PLAN

LEGEND	
PROPERTY LINE	---
FIRE HYDRANT	
WATER VALVE	
GAS VALVE	
SEWER MANHOLE	
SEWER CLEANOUT	
CURB INLET	
CATCH BASIN	
GUY WIRE	
UTILITY POLE	
SIGNPOST	
TRAFFIC SIGNAL CONTROL BOX	
POLE LIGHT	
WELL	
BOLLARD	
IRRIGATION SLEEVE	
OVERHEAD UTILITIES	--- CHN ---
WATER SERVICE, 1" TYPE K" COPPER	--- W ---
SEWER SERVICE, 4" SDR 26	--- S ---
STORM PIPE, PROPOSED, HDPE	--- ST ---
STORM PIPE, EXISTING	--- ST ---
STOCKADE FENCE	--- F ---
CHAINLINK FENCE	--- F ---
SPLITRAIL FENCE	--- F ---
U/G ELECTRICAL/TELE SERVICE	--- E/UT ---
U/G ELECTRICAL CONDUIT	--- E ---
U/G GAS LINE	--- G ---
U/G CAMERAL CONDUIT	--- CAM ---
DIESEL PRODUCT LINE	--- DSL ---
SUPER PRODUCT LINE	--- SUP ---
UNLEADED PRODUCT LINE	--- UNL ---
EXISTING MAJOR CONTOUR	--- 100 ---
EXISTING MINOR CONTOUR	--- 100 ---
PROPOSED MAJOR CONTOUR	--- 100 ---
PROPOSED MINOR CONTOUR	--- 100 ---
PROPOSED SPOT ELEVATION	100.00
EXISTING UNCHANGED SPOT ELEVATION	100.00
NOTES:	
1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED.	
2. DASHED LINES INDICATE NEW WORK.	
3. DOTTED LINES INDICATE REMOVED ITEMS.	



TOWN OF NISKAYUNA			
SCHENECTADY COUNTY PARCEL #: 40.00-1-18.1			
ZONE: NEIGHBORHOOD COMMERCIAL (C-N)			
USE: RETAIL CONVENIENCE STORES			
	EXISTING	PROPOSED	REQUIRED
LOT AREA	21,645 SF (0.50 AC)	21,645 SF (0.50 AC)	15,000 SF (0.34 AC) MIN.
GREENSPACE	12%	12%	25% MIN.
FRONT BLDG SETBACK (N)	91 FT	91 FT	15 FT MIN.
FRONT BLDG SETBACK (S)	51 FT	51 FT	15 FT MIN.
SIDE BLDG SETBACK (N)	55 FT	48 FT	10 FT MIN.
REAR BLDG SETBACK (E)	0 FT	0 FT	20 FT MIN.
SIGNS (BUILDING) (NOTE 2)	1 @ 11 SF	2 @ 11 SF EACH	50 SF
PARKING SPACES (NOTE 1)	14	13	13
NOTES:			
1. 1 SPACE PER 225 SQUARE FEET OF GROSS FLOOR AREA, BUT NOT FEWER THAN 4 SPACES PLUS 1 SPACE FOR EACH EMPLOYEE, (2,54 SF/225) + 3 EMPLOYEES = 13 SPACES			
2. FOR EACH LINEAR FOOT OF BUILDING FRONTAGE, 1 SQUARE FOOT OF SIGN AREA SHALL BE PERMITTED. UNDER NO CIRCUMSTANCES SHALL ANY 1 SIGN EXCEED 50 SQUARE FEET. 116' FRONTAGE = 116 SF = 30 SF MAX.			
EXISTING SITE USAGE DATA		PROPOSED SITE USAGE DATA	
GREENSPACE	2,555 SF (12%)	GREENSPACE	2,104 SF (12%)
BUILDING	2,004 SF (9%)	BUILDING	2,54 SF (10%)
CONCRETE	3,130 SF (14%)	CONCRETE	3,201 SF (15%)
PAVEMENT/GRAVEL	14,007 SF (65%)	PAVEMENT/GRAVEL	13,636 SF (63%)

STORE NAME, ABBREVIATION & NO. **NOTT BALLTOWN - 126 - NBT5**

SITE LOCATION **1502 BALLTOWN RD, NISKAYUNA, NY 12309**

DATE	NO.	REVISIONS

SARATOGA SPRINGS, NY 12866
TEL: (518) 581-1200 FAX: (518) 581-1201

DRAWN BY: RR
SCALE: 1" = 10'
DATE: 8/2/22

DRAWING NO. **S-2**

TITLE: **PROPOSED SITE PLAN**

ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

ZONING COORDINATION REFERRAL

For Use By SCDEDP

SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING

Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.

Received _____

Case No. _____

Returned _____

FROM: Legislative Body
Zoning Board of Appeals
Planning Board

Municipality: _____

TO: Schenectady County Department of Economic Development and Planning
Schaffer Heights, 107 Nott Terrace, Suite 303
Schenectady, NY 12308

(tel.) 386-2225

(fax) 382-5539

ACTION: Zoning Code/Law Amendment
Zoning Map Amendment
Subdivision Review
Site Plan Review

Special Permit
Use Variance
Area Variance
Other (specify) _____

PUBLIC HEARING OR MEETING DATE: _____

SUBJECT:

REQUIRED

ENCLOSURES:

1. Public hearing notice & copy of the application.
2. Map of property affected. (Including Tax Map I.D. number if available)
3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental quality review act.

1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.
2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following:

the boundary of any city, village or town;
the boundary of any existing or proposed County or State park or other recreation area;
the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway;
the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines;
the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated;
the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances.

SUBMITTED BY:

Name: _____ Title: _____

Address: _____

E-mail: _____ Phone: _____

Signature Date: _____



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 1

MEETING DATE: 10/3/2022

ITEM TITLE: DISCUSSION: Empire Dr. – Application for a 2-lot minor subdivision of tax map parcel 61.-1.33.2 into two separate lots of 1.83 and 2.0 acres.

PROJECT LEAD: Patrick McPartlon

APPLICANT: Robert Joralemon

SUBMITTED BY: Laura Robertson, Town Planner

REVIEWED BY:

☒ Conservation Advisory Council (CAC) ☐ Zoning Board of Appeals (ZBA) ☐ Town Board
☐ OTHER:

ATTACHMENTS:

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

SUMMARY STATEMENT:

Robert Joralemon, property owner, submitted an sketch plan application for a minor 2-lot subdivision of the property at tax map parcel 61.0-1-33.2, creating two separate lots of 1.83 and 2.0 acres, respectively.

BACKGROUND INFORMATION

Tax map parcel 61.0-1-33.2 is located within the R-1 Low Density Residential zoning district.

A 1-page drawing entitled “Sketch Plan 2-Lot Minor Subdivision Empire Drive Lands N/F of Joralemon” by C.T. Male Associates dated 6/30/22 with no further revisions was provided with the application. Lot lines demarcating “Lot 1 Area = 1.83 Acres” and “Lot 2 Area = 2.0 Acres” are included on the drawing.

220 Attachment 14 Schedule I-B R-1 District Schedule of Supplementary Regulations defines the following minimum lot size and yard dimensions.

Permitted Use	Minimum Lot Size			Minimum Yard Dimensions (setbacks)		
	Area sf	Width ft.	Depth ft.	Front ft.	Side ft.	Rear ft.
Single-family dwelling	18,000	100	125	35	40	25
Lot 1	79,715	≈300	≈200	≈70	≈50 / ≈250	≈75
Lot 2	87,120	≈570	≈200	≈70	≈50 / ≈450	≈75

The original sketch plan drawing proposed two parallel contiguous driveways exiting from the stub off of Empire Drive running along the shared side property line of the two lots. Each driveway included a 20' wide turnaround at their intersection with the stub street so that snowplows would be able to turnaround.

7/11/22 Planning Board (PB) meeting – The property owner, Robert Joralemon, and Frank Palumbo of CT Male Associates presented the project to the PB. The PB did not like the proposal to have the Town snowplows turn around on the private driveways of the proposed subdivision. The PB asked for two alternate site plan drawings to be prepared. One version will include a traditional cul-de-sac at the end of the existing stub road. The second version will include a smaller “bulb” end to the existing stub road. The drawings were provided and are included in the packet for the meeting this evening.

7/25/22 Planning Board (PB) meeting – Mr. Joralemon and Mr. Palumbo presented two new site plan drawings that depicted the layouts that were requested by the PB at the 7/11/22 meeting. The PB preferred the second version of the two plans. It is entitled “Sketch Plan-Alt 2, 2 Lot Minor Subdivision, Empire Drive Lands N/F of Joralemon” by C.T. Male Associates dated June 30, 2022 with no subsequent revisions. The site plan includes small snow storage areas along each side of the stub road that intersects Empire Drive. Two completely independent driveways for the proposed two lots connect to a small semi-circular bulbous end of the stub road. Ms. Robertson noted that the Highway Superintendent preferred this version. The PB agreed on the following action items.

1. The PB to call for a public hearing (PH) at the 8/8/22 PB meeting (PH to be held on 8/29/22)
2. PB to make a SEQR determination at their 8/8/22 meeting
3. PB to take action on a resolution for sketch plan approval at their 8/8/22 meeting
4. Resolution to include the requirement that a sign stating “End of Public Road” be placed at the end of the stub road.

7/29/2022 Complete Streets Committee – Explore an easement on lot 1 for a potential future multi-use path that would connect the large forest to the northwest of the lot to Empire Dr. and destinations to the east such as Birchwood Elementary School in case of future development.

8/3/22 Conservation Advisory Council (CAC) meeting – the CAC reviewed the project at their regularly scheduled meeting on 8/3/22 and voted unanimously in favor of making a recommendation to the PB to make a negative SEQR declaration with the following recommendations.

1. Require an easement on lot 1 for a potential future multi-use path that would connect the large forest to the northwest of the lot to Empire Dr. and destinations to the east such as Birchwood Elementary School.
2. Keep the limits of clearing as small as possible so that as many mature trees as possible may be preserved.

8/8/22 Planning Board (PB) meeting – Resolution 2022-17 was approved granting approval of the sketch plan, calling for a public hearing to be held at the 8/29/22 PB meeting and directing the Town Planner to file a Negative SEQR declaration with the following 2 conditions.

1. An easement for a potential future multi-use path is to be included in the site plan drawing
2. Limits of clearing are to be kept as small as possible & as many mature trees as possible are to be preserved.

After additional discussion the PB decided the best location for the easement would be along property line near and parallel to Empire Drive. The PB also requested that the following information be added to the site plan drawing.

1. Show the limits of clearing
2. Include a numerical value for the amount of disturbed land for each lot

Mr. Joralemon provided a revised site plan drawing dated 8/10/22 that includes the requested information. The easement provided is 8 feet however and should be a minimum of 12 feet (2 feet on each side of path for construction and maintenance).

8/29/22 Planning Board (PB) meeting – A public hearing regarding the proposed subdivision was held at the 8/29/22 PB meeting. Approximately six neighbors chose to be heard at the hearing. Concerns were expressed regarding water and drainage and the interruption of a currently forested view. The project was also reviewed during the discussion portion of the meeting. The applicant presented the revised site plan that included the addition of limits of clearing and disturbance, an added multi-use path easement and turn arounds on the driveways. Drainage and water flow from the property were discussed. The PB requested additional information for the 9/12/22 PB meeting all of which has been provided.

The applicant provided a new revision of the site plan drawing that contains the following.

- Revised limit of anticipated clearing
- Revised multi-use path easement
- Added grading showing a grassed swale to direct storm water away from Empire Drive
- Added a chart comparing the proposed two lot sizes to adjacent lot sizes
- Added 25' wetland buffer to plans
- Added a second sheet to the drawing to show drainage area and direction

The Planning Department has also recently reached out to the Town of Colonie Planning Department and has also discussed drainage and wetland concerns with the DEC.

An adjacent resident, Mr., Woolley, requested two emails be sent to the Planning Board which were forwarded to the Board September 9. The concerns detailed in the comments include:

1. Drainage. The adjacent residents are submitting documentation for drainage issues adjacent to the subdivision proposal
2. The adjacent residents are requesting an in-depth storm water review
3. The adjacent residents are requesting a review of the adjacent land conservation areas to see if they should extend into this subdivision
4. The adjacent residents are concerned about noise and water issues

9/12/22 Planning Board (PB) meeting – Mr. Joralemon presented a revised site plan drawing (marked R2 dated 9/6/22) and noted the changes that had been made per the request of the PB. A discussion regarding drainage ensued. Chairman Walsh asked that a written drainage plan be prepared. He noted that a full SWPPP is not necessary but a written plan documenting how drainage is being addressed is necessary. He added that the plan should also include the impact of snow storage and a Town Designated Engineer (TDE) will review the material. A Board member recommended that the site plan be revised to preserve some trees between the two proposed lots. Ms. Robertson stated that the Tree Council will walk the site.

On Tuesday 9/27/22 Mr. Joralemon provided the Planning Office with the following documents.

- A 1-page drawing entitled “Layout Plan 2-Lot Minor Subdivision Empire Drive Lands N/F of Joralemon” by C.T. Male Associates dated 6/30/22 with a most recent revision of Rev 2 dated 9/6/22. A Filter Strip Treatment Area has been added to the plan to the west of the house on Lot 1. A tree buffer has also been added between the houses on Lots 1 and 2.

- A 37-page Storm Water Management Report for “Joralemon Minor Subdivision – Empire Drive” by C.T. Male Associates dated 9/27/22 with no subsequent revisions. The report includes the following sections.
 - Introduction
 - Methodology
 - Existing Conditions
 - Storm Water Run-Off Simulation
 - Post-Developed Conditions
 - Conclusions / Recommendations

The calculated peak storm water runoff rates for the existing conditions are listed below

Subcatchments	Condition	1-yr (cfs)	10-yr (cfs)	100-yr (cfs)
E1	Existing	0.00	0.00	0.01
E2	Existing	0.00	0.00	0.07
E3	Existing	0.00	0.00	0.02

The calculated peak storm water rates for post development conditions are listed below

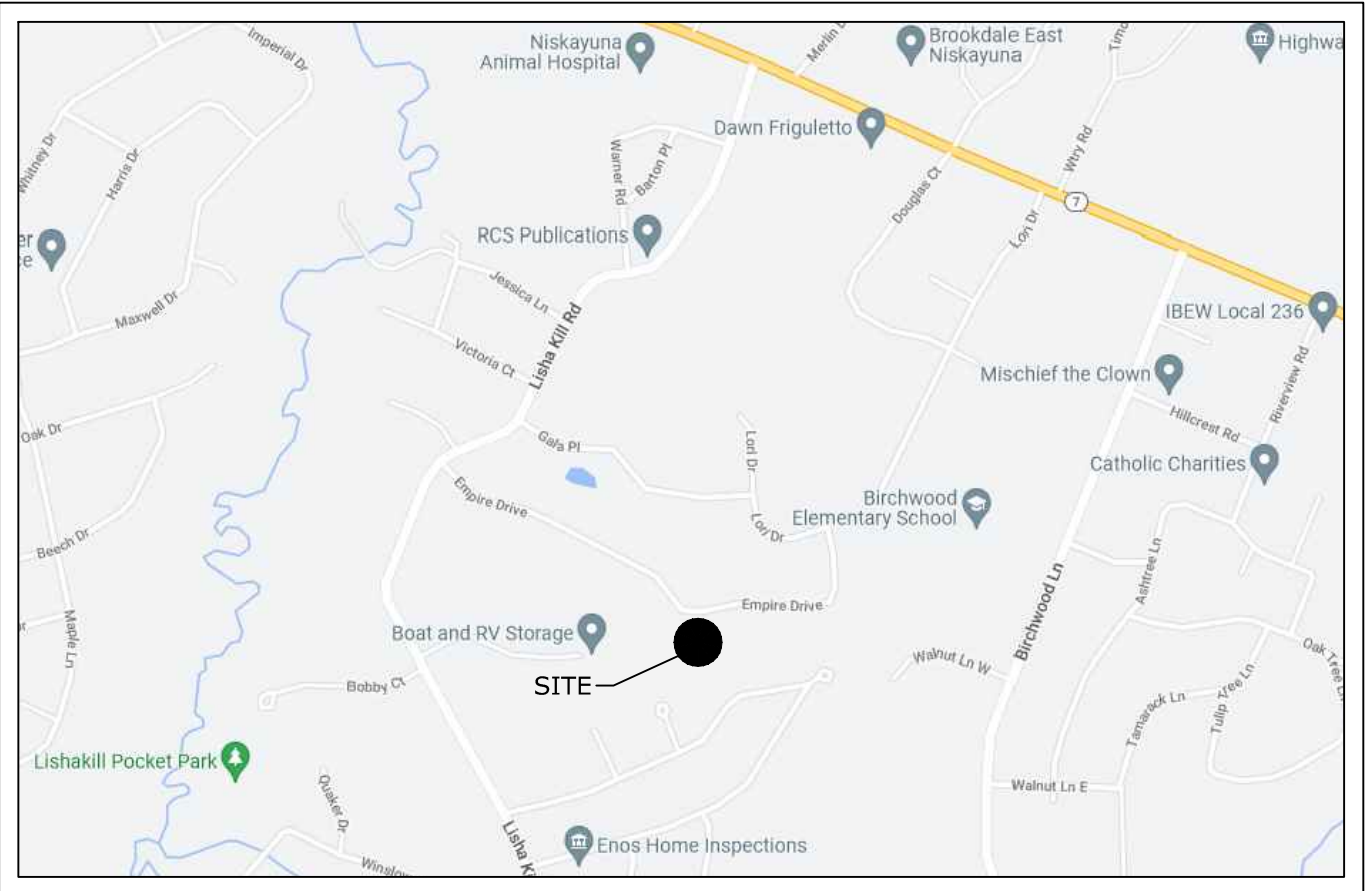
Subcatchments	Condition	1-yr (cfs)	10-yr (cfs)	100-yr (cfs)
P1	Proposed	0.00	0.00	0.01
P2	Proposed	0.00	0.03*	0.95*
P3	Proposed	0.00	0.00	0.01
*This is prior to accounting for the Filter Strip Green Infrastructure Practice				

The Conclusions / Recommendations portion includes the following.

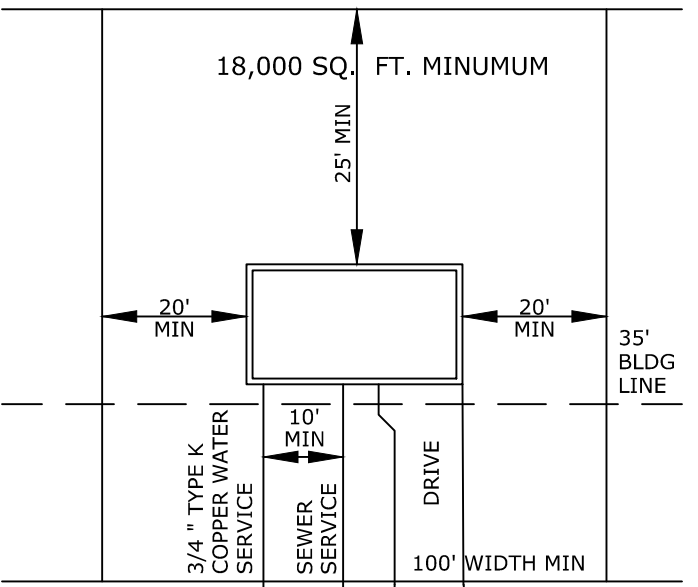
“In order to control peak runoff rates to existing conditions rates or less, a portion of one of the proposed residences needed to be temporarily detained. This area will be conveyed to a green area filter strip in the rear yard of Lot 1 that is designed to allow the removal of the tributary impervious area from the overall calculations. The runoff rate and volume to the Design Location will be very similar, or less, under post-developed conditions than under existing condition at all subcatchments with a minor increase at subcatchment P2 which is where the filter strip is proposed.”

In Planning discussions with the Town of Colonie – their Planning Department requested drainage be looked at closely and a buffer be left between the subdivision and the Town of Colonie residents wherever possible.

The PB should review and discuss the new materials provided.



SITE LOCATION PLAN
N.T.S.



R-1 ZONING
TYPICAL HOUSE UTILITY LAYOUT
(NOT TO SCALE)

GENERAL NOTES:

1. BY ISSUANCE OF A BUILDING PERMIT, THE TOWN OF NISKAYUNA DOES NOT ASSUME ANY LIABILITY FOR STORM WATER DAMAGE BY GENERAL APPROVAL OF THESE PLANS. THE OWNER MUST ASSUME ANY AND ALL LIABILITIES FOR DAMAGE CLAIMED ARISING OUT OF INCREASED STORM WATER FLOW.
2. ALL ON-SITE SANITATION AND WATER SUPPLY FACILITIES SHALL BE DESIGNED TO MEET THE MINIMUM SPECIFICATIONS OF THE STATE DEPARTMENT OF HEALTH.

SOIL AND SEDIMENT CONTROL MEASURES:

1. DAMAGE TO SURFACE WATER RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
2. INSOFAR AS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED.
3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE AREA AND DURATION OF SOIL DISRUPTION.
4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED.
5. CONSTRUCTION TRAFFIC SHALL NOT CROSS STREAMS OR DITCHES EXCEPT AT SUITABLE FACILITIES, AND SHALL NOT OPERATE UNNECESSARILY WITHIN WATERWAYS OR DRAINAGE DITCHES.

MAINTENANCE OF EROSION CONTROL MEASURES:

1. THE DEVELOPER/CONTRACTOR OR HIS BUILDER SHALL INSPECT AND MAINTAIN THE INTEGRITY AND FUNCTION OF ALL TEMPORARY EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE DEVELOPMENT PROCESS. TO ASSURE PROPER FUNCTION, SILTATION BARRIERS SHALL BE MAINTAINED IN GOOD CONDITION AND REINFORCED, EXTENDED, REPAIRED, RE-SEEDED AND PROTECTED FROM FURTHER EROSION. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND CONTAINED IN APPROPRIATE SPOIL AREAS, WATER SHALL BE APPLIED TO NEWLY SEEDED AREAS AS NEEDED UNTIL GRASS COVER IS WELL ESTABLISHED.

TREE PRESERVATION POLICY:

1. 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.
2. THE GRADING PLAN SUBMITTED FOR THE BUILDING PERMIT SHALL IDENTIFY ALL TREES WITH A DIAMETER OF 5 INCHES OR MORE AS MEASURED 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.
3. 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.
4. 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.

GRADING NOTES:

1. 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 AREA AND IMPERVIOUS COVERAGE

	LOT AREA	IMPERVIOUS COVERAGE
NISKAYUNA ADJACENT LOTS	0.42 - 0.67 ±ACRES	15% - 25%
COLONIE ADJACENT LOTS	0.26 - 0.75 ±ACRES	15% - 25%
JORALEMON PROPOSED LOTS	1.83 - 2.00 ±ACRES	5.6% & 6%



ZONING DATA:

ZONE: R-1
MIN. LOT AREA: 18,000 SF
MIN. LOT WIDTH: 100 FEET

YARD REQUIREMENTS:

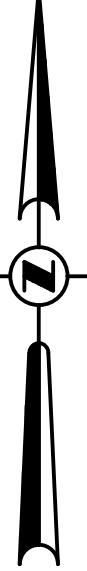
FRONT SETBACK MINIMUM: 35 FEET
SIDE SETBACK MINIMUM: 20 FEET (40 FEET BOTH)
REAR SETBACK MINIMUM: 25 FEET

MAP REFERENCE:

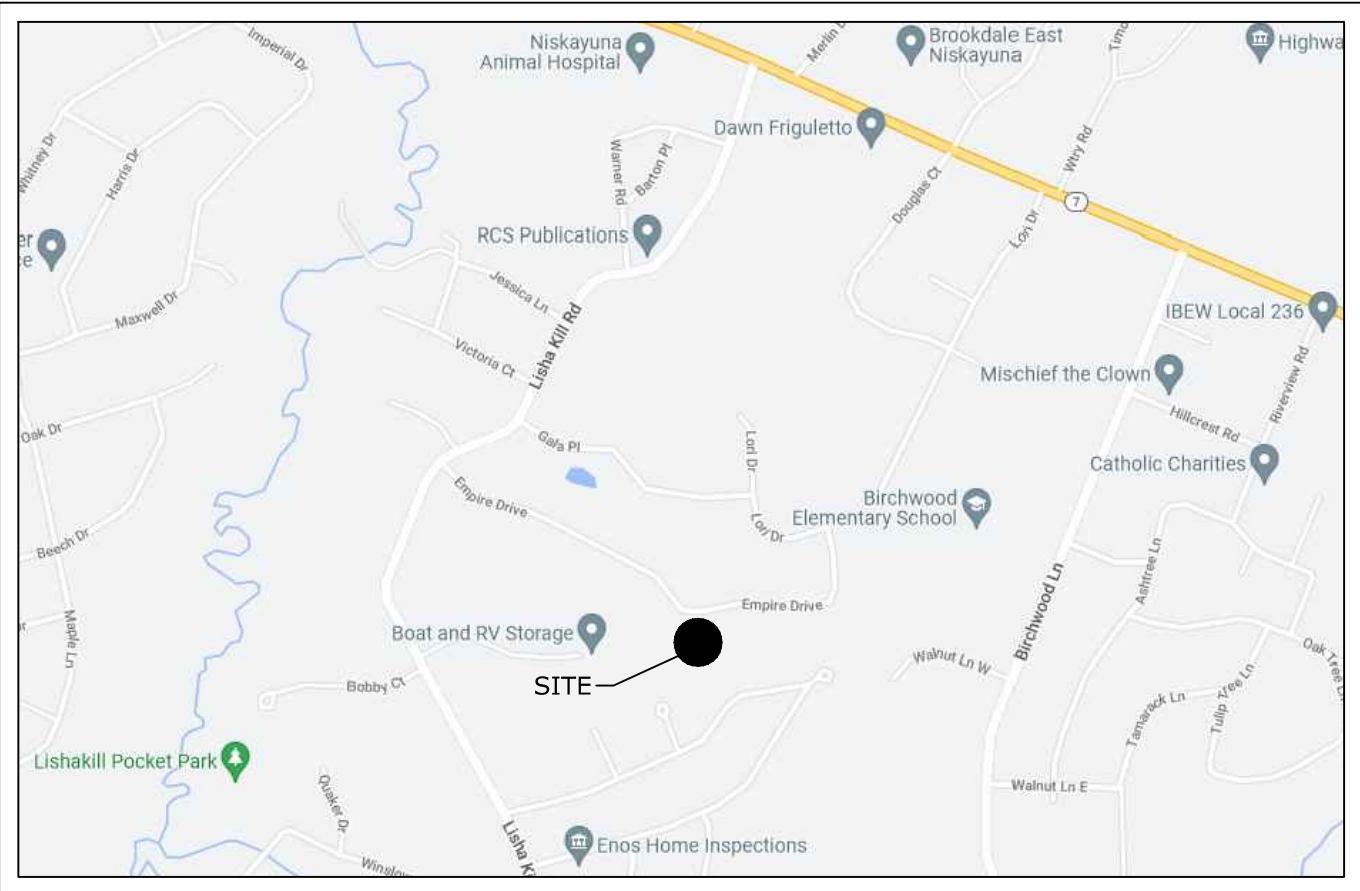
1. "BOUNDARY SURVEY PORTION OF LANDS OF ROBERT W. JORALEMON & PATRICIA A. JORALEMON" TOWN OF NISKAYUNA, SCHENECTADY COUNTY, PREPARED BY C.T. MALE ASSOCIATES, DATED MARCH 1, 2004, BEARING PROJECT NO. 04.9065, DWG. NO. 04-151.
2. "CERONE PAULSEN SUBDIVISION" TOWN OF NISKAYUNA, SCHENECTADY COUNTY, DATED FEBRUARY 5, 2004 BEARING DWG NO. PROJECT NO. 383.02 & MAP. NO. 04-30-41B

MAP NOTES:

1. TOPOGRAPHIC INFORMATION SHOWN HEREON IS PER LIDAR INFORMATION OBTAINED ON MAY 13, 2022 AS SUPPLIED BY THE NEW YORK STATE GIS CLEARINGHOUSE, NYS 2 METER DEM INDEX.
2. NORTH ORIENTATION AND BEARING BASE PER MAP REFERENCE NO. 1.
3. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES. EXISTING UTILITIES WERE PER DESIGN DRAWING INFORMATION PER MAP REFERENCE NO. 2.



DATE	8/10/22	REVISIONS RECORD/DESCRIPTION	REVISED PER SKETCH APPROVAL	DRAFTER	OKS	CHECK	FGP	APPR.	FGP	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW. © 2022 C.T. MALE ASSOCIATES DESIGNED: MAC DRAFTED : MAC CHECKED : FGP PROJ. NO : 04.9065 SCALE : 1"=40' DATE : JUNE 30, 2022
DATE	9/6/22	REVISIONS RECORD/DESCRIPTION	REVISED PER PLANNING BOARD REVIEW	OKS	FGP	FGP				
<div>LAYOUT PLAN 2 - LOT MINOR SUBDIVISON</div> <div>EMPIRE DRIVE LANDS N/F OF JORALEMON</div> <div>TOWN OF NISKAYUNA</div> <div>SCHENECTADY COUNTY, NEW YORK</div> <div>C.T. MALE ASSOCIATES Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. 50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.786.7400 COBLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY</div> <div><div>SK2</div><div>SHEET 1 OF 1 DWG. NO: 04.9065</div></div>										



SITE LOCATION PLAN
N.T.S.

Lands Now or Formerly of
HELDERBERG PROPERTY COMPANY LLC
Book 1946 Page 855
Tax Map I.D. No. 61.0-1-34,11

30' WIDE ACCESS LANDS
OF JORALEMON EASEMENT
TO BK.1146 PG.67

Lands Now or Formerly of
**ROBERT W. JORALEMON &
ROSEMARY JORALEMON**
Book 1685 Page 756
Tax Map I.D. No. 61.0-1-31

Lands Now or Formerly of
**STEPHEN P. CONNOLLY &
DENISE I. CONNOLLY**
Book 2509 Page 997
Tax Map I.D. No. 7.4-7-17

ARBOR ESTATES SECTION III

Lands Now or Formerly of
CARL J. WHITE & CATHERINE S. WHITE
Book 3094 Page 886
Tax Map I.D. No. 7.4-7-18

Lands Now or Formerly of
**STEVEN J. MASTRIANNI &
SUSAN A. MASTRIANNI**
Book 2295 Page 1023
Tax Map I.D. No. 7.4-7-23

Lands Now or Formerly of
GREGORY BUTTNER
Book 2017 Page 20073
Tax Map I.D. No. 7.4-7-24

Lands Now or Formerly of
**DONAL E. COOKE &
WENDY J. COOKE**
Book 2654 Page 220
Tax Map I.D. No. 7.4-7-25

Lands Now or Formerly of
CHARLES J. SOGOIAN
Book 2316 Page 930
Tax Map I.D. No. 7.4-7-26

Lands Now or Formerly of
AMY M. SHAUL
Book 2019 Page 7421
Tax Map I.D. No. 7.4-7-27

Lands Now or Formerly of
**JOHN DONOGHUE &
CHRISTINA PENSIERO**
Book 2019 Page 1631
Tax Map I.D. No. 7.4-7-28

Lands Now or Formerly of
**JEFFERY C. COMLEY &
JANICE B. COMLEY**
Book 2620 Page 8846
Tax Map I.D. No. 7.4-1-76

Lands Now or Formerly of
**DANIEL J. MARINUCCI &
ANGELINE M. MARINUCCI**
Book 2017 Page 8846
Tax Map I.D. No. 7.4-1-75

Lands Now or Formerly of
SEN ZHANG & MIN ZHANG
Book 1967 Page 972
Tax Map I.D. No. 61.15-2-22

Lands Now or Formerly of
MICHAEL INDARSHAN
Book 2006 Page 245
Tax Map I.D. No. 61.0-1-36

Lands Now or Formerly of
**JONATHAN M. DE JESUS &
MARIA ARSYL D. DE JESUS**
Book 1861 Page 137
Tax Map I.D. No. 61.15-2-21

Lands Now or Formerly of
YI QI & LI LI
Book 1884 Page 586
Tax Map I.D. No. 61.15-2-20

Lands Now or Formerly of
SCOTT C. STRYKER
Book 1900 Page 720
Tax Map I.D. No. 61.15-2-19

* INCLUDES 18 SELF-SERVICE VACUUM SPACES, 6 EMPLOYEE PARKING SPACES,
1 ACCESSIBLE PARKING SPACE, 9 STACKING SPACES AT PAY STATIONS AND
11 ADDITIONAL STACKING SPACES.

Lands Now or Formerly of
**RUTISURHATA K. HARTANA
& JIANHUA WANG**
Book 1852 Page 527
Tax Map I.D. No. 61.15-2-18

Lands Now or Formerly of
**DANIEL F. WOOLLEY
& TERESA M. ZIELINSKI**
Book 1858 Page 885
Tax Map I.D. No. 61.15-2-17

E2
±2.62
ACRES

E3
±0.70
ACRES

E1
±0.51
ACRES

Lands Now or Formerly of
ROBERT W. JORALEMON
Book 1376 Page 158
Tax Map I.D. No. 61.0-1-33,2

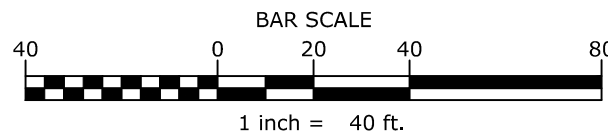
PARCEL AREA=3.831±ACRES

TOWN OF NISKAYUNA (SCHENECTADY COUNTY)
TOWN OF COLONIE (ALBANY COUNTY)

ARBOR ESTATES SECTION II

RIESLING ROAD

IVES COURT



PLANNING BOARD CHAIRMAN

DATE

TOWN ENGINEER

DATE

DATE		REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.
8/10/22	△	REVISED PER SKETCH APPROVAL	OKS	FGP	FGP	© 2022 C.T. MALE ASSOCIATES DESIGNED: MAC DRAFTED : MAC CHECKED : FGP PROJ. NO : 04.9065 SCALE : 1"=40' DATE : JUNE 30, 2022
9/6/22	△	REVISED PER PLANNING BOARD REVIEW	OKS	FGP	FGP	
	△					
	△					
	△					
	△					
	△					
	△					

EXSITING DRAINAGE PLAN
2 - LOT MINOR SUBDIVISON

EMPIRE DRIVE
LANDS N/F OF JORALEMON

TOWN OF NISKAYUNA

SCHENECTADY COUNTY, NEW YORK

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



DR1

SHEET 1 OF 1

DWG. NO: 04.9065

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

50 Century Hill Drive, Latham, NY 12110
518.786.7400 FAX 518.786.7299 www.ctmale.com



September 27, 2022

Laura Robertson, Town Planner
Planning Department
Niskayuna Town Hall
One Niskayuna Circle
Niskayuna, New York 12309

RE: *Joralemon 2-Lot Minor Subdivision*
Sketch Plan Submission
C.T. Male Project No: 04.9065

Dear Ms. Robertson:

On behalf of the Applicant, Robert Joralemon, we respectfully request that the above referenced be scheduled for consideration by the Planning Board for your information and distribution.

We are providing the following revised plan as discussed during the September 12th Planning Board meeting.

1. One (1) full size copy for 2-Lot Minor Subdivision Layout Plan
2. One (1) Copy of the Stormwater Management Report

The flowing revisions have been made to the plan

- A Filter Strip Treatment Area has been added the plan to the west of the house on lot 1.
- Revised plan to show a tree buffer between the houses on lot 1 and lot 2.

Please see the below comments and responses in italics to the items discussed at the August 29 Planning Board public hearing.

We look forward to meeting with the Planning Board at their next available meeting. Please let us know if you need any additional information or copies. I can be reached at o.speulstra@ctmale.com.

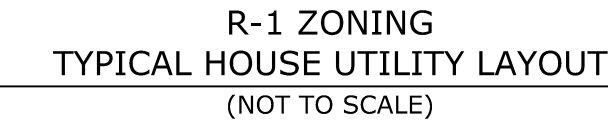
Respectfully submitted,

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

Owen K. Speulstra, PE
Senior Site Civil Engineer

c: Robert Joralemon (w/ copies)



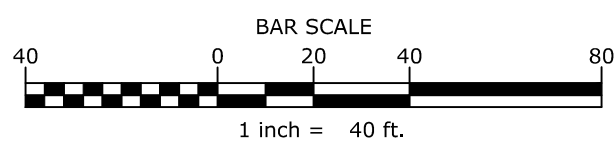
1. BY ISSUANCE OF A BUILDING PERMIT, THE TOWN OF NISKAYUNA DOES NOT ASSUME ANY LIABILITY FOR STORM WATER DAMAGE BY GENERAL APPROVAL OF THESE PLANS. THE OWNER MUST ASSUME ANY AND ALL LIABILITIES FOR DAMAGE CLAIMED ARISING OUT OF INCREASED STORM WATER FLOW.

1. DAMAGE TO SURFACE WATER RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
2. INsofar AS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED.
3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE AREA AND DURATION OF SOIL DISRUPTION.
4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED.
5. CONSTRUCTION TRAFFIC SHALL NOT CROSS STREAMS OR DITCHES EXCEPT AT SUITABLE FACILITIES, AND SHALL NOT OPERATE UNNECESSARILY WITHIN WATERWAYS OR DRAINAGE DITCHES.

1. THE DEVELOPER/CONTRACTOR OR HIS BUILDER SHALL INSPECT AND MAINTAIN THE INTEGRITY AND FUNCTION OF ALL TEMPORARY EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE DEVELOPMENT PROCESS. TO ASSURE PROPER FUNCTION, SILTATION BARRIERS SHALL BE MAINTAINED IN GOOD CONDITION AND REINFORCED, EXTENDED, REPAIRED, RE-SEEDED AND PROTECTED FROM FURTHER EROSION. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND CONTAINED IN APPROPRIATE SPOIL AREAS, WATER SHALL BE APPLIED TO NEWLY SEEDED AREAS AS NEEDED UNTIL GRASS COVER IS WELL ESTABLISHED.

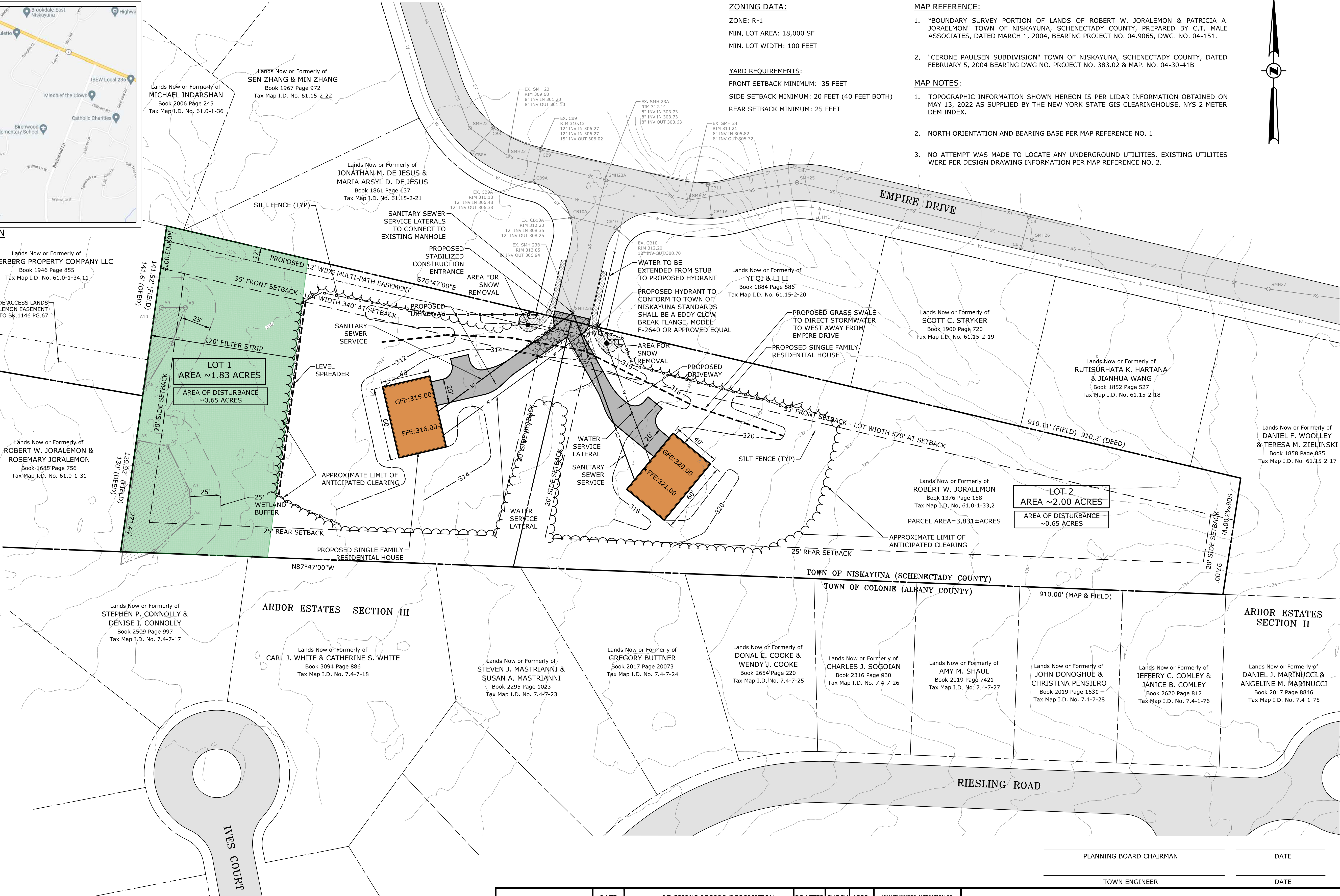
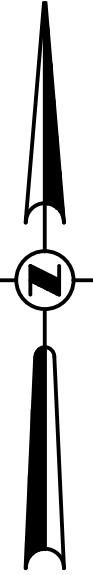
1. SUBDIVISION APPROVAL BY THE PLANNING BOARD AUTHORIZES GRADING AND CLEARING WITHIN THE ROAD RIGHT-OF-WAY AND PERMITS ONLY LIMITED REMOVAL OF TREES. GRADING PLANS FOR INDIVIDUAL LOT GRADING TO BE APPROVED AS PART OF THE BUILDING PERMIT APPLICATION.
2. THE GRADING PLAN SUBMITTED FOR THE BUILDING PERMIT SHALL IDENTIFY ALL TREES WITH A DIAMETER OF 5 INCHES OR MORE AS MEASURED 4 FEET ABOVE THE GROUND. THE PLAN SHALL INDICATE THOSE THAT ARE PROPOSED TO BE REMOVED AND THE REASON WHY SUCH REMOVAL IS NECESSARY.
3. 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 RESUBMISSION OF THE GRADING PLAN. REPLACEMENT TREES SHALL BE OF A TYPE AND SIZE SATISFACTORY TO THE TOWN ENGINEER.




















LOT AREA AND IMPERVIOUS COVERAGE		
	LOT AREA	IMPERVIOUS COVERAGE
NISKAYUNA ADJACENT LOTS	0.42 - 0.67 ±ACRES	15% - 25%
COLONIE ADJACENT LOTS	0.26 - 0.75 ±ACRES	15% - 25%
JORALEMON PROPOSED LOTS	1.83 - 2.00 ±ACRES	5.6% & 6%



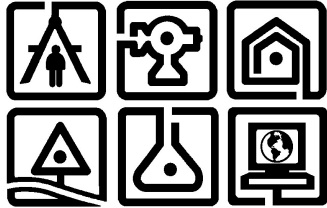
REAR SETBACK MINIMUM: 25 FEET

3. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES. EXISTING UTILITIES WERE PER DESIGN DRAWING INFORMATION PER MAP REFERENCE NO. 2.



	DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW. © 2022 C.T. MALE ASSOCIATES	<div>LAYOUT PLAN 2 - LOT MINOR SUBDIVISON</div>		
	8/10/22	 REVISED PER SKETCH APPROVAL	OKS	FGP	FGP				
	9/6/22	 REVISED PER PLANNING BOARD REVIEW	OKS	FGP	FGP		<div>TOWN OF NISKAYUNA<div>SCHENECTADY COUNTY, NEW YORK</div></div> <div><div>C.T. MALE ASSOCIATES Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. 50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.786.7400 COBLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY www.ctmale.com</div><div> </div><div><div>SK2</div><div>SHEET 1 OF 1 DWG. NO: 04.9065</div></div></div>		
									
									
									
									
									
									
									
					DESIGNED : MAC				
					DRAFTED : MAC				
					CHECKED : FGP				
					PROJ. NO : 04.9065				
					SCALE : 1"=40'				
					DATE : JUNE 30, 2022				

September 27, 2022



Stormwater Management Report
for
*Joralemon Minor Subdivision -
Empire Drive*

Town of Niskayuna
Schenectady County, New York

Prepared for:

Mr. Robert W. Joralemon
630 Lishakill Road
Schenectady, NY 12309

Prepared by:

C.T. MALE ASSOCIATES
ENGINEERING, SURVEYING, ARCHITECTURE,
LANDSCAPE ARCHITECTURE & GEOLOGY, D.P.C.
50 Century Hill Drive
Latham, New York 12110
(518) 786-7400
FAX (518) 786-7299

C.T. Male Associates Project No: 04.9465

1.0 INTRODUCTION

C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology D.P.C. (C.T. Male) has performed an evaluation of the pre-development and post-development drainage conditions for the proposed Joralemon Minor Subdivision, located at Empire Drive in the Town of Niskayuna, Schenectady County, NY. The proposed project includes the construction of two (2) single family residences and associated driveways.

The proposed project is a residential project and will involve less than 5 acres of disturbance; therefore, post construction practices are not required. The owner will need to apply for and obtain SPDES permit coverage for stormwater discharges from this site.

2.0 METHODOLOGY

The basic methodology utilized in the preparation of the stormwater management plan is the *United States Department of Agriculture (USDA) Soil Conservation Service's (SCS) Technical Release No. 20 (TR-20)*. The design storm events used to analyze the stormwater runoff have return frequencies of 1, 10 and 100 years.

The calculations performed utilizing TR-20 methodology were accomplished using a computer software application program known as HydroCAD. This calculation technique was applied to both existing and proposed condition scenarios for all storm events.

Subcatchments are represented by hexagons, on the drainage maps provided in the calculation attachment to this report.

The 24-hour precipitation amounts for the various storm events analyzed are as follows: 1 year - 2.5", 10 year - 4.5", and 100 year - 7.0".

This SMR has been prepared in accordance with the following technical standards:

- *New York Standards and Specifications for Erosion and Sediment Control*, published by the "Empire State Chapter of the Soil and Water Conservation Society," dated November 2016. This is the technical standard for erosion and sediment controls.
- *New York State Stormwater Design Manual*, published by "New York State Department of Environmental Conservation," dated January 2015. This is the technical standard for design of stormwater management practices.

Evaluation of hydrologic and hydraulic characteristics associated with existing and post-developed conditions considers elements such as land cover, soil type, groundwater condition, topography, wetlands and surface waters.

3.0 EXISTING CONDITIONS

Base mapping for the project site was prepared by C.T. Male Associates. The existing property occupies approximately 3.83 acres. There is an unnamed stub road extending from Empire Drive for access to the site; the site is primarily wooded. The site generally drains via sheet flow to the west to the western property line and north in the direction of Empire Drive and the existing residences, located immediately north of the property. The proposed construction of the two (2) residential structures will be limited to the western portions of the parcel with the eastern portion being undisturbed. The existing conditions are presented on the "Existing Drainage Plan", which is part of the attached calculations.

Based on a review of the soils map generated by USDA NRCS Web Soil Survey website, on-site soils are classified as Hydrologic Soil Group (HSG) "A", which generally have good infiltration rates. The mapped soils within the property are Colonie Loamy Fine Sand (3-15% slopes). The soils were modeled in the HydroCAD models as HSG "A" soils.

3.1 Stormwater Run-off Simulation

Under existing conditions, the site was modeled as three (3) subcatchment areas each with unique design points. The runoff generated by at the east of the parcel drains into a natural ravine near the rear common property corner 69 and 73 Empire Drive and is designated as subcatchment E1. The majority of the site drains to the westerly property line and is designated as subcatchment E2. The remainder of the site drains toward the stub road and is designated as subcatchment E3. The table below summarizes the calculated peak stormwater runoff rates during existing conditions:

Subcatchments	Condition	1-yr (cfs)	10-yr (cfs)	100-yr (cfs)
E1	Existing	0.00	0.00	0.01
E2	Existing	0.00	0.00	0.07
E3	Existing	0.00	0.00	0.02

4.0 POST-DEVELOPED CONDITIONS

Post-developed conditions include the introduction of impervious areas (such as rooftops and driveways) onto the existing site. Refer to the attached site plans.

Under post-developed conditions, the watershed was modeled as three (3) subcatchment areas that each drain to a unique design locations. The subcatchments are describe as follows.

The construction of the homes will require the removal of vegetation and grading work. The proposed grading is designed to maintain a continuation of existing drainage patterns, i.e. from east of the site towards the western property line. In the proposed condition the area of the parcel that drains into a natural ravine near the rear common property corner 69 and 73 Empire Drive will remain undisturbed and is designated as proposed subcatchment P1.

The proposed houses and driveways will drain into a proposed swales that will direct stormwater to a dedicated 120 green area/filter strip to the west of the proposed house on lot 1. Additionally, the proposed swale to the north of the proposed houses will direct any stormwater from the proposed houses and driveways away from the existing houses on empire drive. This area is designated as proposed subcatchment P2. The filter Strip is a recommended green infrastructure practice and is sized per the *New York State Stormwater Design Manual*. The use of a filter strip allows for the removal of any impervious areas from the calculation of the overall drainage.

The remainder of the site will remain without impervious surfaces and will drain to the rear of 65 and 69 Empire Drive and this area is designated as proposed subcatchment P3.

Subcatchments	Condition	1-yr (cfs)	10-yr (cfs)	100-yr (cfs)
P1	Proposed	0.00	0.00	0.01
P2	Proposed	0.00	0.03*	0.95*
P3	Proposed	0.00	0.00	0.01
*This is prior to accounting for the Filter Strip Green Infrastructure Practice				

5.0 CONCLUSIONS / RECOMMENDATIONS

In order to control peak runoff rates to existing conditions rates or less, a portion of one of the proposed residences needed to be temporarily detained. This area will be conveyed to a green area filter strip in the rear yard of Lot 1 that is designed to allow the removal of the tributary impervious areas from the overall calculations. The runoff rate and volume to the Design Location will be the very similar, or less, under post-developed conditions than under existing conditions at all subcatchments with a minor increase at subcatchment P2 which is where the filter strip is proposed. Stormwater management facilities/outlets shall also be regularly inspected (at a minimum, in fall and spring and after large rainfall events) and kept free of debris, such that the design volume is maintained, and the outlet(s) continue to be functional.

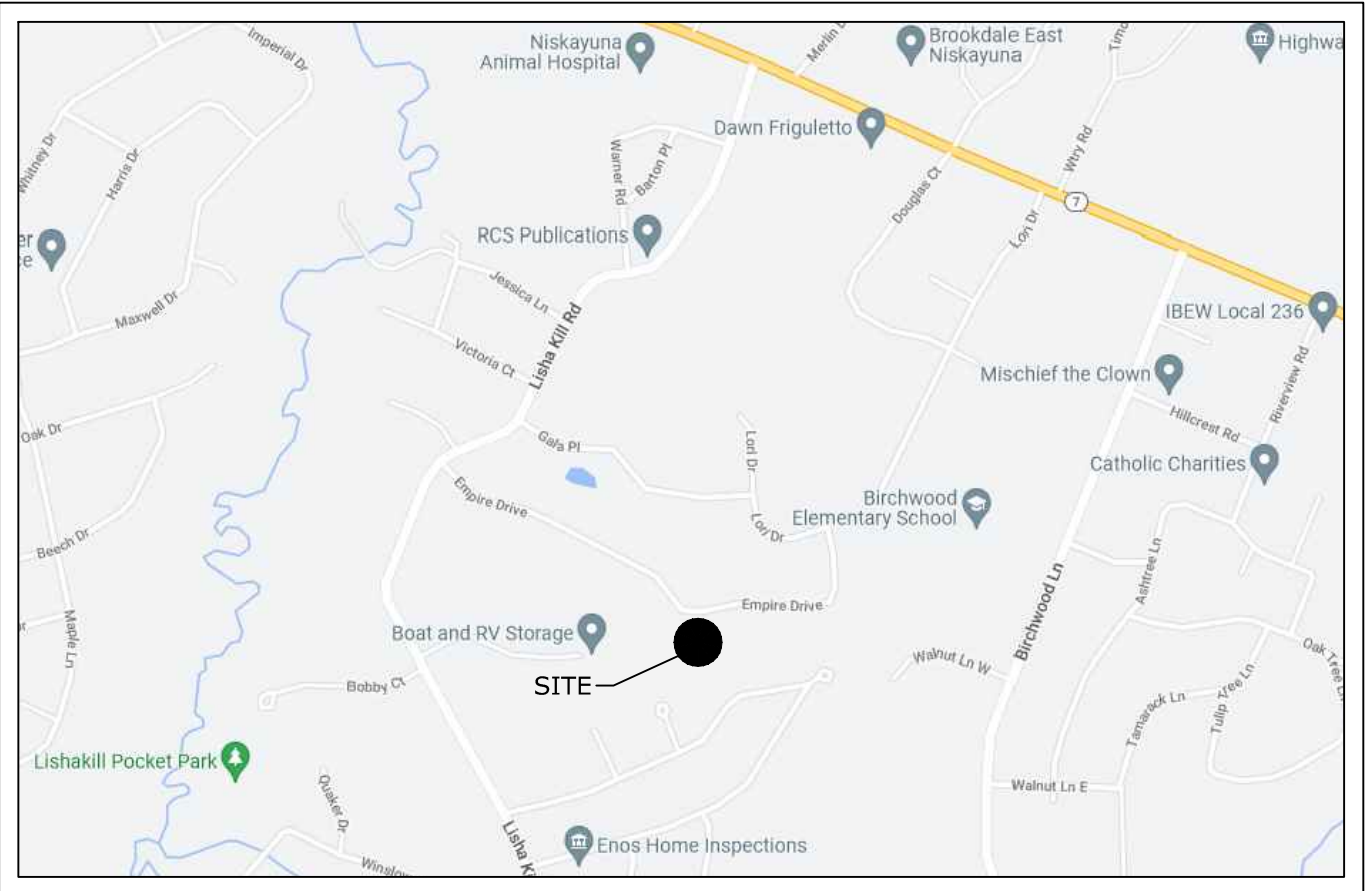
In closing, it is our opinion that the proposed improvements on this home sites will not adversely impact adjacent or downstream properties, if stormwater management facilities are constructed and maintained in accordance with the attached plan and calculations.

Respectfully submitted,

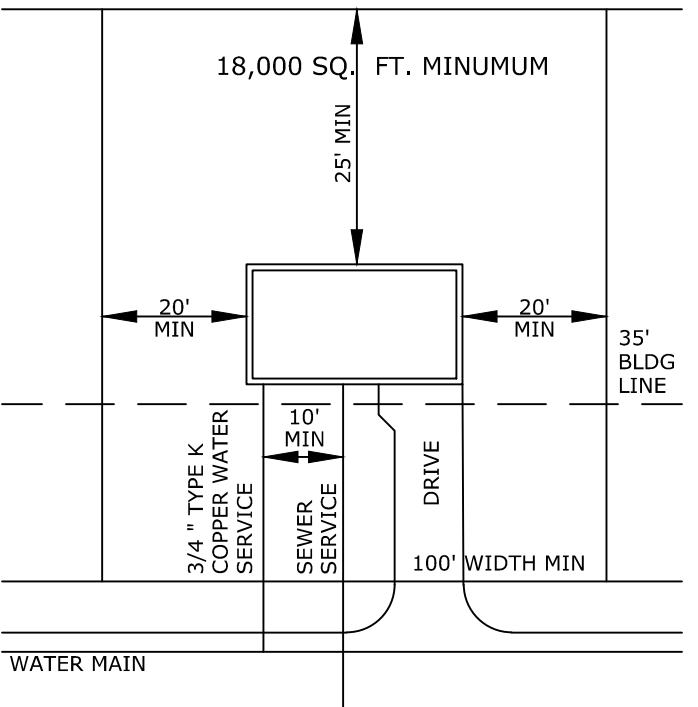
C.T. MALE ASSOCIATES, D.P.C.

Owen Speulstra, P.E.
Project Engineer

MINOR SUBDIVISION PLAN



SITE LOCATION PLAN
N.T.S.



R-1 ZONING
TYPICAL HOUSE UTILITY LAYOUT
(NOT TO SCALE)

GENERAL NOTES:

1. BY ISSUANCE OF A BUILDING PERMIT, THE TOWN OF NISKAYUNA DOES NOT ASSUME ANY LIABILITY FOR STORM WATER DAMAGE BY GENERAL APPROVAL OF THESE PLANS. THE OWNER MUST ASSUME ANY AND ALL LIABILITIES FOR DAMAGE CLAIMED ARISING OUT OF INCREASED STORM WATER FLOW.
2. ALL ON-SITE SANITATION AND WATER SUPPLY FACILITIES SHALL BE DESIGNED TO MEET THE MINIMUM SPECIFICATIONS OF THE STATE DEPARTMENT OF HEALTH.

SOIL AND SEDIMENT CONTROL MEASURES:

1. DAMAGE TO SURFACE WATER RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
2. INSOFAR AS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED.
3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE AREA AND DURATION OF SOIL DISRUPTION.
4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED.
5. CONSTRUCTION TRAFFIC SHALL NOT CROSS STREAMS OR DITCHES EXCEPT AT SUITABLE FACILITIES, AND SHALL NOT OPERATE UNNECESSARILY WITHIN WATERWAYS OR DRAINAGE DITCHES.

MAINTENANCE OF EROSION CONTROL MEASURES:

1. THE DEVELOPER/CONTRACTOR OR HIS BUILDER SHALL INSPECT AND MAINTAIN THE INTEGRITY AND FUNCTION OF ALL TEMPORARY EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE DEVELOPMENT PROCESS. TO ASSURE PROPER FUNCTION, SILTATION BARRIERS SHALL BE MAINTAINED IN GOOD CONDITION AND REINFORCED, EXTENDED, REPAIRED, RE-SEEDED AND PROTECTED FROM FURTHER EROSION. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND CONTAINED IN APPROPRIATE SPOIL AREAS, WATER SHALL BE APPLIED TO NEWLY SEEDED AREAS AS NEEDED UNTIL GRASS COVER IS WELL ESTABLISHED.

TREE PRESERVATION POLICY:

1. 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.
2. THE GRADING PLAN SUBMITTED FOR THE BUILDING PERMIT SHALL IDENTIFY ALL TREES WITH A DIAMETER OF 5 INCHES OR MORE AS MEASURED 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.
3. 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.
4. 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.

GRADING NOTES:

1. 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 AREA AND IMPERVIOUS COVERAGE

	LOT AREA	IMPERVIOUS COVERAGE
NISKAYUNA ADJACENT LOTS	0.42 - 0.67 ±ACRES	15% - 25%
COLONIE ADJACENT LOTS	0.26 - 0.75 ±ACRES	15% - 25%
JORALEMON PROPOSED LOTS	1.83 - 2.00 ±ACRES	5.6% & 6%



ZONING DATA:

ZONE: R-1
MIN. LOT AREA: 18,000 SF
MIN. LOT WIDTH: 100 FEET

YARD REQUIREMENTS:

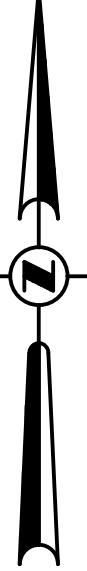
FRONT SETBACK MINIMUM: 35 FEET
SIDE SETBACK MINIMUM: 20 FEET (40 FEET BOTH)
REAR SETBACK MINIMUM: 25 FEET

MAP REFERENCE:

1. "BOUNDARY SURVEY PORTION OF LANDS OF ROBERT W. JORALEMON & PATRICIA A. JORALEMON" TOWN OF NISKAYUNA, SCHENECTADY COUNTY, PREPARED BY C.T. MALE ASSOCIATES, DATED MARCH 1, 2004, BEARING PROJECT NO. 04.9065, DWG. NO. 04-151.
2. "CERONE PAULSEN SUBDIVISION" TOWN OF NISKAYUNA, SCHENECTADY COUNTY, DATED FEBRUARY 5, 2004 BEARING DWG NO. PROJECT NO. 383.02 & MAP. NO. 04-30-41B

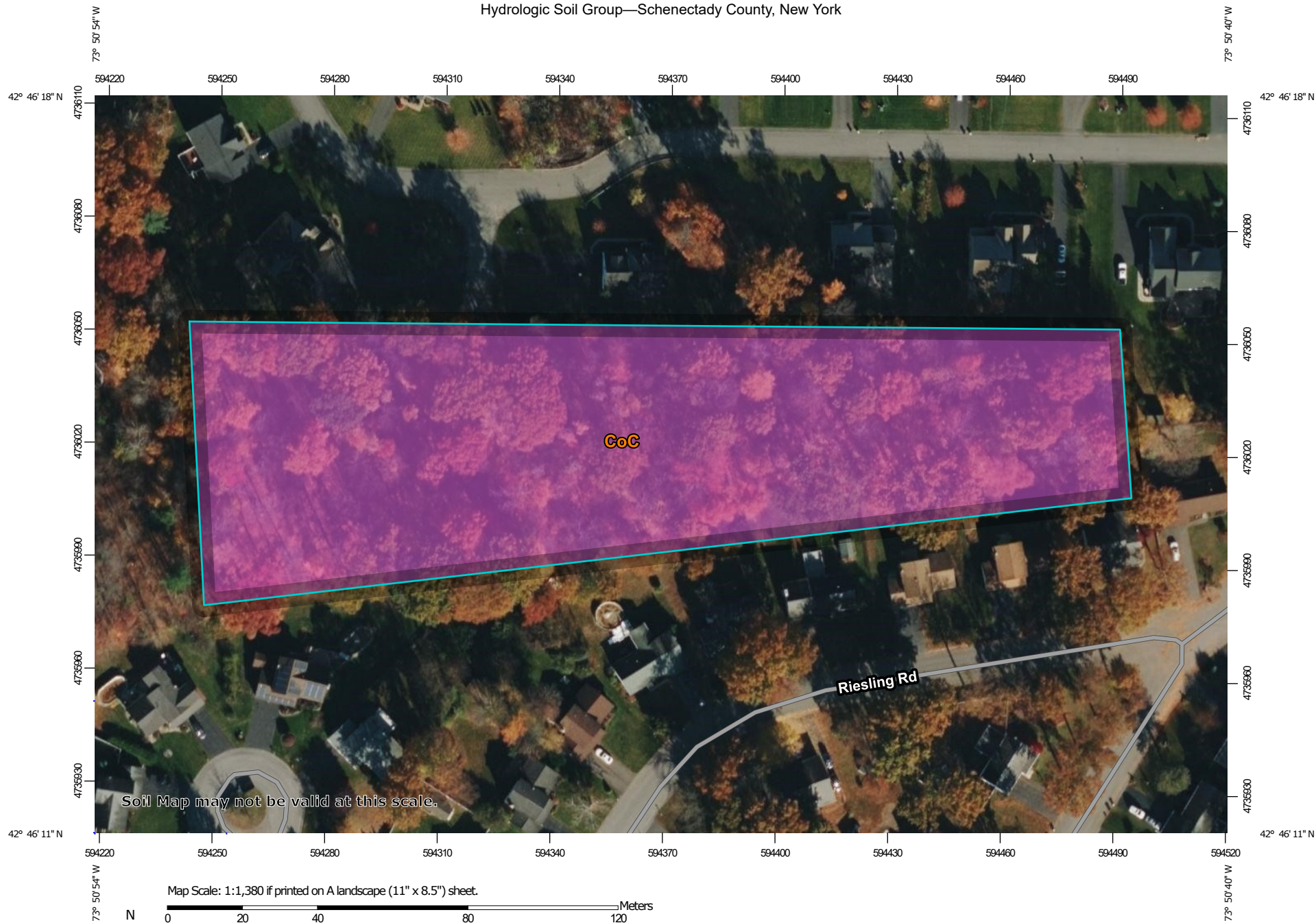
MAP NOTES:

1. TOPOGRAPHIC INFORMATION SHOWN HEREON IS PER LIDAR INFORMATION OBTAINED ON MAY 13, 2022 AS SUPPLIED BY THE NEW YORK STATE GIS CLEARINGHOUSE, NYS 2 METER DEM INDEX.
2. NORTH ORIENTATION AND BEARING BASE PER MAP REFERENCE NO. 1.
3. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES. EXISTING UTILITIES WERE PER DESIGN DRAWING INFORMATION PER MAP REFERENCE NO. 2.



USDA SOIL MAPPING

Hydrologic Soil Group—Schenectady County, New York




**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

8/30/2022
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points





 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Schenectady County, New York
 Survey Area Data: Version 20, Sep 1, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 15, 2021—Nov 8, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CoC	Colonie loamy fine sand, 3 to 15 percent slopes	A	3.7	100.0%
Totals for Area of Interest			3.7	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

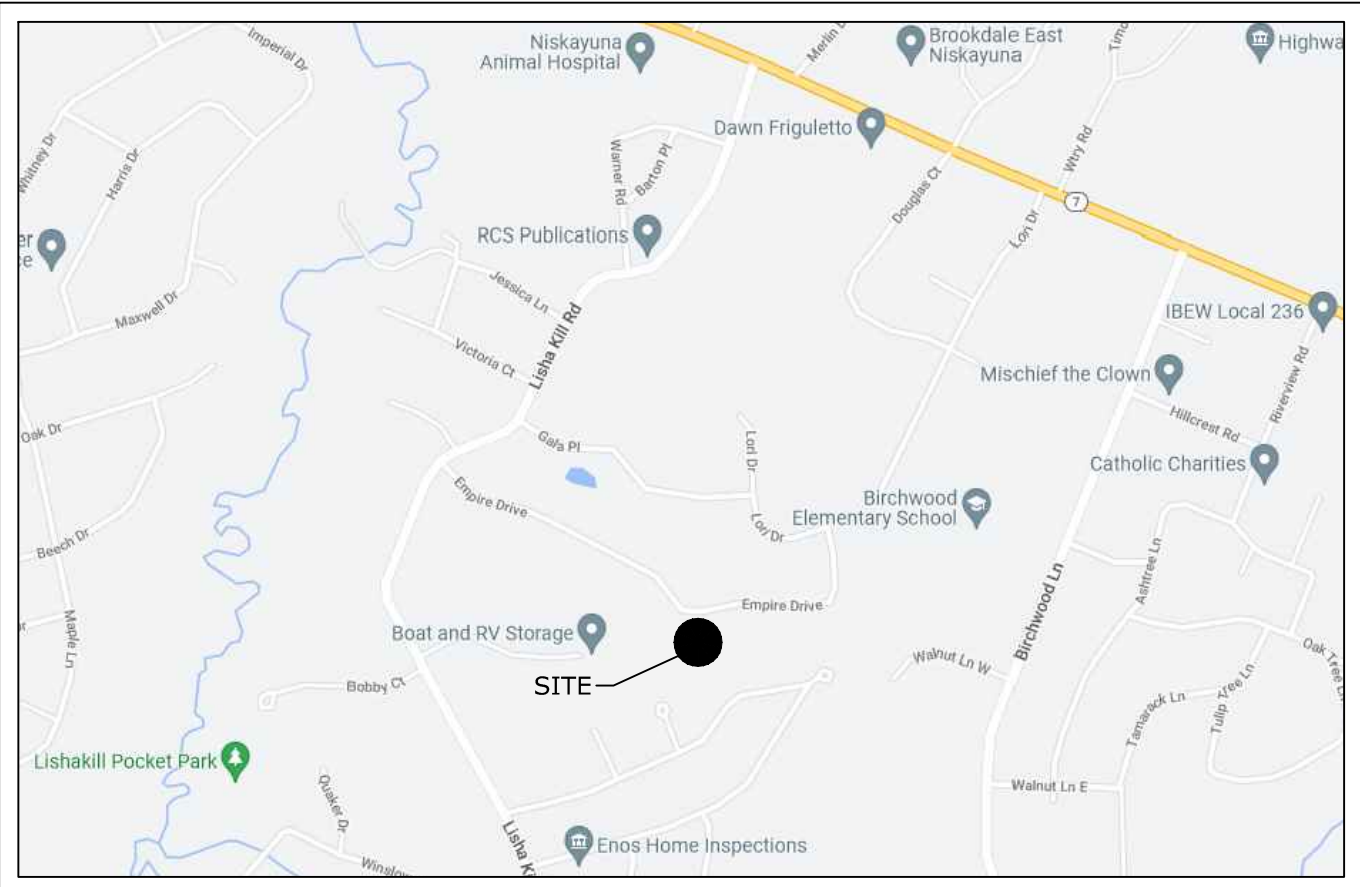
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

STORMWATER CALCULATIONS



SITE LOCATION PLAN
N.T.S.

Lands Now or Formerly of
HELDERBERG PROPERTY COMPANY LLC
Book 1946 Page 855
Tax Map I.D. No. 61.0-1-34,11

30' WIDE ACCESS LANDS
OF JORALEMON EASEMENT
TO BK.1146 PG.67

Lands Now or Formerly of
**ROBERT W. JORALEMON &
ROSEMARY JORALEMON**
Book 1685 Page 756
Tax Map I.D. No. 61.0-1-31

Lands Now or Formerly of
**STEPHEN P. CONNOLLY &
DENISE I. CONNOLLY**
Book 2509 Page 997
Tax Map I.D. No. 7.4-7-17

ARBOR ESTATES SECTION III

Lands Now or Formerly of
CARL J. WHITE & CATHERINE S. WHITE
Book 3094 Page 886
Tax Map I.D. No. 7.4-7-18

Lands Now or Formerly of
**STEVEN J. MASTRIANNI &
SUSAN A. MASTRIANNI**
Book 2295 Page 1023
Tax Map I.D. No. 7.4-7-23

Lands Now or Formerly of
GREGORY BUTTNER
Book 2017 Page 20073
Tax Map I.D. No. 7.4-7-24

Lands Now or Formerly of
**DONAL E. COOKE &
WENDY J. COOKE**
Book 2654 Page 220
Tax Map I.D. No. 7.4-7-25

Lands Now or Formerly of
CHARLES J. SOGOIAN
Book 2316 Page 930
Tax Map I.D. No. 7.4-7-26

Lands Now or Formerly of
AMY M. SHAUL
Book 2019 Page 7421
Tax Map I.D. No. 7.4-7-27

Lands Now or Formerly of
**JOHN DONOGHUE &
CHRISTINA PENSIERO**
Book 2019 Page 1631
Tax Map I.D. No. 7.4-7-28

Lands Now or Formerly of
**JEFFERY C. COMLEY &
JANICE B. COMLEY**
Book 2620 Page 812
Tax Map I.D. No. 7.4-1-76

Lands Now or Formerly of
**DANIEL J. MARINUCCI &
ANGELINE M. MARINUCCI**
Book 2017 Page 8846
Tax Map I.D. No. 7.4-1-75

Lands Now or Formerly of
SEN ZHANG & MIN ZHANG
Book 1967 Page 972
Tax Map I.D. No. 61.15-2-22

Lands Now or Formerly of
**JONATHAN M. DE JESUS &
MARIA ARSYL D. DE JESUS**
Book 1861 Page 137
Tax Map I.D. No. 61.15-2-21

Lands Now or Formerly of
YI QI & LI LI
Book 1884 Page 586
Tax Map I.D. No. 61.15-2-20

Lands Now or Formerly of
SCOTT C. STRYKER
Book 1900 Page 720
Tax Map I.D. No. 61.15-2-19

Lands Now or Formerly of
**RUTISURHATA K. HARTANA
& JIANHUA WANG**
Book 1852 Page 527
Tax Map I.D. No. 61.15-2-18

Lands Now or Formerly of
**DANIEL F. WOOLLEY
& TERESA M. ZIELINSKI**
Book 1858 Page 885
Tax Map I.D. No. 61.15-2-17

Lands Now or Formerly of
ROBERT W. JORALEMON
Book 1376 Page 158
Tax Map I.D. No. 61.0-1-33.2

PARCEL AREA=3.831±ACRES

E2
±2.59
ACRES

E3
±0.74
ACRES

E1
±0.50
ACRES

DENOTES DRAINAGE
FLOW DIRECTION
(TYP)

DENOTES DRAINAGE
FLOW DIRECTION
(TYP)

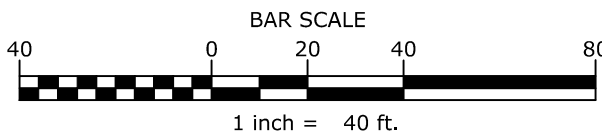
DENOTES DRAINAGE
AREA ON JORALEMON
PARCEL (TYP)

TOWN OF NISKAYUNA (SCHENECTADY COUNTY)
TOWN OF COLONIE (ALBANY COUNTY)

ARBOR ESTATES
SECTION II

RIESLING ROAD

IVES COURT



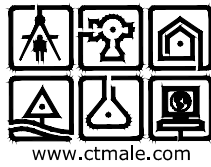
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8/10/22	△	REVISED PER SKETCH APPROVAL	OKS	FGP	FGP	© 2022 C.T. MALE ASSOCIATES DESIGNED: MAC DRAFTED : MAC CHECKED : FGP PROJ. NO : 04.9065 SCALE : 1"=40' DATE : JUNE 30, 2022
9/6/22	△	REVISED PER PLANNING BOARD REVIEW	OKS	FGP	FGP	
	△					
	△					
	△					
	△					
	△					
	△					

EXSITING DRAINAGE PLAN
2 - LOT MINOR SUBDIVISON

EMPIRE DRIVE
LANDS N/F OF JORALEMON

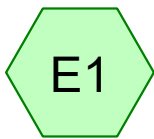
TOWN OF NISKAYUNA SCHENECTADY COUNTY, NEW YORK

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



DR1

SHEET 1 OF 1
DWG. NO: 04.9065



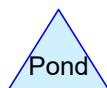
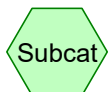
TO RAVINE DP



TO WEST PROP LINE
DP



TO STUB ROAD DP



Routing Diagram for JORALEMON Empire Drive EX

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JORALEMON Empire Drive EX

Prepared by {enter your company name here}

Printed 9/26/2022

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
3.830	30	Woods, Good, HSG A (E1, E2, E3)
3.830	30	TOTAL AREA

JORALEMON Empire Drive EX

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Page 3

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
3.830	HSG A	E1, E2, E3
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
3.830		TOTAL AREA

JORALEMON Empire Drive EX

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
3.830	0.000	0.000	0.000	0.000	3.830	Woods, Good	E1, E2, E3
3.830	0.000	0.000	0.000	0.000	3.830	TOTAL AREA	

JORALEMON Empire Drive EX

Type II 24-hr 1-Year Rainfall=2.50"

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Page 5

Summary for Subcatchment E1: TO RAVINE DP

Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=2.50"

Area (sf)	CN	Description
21,697	30	Woods, Good, HSG A
21,697		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.2	100	0.0800	0.13		Sheet Flow, Sheet Flow
					Woods: Light underbrush n= 0.400 P2= 2.80"
1.8	100	0.0350	0.94		Shallow Concentrated Flow, SCF
					Woodland Kv= 5.0 fps
15.0	200	Total			

Summary for Subcatchment E2: TO WEST PROP LINE DP

Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=2.50"

Area (sf)	CN	Description
112,733	30	Woods, Good, HSG A
112,733		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	100	0.0400	0.10		Sheet Flow, Sheet Flow
					Woods: Light underbrush n= 0.400 P2= 2.80"
13.0	675	0.0300	0.87		Shallow Concentrated Flow, SCF
					Woodland Kv= 5.0 fps
30.4	775	Total			

Summary for Subcatchment E3: TO STUB ROAD DP

Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=2.50"

Area (sf)	CN	Description
32,423	30	Woods, Good, HSG A
32,423		100.00% Pervious Area

JORALEMON Empire Drive EX*Type II 24-hr 1-Year Rainfall=2.50"*

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Page 6

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	100	0.0400	0.10		Sheet Flow, Sheet Flow Woods: Light underbrush n= 0.400 P2= 2.80"
5.6	312	0.0350	0.94		Shallow Concentrated Flow, SCF Woodland Kv= 5.0 fps
23.0	412	Total			

JORALEMON Empire Drive EX

Type II 24-hr 10-Year Rainfall=4.50"

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Summary for Subcatchment E1: TO RAVINE DP

Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=4.50"

Area (sf)	CN	Description
21,697	30	Woods, Good, HSG A
21,697		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.2	100	0.0800	0.13		Sheet Flow, Sheet Flow
					Woods: Light underbrush n= 0.400 P2= 2.80"
1.8	100	0.0350	0.94		Shallow Concentrated Flow, SCF
					Woodland Kv= 5.0 fps
15.0	200	Total			

Summary for Subcatchment E2: TO WEST PROP LINE DP

Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=4.50"

Area (sf)	CN	Description
112,733	30	Woods, Good, HSG A
112,733		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	100	0.0400	0.10		Sheet Flow, Sheet Flow
					Woods: Light underbrush n= 0.400 P2= 2.80"
13.0	675	0.0300	0.87		Shallow Concentrated Flow, SCF
					Woodland Kv= 5.0 fps
30.4	775	Total			

Summary for Subcatchment E3: TO STUB ROAD DP

Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=4.50"

Area (sf)	CN	Description
32,423	30	Woods, Good, HSG A
32,423		100.00% Pervious Area

JORALEMON Empire Drive EX*Type II 24-hr 10-Year Rainfall=4.50"*

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Page 8

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	100	0.0400	0.10		Sheet Flow, Sheet Flow
					Woods: Light underbrush n= 0.400 P2= 2.80"
5.6	312	0.0350	0.94		Shallow Concentrated Flow, SCF
					Woodland Kv= 5.0 fps
23.0	412	Total			

Summary for Subcatchment E1: TO RAVINE DP

Runoff = 0.01 cfs @ 13.05 hrs, Volume= 0.009 af, Depth= 0.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=7.00"

Area (sf)	CN	Description
21,697	30	Woods, Good, HSG A
21,697		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.2	100	0.0800	0.13		Sheet Flow, Sheet Flow
					Woods: Light underbrush n= 0.400 P2= 2.80"
1.8	100	0.0350	0.94		Shallow Concentrated Flow, SCF
					Woodland Kv= 5.0 fps
15.0	200	Total			

Summary for Subcatchment E2: TO WEST PROP LINE DP

Runoff = 0.07 cfs @ 13.48 hrs, Volume= 0.046 af, Depth= 0.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=7.00"

Area (sf)	CN	Description
112,733	30	Woods, Good, HSG A
112,733		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	100	0.0400	0.10		Sheet Flow, Sheet Flow
					Woods: Light underbrush n= 0.400 P2= 2.80"
13.0	675	0.0300	0.87		Shallow Concentrated Flow, SCF
					Woodland Kv= 5.0 fps
30.4	775	Total			

Summary for Subcatchment E3: TO STUB ROAD DP

Runoff = 0.02 cfs @ 13.21 hrs, Volume= 0.013 af, Depth= 0.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=7.00"

Area (sf)	CN	Description
32,423	30	Woods, Good, HSG A
32,423		100.00% Pervious Area

JORALEMON Empire Drive EX*Type II 24-hr 100-Year Rainfall=7.00"*

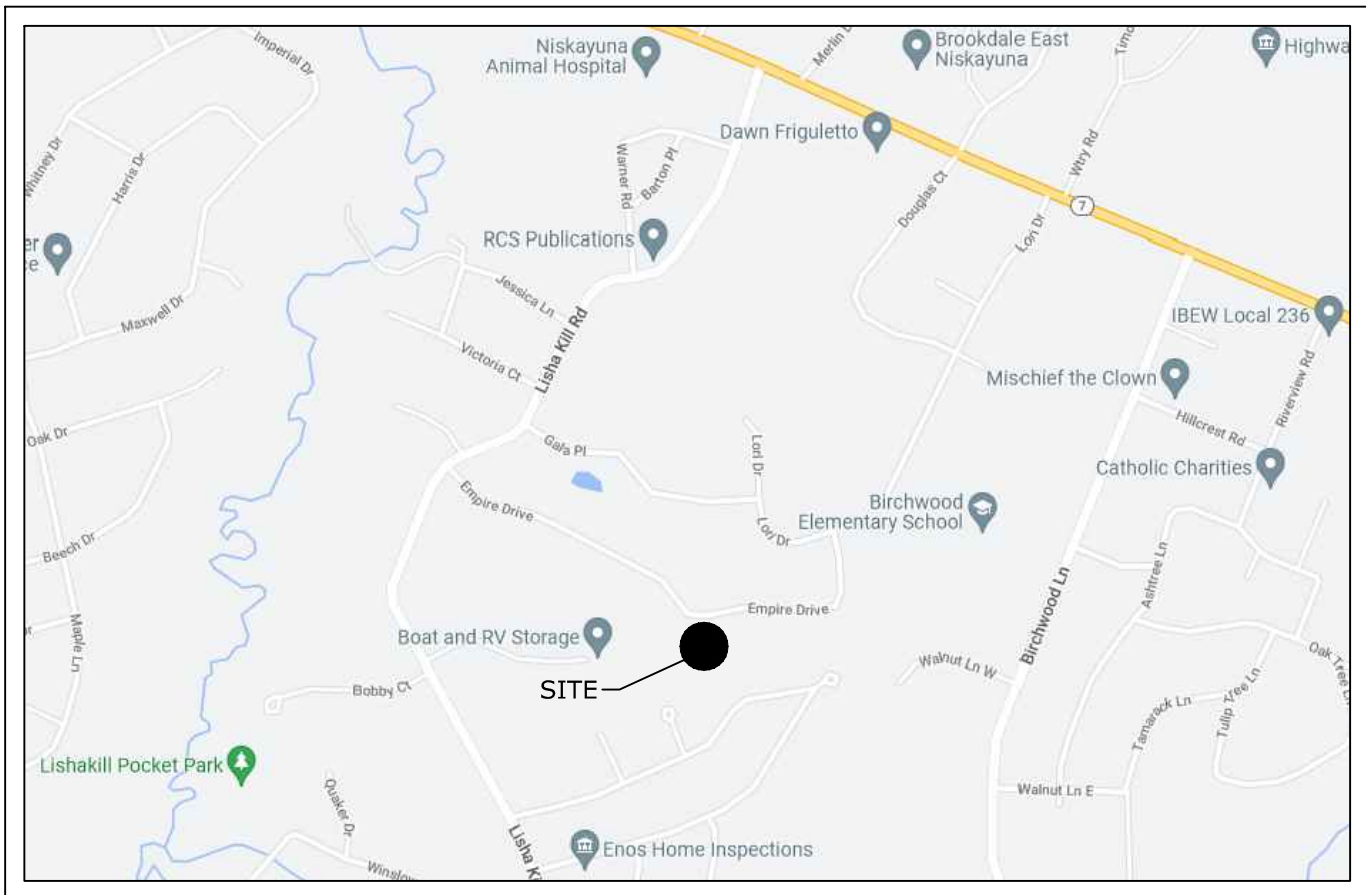
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Page 10

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	100	0.0400	0.10		Sheet Flow, Sheet Flow
					Woods: Light underbrush n= 0.400 P2= 2.80"
5.6	312	0.0350	0.94		Shallow Concentrated Flow, SCF
					Woodland Kv= 5.0 fps
23.0	412	Total			



SITE LOCATION PLAN
N.T.S.

Lands Now or Formerly of
HELDERBERG PROPERTY COMPANY LLC
Book 1946 Page 855
Tax Map I.D. No. 61.0-1-34,11

30' WIDE ACCESS LANDS
OF JORALEMON EASEMENT
TO BK.1146 PG.67

Lands Now or Formerly of
**ROBERT W. JORALEMON &
ROSEMARY JORALEMON**
Book 1685 Page 756
Tax Map I.D. No. 61.0-1-31

Lands Now or Formerly of
**STEPHEN P. CONNOLLY &
DENISE I. CONNOLLY**
Book 2509 Page 997
Tax Map I.D. No. 7.4-7-17

ARBOR ESTATES SECTION III

Lands Now or Formerly of
CARL J. WHITE & CATHERINE S. WHITE
Book 3094 Page 886
Tax Map I.D. No. 7.4-7-18

Lands Now or Formerly of
**STEVEN J. MASTRIANNI &
SUSAN A. MASTRIANNI**
Book 2295 Page 1023
Tax Map I.D. No. 7.4-7-23

Lands Now or Formerly of
GREGORY BUTTNER
Book 2017 Page 20073
Tax Map I.D. No. 7.4-7-24

Lands Now or Formerly of
**DONAL E. COOKE &
WENDY J. COOKE**
Book 2654 Page 220
Tax Map I.D. No. 7.4-7-25

Lands Now or Formerly of
CHARLES J. SOGOIAN
Book 2316 Page 930
Tax Map I.D. No. 7.4-7-26

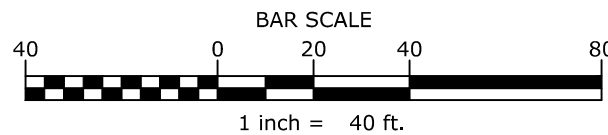
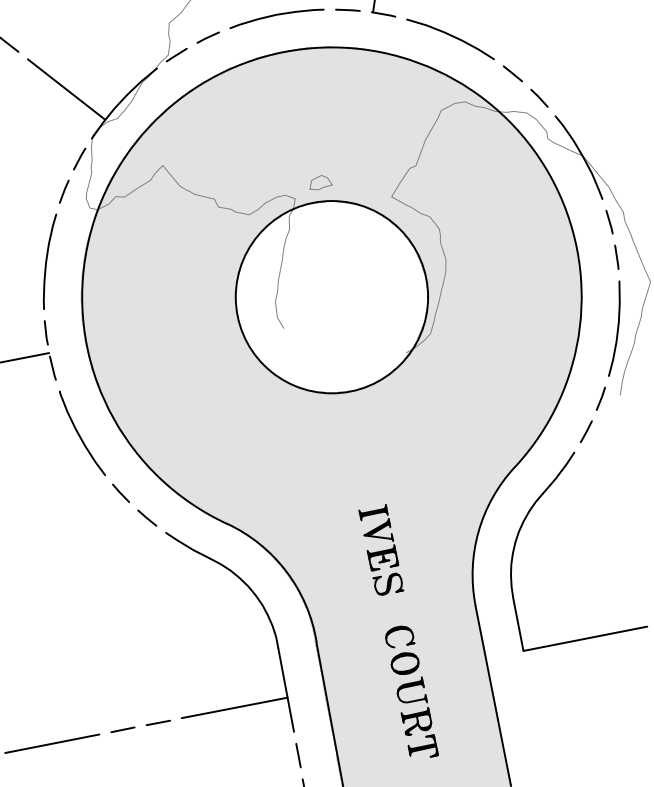
Lands Now or Formerly of
AMY M. SHAUL
Book 2019 Page 7421
Tax Map I.D. No. 7.4-7-27

Lands Now or Formerly of
**JOHN DONOGHUE &
CHRISTINA PENSIERO**
Book 2019 Page 1631
Tax Map I.D. No. 7.4-7-28

Lands Now or Formerly of
**JEFFERY C. COMLEY &
JANICE B. COMLEY**
Book 2620 Page 812
Tax Map I.D. No. 7.4-1-76

Lands Now or Formerly of
**DANIEL J. MARINUCCI &
ANGELINE M. MARINUCCI**
Book 2017 Page 8846
Tax Map I.D. No. 7.4-1-75

ARBOR ESTATES SECTION II



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9/6/22	REVISED PER PLANNING BOARD REVIEW	OKS	FGP	FGP	C.T. MALE ASSOCIATES
9/26/22	REVISED PER PLANNING BOARD REVIEW	OKS	FGP	FGP	DESIGNED: MAC
					DRAFTED : MAC
					CHECKED : FGP
					PROJ. NO : 04.9065
					SCALE : 1"=40'
					DATE : JUNE 30, 2022

PROPOSED DRAINAGE PLAN 2 - LOT MINOR SUBDIVISON	
EMPIRE DRIVE LANDS N/F OF JORALEMON	
TOWN OF NISKAYUNA	SCHENECTADY COUNTY, NEW YORK
C.T. MALE ASSOCIATES Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. 50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.786.7400 COBLESKILL, NY • GLENS FALLS, NY • Poughkeepsie, NY JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY	
	SK2 SHEET 1 OF 1 DWG. NO: 04.9065

Is this project subject to Chapter 10 of the NYS Design Manual (i.e. WQv is equal to post-development 1 year runoff volume)?.....

No

Design Point: 2

P= 1.10

inch

*Manually enter P, Total Area and Impervious Cover.***Breakdown of Subcatchments**

Catchment Number	Total Area (Acres)	Impervious Area (Acres)	Percent Impervious %	Rv	WQv (ft ³)	Description
1	2.59	0.22	8%	0.13	1,308	Filter Strips
2						
3						
4						
5						
6						
7						
8						
9						
10						
Subtotal (1-30)	2.59	0.22	8%	0.13	1,308	Subtotal 1
Total	2.59	0.22	8%	0.13	1,308	Initial WQv

Identify Runoff Reduction Techniques By Area

Technique	Total Contributing Area	Contributing Impervious Area	Notes
	(Acre)	(Acre)	
Conservation of Natural Areas	0.00	0.00	minimum 10,000 sf
Riparian Buffers	2.59	0.22	maximum contributing length 75 feet to 150 feet
Filter Strips	2.59	0.22	
Tree Planting	0.00	0.00	Up to 100 sf directly connected impervious area may be subtracted per tree
Total	5.18	0.44	

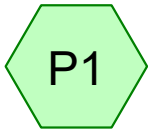
Recalculate WQv after application of Area Reduction Techniques

	Total Area (Acres)	Impervious Area (Acres)	Percent Impervious %	Runoff Coefficient Rv	WQv (ft ³)
"<<Initial WQv"	2.59	0.22	8%	0.13	1,308
Subtract Area	-5.18	-0.44			
WQv adjusted after Area Reductions	-2.59	-0.22	8%	0.13	-1,308
Disconnection of Rooftops		0.00			
Adjusted WQv after Area Reduction and Rooftop Disconnect	-2.59	-0.22	8%	0.13	-1,308
WQv reduced by Area Reduction techniques					2,615

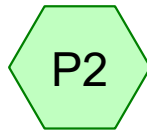
Filter Strip

Design Point:	2						
Enter Site Data For Drainage Area to be Treated by Practice							
Catchment Number	Total Area (Acres)	Impervious Area (Acres)	Percent Impervious %	Rv	WQv (ft³)	Precipitation (in)	Description
1	2.59	0.22	0.08	0.13	1307.71	1.10	Filter Strips
Design Elements							
Is another area based practice applied to this area?			No	Y/N			
Amended Soils & Dense Turf Cover?			No	Y/N			
Is area protected from compaction from heavy equipment during construction?			Yes	Y/N			
Small Area of Impervious Area & close to source?			Yes	Y/N			
Composte Amendments?			No	Y/N			
Boundary Spreader?			Yes	Y/N	Gravel Diaphram at top		
Boundary Zone?			Yes	Y/N	25 feet of level grass		
Specify how sheet flow will be ensured.			Level Spreader		level spreader shall be used for buffer slopes ranging from 3-15%		
Average contributing slope			4	%	3% maximum unless a level spreader is		
Slope of first 10 feet of Filter Strip			1	%	2% maximum		
Overall Slope			1	%	8% maximum		
Contributing Length of Pervious Areas (PC)			200	ft	150 ft maximum		
Contributing Length of Impervious areas (IC)			75	ft	75 ft maximum		
Maximum PC Contributing Length for combination of PC & IC			75	ft			
Soil Group (HSG)			A				
Filter Strip Width			50	ft	50 ft minimum for slopes 0-8% 75 ft minimum for slopes 8-12% 100 ft minimum for slopes 12-15% HSG C or D increase by 15-20%		
Are All Criteria for Filter Strips in Section 5.3.2 met?			Yes				
Area Reduction Adjustments							
Subtract			2.59	Acres from total Area			
Subtract			0.22	Acres from total Impervious Area			

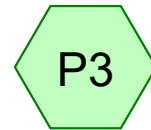
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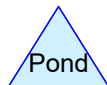
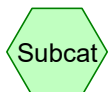
TO RAVINE DP



TO WEST PROP LINE
DP FILTER STRIP



TO STUB ROAD DP



Routing Diagram for JORALEMON Empire Drive PROP
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JORALEMON Empire Drive PROP

Prepared by {enter your company name here}

Printed 9/27/2022

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.249	39	>75% Grass cover, Good, HSG A (P2)
0.108	98	Driveways (P2)
0.110	98	Roofs (P2)
2.364	30	Woods, Good, HSG A (P1, P2, P3)

JORALEMON Empire Drive PROP

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
3.613	HSG A	P1, P2, P3
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.218	Other	P2

JORALEMON Empire Drive PROP

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Page 4

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
1.249	0.000	0.000	0.000	0.000	1.249	>75% Grass cover, Good	P2
0.000	0.000	0.000	0.000	0.108	0.108	Driveways	P2
0.000	0.000	0.000	0.000	0.110	0.110	Roofs	P2
2.364	0.000	0.000	0.000	0.000	2.364	Woods, Good	P1, P2, P3

JORALEMON Empire Drive PROP

Type II 24-hr 1-Year Rainfall=2.50"

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Summary for Subcatchment P1: TO RAVINE DP

Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=2.50"

Area (sf)	CN	Description
21,697	30	Woods, Good, HSG A
21,697		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.2	100	0.0800	0.13		Sheet Flow, Sheet Flow
					Woods: Light underbrush n= 0.400 P2= 2.80"
1.8	100	0.0350	0.94		Shallow Concentrated Flow, SCF
					Woodland Kv= 5.0 fps
15.0	200	Total			

Summary for Subcatchment P2: TO WEST PROP LINE DP FILTER STRIP

Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=2.50"

Area (sf)	CN	Description
69,910	30	Woods, Good, HSG A
54,401	39	>75% Grass cover, Good, HSG A
* 4,800	98	Roofs
* 4,695	98	Driveways
133,806	38	Weighted Average
124,311		92.90% Pervious Area
9,495		7.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	100	0.0400	0.10		Sheet Flow, Sheet Flow
					Woods: Light underbrush n= 0.400 P2= 2.80"
4.3	187	0.0210	0.72		Shallow Concentrated Flow, SCF
					Woodland Kv= 5.0 fps
6.2	440	0.0290	1.19		Shallow Concentrated Flow, SCF
					Short Grass Pasture Kv= 7.0 fps
27.9	727	Total			

JORALEMON Empire Drive PROP

Type II 24-hr 1-Year Rainfall=2.50"

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Page 6

Summary for Subcatchment P3: TO STUB ROAD DP

Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=2.50"

Area (sf)	CN	Description
11,369	30	Woods, Good, HSG A
11,369		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	100	0.0400	0.10		Sheet Flow, Sheet Flow
					Woods: Light underbrush n= 0.400 P2= 2.80"
5.6	312	0.0350	0.94		Shallow Concentrated Flow, SCF
					Woodland Kv= 5.0 fps
23.0	412	Total			

JORALEMON Empire Drive PROP

Type II 24-hr 10-Year Rainfall=4.50"

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Page 7

Summary for Subcatchment P1: TO RAVINE DP

Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=4.50"

Area (sf)	CN	Description
21,697	30	Woods, Good, HSG A
21,697		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.2	100	0.0800	0.13		Sheet Flow, Sheet Flow
					Woods: Light underbrush n= 0.400 P2= 2.80"
1.8	100	0.0350	0.94		Shallow Concentrated Flow, SCF
					Woodland Kv= 5.0 fps
15.0	200	Total			

Summary for Subcatchment P2: TO WEST PROP LINE DP FILTER STRIP

Runoff = 0.03 cfs @ 15.35 hrs, Volume= 0.022 af, Depth= 0.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=4.50"

Area (sf)	CN	Description
69,910	30	Woods, Good, HSG A
54,401	39	>75% Grass cover, Good, HSG A
* 4,800	98	Roofs
* 4,695	98	Driveways
133,806	38	Weighted Average
124,311		92.90% Pervious Area
9,495		7.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	100	0.0400	0.10		Sheet Flow, Sheet Flow
					Woods: Light underbrush n= 0.400 P2= 2.80"
4.3	187	0.0210	0.72		Shallow Concentrated Flow, SCF
					Woodland Kv= 5.0 fps
6.2	440	0.0290	1.19		Shallow Concentrated Flow, SCF
					Short Grass Pasture Kv= 7.0 fps
27.9	727	Total			

JORALEMON Empire Drive PROP

Type II 24-hr 10-Year Rainfall=4.50"

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Summary for Subcatchment P3: TO STUB ROAD DP

Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=4.50"

Area (sf)	CN	Description
11,369	30	Woods, Good, HSG A
11,369		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	100	0.0400	0.10		Sheet Flow, Sheet Flow
					Woods: Light underbrush n= 0.400 P2= 2.80"
5.6	312	0.0350	0.94		Shallow Concentrated Flow, SCF
					Woodland Kv= 5.0 fps
23.0	412	Total			

JORALEMON Empire Drive PROP

Type II 24-hr 100-Year Rainfall=7.00"

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Summary for Subcatchment P1: TO RAVINE DP

Runoff = 0.01 cfs @ 13.05 hrs, Volume= 0.009 af, Depth= 0.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=7.00"

Area (sf)	CN	Description
21,697	30	Woods, Good, HSG A
21,697		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.2	100	0.0800	0.13		Sheet Flow, Sheet Flow
					Woods: Light underbrush n= 0.400 P2= 2.80"
1.8	100	0.0350	0.94		Shallow Concentrated Flow, SCF
					Woodland Kv= 5.0 fps
15.0	200	Total			

Summary for Subcatchment P2: TO WEST PROP LINE DP FILTER STRIP

Runoff = 0.95 cfs @ 12.32 hrs, Volume= 0.178 af, Depth= 0.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=7.00"

Area (sf)	CN	Description
69,910	30	Woods, Good, HSG A
54,401	39	>75% Grass cover, Good, HSG A
* 4,800	98	Roofs
* 4,695	98	Driveways
133,806	38	Weighted Average
124,311		92.90% Pervious Area
9,495		7.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	100	0.0400	0.10		Sheet Flow, Sheet Flow
					Woods: Light underbrush n= 0.400 P2= 2.80"
4.3	187	0.0210	0.72		Shallow Concentrated Flow, SCF
					Woodland Kv= 5.0 fps
6.2	440	0.0290	1.19		Shallow Concentrated Flow, SCF
					Short Grass Pasture Kv= 7.0 fps
27.9	727	Total			

JORALEMON Empire Drive PROP

Type II 24-hr 100-Year Rainfall=7.00"

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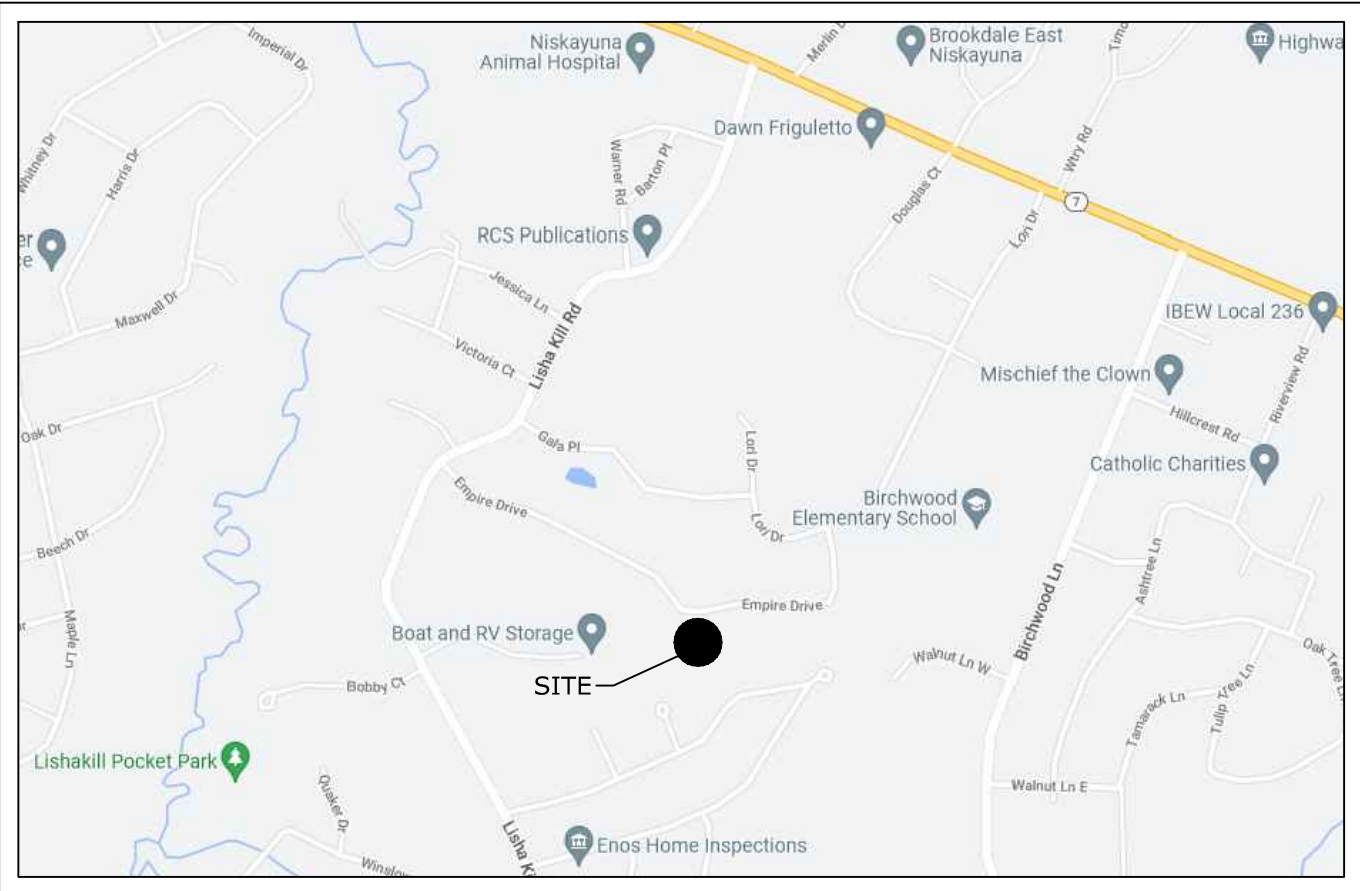
Summary for Subcatchment P3: TO STUB ROAD DP

Runoff = 0.01 cfs @ 13.21 hrs, Volume= 0.005 af, Depth= 0.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=7.00"

Area (sf)	CN	Description
11,369	30	Woods, Good, HSG A
11,369		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	100	0.0400	0.10		Sheet Flow, Sheet Flow
					Woods: Light underbrush n= 0.400 P2= 2.80"
5.6	312	0.0350	0.94		Shallow Concentrated Flow, SCF
					Woodland Kv= 5.0 fps
23.0	412	Total			



SITE LOCATION PLAN
N.T.S.

Lands Now or Formerly of
HELDERBERG PROPERTY COMPANY LLC
Book 1946 Page 855
Tax Map I.D. No. 61.0-1-34,11

30' WIDE ACCESS LANDS
OF JORALEMON EASEMENT
TO BK.1146 PG.67

Lands Now or Formerly of
**ROBERT W. JORALEMON &
ROSEMARY JORALEMON**
Book 1685 Page 756
Tax Map I.D. No. 61.0-1-31

Lands Now or Formerly of
**STEPHEN P. CONNOLLY &
DENISE I. CONNOLLY**
Book 2509 Page 997
Tax Map I.D. No. 7.4-7-17

ARBOR ESTATES SECTION III

Lands Now or Formerly of
CARL J. WHITE & CATHERINE S. WHITE
Book 3094 Page 886
Tax Map I.D. No. 7.4-7-18

Lands Now or Formerly of
**STEVEN J. MASTRIANNI &
SUSAN A. MASTRIANNI**
Book 2295 Page 1023
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Lands Now or Formerly of
GREGORY BUTTNER
Book 2017 Page 20073
Tax Map I.D. No. 7.4-7-24

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WENDY J. COOKE**
Book 2654 Page 220
Tax Map I.D. No. 7.4-7-25

Lands Now or Formerly of
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Book 2316 Page 930
Tax Map I.D. No. 7.4-7-26

Lands Now or Formerly of
AMY M. SHAUL
Book 2019 Page 7421
Tax Map I.D. No. 7.4-7-27

Lands Now or Formerly of
**JOHN DONOGHUE &
CHRISTINA PENSIERO**
Book 2019 Page 1631
Tax Map I.D. No. 7.4-7-28

Lands Now or Formerly of
**JEFFERY C. COMLEY &
JANICE B. COMLEY**
Book 2620 Page 812
Tax Map I.D. No. 7.4-1-76

Lands Now or Formerly of
**DANIEL J. MARINUCCI &
ANGELINE M. MARINUCCI**
Book 2017 Page 8846
Tax Map I.D. No. 7.4-1-75

Lands Now or Formerly of
SEN ZHANG & MIN ZHANG
Book 1967 Page 972
Tax Map I.D. No. 61.15-2-22

Lands Now or Formerly of
**JONATHAN M. DE JESUS &
MARIA ARSYL D. DE JESUS**
Book 1861 Page 137
Tax Map I.D. No. 61.15-2-21

Lands Now or Formerly of
YI QI & LI LI
Book 1884 Page 586
Tax Map I.D. No. 61.15-2-20

Lands Now or Formerly of
SCOTT C. STRYKER
Book 1900 Page 720
Tax Map I.D. No. 61.15-2-19

Lands Now or Formerly of
**RUTISURHATA K. HARTANA
& JIANHUA WANG**
Book 1852 Page 527
Tax Map I.D. No. 61.15-2-18

Lands Now or Formerly of
**DANIEL F. WOOLLEY
& TERESA M. ZIELINSKI**
Book 1858 Page 885
Tax Map I.D. No. 61.15-2-17

Lands Now or Formerly of
ROBERT W. JORALEMON
Book 1376 Page 158
Tax Map I.D. No. 61.0-1-33.2

PARCEL AREA=3.831±ACRES

E2
±2.59
ACRES

E3
±0.74
ACRES

E1
±0.50
ACRES

N87°47'00"W

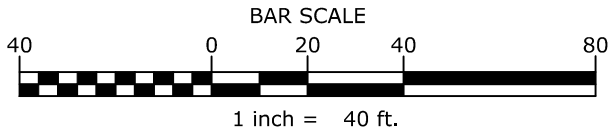
S76°47'00"E

TOWN OF NISKAYUNA (SCHENECTADY COUNTY)
TOWN OF COLONIE (ALBANY COUNTY)

910.00' (MAP & FIELD)

RIESLING ROAD

IVES COURT



DENOTES DRAINAGE
FLOW DIRECTION
(TYP)

DENOTES DRAINAGE
FLOW DIRECTION
(TYP)

DENOTES DRAINAGE
AREA ON JORALEMON
PARCEL (TYP)

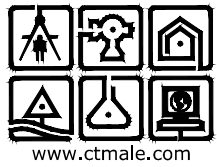
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8/10/22	△	REVISED PER SKETCH APPROVAL	OKS	FGP	FGP	
9/6/22	△	REVISED PER PLANNING BOARD REVIEW	OKS	FGP	FGP	
	△					© 2022 C.T. MALE ASSOCIATES
	△					DESIGNED: MAC
	△					DRAFTED : MAC
	△					CHECKED : FGP
	△					PROJ. NO : 04.9065
	△					SCALE : 1"=40'
	△					DATE : JUNE 30, 2022

EXSITING DRAINAGE PLAN
2 - LOT MINOR SUBDIVISON

EMPIRE DRIVE
LANDS N/F OF JORALEMON

TOWN OF NISKAYUNA SCHENECTADY COUNTY, NEW YORK

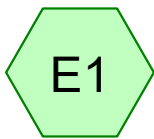
C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.786.7400
COBLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY
JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY



DR1

SHEET 1 OF 1

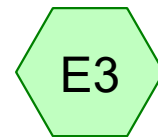
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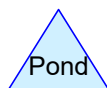
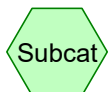
TO RAVINE DP



TO WEST PROP LINE
DP

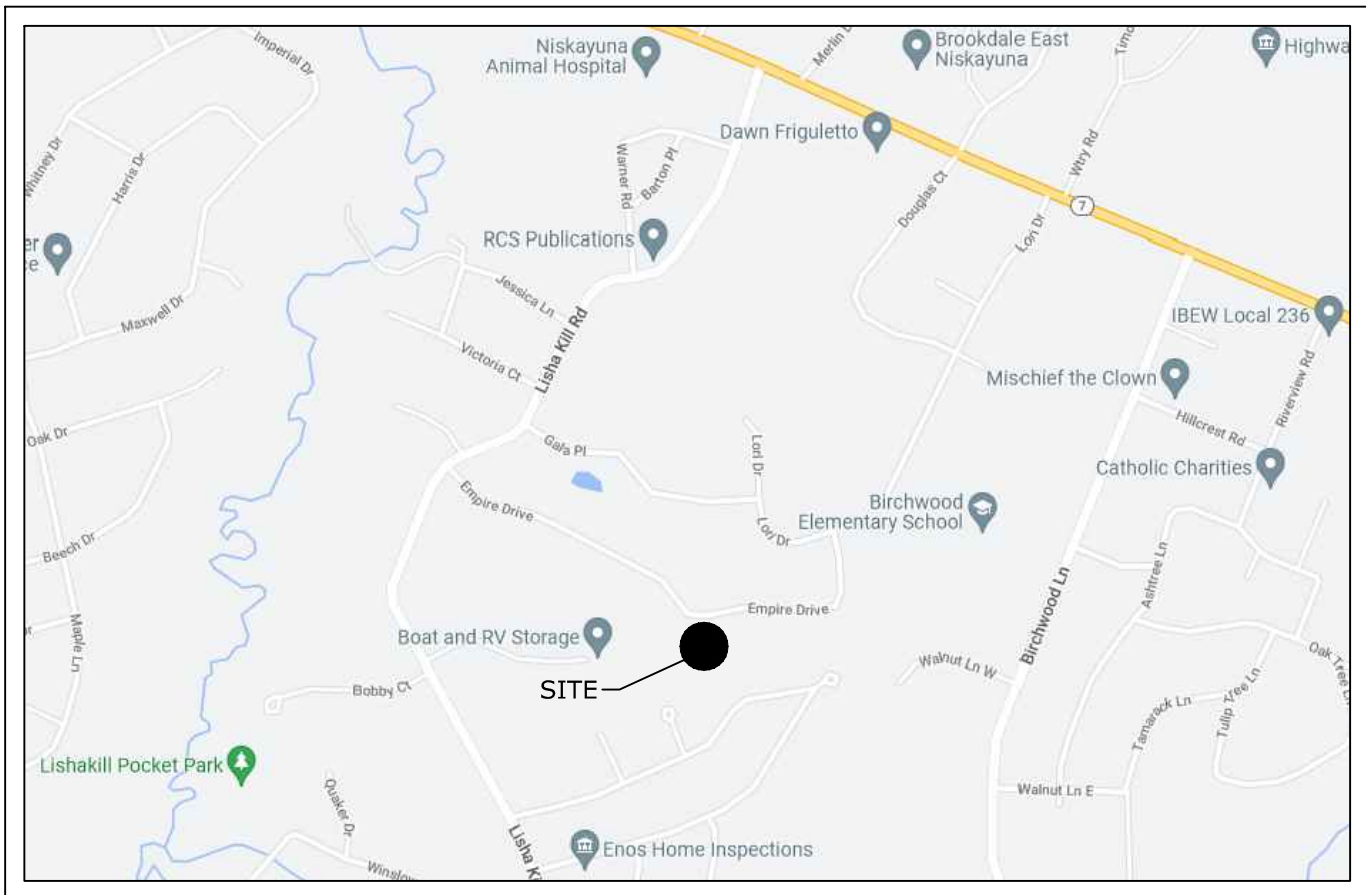


TO STUB ROAD DP



Routing Diagram for JORALEMON Empire Drive EX

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SITE LOCATION PLAN
N.T.S.

Lands Now or Formerly of
HELDERBERG PROPERTY COMPANY LLC
Book 1946 Page 855
Tax Map I.D. No. 61.0-1-34.11

30' WIDE ACCESS LANDS
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TO BK.1146 PG.67

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GREGORY BUTTNER
Book 2017 Page 20073
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WENDY J. COOKE**
Book 2654 Page 220
Tax Map I.D. No. 7.4-7-25

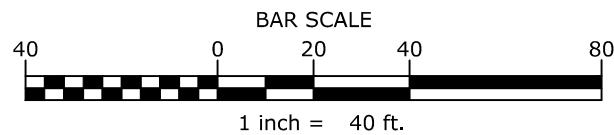
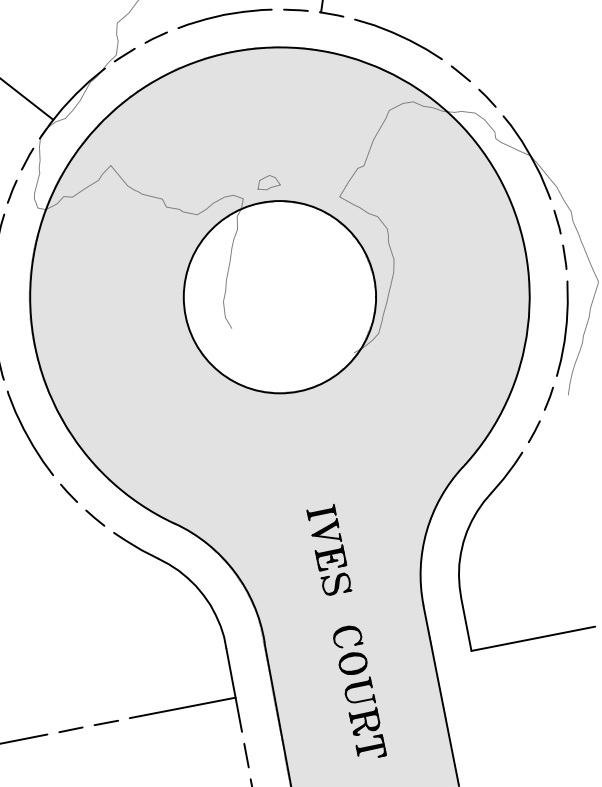
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Tax Map I.D. No. 7.4-7-26

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AMY M. SHAUL
Book 2019 Page 7421
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Book 2019 Page 1631
Tax Map I.D. No. 7.4-7-28

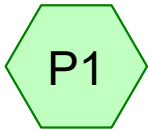
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Book 2620 Page 812
Tax Map I.D. No. 7.4-1-76

Lands Now or Formerly of
**DANIEL J. MARINUCCI &
ANGELINE M. MARINUCCI**
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Tax Map I.D. No. 7.4-1-75



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9/26/22	REVISED PER PLANNING BOARD REVIEW	OKS	FGP	FGP	
					DESIGNED: MAC
					DRAFTED : MAC
					CHECKED : FGP
					PROJ. NO : 04.9065
					SCALE : 1"=40'
					DATE : JUNE 30, 2022

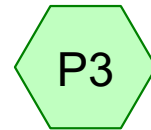
PROPOSED DRAINAGE PLAN 2 - LOT MINOR SUBDIVISON	
EMPIRE DRIVE LANDS N/F OF JORALEMON	
TOWN OF NISKAYUNA	SCHENECTADY COUNTY, NEW YORK
C.T. MALE ASSOCIATES Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. 50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.786.7400 COBLESKILL, NY • GLENS FALLS, NY • Poughkeepsie, NY JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY	
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SK2 SHEET 1 OF 1 DWG. NO: 04.9065	



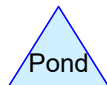
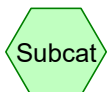
TO RAVINE DP



TO WEST PROP LINE
DP FILTER STRIP

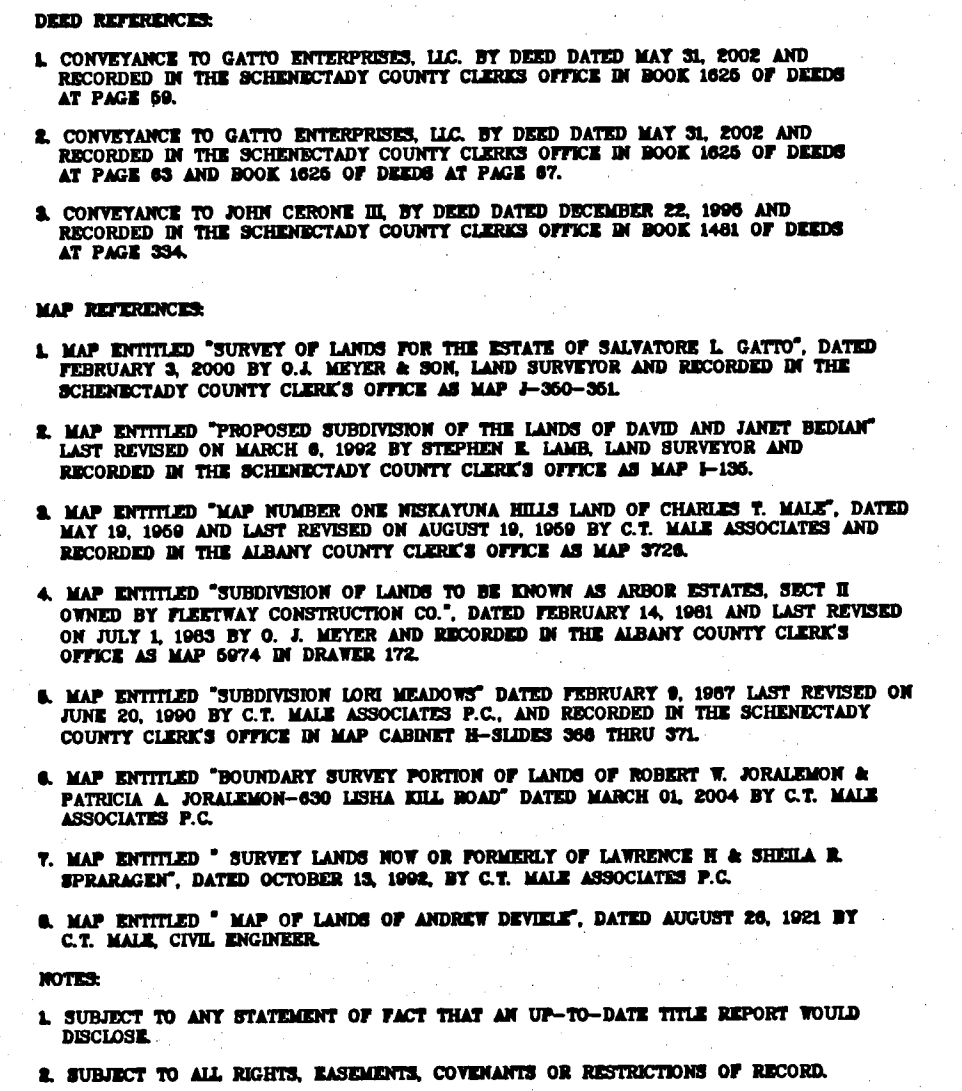


TO STUB ROAD DP



Routing Diagram for JORALEMON Empire Drive PROP
Prepared by {enter your company name here}, Printed 9/27/2022
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4




1. ALL TRAFFIC SIGNALS FOR THE PROPOSED DEVELOPMENT SHALL CONFORM TO THE NEW YORK STATE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. SINGLE FAMILY RESIDENCE AND DRIVEWAY LOCATIONS SHOWN ON ALL SUBSEQUENT DRAWINGS ARE APPROXIMATE.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR URBAN EROSION AND SEDIMENT CONTROL AND IMPLEMENTED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN DEVELOPED FOR THE PROJECT.
4. ALL DISTURBED AREAS TO RECEIVE TOPSOIL, SEED, FERTILIZER AND MULCH TO ESTABLISH A PERMANENT STAND.
5. ALL SANITARY SEWER MANHOLES LOCATED IN GRASSED AREAS SHALL HAVE RIM ELEVATIONS AT LEAST 18" ABOVE FINISH GRADE TO PREVENT INFILTRATION.
6. SIZE AND LOCATION OF UNDERGROUND UTILITIES ARE SUBJECT TO VERIFICATION BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
7. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE U.F.P.O., INC. (1-800-962-7962) FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO THE START OF EXCAVATION.
8. NO ATTEMPT HAS BEEN MADE TO SHOW ALL OF THE UTILITIES THAT EXIST ON OR ADJACENT TO THE PROJECT SITE.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AND PRESERVE EXISTING UTILITIES.
10. ALL UTILITIES DAMAGED OR DISTURBED BY THE WORK OF THIS CONTRACT SHALL BE REPLACED IN KIND BY THE CONTRACTOR.
11. CONTRACTOR SHALL OBTAIN THE REQUIRED PERMITS FOR WORK WITHIN PUBLIC RIGHTS-OF-WAY AS REQUIRED BY THE MUNICIPALITY AND ALL PERMITS REQUIRED FOR UTILITY WORK ON-SITE FROM THE TOWN.
12. ALL PERMITS REQUIRED FOR WORK ON-SITE SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
13. THERE SHALL BE NO CHANGES ON THESE PLANS IN ADVANCE OF, OR CONSTRUCTION WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER, THE OWNER AND THE MUNICIPALITY.
14. ALL CONSTRUCTION SHALL CONFORM TO GENERALLY ACCEPTED CONSTRUCTION STANDARDS OR A.O.B.E.
15. THE CONTRACTOR SHALL COMPLY WITH CONSTRUCTION INSPECTION REQUIREMENTS OF ALL AGENCIES AND PHASE WORK ACCORDINGLY.
16. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
17. FIELD ADJUSTMENTS MUST BE REVIEWED BY A REPRESENTATIVE OF LANSING ENGINEERING PRIOR TO INSTALLATION.
18. PROTECT NEWLY GRADED WORK AREAS FROM TRAFFIC AND EROSION, AND KEEP THEM FREE FROM GRASS AND DEBRIS UNTIL PHYSICAL COMPLETION OF WORK.
19. CONTRACTORS OPERATIONS ON SITE WHICH SHALL INCLUDE BUT NOT BE LIMITED TO DUST CONTROL, WATER, LOGS, HAULING, FIRE PROTECTION, EROSION CONTROL, ETC. SHALL BE CONDUCTED IN ACCORDANCE WITH TOWN OF NISKAYUNA REQUIREMENTS.
20. LOCATE EXISTING UNDERGROUND UTILITIES IN AREAS OF WORK; IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING EARTHWORK OPERATIONS.
21. ALL DRIVEWAYS AND PARKING AREAS TO BE ARE ASPHALT PAVED SURFACES PER DETAIL UNLESS OTHERWISE NOTED.
22. GENERAL SOIL EXCAVATION ON SITE WILL NOT REQUIRE SOILS TO BE IMPORTED OR EXPORTED, OTHER THAN SPECIFICALLY REQUIRED MATERIAL (I.E. SUBBASE, ASPHALT ETC.)
23. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF NISKAYUNA SUBDIVISION REGULATIONS AND CONSTRUCTION STANDARDS.
24. THE TOWN OF NISKAYUNA SHALL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES WITH THE PROPOSED STORM SEWER SYSTEM AND STORMWATER MANAGEMENT AREAS.
25. THE CONTRACTOR SHALL COORDINATE MAINTENANCE AND PROTECTION OF TRAFFIC WITH THE TOWN OF NISKAYUNA. ALL MAINTENANCE AND PROTECTION OF TRAFFIC SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. ALL NEWLY EXCAVATED AREAS SHALL BE SOWN PLANTED WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
26. ALL SANITARY SEWER AND STORM SEWER FRAMES SHALL BE SET AT THE BINDER COURSE ELEVATION AND RAISED TO THE TOP COURSE ELEVATION AT THE TIME OF TOP COURSE PLACEMENT.
27. WATER MAINS AND APPURTENANCES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARDS FOR DISINFECTING WATER MAINS, C-651-92, WITH THE EXCEPTION OF C-651-92, 1.1.1. METHOD. FINAL FLUSHING OF THE NEWLY CHLORINATED WATER GENERATED FROM THE WATER MAIN DISINFECTION PROCESS SHALL BE NEUTRALIZED AND DISPOSED OF IN ACCORDANCE WITH AWWA STANDARDS FOR DISINFECTING WATER MAINS, C-651-99.
28. WATERMANS SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH SECTION 4 OF THE AWWA C-600 LATEST EDITION.
29. ALL DISTURBANCE LIMITS AND SETBACKS SHALL BE STAKED OR FLAGGED IN THE FIELD PRIOR TO BEGINNING GRADING AND CLEARING ACTIVITIES.
30. ERODIBLE MATERIALS SHALL NOT BE STOCKPILED WITHIN 25' OF ANY DITCH, STREAM, WETLAND OR OTHER SURFACE WATER BODY. ERODIBLE MATERIALS SHALL NOT BE STOCKPILED WITHIN 50' OF ANY TREE DESIGNATED TO BE PRESERVED.

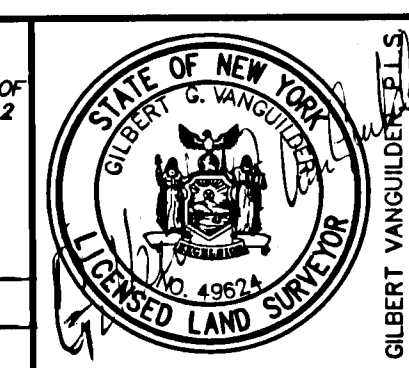
Richard C. Flock
TOWN ENGINEER 9/29/11

Gilbert VanGuilder
Land Surveyor, PLLC
Professional Land Surveyors
988 Route 146, Clifton Park, New York 12065
Telephone: (518) 383-0634
gvglandsurveyors.com
MAP NO. 04 - 30 - 41BE

PAULSEN SUBDIVISION PHASE 2 M-232 & 233
SCHENECTADY COUNTY, NEW YORK

<p>TOWN OF NISKAYUNA</p> <div style="display: flex; align-items: center;"> <div> <p>LANSING ENGINEERING, PC</p> <p>7 HEMPILL PLACE, SUITE 230, MALTA, NY 12020 TEL (518) 899-5243 • FAX (518) 899-5245</p> </div> </div>	<p>SV 2</p> <p>SHEET 3 OF 19</p>
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DATE	REVISIONS RECORD/DESCRIPTION	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW, § 2000 GILBERT VANOLINDER LAND SURVEYOR, P.L.C.
7/14/05	REVISION PER T.D.E. LETTER 7-6-05	
7/27/09	EASE. LOTS 35 & 36 ADDED	
8/3/11	EASE. LOTS 81 & 85 ADDED	
8/22/11	EASE. LOTS 89 & 93 REVISED	



G:\ACAD\MARINI\ORCHARD CREEK\SUB PHASE 2.dwg 9/29/2011 1:04:44 PM EDT

5.3.2 Sheetflow to Riparian Buffers or Filter Strips

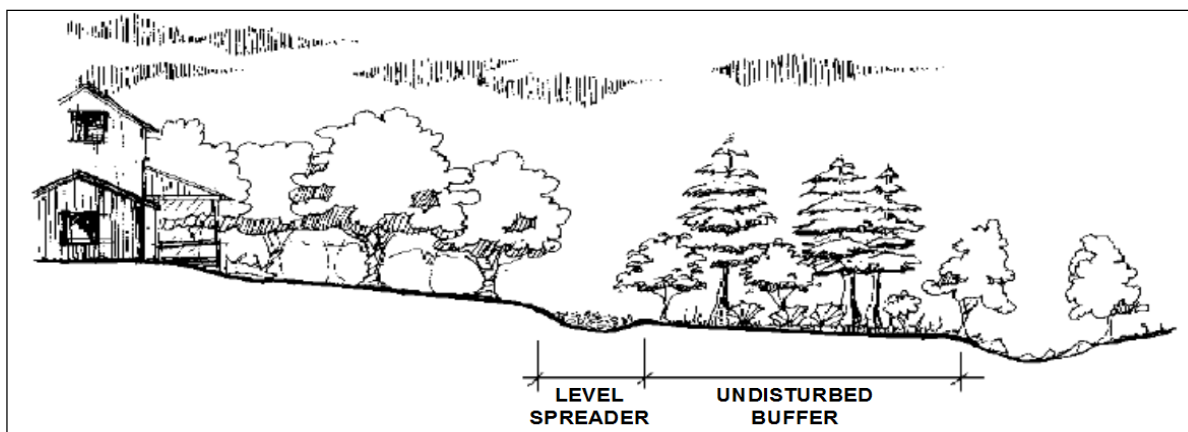
Description: Vegetated filter strips or undisturbed natural areas such as riparian buffers can be used to treat and control stormwater runoff from some areas of a development. Vegetated filter strips (a.k.a., grassed filter strips, filter strips, and grassed filters) are vegetated surfaces that are designed to treat sheet flow from adjacent surfaces and remove pollutants through filtration and infiltration. Riparian reforestation can be applied to existing impacted riparian area corridors.

Runoff can be directed towards riparian buffers and other undisturbed natural areas delineated in the initial stages of site planning to infiltrate runoff, reduce runoff velocity and remove pollutants. Natural depressions can be used to temporarily store (detain) and infiltrate water, particularly in areas with more permeable (hydrologic soil groups A and B) soils.

The objective in using natural areas for stormwater infiltration is to intercept runoff before it has become substantially concentrated and then distribute this flow evenly (as sheet flow) to the buffer or natural conservation area. This can typically be accomplished using a level spreader, as seen in Figure 5.33. A mechanism for the bypass of higher-flow events should be provided to reduce erosion or damage to a buffer or undisturbed natural area. Recommended buffer widths for various uses are indicated in Figure 5.34.

Carefully constructed berms can be placed around natural depressions and below undisturbed vegetated areas

Figure 5.32 Use of a level spreader with a riparian buffer



with porous soils to provide for additional runoff storage and/or infiltration of flows.

There are two design variants for sheet flow into filter strips and riparian buffers. The design, installation and management of these design variants are quite different, as shown in Table 5.8.

New York State Stormwater Management Design Manual

Chapter 5: Green Infrastructure Practices

Section 5.3 Green Infrastructure Techniques

Table 5.8 The Two Design Variations of the Filter Strip and Vegetative Buffer

Design Issue	Sheetflow to Riparian Buffer	Sheetflow to Grass Filter Strip
Soil and Ground Cover	Undisturbed Soils and Native Vegetation	Amended Soils and Dense Turf Cover
Construction Stage	Located Outside the Limits of Disturbance and Protected by ESC controls	Prevent Soil Compaction by Heavy Equipment
Typical Application	Adjacent Drainage to Stream Buffer or Forest Conservation Area	Treat small areas of impervious cover (e.g., 5,000 sf) close to source
Compost Amendments	No	Yes
Boundary Spreader	GD at top of filter	GD at top of filter PB at toe of filter
Boundary Zone	10 feet of level grass	At 25 feet of level grass
Concentrated Flow	ELS with 40 to 65 feet long level spreader* per one cfs of flow, depending on width of conservation area	ELS with length of level spreader per one cfs of flow
Maximum Slope, First Ten Feet of Filter	Less than 4%	Less than 2%
Maximum Overall Slope	6%	8%
GD: Gravel Diaphragm PB: Permeable Berm. ELS: Engineered Level Spreader, * See the NY Standards and Specifications for Erosion and Sediment Control for the design of level spreaders		

Recommended Application of Practice

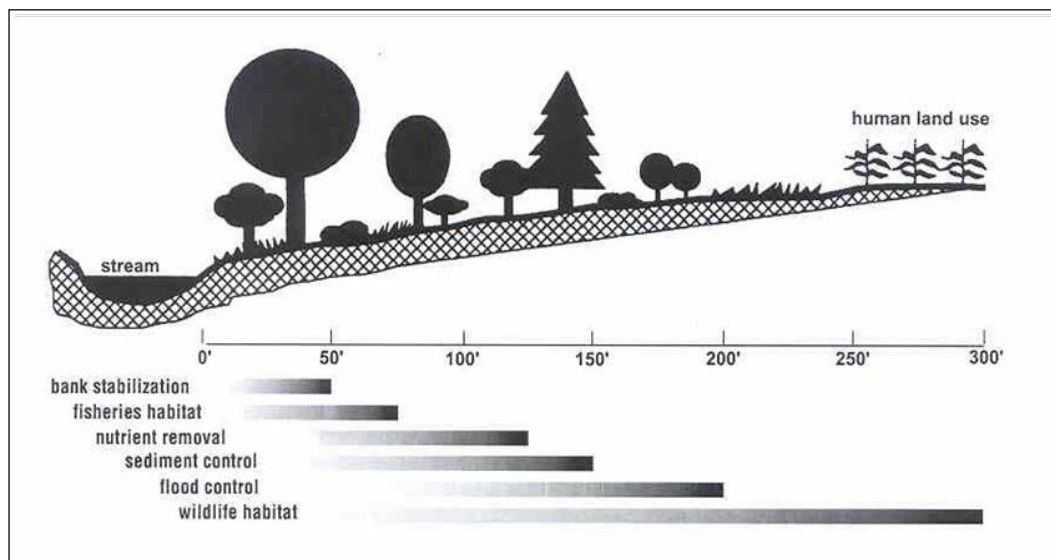
- Direct runoff towards undisturbed riparian buffers or filter strips, using sheet flow or a level spreader to ensure sheet flow
- Use natural depressions for runoff storage
- Examine the slope, soils and vegetative cover of the buffer/filter strip
- Disconnect impervious areas to these areas
- Buffers may also be used as pretreatment

New York State Stormwater Management Design Manual

Chapter 5: Green Infrastructure Practices

Section 5.3 Green Infrastructure Techniques

Figure 5.33 Preservation of buffers for various environmental quality goals



Benefits

- Riparian buffers and undisturbed vegetated areas can be used to filter and infiltrate stormwater runoff
- Natural depressions can provide inexpensive storage and detention of stormwater flows
- Can provide groundwater recharge
- Provides a valuable corridor for protection of stream or wetland and shoreline habitats
- Reduces the runoff volume that requires treatment and reduces SMP storage volume and size - See Figure 5.35
- Saves cost and possible land consumption for SMPs
- Promotes protection of natural hydrologic balance that maintains pre-developed groundwater recharge characteristics
- Reduces pollutant load delivery to receiving waters that will help meet water quality standard requirements

Feasibility /Limitations

- Require space – Use in areas where land is available and land costs are not significantly high
- Will not be available to sites without riparian areas or already forested riparian areas

Figure 5.34 Use of a vegetated filter



New York State Stormwater Management Design Manual

Chapter 5: Green Infrastructure Practices

Section 5.3 Green Infrastructure Techniques

- May be inappropriate in areas of higher pollutant loading due to direct infiltration of pollutants– Integrate with other practices to ensure adequate treatment prior to discharge
- Channelization and premature failure can occur. This can be alleviated with proper design, construction and maintenance
- Requires delineation, permanent protection of natural areas, and enforcement for buffer area protections to be effective
- Sheet flow to a buffer is difficult to maintain and enforce
- Some sites may be too steep to effectively implement these practices
- Some residents may perceive natural buffer areas as potential nuisance areas for vermin and pests
- May be difficult to maintain minimum buffer distances and contributing flow paths

Required Elements

Filter Strip and Riparian Buffers to stream and wetland:

- Maximum contributing length shall be 150 feet for pervious and 75 feet for impervious surfaces
- Runoff shall enter the buffer as overland sheet flow; a flow spreader can be supplied to ensure this, if average contributing slope criteria cannot be met (Note: a level spreader shall be used between buffer slopes ranging between 3% and 15%; for buffer slopes beyond 15% this practice cannot be applied)
- Minimum width of a vegetated filter strip or undisturbed riparian buffer shall be 50 feet for slopes of 0% to 8%, 75 feet for slopes of 8% to 12% and 100 feet for slopes of 12 % to 15 %.
- Buffers must be fully vegetated.
- Siting and sizing of this practice should address WQv and runoff reduction requirements and cannot result in overflow to undesignated areas.

Note: The NYS Freshwater Wetlands Act requires a 100-foot buffer for wetlands greater than 12.4 acres. Applicants required to meet other regulatory requirements are still eligible to meet the stream and wetland buffer credit provided the criteria cited above are also met.

Sizing and Design Criteria:

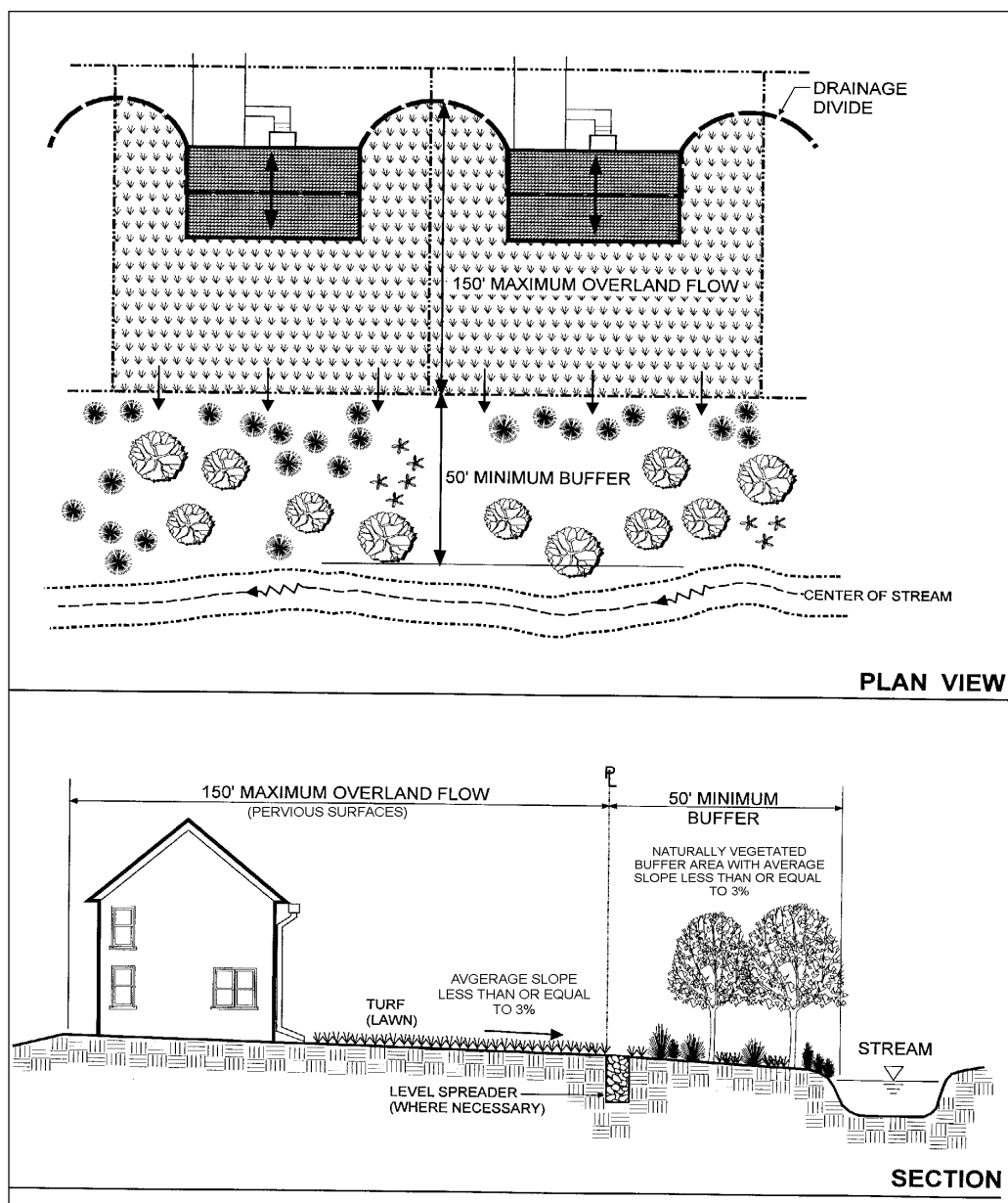
Subtract area draining by sheet flow to a riparian buffer or filter strip when computing the water quality volume. See Figure 5.36. If the area draining contains impervious surface, the Rv value is reduced as well. This practice is not applicable if the Disconnection of Rooftop Runoff or another area based practice is already being applied to this area.

New York State Stormwater Management Design Manual

Chapter 5: Green Infrastructure Practices

Section 5.3 Green Infrastructure Techniques

Figure 5.35 Illustration of stream buffer practice. Site areas draining to stream buffer that meet the specified criteria are removed from site area when calculating storage volumes for water quality.



- Maximum contributing length shall be 150 feet for pervious surfaces and 75 feet for impervious cover
- In HSG C and D buffer length should be increased by 15%-20% respectively.
- For a combination of impervious cover (IC) and pervious cover (PC), use the following to determine the maximum length of each contributing area:
- $150 - IC = \text{contributing length of PC}$ (maximum IC = 75, maximum PC = 150).

New York State Stormwater Management Design Manual

Chapter 5: Green Infrastructure Practices

Section 5.3 Green Infrastructure Techniques

- Example: $(75-IC)*2+IC$ = total of contributing length.
- The average contributing slope shall be 3% maximum unless a flow spreader is used
- Runoff shall enter the riparian corridor as overland sheet flow. A flow spreader can be supplied to ensure this, or if average contributing slope criteria cannot be met
- Not applicable if overland flow filtration/groundwater recharge is already credited for the same impervious cover
- Newly created riparian reforestation areas shall be maintained as a natural area

References/Further Resources

Center for Watershed Protection. 1998. *Better Site Design: A Handbook for Changing Development Rules in Your Community*. Available from www.cwp.org

City of Portland, Oregon. September 2004. *Stormwater Management Manual*. Bureau of Environmental Services, Portland, OR. Available from <http://www.portlandonline.com/bes/>

Prince George's County, MD. June 1999. *Low-Impact Development Design Strategies: An Integrated Design Approach*. Prince George's County, Maryland, Department of Environmental Resources, Largo, Maryland. Available from www.epa.gov

Virginia Department of Conservation and Recreation (VA DCR), Virginia DCR Stormwater Design Specification No.2, "Sheet Flow To A Filter Strip or Conserved Open Space", Version 1.6, Dated September 30, 2009.



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 2

MEETING DATE: 10/3/2022

ITEM TITLE: DISCUSSION: 1747 Union St. – Raizada gas station -- site plan app. for a 492 sq. ft. addition to the existing 1,455 sq. ft. retail and gasoline service station building.

PROJECT LEAD: David D'Arpino

APPLICANT: Sal Khan, owner

SUBMITTED BY: Laura Robertson, Town Planner

REVIEWED BY:

☒ Conservation Advisory Council (CAC) ☒ Zoning Board of Appeals (ZBA) ☐ Town Board
☒ OTHER: ARB

ATTACHMENTS:

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

SUMMARY STATEMENT:

Sal Khan, property owner, submitted an Application for Site Plan Review for the construction of a new single-story 492 sq. ft. addition to the existing single-story 1,455 sq. ft. gas / service station at 1747 Union Street. The addition will relocate the existing 10' x 22' cooler to a newly created space in the back of the building and will also create new space for two additional merchandise racks, resulting in three total merchandise racks inside the building.

The property falls within the C-N Neighborhood Commercial zoning district. Section 220-10 District Regulations of the Niskayuna Zoning Code lists a gasoline service station as a special principal use in the C-N district. It is therefore an allowable use after the approval of a special use permit by the Town Board.

BACKGROUND INFORMATION

Mr. Khan provided a 7-page drawing set entitled "Gas Station Addition 1747 Union Street Schenectady, NY Raizada Mart Sal Khan" by Cobble Court Engineering PLLC dated 7/1/22 with no subsequent revisions. The drawing package includes the following.

- Pages 1 – 3: Design / Build / Construction notes
- Page 4 (S01): Proposed Site Plan
- Page 5 (A01): Existing Floor Plan
- Page 6 (A02): Proposed Floor Plan
- Page 7 (A03): Proposed Rendering and Proposed Front Elevation

Impact on the use of the building

- The hours of operation of the service station will not be impacted by the addition
- The number of employees will not be impacted by the addition

Impact on parking

Gasoline service station – existing condition

Schedule I-D, Part 2, C-N District, column 6, Minimum Required Off-Street Parking Spaces in the Niskayuna Zoning Code states that for a gasoline service station “3 spaces for each service bay plus 1 space for each employee” are required. The site plan shows 7 parking spaces at the site. The existing building does not contain any service bays so the available number of parking spaces complies with the zoning code.

Gasoline service station – proposed condition

The proposed building addition does not add a service bay or any additional employees so the number of available parking spaces is still compliant with code.

Retail convenience store – existing condition

The existing building is similar to a retail convenience store and contains:

- 1 -- 10' x 22' cooler
- 1 -- merchandise rack
- 2 -- enclosed storage areas
- 2 – bathrooms
- 1 – check-out counter

For “Retail convenience stores” Schedule I-D, Part 1, C-N District, column 6 states that “1 space per 225 sq. ft. gross floor area, but not fewer than 4 spaces plus 1 space for each employee” is required. If the building is viewed as a retail convenience store the existing parking space requirement would be $1,455 / 225 = 6.5 = 7$ parking spaces. The site plan shows 7 parking spaces and is therefore compliant with the zoning code for a retail convenience store.

Retail convenience store – proposed condition

The proposed configuration of the building with the addition in place includes all of the items listed above in the existing condition plus the following:

- 492 additional sq. ft. of gross floor area
 - 2 – additional merchandise racks

The parking space requirement would therefore be $(1,455 + 492) / 225 = 8.6 = 9$ parking spaces. The site plan shows 7 parking spaces.

7/11/22 Planning Board (PB) meeting – Mr. Khan presented the project to the PB and a discussion ensued regarding the principal use of the property and the impact that the classification of the use has on the number of parking spaces required by the zoning code.

Gasoline service stations are special principal uses in the C-N zoning district with 3 parking spaces required for each service bay plus one space for each employee. Retail and service stores are permitted principal uses with 1 parking space required for each 225 sq. ft. of gross floor area of the building. The Planning Office (PO) and PB noted that if the addition is approved and the property is viewed as a retail and service store, then 10 parking spaces will be required. The PB asked the PO to investigate how similar businesses in town such as Stewart's Shops and Hari's Mobil compare to code. After additional discussion the PB established the following action items.

1. Provide a site plan with 10 parking spaces with the handicap space closer to the door
2. Provide renderings showing other improvements to the site – landscaping, etc.
3. Explore maximizing parking spaces by possibly eliminating a curb cut
4. Relocate the donation bin
5. Provide anticipated trip visits to the store
6. Add protective bollards in front of the propane tank exchange cage
7. PO – review with Fire & Police
8. PO – draft a summary of how similar businesses match up against the zoning code

7/20/22 Architectural Review Board (ARB) meeting – the ARB reviewed the site plan drawing and rendering of the proposed addition. They noted that the addition is shown as an indistinguishable match and continuation of the existing building. The façade, roofline, materials and colors are an exact match. They approved the addition as shown. They did note that the site was rather messy and could use some overall organization and cleanup.

7/29/2022 Complete Streets Committee meeting – The Complete Streets Committee discussed adding street trees along Union St to provide shade for pedestrians. They also requested better delineation of the entrances onto Van Antwerp, particularly between the gas station and Van Antwerp Road – so that pedestrians had designated spots to look for cars crossing over the sidewalks.

8/3/22 Conservation Advisory Council (CAC) meeting – The CAC reviewed the project at their regularly scheduled meeting on 8/3/22. Mr. Khan and his engineer were not at the CAC meeting and were therefore unable to respond to several questions that were raised by the CAC. The Council noted that they had some time before a recommendation regarding a SEQR determination was necessary so they chose to summarize their questions and allow Mr. Khan to provide responses.

1. Provide a more detailed update of the proposed new plantings & landscaping
2. Work with the pizza restaurant across Van Antwerp of the proposed addition and the impact it may have on the perceived availability of parking spaces and traffic flow.
3. Request Planning Board to assess traffic flow on the lot, particularly around the back of the building, and review the potential need for directional traffic signage. They want to look at the balance of available parking spaces vs. traffic flow on the lot.

The applicant provided the Planning Office (PO) with a revised site plan drawing dated 8/1/22 that addressed many of the action items noted above. The revised plan shows 10 parking spaces, includes the location for proposed landscaping improvements and relocates the handicap accessible parking space closer to the front door of the building.

The Planning Office drafted a document that summarizes how the Planning Board applies the zoning code to the two Stewarts Shops on Balltown Rd. and the Mobil gasoline service station

on Route 7. The document was included in the meeting packet materials. The two Stewart's Shops are considered retail and service stores and the Mobil station is considered a gasoline service station. The business at 1747 Union St. is also a retail and service store.

The site requires an area variance as follows: Section 220-10 (E) (1) of the Niskayuna zoning code includes the following regarding retail and service stores in the C-N zoning district: "permitted principal uses limited to reuse and/or expansion by not more than 25% of an existing building." As applied to the 1,455 square foot existing retail and service store, the allowable area of expansion would be 364 square feet. As proposed, the 7-page drawing set entitled "Gas Station Addition 1747 Union Street Schenectady, NY Raizada Mart Sal Khan" by Cobble Court Engineering PLLC, shows a 492 square foot addition (12 ft. x 41 ft.) to the existing retail and service store building, or a 33.8% expansion. Therefore a 128 square foot (or 8.8%) variance is required.

8/8/22 Planning Board (PB) meeting – The applicant presented the revised site plan drawing to the PB. He stated that quite a few elderly neighbors reside in the neighboring properties and need a place within an easily walkable distance to purchase basic groceries. He stated the requested additional 128 sq. ft. of floor area is dedicated to the retail sale of these types of items. The PB discussed the traffic flow through the property and the location of the 10 parking spaces. The Board requested that the revised plan be reviewed by Town Police and Fire again. The PB made a recommendation to the ZBA that they approve the requested variance at their 8/24/22 ZBA meeting.

8/23/22 Schenectady County Referral Response – the Commissioner of Economic Development and Planning responded on 8/23/22 to the Town's referral application by deferring to local consideration. In the email the Commissioner requested that they be provided with a final site plan drawing of the site prior to site plan approval by the PB.

8/24/22 ZBA meeting – The Zoning Board of Appeals took action on the applicant's request for an area variance for an additional 128 sq. ft. (8.8%) of building area at their regularly scheduled meeting on 8/24/22. The variance was approved with a vote of 7-0. The ZBA requested the applicant comply with advertising signage within Niskayuna.

Mr. Khan provided an updated version of the site plan drawing that includes many of the items requested by the PB.

1. 10 parking spaces are shown
2. Renderings showing landscape improvements were not provided
3. A site plan that included a curb cut was not provided
4. The donation bin was removed
5. An estimate of anticipated trips to the store / gas station was not provided
6. Protective bollards were added
7. The site plan was reviewed with Niskayuna Fire & Police
8. A summary of how similar businesses match up against zoning code requirements was prepared

8/29/22 Planning Board (PB) meeting – Mr. Khan and his engineer Mr. Kaufman presented a revised site plan to the Board. After a general discussion the following action items were identified.

1. Add striping from the handicap accessible parking space to the sidewalk
2. Eliminate the "second" door facing Union Street.
3. Commit to cleaning up the overall site and removing the cluttered signs in the windows.

4. Create a “no drive thru” portion of the sidewalk and curb cut along Van Antwerp Road to control traffic patterns. Consider creating a curb encircling a landscaped area along Van Antwerp that will be free of automotive traffic.

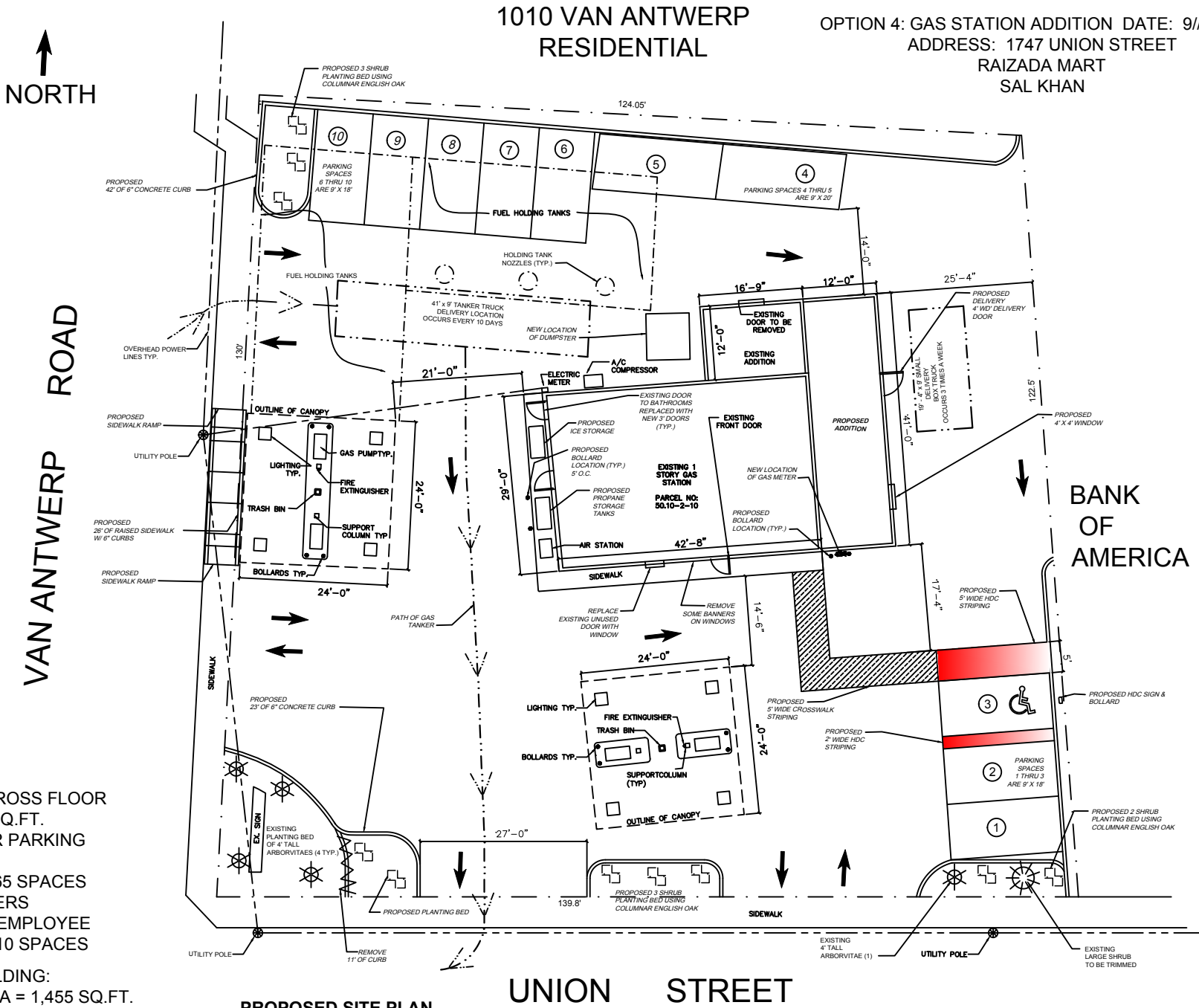
9/7/2022 Conservation Advisory Council – the CAC made a unanimous recommendation for a negative declaration on SEQR with the conditions that planting trees and landscaping be a requirement for site plan approval. Their findings include:

1. There is no conflict in land use but the site plan should conform to Schenectady County's Upper Union St Corridor plan – site should be cleaned up and replanted
2. There will be a small increase in traffic that can be mitigated by the sidewalk improvements and property amendments that will encourage more walkability to the site.
3. There isn't an impact to the Community Character except that the site should be cleaned up to protect the quality of the community and trees/greenspaces are desperately needed in the area.
4. There wouldn't be an adverse impact to traffic but increasing the walkability will help with pedestrian opportunities.
5. There is little impact on energy but to help the CAC recommends using energy efficient construction materials, using LED lighting, choosing renewable energy, and installing outdoor area lights that are dark sky certified.
6. There wouldn't be an impact to existing natural resources from the project but the lack of shade and greenspace on this corner creates a heat island, so trees are critical to the site plan wherever they can be added
7. The addition won't impact human health but the CAC recommends the owner adopt the pesticide free pledge and refrain from using chemicals on the vegetation once established.

9/12/22 Planning Board (PB) meeting – Mr. Kaufman presented and explained a revised site plan drawing (Rev 9/12/22) that had been sent to the Planning Office on the afternoon of 9/12/22. Landscaping, a crosswalk, protective bollards and a handicap accessible parking space had been added per the PB's request. The outline of a gasoline delivery truck was also included to show what the site would look like when a delivery was being made. During a discussion the PB requested that some information be added regarding snow storage and that the option of utilizing a one way entrance and one way exit along Union Street be explored. Ms. Robertson read the CAC's comments from their 9/7/22 meeting.

PARCEL NO. 50.10-2-10
ZONING CODE CN
TOTAL ACREAGE 0.38 AC

OPTION 4: GAS STATION ADDITION DATE: 9/29/2022
ADDRESS: 1747 UNION STREET
RAIZADA MART
SAL KHAN



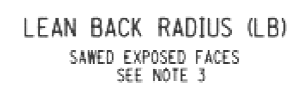
PROPOSED GROSS FLOOR
AREA = 1947 SQ.FT.
225 SQ.FT PER PARKING
SPACE.
1947 / 225 = 8.65 SPACES
FOR CUSTOMERS
1 SPACE FOR EMPLOYEE
THEREFORE: 10 SPACES

EXISTING BUILDING:
OVERALL AREA = 1,455 SQ.FT.

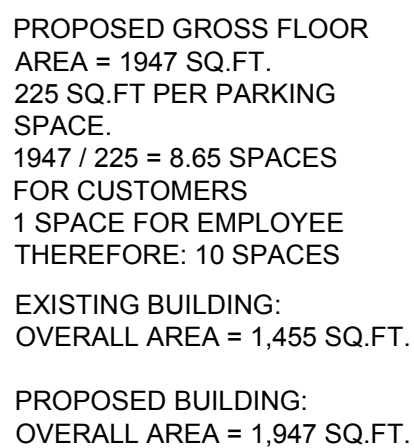
PROPOSED BUILDING:
OVERALL AREA = 1,947 SQ.FT.

NO SNOW STORAGE ON-SITE

PROPOSED SITE PLAN
SCALE: NTS



OPTION 4: GAS STATION ADDITION DATE: 9/9/2022
ADDRESS: 1747 UNION STREET
RAIZADA MART
SAL KHAN



PROPOSED SITE PLAN
SCALE: NTS

Cobble Court Engineering PLLC
511 Walnut Drive
Clifton Park, NY 12065
Phone # (518) 956-1282
dckengnypa@outlook.com
DANIEL C. KAUFMAN NYS
P.E. #086813

RECORD OF WORK:			
DATE:	DESCRIPTION:	BY:	
7/11	OPTION 1	DK	
8/8	OPTION 2	DK	
8/24	ZBA APPROVAL	DK	
8/29	OPTION 3	DK	
9/12	OPTION 4	DK	

GAS STATION ADDITION
ADDRESS:
1747 UNION STREET
SCHENECTADY, NY 12309
RAIZADA MART
SAL KHAN

START DATE: 7/1/22



DATE:

FILE:

PAGE CONTENT:

SITE PLAN

DESIGNER:
MIKE T.

ENGINEER:
DCK

PAPER SIZE:
C (18"x24")

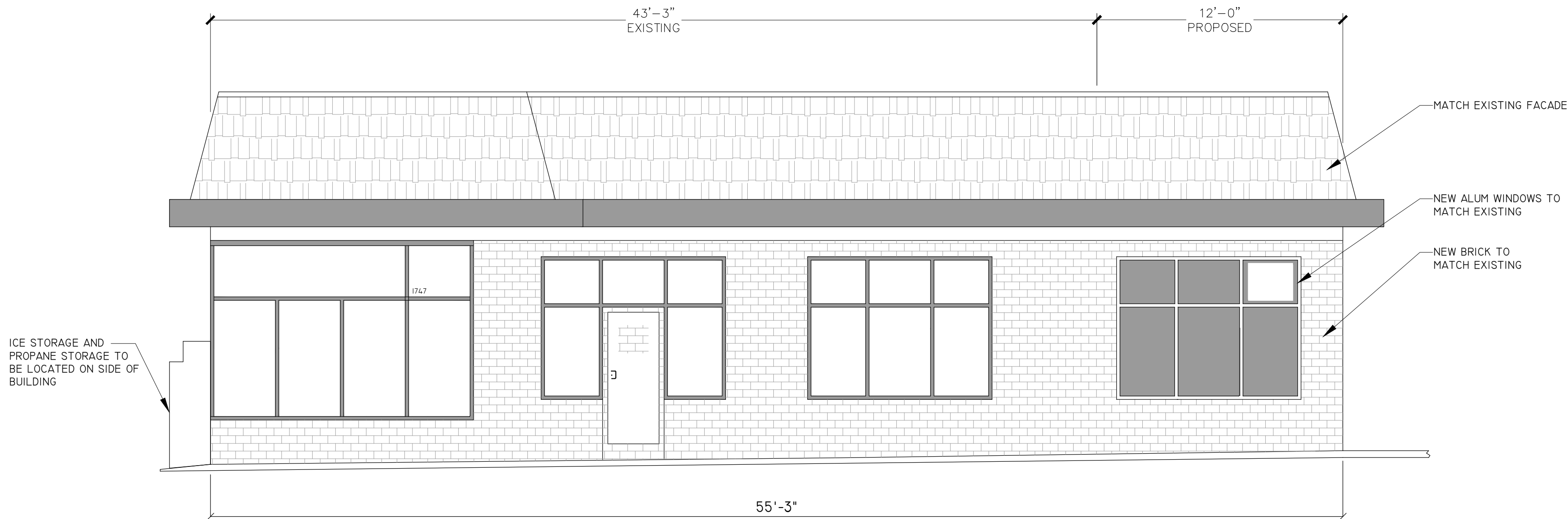
SCALE:
AS NOTED

SHEET:

S01



PROPOSED RENDERING
REVISED 9/12/22



PROPOSED FRONT ELEVATION
SCALE: $\frac{1}{4}$ " = 1'-0"

Cobble Court Engineering PLLC
511 Walnut Drive
Clifton Park, NY 12065
Phone # (518) 956-1282
dckengnypa@outlook.com
DANIEL C. KAUFMAN NYS
P.E. #086813
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DIRECTION OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER IN ANY
WAY ANY PLANS, SPECIFICATIONS, PLOTS OR
REPORTS TO WHICH THE SEAL OF PROFESSIONAL

RECORD OF WORK:	
DATE:	DESCRIPTION:
9/12/22	rev. Rendering

GAS STATION ADDITION
ADDRESS:
1747 UNION STREET
SCHENECTADY, NY 12309
RAIZADA MART
SAL KHAN

START DATE: 7/1/22



DATE:

FILE:

PAGE CONTENT:
PROPOSED ELEVATION

DESIGNER:
MIKE T.

ENGINEER:
DCK

PAPER SIZE:
C (18"x24")

SCALE:
AS NOTED

SHEET:
A03



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 3

MEETING DATE: 10/3/2022

ITEM TITLE: DISCUSSION: 2209 Nott St. – The Broken Inn -- Site plan app for new outdoor dining area including additional and reconfigured parking.

PROJECT LEAD: David D'Arpino

APPLICANT: Thomas Nicchi, agent for the owner

SUBMITTED BY: Laura Robertson, Town Planner

REVIEWED BY:

☒ Conservation Advisory Council (CAC) ☐ Zoning Board of Appeals (ZBA) ☐ Town Board
☐ OTHER: ARB

ATTACHMENTS:

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

SUMMARY STATEMENT:

Thomas Nicchi, of Stand Up Global and agent for the owner, submitted an Application for Site Plan Review for permanent outdoor seating as a follow-up to the emergency temporary seating.

BACKGROUND INFORMATION

2207 2209 Nott Street is located within the C-N Commercial Neighborhood Zoning district and Town Center Overlay District. Section 220-10 District regulations E C-N Neighborhood Commercial District (3) Special principal uses (d) Restaurants, sit-down or take-out (no vehicle pickup and ordering facilities) allows a restaurant to be located in the C-N district upon granting of a special permit by the Town Board. The Town Board granted a special use permit on December 22, 2020 to allow a restaurant with bar, sit-down or take-out (no vehicle pickup and ordering facilities) by Resolution No. 2020-327.

Mr. Nicchi opened the restaurant in the early spring of 2022. As the temperatures began to rise, and the activity at the walk-up ice cream window began to increase, he noticed patrons collecting along the west façade to queue up in line for the widow or to socialize as they enjoyed their ice cream. He submitted a proposal to create a temporary outdoor seating area is intended to create a safe queuing and gathering area. He received temporary approval for the outdoor seating with the intention to observe how the temporary seating area functions and apply that learning to a more permanent solution in the future.

ANALYSIS OF TEMPORARY SEATING

1. Parking

During the public input opportunities associated with the Planning Board site plan review and Town Board special use permit review of the initial proposal to locate a sit-down restaurant with take-out window (no vehicle pickup or ordering facilities) at this location within the Co-op Plaza, parking availability was discussed and analyzed at length. A very detailed report was prepared that documents the zoning code based parking space requirements for 2207 / 2209 Nott Street and the entire Co-op Plaza. The report also includes an actual count of the existing parking spaces and the spaces that will exist after the Schenectady County redesign of the Co-op Plaza area of Nott. St. A summary of that analysis is included below. The complete report is saved in the project folder for the proposed temporary outdoor seating project.

Design Condition	Parking contiguous to 2207 / 2209 Nott St	Parking in entire Co-op Plaza parking lots
Current condition	21	115
Post Sch Cty proj	21	103
With Broken Inn outdoor seating	18	100

As noted in the complete report, the Co-op Plaza is “pre-existing nonconforming” relative to the Niskayuna zoning code that was first adopted in approximately 1971. The Co-op Plaza as a whole never had enough parking spaces to meet the current zoning code and in fact functions effectively in its current configuration. As noted above, the Schenectady County Nott St. reconfiguration project was approved with its 12 parking space reduction from the current condition. The proposed redesign for temporary outdoor seating will reduce available parking by 3 spaces.

2. Safety of patrons from vehicular traffic and parking

The Planning Board should consider and discuss the safety of patrons gathered in the proposed temporary outdoor seating area since that area is contiguous to a row of parking spaces where vehicles will be entering and exiting on a routine basis.

3. Queue area for the ice cream and take out windows

The Planning Board should consider and discuss how patrons will safely queue up for the take out windows since the windows are in the immediate vicinity of an active parking area.

4. Noise, garbage, parking demand & lighting

The creation of a temporary outdoor seating area would seem to produce an increase in noise and garbage and possibly increase the need for more parking and lighting. Although the outdoor seating area does not meet the definition of Gross Floor Area which drives parking space requirements an additional 833 sq. ft. plus seating area would seem to have an incremental impact.

The Police Chief, Highway Superintendent, Town Planner & members of the Planning Office held a meeting at 2009 Nott St. to discuss design options. An agreement was reached and a site plan was drafted by Mr. Nicchi’s engineer showing a temporary queuing and seating area and protective barriers to isolate patrons from vehicular traffic and cars entering and exiting the parking area. After a final review with the parties mentioned above, Ms. Robertson wrote an email to Mr. Nicchi approving the emergency site plan changes (attached).

6/8/22 Conservation Advisory Council (CAC) meeting – the proposal for outdoor seating was discussed during the CAC's 6/8/22 meeting. The CAC was supportive of the concept but would like to see more details. Ms. Robertson noted that emergency measures were in place for pedestrians using the ice cream window but now a thorough review of parking and outdoor dining/seating is needed. She stated that a more holistic review of parking, seating, lighting, noise etc. will be required before a larger plan could be approved.

NEXT STEPS AFTER TEMPORARY SEATING APPROVAL

1. Planning Board: The area is adjacent to a construction zone and looks like a construction zone itself for safety reasons. The Planning Board needs to work with Mr. Nicchi on an actual outdoor area for the Broken Inn that is visually stimulating and far more welcoming.
 - a. There were over 160 comments in favor of some form of outdoor seating by the public
 - b. There were several concerns expressed about parking, lighting and hours of operation as well as what the use of the outdoor seating area would be.
 - c. The current configuration can offer insight to how a more permanent solution will affect the area – but some of the impact is limited due to the major construction all around the project.
2. Owner: Mr. Nicchi needs to update his site plan application to put forward his best holistic plan for the area – including changes to parking / outdoor seating areas / and landscaping. He will also need to submit a special use permit application. The review of this proposal will include a public hearing and referral to the Town Board for modification of the special use permit.

FOLLOW UP SUBMITTAL: REDESIGN FOR OUTDOOR DINING

8/23/22 -- Mr. Nicchi submitted a 1-page statement of need / project narrative document, a 1-page colored exterior rendering and a 1-page dimensioned site plan drawing authored by MJ Engineering and Land Surveying, P.C. for the reconfiguration of the area along the Clifton Park Road side of Langes Pharmacy building at 22076 / 2209 Nott St. Mr. Nicchi's proposal is to create an approximately 80' x 20' area divided into three distinct areas and functions. The portion closest to Nott St. would be dedicated to bicycle racks, the area abutting the bike area would be configured for outdoor dining including waitress / waiter service from the restaurant and the final third of the space would be dedicated to a queuing and bench-type seating area for the ice cream window. The colored exterior rendering includes string lighting over the dining area, large landscape planter boxes that help frame the three spaces and a visual representation of how vehicles would be parked along Clifton Park Road and the beginning of the alley running parallel to Nott St.

The dimensioned site plan drawing indicates 17 parking spaces contiguous to the building including 1 handicap accessible space.

8/29/22 Planning Board (PB) meeting – Mr. Nicchi presented his proposed plan for outdoor dining to the Board. A discussion ensued and the Board requested the following action items.

- Basement access doors along the side of the building – provide some type of protective barrier system to prevent pedestrians from inadvertently tripping or falling.

- Replace the end parking spot along Clifton Park Road with a hardscape barrier to help shape traffic
- Provide additional detail on the proposed outside dining area – number of seats, hours of operation, music, lighting level, etc.
- Review Town Board comments in their resolution granting approval for the restaurant
- Obtain input regarding the proposed design from the Niskayuna Police and Fire Departments
- Add a Fog Line along Clifton Park Road to help identify traffic flow
- Explore replacing some of the large planters shown in the conceptual rendering with street trees

The Chairman noted that the next steps for the project are for Mr. Nicchi to provide responses to the action items noted above so that the project is defined enough for the PB to call for a public hearing.

9/2/22 Complete Streets Committee – the Complete Streets committee liked the outdoor space because they felt it made a more pedestrian friendly destination. They recommended putting some kind of physical barrier to the parking at the intersection of Crescent and Clifton Park, but thought with a little trimming of the trees on one side and shorting of the handicap parking landing the applicant might be able to squeeze a barrier in without losing a parking spot. They felt with tractor trailers and deliveries though – this may need to be a mountable curb.

9/7/22 Conservation Advisory (CAC) meeting – the CAC discussed the project during their September meeting. The CAC agreed with many of the items that were discussed during the 8/29/22 PB and Complete Streets meeting noted above. They also made the following comments to the Planning Board.

- They would like to see more greenspace added in this area. It is currently a sea of uninterrupted asphalt and the plan maintains the asphalt. They feel greenspace is needed to break up the area and provide protection from the heat in the summer time. The CAC would like to see more planters or street trees or even just grassy landscaped areas. They felt the addition of some greenspace would be worth sacrificing a parking spot or two if it could be added and would attract more pedestrians and customers to the plaza.
 - A street tree could be added to the curbed island delineating the parking
 - The restaurant has concrete planters but the public sitting area does not. Consider adding planters around the benches to protect from cars, add shade.
- Request snow removal plan
- Request outdoor trash collection plan / cigarette smoking area plan (consider not allowing smoking)
- Seating areas appear very close to cars which may be idling while patrons wait for ice cream or food. Consider a “no idling” zone for air quality protection.
- Black or metal benches will become very hot in summertime without any shade – consider wood or reflective material and shade structures for public sitting areas.
- Consider enlarging shade structures for restaurant to help with over-heating.
- A stop sign / stop line at the end of Crescent Road would help with directing traffic

- Review how drainage works for the proposal
- Consider eco-friendly alternatives to concrete / asphalt. Use recycled materials when available, LED and energy conservation practices
- The CAC also had a question about whether or not outdoor music would be allowed

9/12/22 Planning Board (PB) meeting – Mr. Nicchi presented and explained a revised site plan drawing that was provided to the Planning Office during the afternoon of 9/12/22. He also provided an updated project narrative document. Mr. Nicchi confirmed the following details regarding the proposed outdoor dining area.

- Outdoor dining will close 1 hour before the restaurant closes
- There will be no music or television in the outdoor dining area
- They intend to serve food and alcoholic beverages

The PB noticed a few slight discrepancies between the narrative document, site plan drawing and conceptual photo rendering and asked Mr. Nicchi to synchronize the three documents to eliminate any confusion. The PB discussed the use of bollards and other means of protecting patrons seated in the dining area from vehicles entering and exiting the parking area. Ms. Robertson provided an update from the recent CAC and Complete Streets committee meetings. She stated they support the plan and like the large community gathering area but noted some of their concerns with parking and seating safety, noise and outdoor garbage.

There was also a slight discrepancy regarding the number of parking spaces adjacent to the 2207 / 2209 Nott St. building. The narrative document provided on 9/12/22 states that the reconfiguration for outdoor dining at the Broken Inn will add 5 additional parking spaces. The Planning Office carefully reviewed the number of available spaces included in the following site plans and determined the proposed project will add 2 spaces.

1. The Schenectady County. plans for the recently completed Nott St. project = 15 spaces
2. The “outdoor seating” plan for the Broken Inn (Emergency Approval) = 14 spaces
3. The proposed “outdoor dining” plan for the Broken Inn = 16 spaces

The Complete Streets Committee reviewed this project on 9/30/2022 and had the following comments:

- Show how delivery trucks use and back down Alleyway
- Coordinate plan with surrounding business needs
- Prepare a signage plans – stop signs and yield signs are needed
- Look at concerns with cars backing out both onto Crescent and to Clifton Park – consider back-in parking only.
- Look at making Crescent exit only
- To mitigate the heat concerns with pedestrian outdoor spaces in the summer – consider a misting system like they use on the west coast.

The PB identified the following next steps for the project.

- Synchronize the project narrative, site plan drawing & conceptual rendering
- The PB will review the synchronized materials at the 10/3/22 PB meeting and consider calling for a public hearing for the 10/24/22 PB meeting.

2209 Nott Street – Exterior seating detail (UPDATD 9/12/22)

For both customer comfort and safety we request permission to place an exterior seating and gathering area on the Clifton Park Rd side of our building. Our plan has been drawn up by MJ Engineering to work in concert with the new Nott Street construction which they designed as well.

OBJECTIVE:

To create an outdoor space where people can safely gather to sit, to eat/drink, and park their bicycles. This outdoor space would make the intersection of Clifton Park Rd and Crescent Rd safer for pedestrians and motorists and would add an additional 5 parking spaces to the plaza.

SAFETY:

At present there is a temporary barricade area set up along the side of our business (The Broken Inn) so that people can safely walk, sit and eat ice cream. This was previously approved by the Planning Board and has been widely welcomed and used by the community.

At present there are no defined parking spaces (not striped)

At present there is no space for bicycles to be parked. They are laid on the ground or set to lean against a building thus limiting “sidewalk” area (there are no sidewalks)

At present there is no sidewalk on the Clifton Park Rd side of the plaza.

At present there is no place for visitors to the Plaza to sit outside.

At present there is no defined road area (no lines) at the intersection of Clifton Park Rd and Crescent Rd and this area has become a high speed “cut through” for motorists looking to avoid the stoplight at Balltown Rd when travelling from Nott Street (Eastbound) to Balltown Rd (Northbound).

SIDEWALK:

The proposed layout would continue the 8’ wide sidewalk area recently built on the Nott Street side of the building. It would run adjacent to the Clifton Park Rd side of the building and would be the same width as the newly placed sidewalk.

PARKING:

The proposed layout would add 5 additional parking spaces to the plaza on the Clifton Park Rd side of the building. It would “square off” an otherwise awkward intersection which in turn would require motorists who are either making a right hand turn from Clifton Park Rd to Crescent Rd, or a left hand turn from Crescent Rd to Clifton Park Rd, to slow down. The new parking would be defined by concrete parking bumpers at the front of each spot and striped parking spaces. This area would now provide 18’ parking spaces (per code) and approx. 8’ for vehicles to back out. This is a non-conforming layout, however the present non-conforming layout has even less space in areas given that there is no defined road and motorists drive right along the backside of vehicles, and thus this would be an improvement.

OUTDOOR AREA:

The proposed layout would be divided into 3 areas totaling approx. 80’ x 20’ including sidewalk space.

BICYCLE AREA - 1 area for bicycles/bicycle rack which would increase safety and further encourage people to ride their bicycles to the Plaza. This area would be designed for approx. 10 bicycles to be parked. Cleanliness of this area to be maintained by The Broken Inn.

DINING AREA - 1 area for outdoor dining where guests of The Broken Inn can sit outside and order a meal. This area would be safely enclosed from the parking area by a barrier on both the North and West sides and would include approx. 8 tables. It would be adjacent to the new sidewalk on the South side and adjacent to an 8' sidewalk area on the East side. The area would have tables and chairs with umbrellas for shade, string lights hanging over the area for evening lighting, and would be handicap accessible. This area would not create any lighting that faced towards residences, and would be closed one hour prior to the restaurant closing to ensure no additional evening noise to those residences nearest by. Cleanliness of this area to be maintained by The Broken Inn.

SEATING AREA - 1 area for outdoor seating so guests of the Plaza have somewhere to sit including daytime visitors waiting for their friends/family to get haircut or shop and of course those who order Ice Cream and wish to sit for a short period and enjoy it. This area would have approx. 6 benches which is the same amount we currently have in the temporary area. Cleanliness of this area to be maintained by The Broken Inn.

SEASONAL NOTE:

While this seating/bicycle area would be used on a seasonal basis, the safety benefits related to the parking/motorists area would take remain all year long. The seated areas are likely to be used from approximately April 1st until October 31st (possibly a few weeks on either side depending on weather). As this is town property, the Town would have a smaller area to plow in the winter as snow could remain in the area used for seating with the exception of the sidewalk area which would be shoveled by The Broken Inn.

UPDATE (9/12/22):

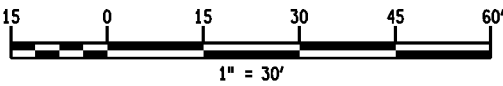
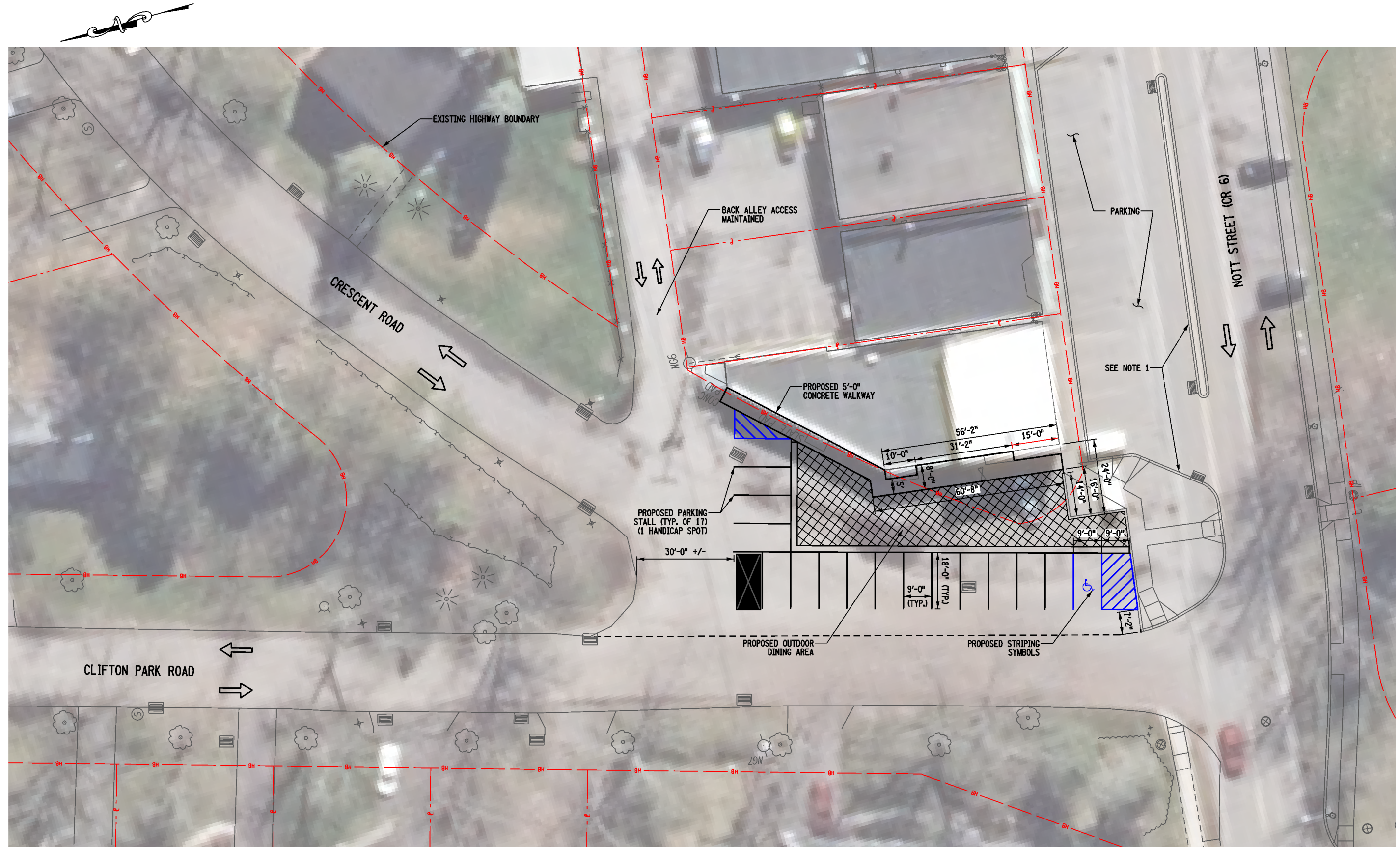
- 1) An updated drawing with fogline and aerial view has been created by MJ engineering and shared with the town planner.
- 2) Proposed hours of operation would be:
 - 4pm to 9pm on Monday, Wednesday, and Thursday (closing 1 hour before the restaurant)
 - 4pm to 10pm on Friday (closing 1 hour before the restaurant)
 - 11am to 10pm on Saturday (closing 1 hour before the restaurant)
 - 9am to 9pm on Sunday (closing 1 hour before the restaurant)
- 3) Per tables and chairs in the outdoor dining area we anticipate 3 tables that seat 2 guests and 4 tables that seat 4 guests for a total of 22 seats.

- 4) The only additional lighting would be string lights with low watt bulbs overhead that shine directly down and will NOT illuminate towards the street or residences. The illumination level of the anticipated bulbs has been provided/attached. NOTE – This lighting is dimmable and meant to be low/ambient and is far less light than the existing exterior lights on the building. Photos of examples of this lighting are attached.
- 5) There will not be any live music played in this area.
- 6) There will be food and beverages (including alcoholic beverages) served in this area and in compliance with the Schenectady County Health Department and New York State Liquor Authority.

SUMMARY:

Allowing this area to be created improves safety, increases parking and makes the entire plaza more welcoming to guests. It makes great use of an area that is truly a “no mans land”, continues the great work that has already started and is clearly wanted by the majority of the community as reflected in the 150+ letters of support already sent in.

FILE NAME = F:\m\701\m\701.12 - Nott Area Improvements\701.12 oph_OPTION 5.dgn
DATE/TIME = 9/12/2022 10:32:33 AM
USER = ngibson



NOTES:

1. THE EXISTING CONDITION OF NOTT STREET INCLUDING CURBS, SIDEWALKS AND LANE WIDTHS REPRESENT THE PROPOSED DESIGN OF SCHENECTADY COUNTY'S PIN 1760.60 NOTT STREET SAFETY IMPROVEMENTS. CONSTRUCTION IS SCHEDULED FOR 2022.



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

**CONCEPT DRAWING
NOTT
STREET/CRESCENT
ROAD OUTDOOR DINING
AREA AND PARKING
MODIFICATIONS**

MARCH 2022

MJ PROJ. No.: 874.30

DRAWING NO.

1.0





TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 4

MEETING DATE: 10/3/2022

ITEM TITLE: DISCUSSION: 2837 Aqueduct Rd. (Rivers Ledge) – site plan app for a building containing 60 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:

☒ Conservation Advisory Council (CAC) ☒ Zoning Board of Appeals (ZBA) ☐ Town Board
☒ OTHER: ARB (in process)

ATTACHMENTS:

☐ Resolution ☒ 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. This third revision of the design includes a building containing 66 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.

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.

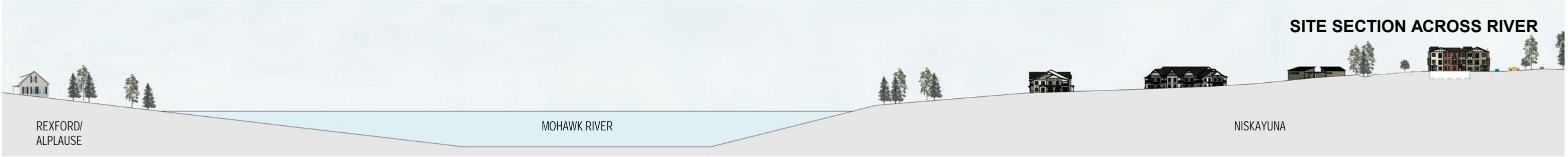
Mr. Pafundi and his engineer Mr. Steenburgh submitted a “site section view” drawing to the Planning Office on 9/8/22. The drawing shows a cross section view of an elevation view of the Alplaus side of the Mohawk River, the Mohawk River, and the Niskayuna side of the Mohawk River. The drawing shows the 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.

ENLARGED SITE SECTION



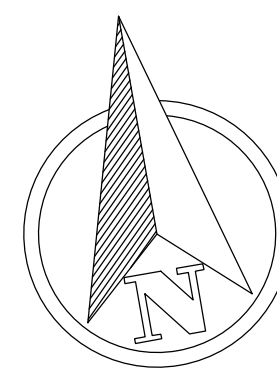
OWNER: RIVERS LEDGE OF NISKAYUNA
APPLICANT: RIVERS LEDGE OF NISKAYUNA
49 RAILROAD AVENUE
ALBANY, NY 12205

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 - 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.

<div> <div>OVERALL PLAN</div> <div> <div>PHASE 2 – RIVERS LEDGE OF NISKAYUNA</div> <div>2837 AQUEDUCT ROAD</div> </div> </div>		<div> <div>CHECKED BY:</div> <div>JOB NO.</div> </div>	<div> <div>SCALE: 1" = 50'</div> <div>SHEET 0-1</div> </div>
<div>COUNTY OF SCHENECTADY</div>		<div>TOWN OF NISKAYUNA</div>	<div>STATE OF NEW YORK</div>
<div> <div>DRAWN BY:</div> <div>CADD FILE:</div> </div>		<div> <div>DATE: MAY 11, 2022</div> </div>	

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

1	8/31/22	REVISED AS PER TDE COMMENTS	RY:
NO.	DATE	REVISIONS	RY:

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 - 41'
STAND ALONE COMMERCIAL BLDG = 3,000 S.F.
PARKING PROVIDED = 11 SPACES
BUILDING HEIGHT - 16'

LEGEND

- 1

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5

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9
- HANDICAP RAMP PER ADA STANDARDS

CONCRETE SIDEWALK

BEGIN CURB

END CURB

HANDICAP PARKING SIGN (MUTCD R7-8 W. R7-8P)

STOP SIGN (MUTCD R1-1 MIN. 30" X 30")

NO PARKING ANYTIME SIGN (MUTCD R7-1)

BEGIN RETAINING WALL

END RETAINING WALL
- 10

11

12

13

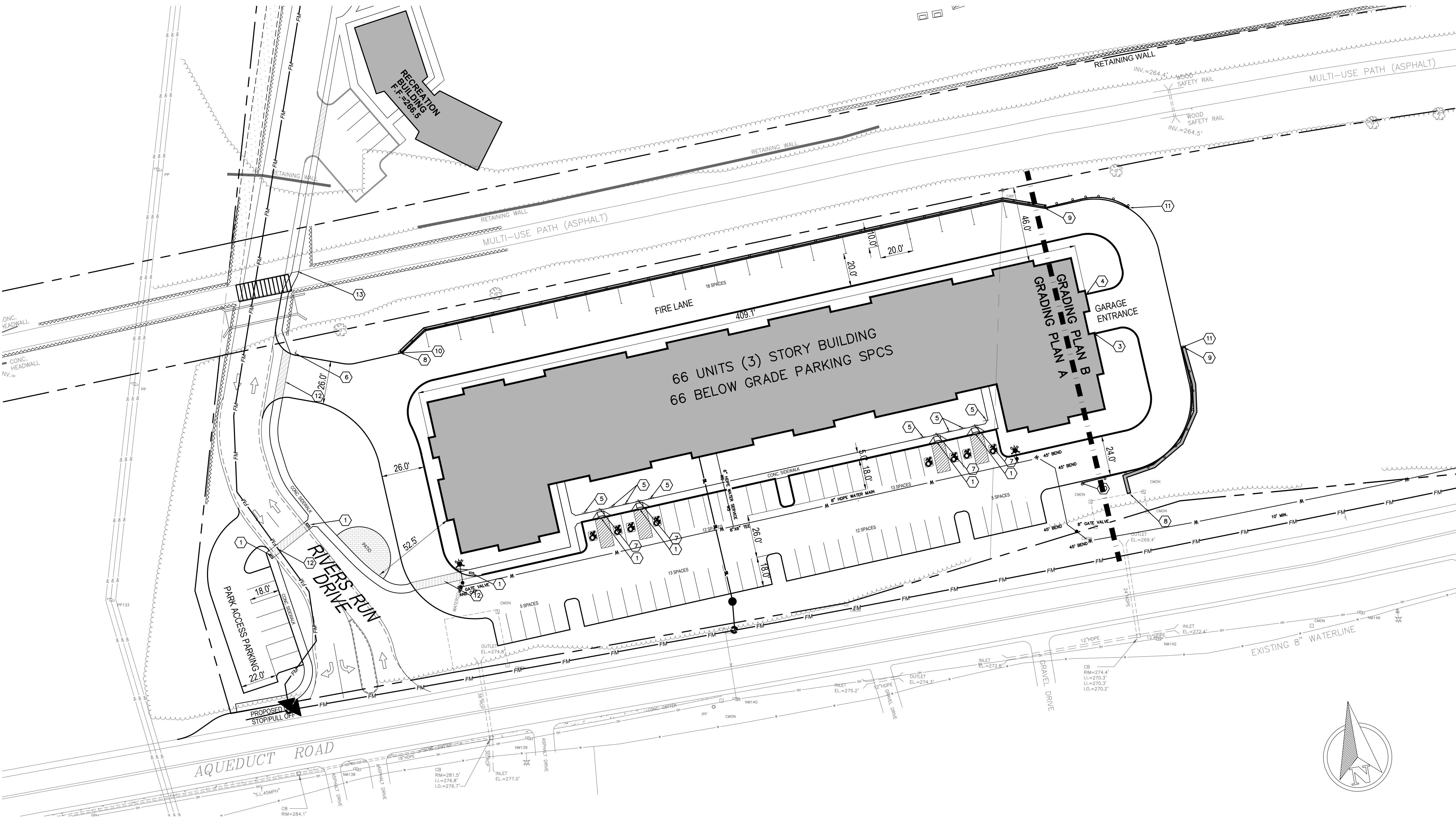
14
- BEGIN GUIDE RAIL

END GUIDE RAIL

CROSSWALK

CONNECT TO EX. SIDEWALK

DUMPSTER ENCLOSURE



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DATED MARCH 7, 2016 AND LAST REVISED FEBRUARY 2017.

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]

DATE: [blank]

ENGINEERING THAT TRANSFORMS
IMAGINATION INTO REALITY

BRETT L. STEENBURGH, P.E. PLLC

2832 Rosendale Road
Niskayuna, NY 12309
(518) 365-0875
bsteenburgpe@gmail.com

SCALE: 1" = 30"

SHEET S-1



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NYS LIC. NO. 075458

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 - 35'4"
STAND ALONE COMMERCIAL BLDG = 3,000 S.F.
PARKING PROVIDED = 11 SPACES
BUILDING HEIGHT - 16'

LEGEND

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8

9
- HANDICAP RAMP PER ADA STANDARDS

CONCRETE SIDEWALK

BEGIN CURB

END CURB

HANDICAP PARKING SIGN (MUTCD R7-8 W. R7-8P)

STOP SIGN (MUTCD R1-1 MIN. 30" X 30")

NO PARKING ANYTIME SIGN (MUTCD R7-1)

BEGIN RETAINING WALL

END RETAINING WALL
- 10

11

12

13

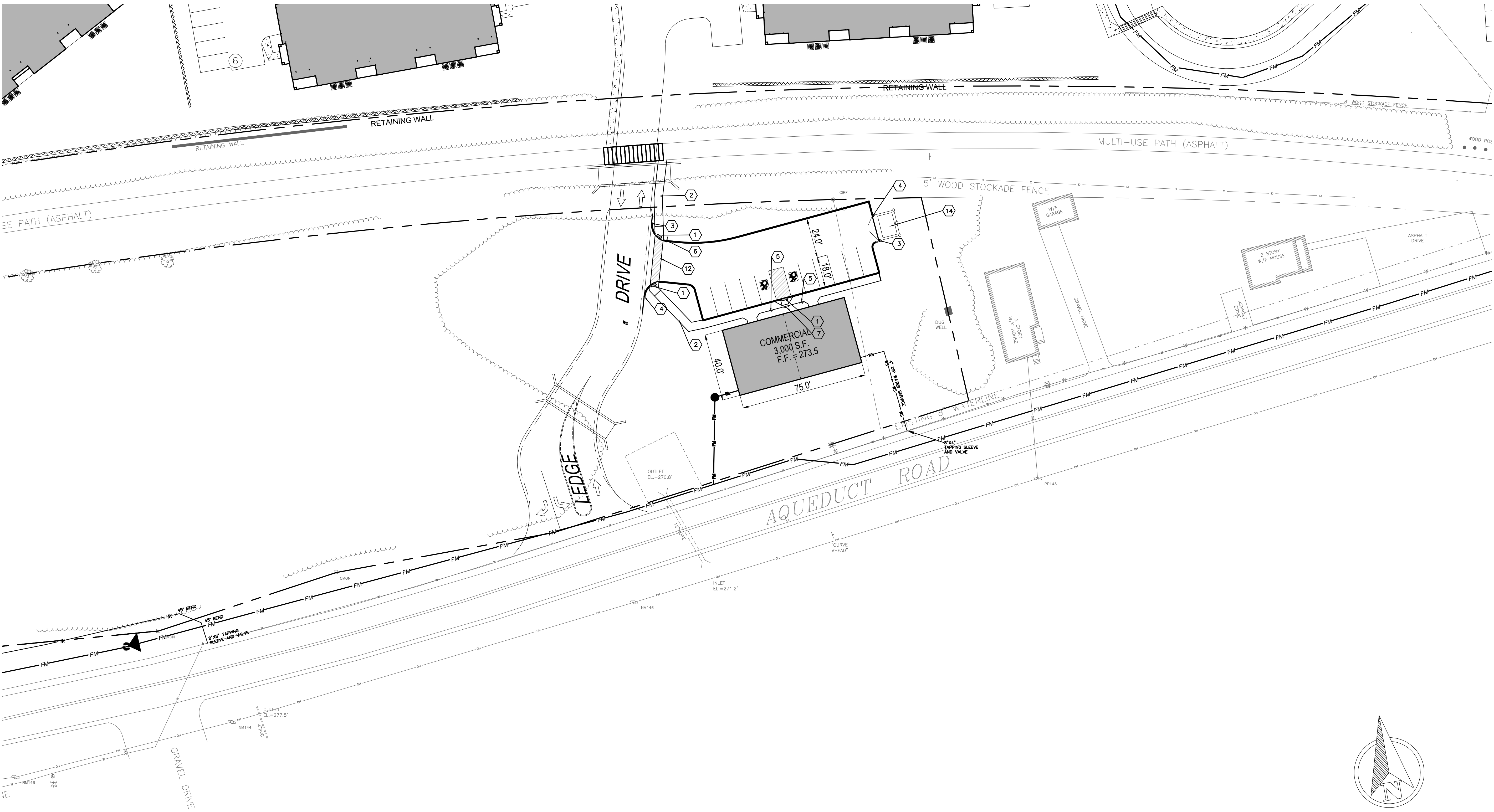
14
- BEGIN GUIDE RAIL

END GUIDE RAIL

CROSSWALK

CONNECT TO EX. SIDEWALK

DUMPSTER ENCLOSURE



SITE PLAN

PHASE 2 - RIVERS LEDGE OF NISKAYUNA

2837 AQUEDUCT ROAD

COUNTY OF SCHENECTADY

TOWN OF NISKAYUNA

STATE OF NEW YORK

DRAWN BY:

CHECKED BY:

DATE:

SCALE: 1" = 30'

SHEET S-2

BRETT L. STEENBURGH, P.E. PLLC

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before you dig

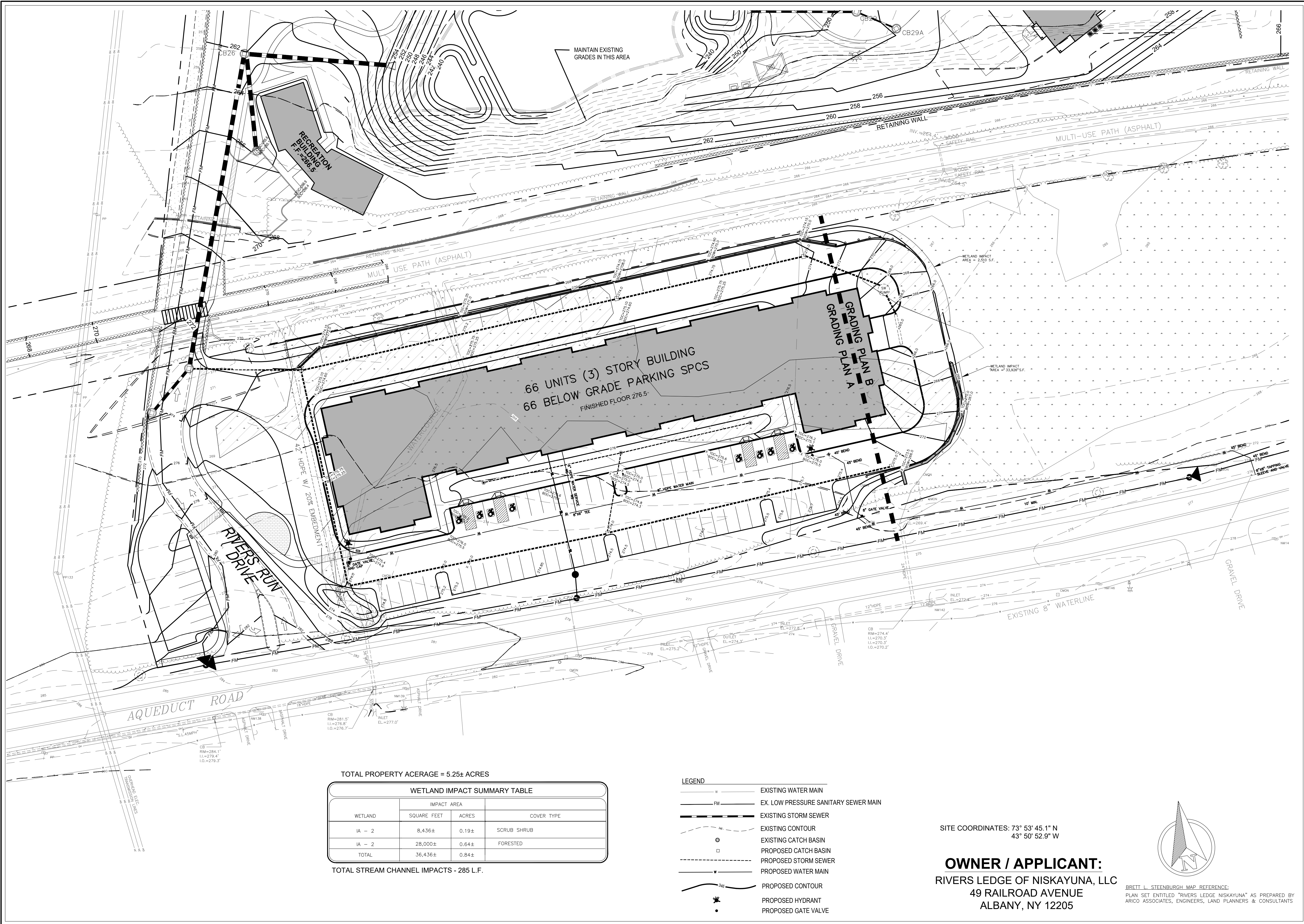
Dig! Safety. New York

REVISIONS

NO.

DATE

BY



TOTAL PROPERTY ACERAGE = 5.25± ACRES

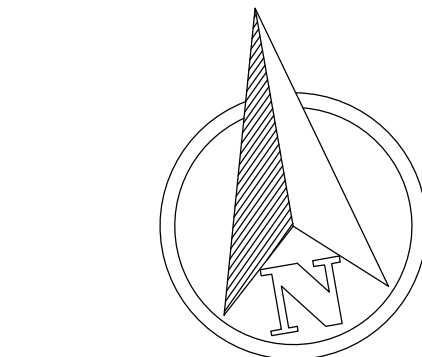
WETLAND IMPACT SUMMARY TABLE			
WETLAND	IMPACT AREA		COVER TYPE
	SQUARE FEET	ACRES	
IA - 2	8,436±	0.19±	SCRUB SHRUB
IA - 2	28,000±	0.64±	FORESTED
TOTAL	36,436±	0.84±	

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



BRETT L. STEENBURGH, P.E. REFERENCE:
PLAN SET ENTITLED "RIVERS LEDGE NISKAYUNA" AS PREPARED BY
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Niskayuna, NY 12059
(518) 365-0675
bsteenburgpe@gmail.com



GRADING PLAN
PHASE 2 - RIVERS LEDGE OF NISKAYUNA
2837 AQUEDUCT ROAD
TOWN OF NISKAYUNA
STATE OF NEW YORK

COUNTY OF SCHENECTADY
DRAWN BY: [blank]
CHECKED BY: [blank]
CADD FILE: [blank]
JOB NO. [blank]
DATE: MAY 11, 2022

SCALE: 1" = 30'

SHEET G-1

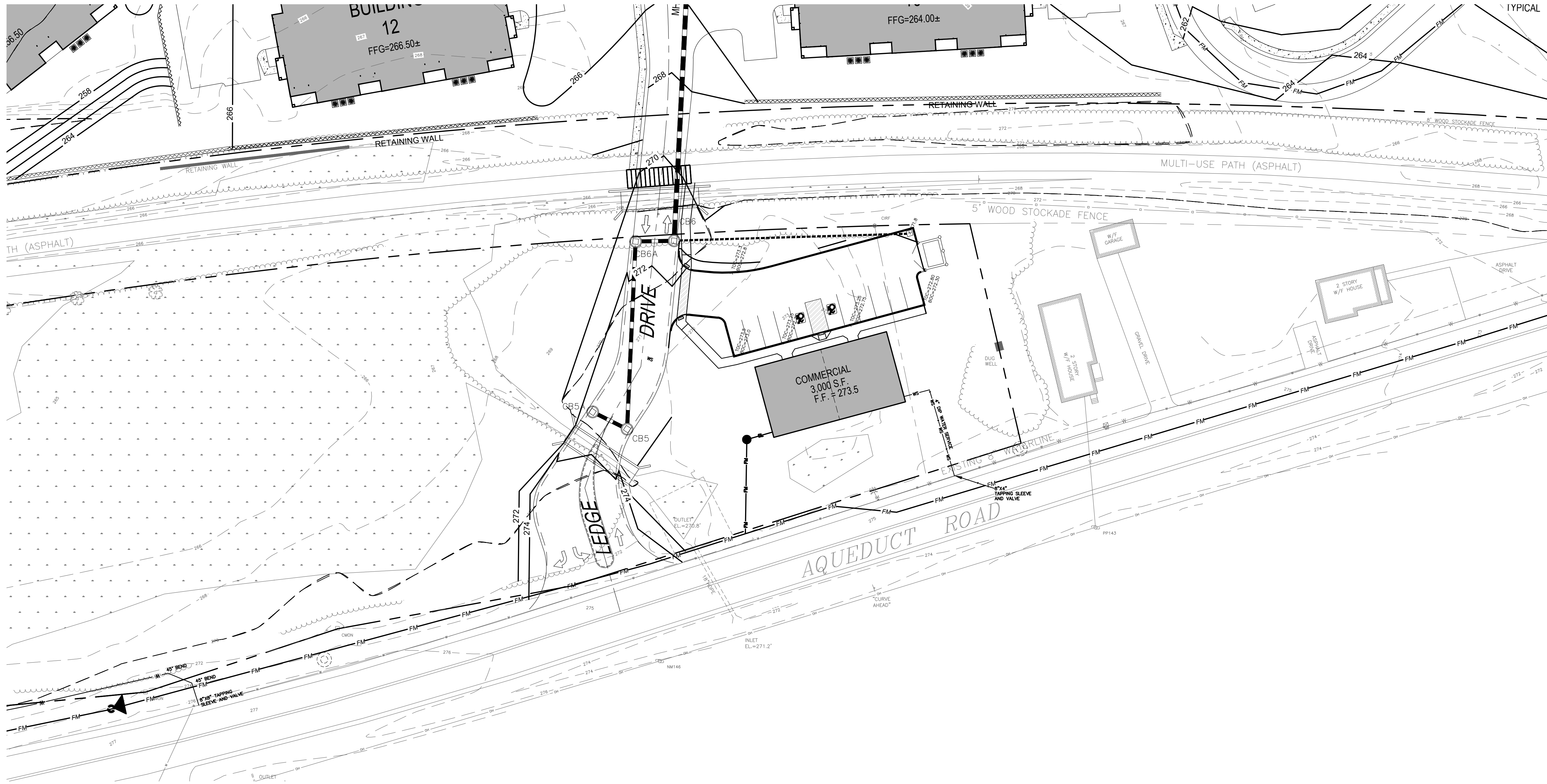
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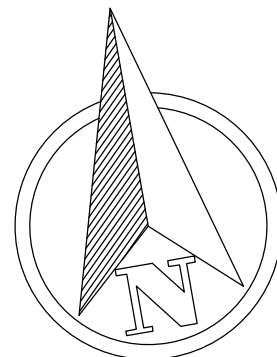
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NYS LIC. NO. 075408



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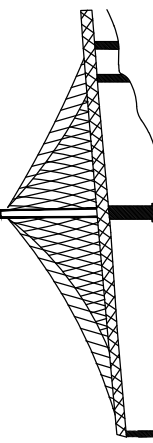
- LEGEND
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 - PROPOSED GATE VALVE



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Niskayuna, NY 12309
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bsteenburgpe@gmail.com



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

COUNTY OF SCHENECTADY TOWN OF NISKAYUNA STATE OF NEW YORK

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CADD FILE: JOB NO. SHEET G-2

DATE: MAY 11, 2022

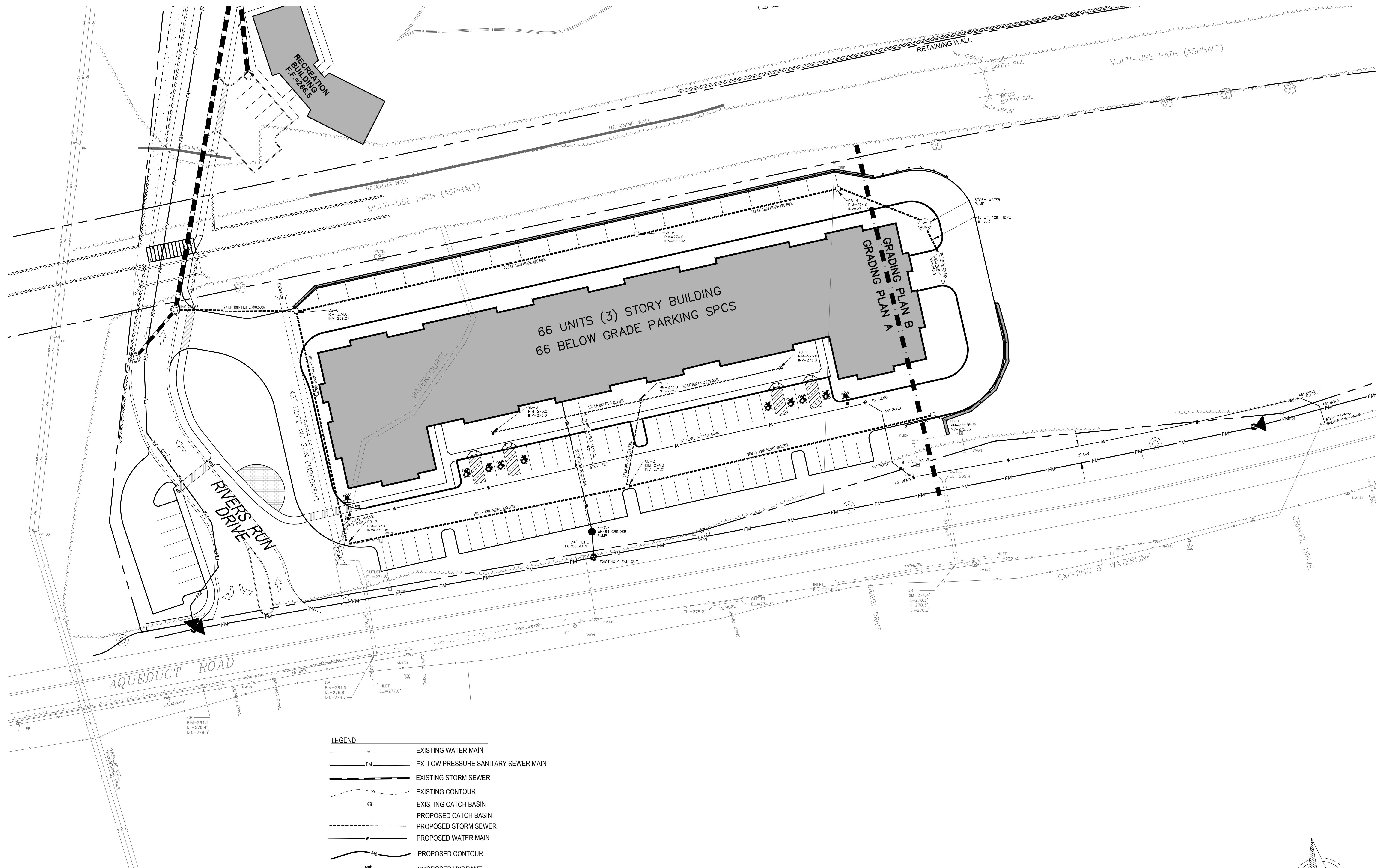
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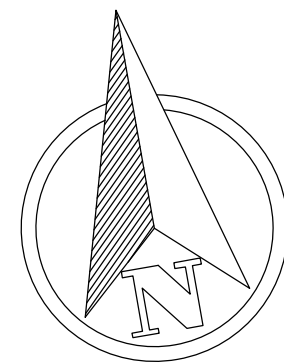
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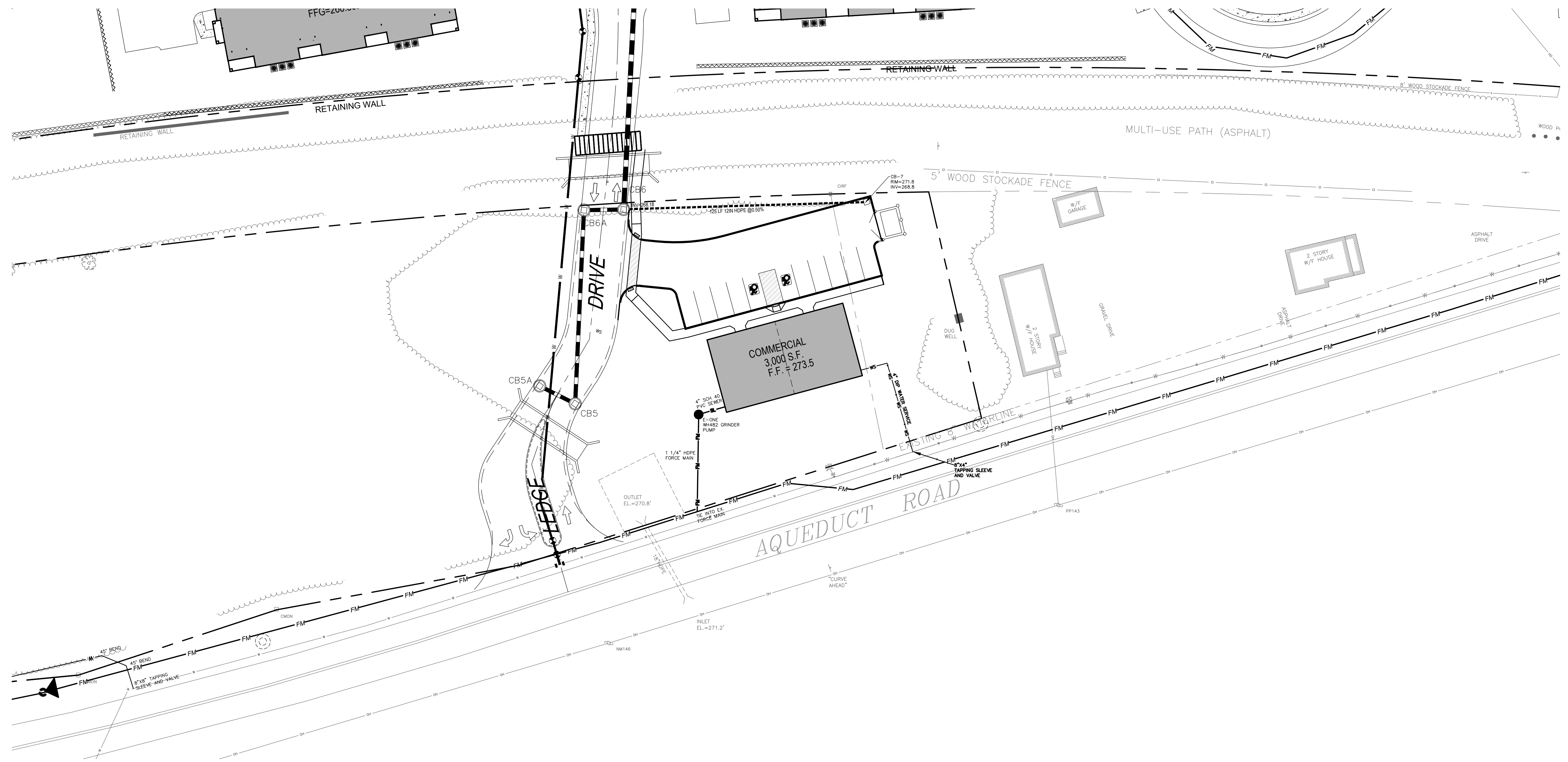
UTILITY PLAN
PHASE 2 – RIVERS LEDGE OF NISKAYUNA
2837 AQUEDUCT ROAD

COUNTY OF SCHENECTADY TOWN OF NISKAYUNA STATE OF NEW YORK
DRAWN BY: CHECKED BY: SCALE: 1" = 30'
CADD FILE: JOB NO. DATE: MAY 11, 2022
SHEET U-1

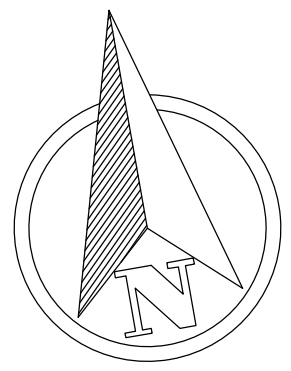
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1	8/29/22	REVISED AS PER THE COMMENTS	



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 - ⊙ EXISTING CATCH BASIN
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UTILITY 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'
CADD FILE: [] JOB NO. []
DATE: MAY 11, 2022 SHEET U-2

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

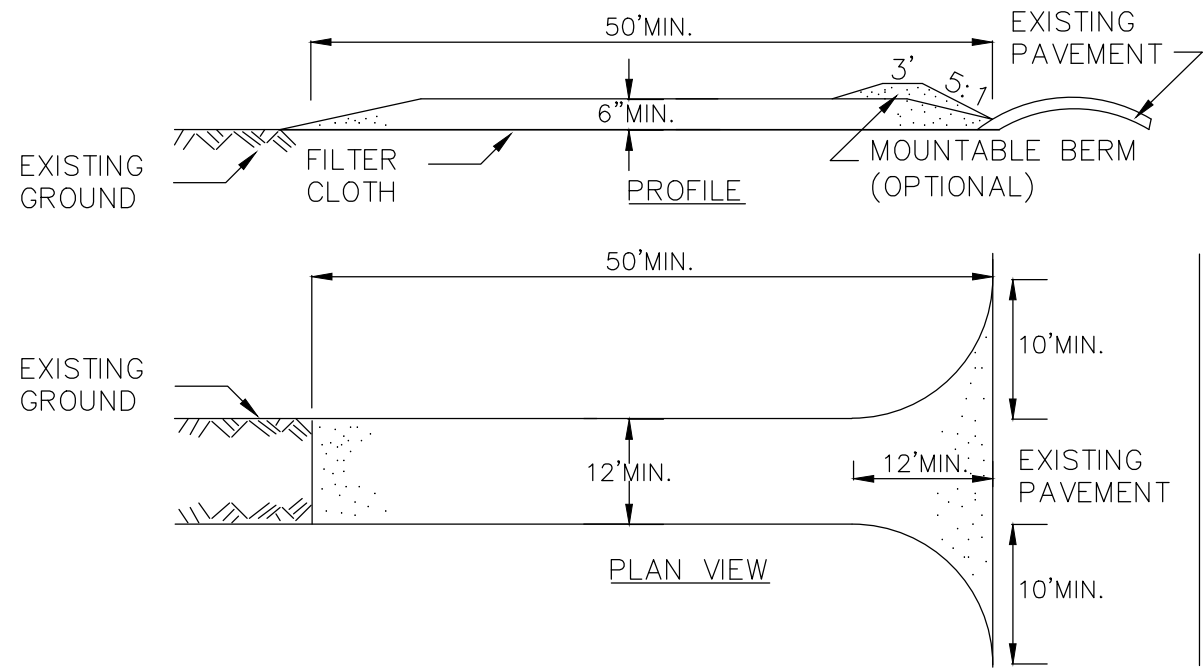
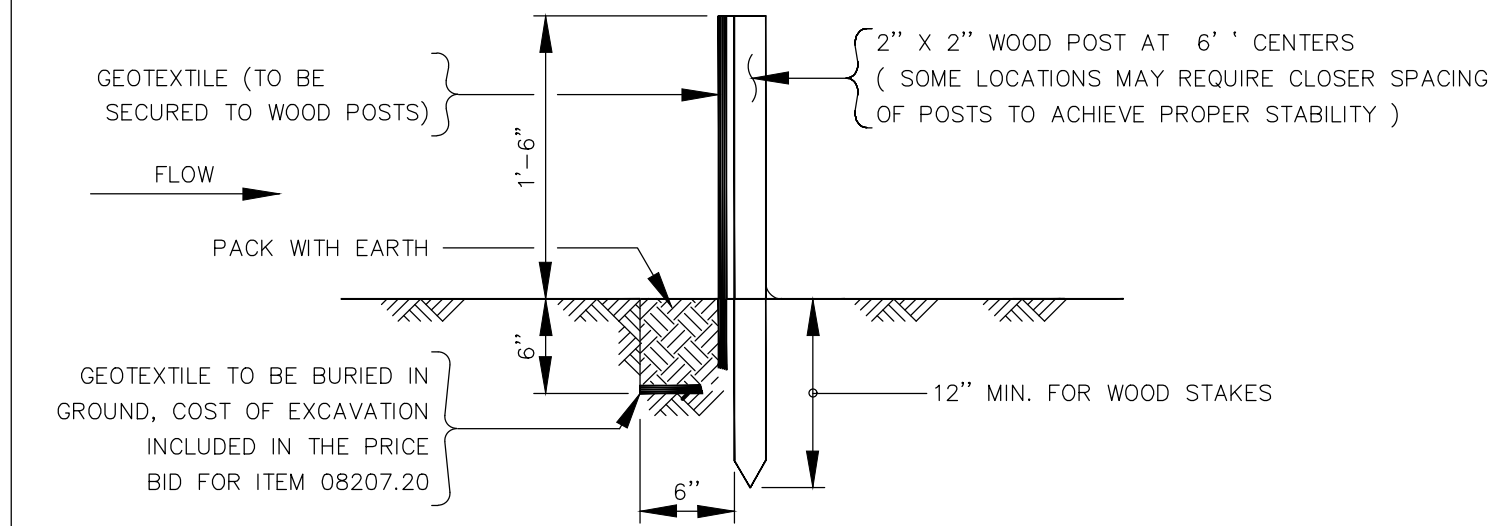
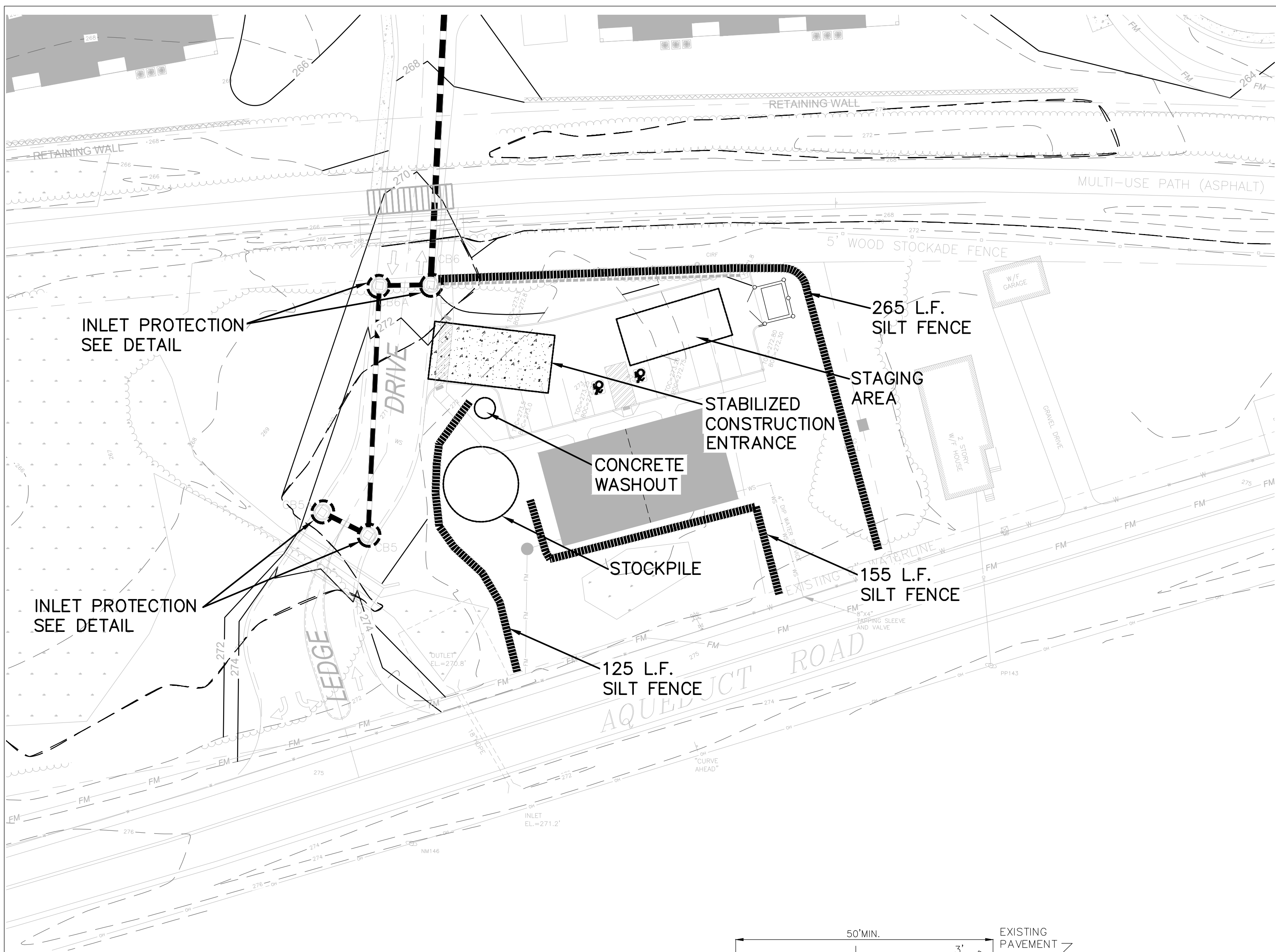
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BRETT L. STEENBURGH, P.E.
NYS Lic. No. 079406

NO.	DATE	REVISIONS	BY:
1	8/2/22	REVISED AS PER THE COMMENTS	

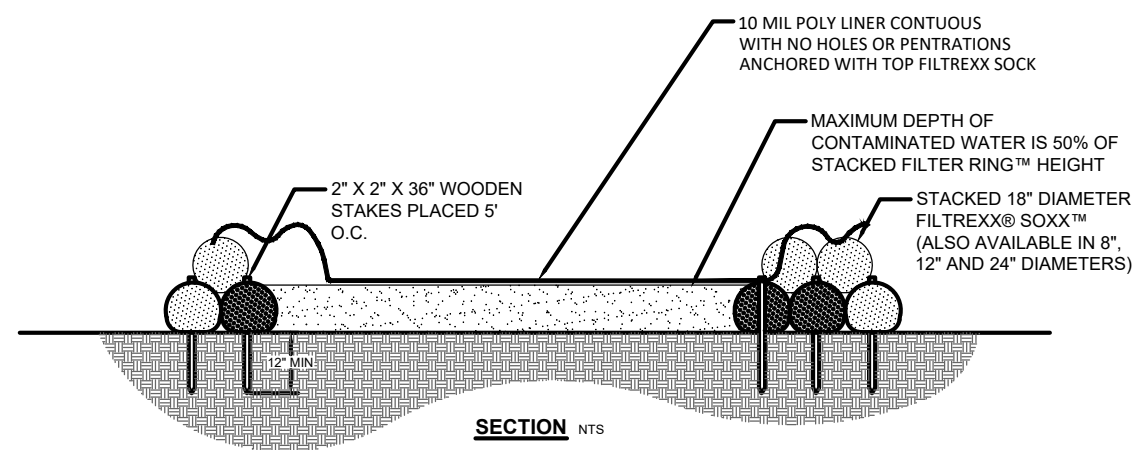


SILT FENCE DETAIL	
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE (NOT TO SCALE)	
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.	POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 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.

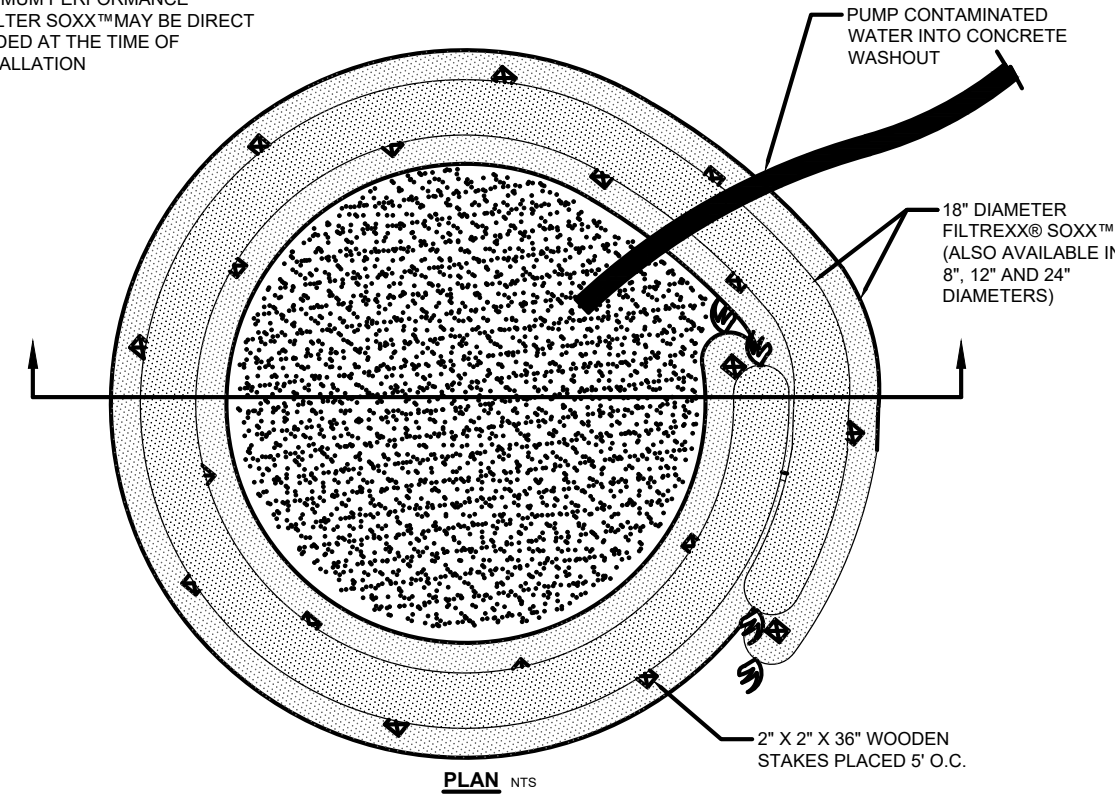
- STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS – NOT LESS THAN SIX (6) INCHES.
- WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 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.
- 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 TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
- 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)

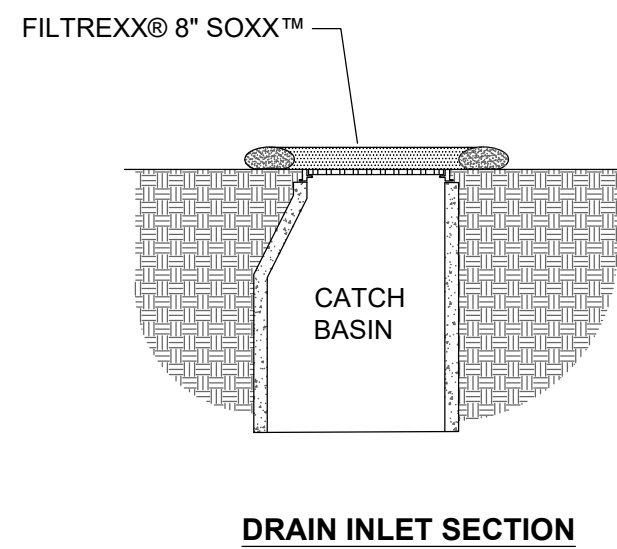
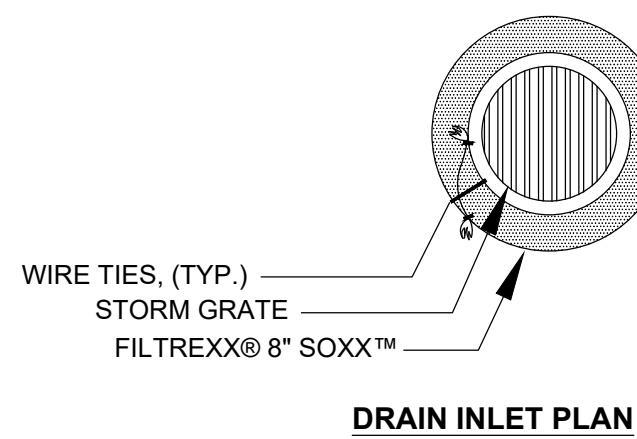
LEGEND	
	EXISTING WATER MAIN
	EX. LOW PRESSURE SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING CONTOUR
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	PROPOSED STORM SEWER
	PROPOSED WATER MAIN
	PROPOSED CONTOUR
	PROPOSED HYDRANT
	PROPOSED GATE VALVE



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



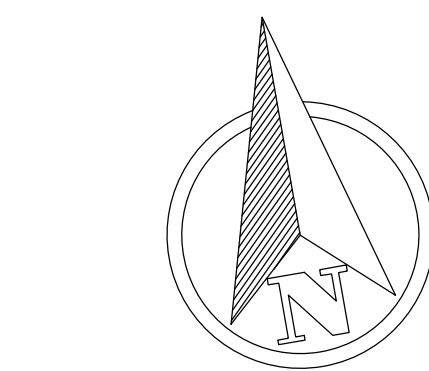
FILTREXX® CONCRETE WASHOUT
NTS



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

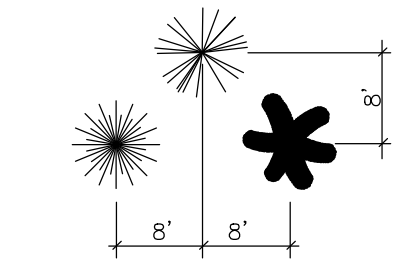
FILTREXX® INLET PROTECTION
NTS

- EROSION AND SEDIMENT CONTROL NOTES:
- 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.
 - 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.
 - IF REQUESTED BY THE STORMWATER OFFICE, ADDITIONAL SILT FENCE MUST BE INSTALLED A MINIMUM OF 6 INCHES INTO THE GROUND SURFACE.
 - ANY SOILS TRACKED INTO PUBLIC ROADS MUST BE SWEEPED UP IMMEDIATELY
 - CONCRETE POURING MAY NOT TAKE PLACE UNTIL A CONCRETE WASHOUT AREA IS INSTALLED.
 - ANY PUMPING OF STORMWATER ON SITE MUST BE DISCHARGED THROUGH A FILTER AND/OR STONE.
 - 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.



BRETT L. STEENBURGH, P.E. REFERENCE:
PLAN SET ENTITLED "RIVERS LEDGE NISKAYUNA" AS PREPARED BY
ARICO ASSOCIATES, ENGINEERS, LAND PLANNERS & CONSULTANTS

	NO. DATE: 1 8/29/22 REVISIONS				
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BRETT L. STEENBURGH, P.E. PLLC 2832 Rosendale Road Niskayuna, NY 12309 (518) 365-0675 bsteenburgp@bsteenburgp.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 CHECKED BY: SCALE: 1" = 30' CADD FILE: JOB NO. DATE: MAY 11, 2022			
SHEET E-2					



BUFFER PLANT SPACING

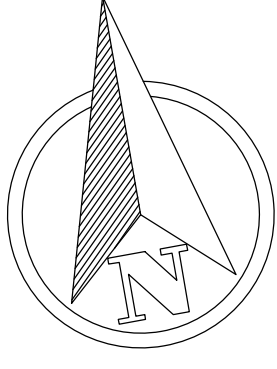
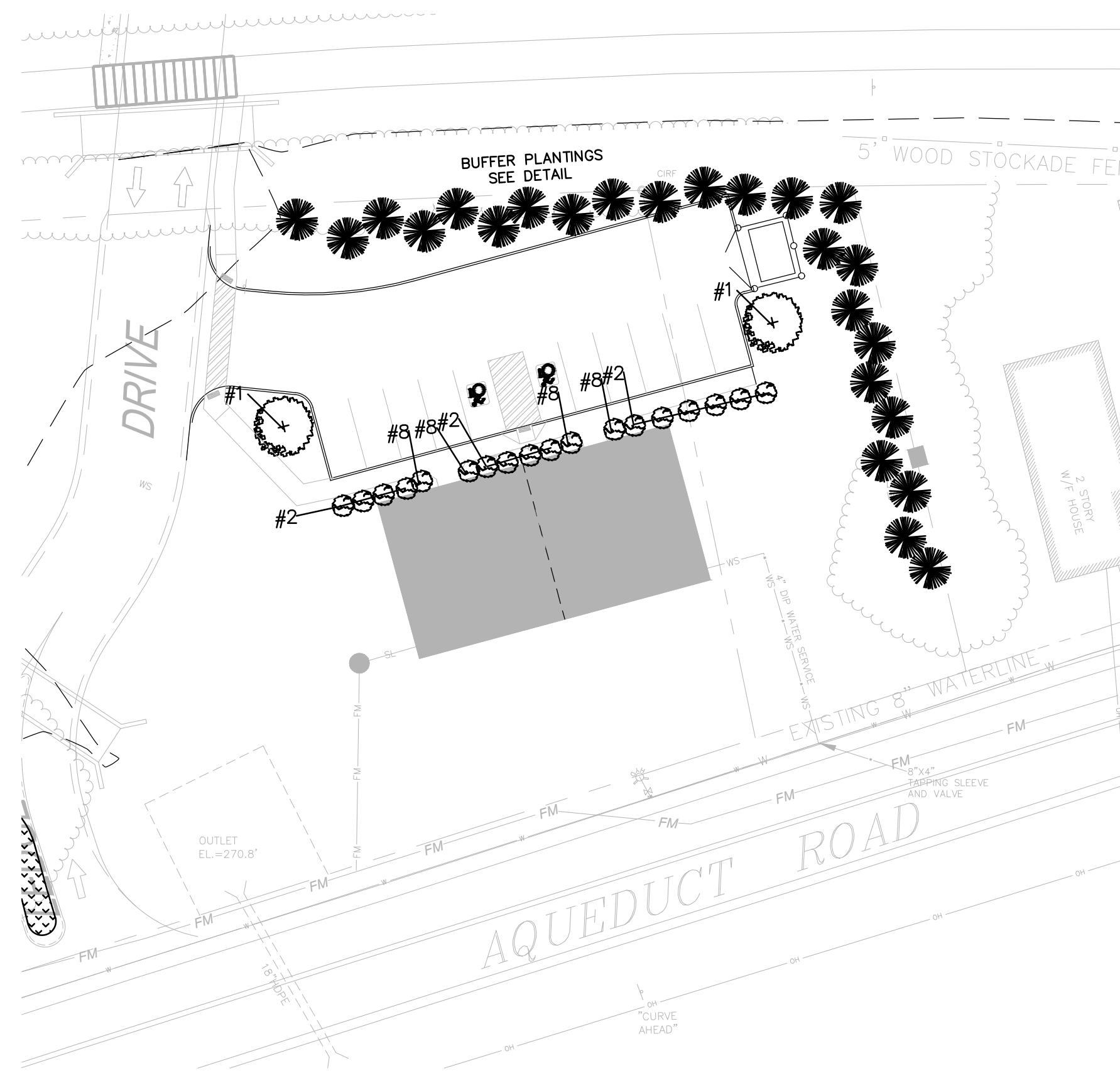
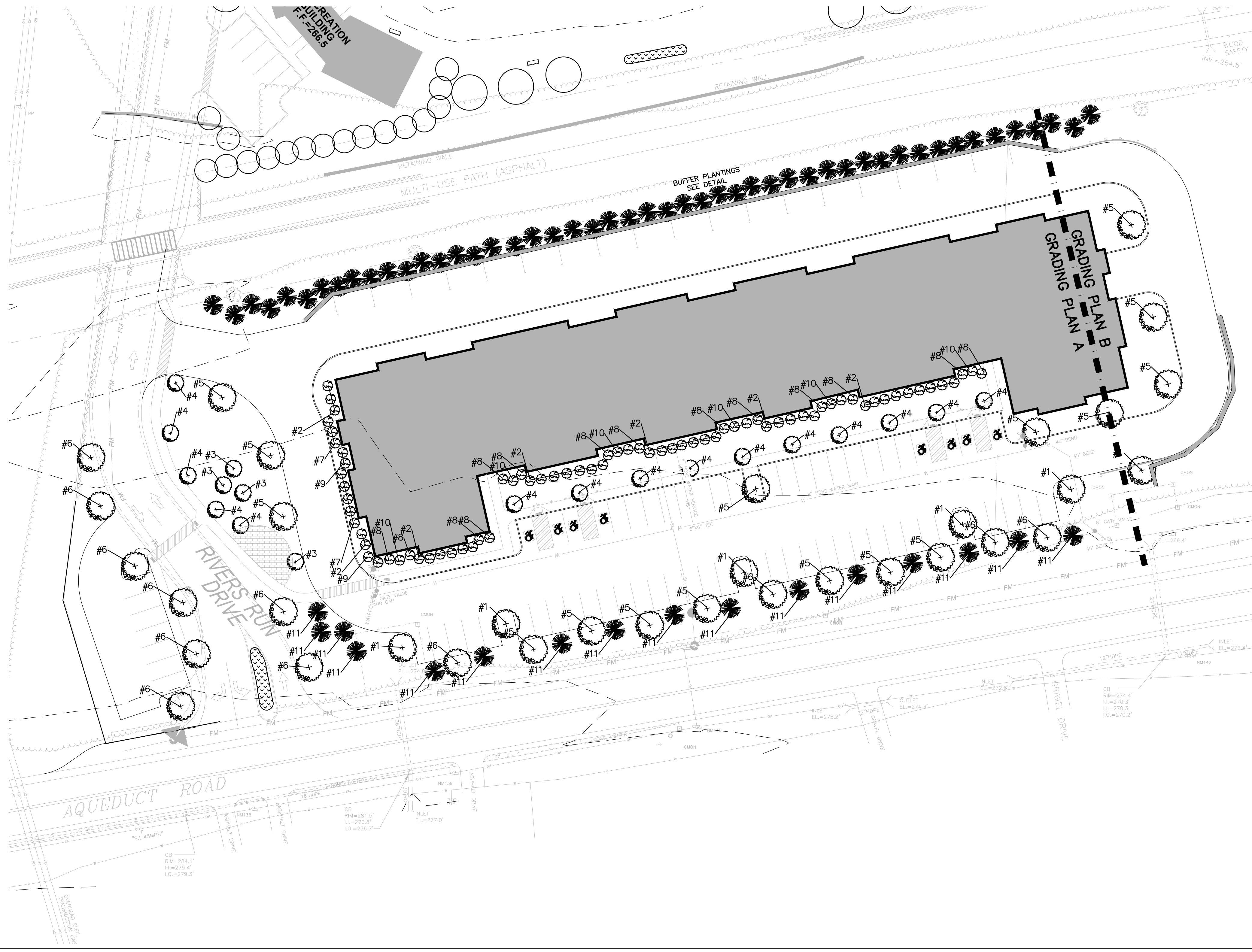
BUFFER SPECIES SHALL BE A MIXTURE OF WHITE FIR, HINOKI CYPRUS AND NORWAY SPRUCE WITH A PLANTED SIZE OF 4'-6' TALL

PLANTING SCHEDULE					
TYPE	ABBREV	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY
LARGE DECIDUOUS TREE	1	RED MAPLE	ACER RUBRUM	3" CAL. 8' & 8'	7
DECIDUOUS SHRUB	2	BOXWOOD	BOXWOOD SEMPERVIRENS	5 GALLON	51
MEDIUM DECIDUOUS TREE	3	RIVER BIRCH	BETULA NIGRA	3" CAL.	4
MEDIUM FLOWERING DECIDUOUS TREE	4	SARGENT CRABAPPLE	MALUS SARGENTI	3" CAL.	14
LARGE DECIDUOUS TREE	5	BLACK GUM/TUPELO	NYSSA SYLVATICA	3" CAL. 8' & 8'	9
LARGE DECIDUOUS TREE	6	AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS	5" CAL. 8' & 8'	8
FLOWERING SHRUB	7	DWARF SPIREA	SPIREA BUMALA FROEBELI	3 GALLON	8
FLOWERING SHRUB	8	MOPHEAD HYDRANGEA	HYDRANGEA MACROPHYLLA	5 GALLON	18
FLOWERING SHRUB	9	ROSE OF SHARON	HIBISCUS SYRIACUS	5 GALLON	4
SHRUB	10	GOLD SWORD YUCCA	YUCCA FILAMENTOSA 'GOLD SWORD'	5 GALLON	9
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.

LANDSCAPING 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:

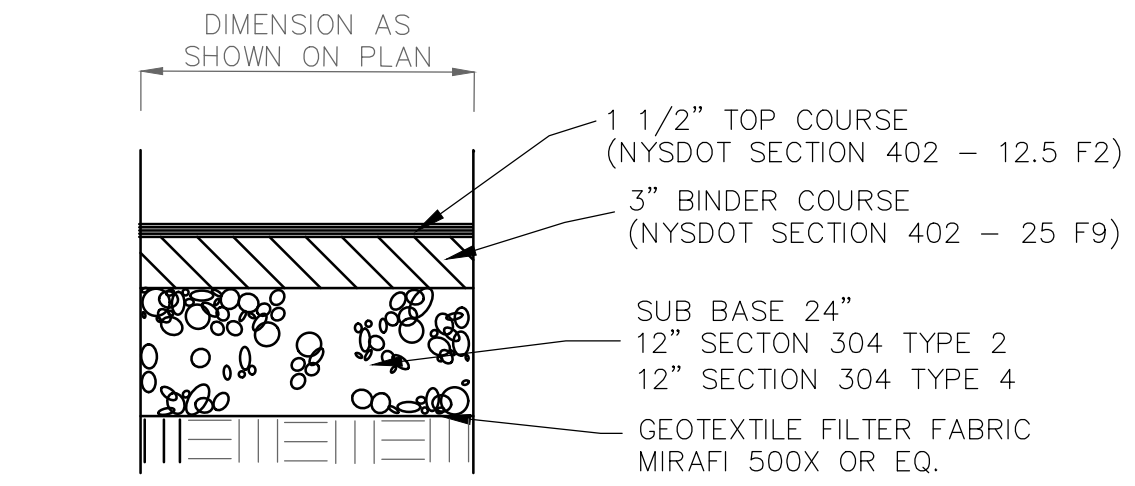
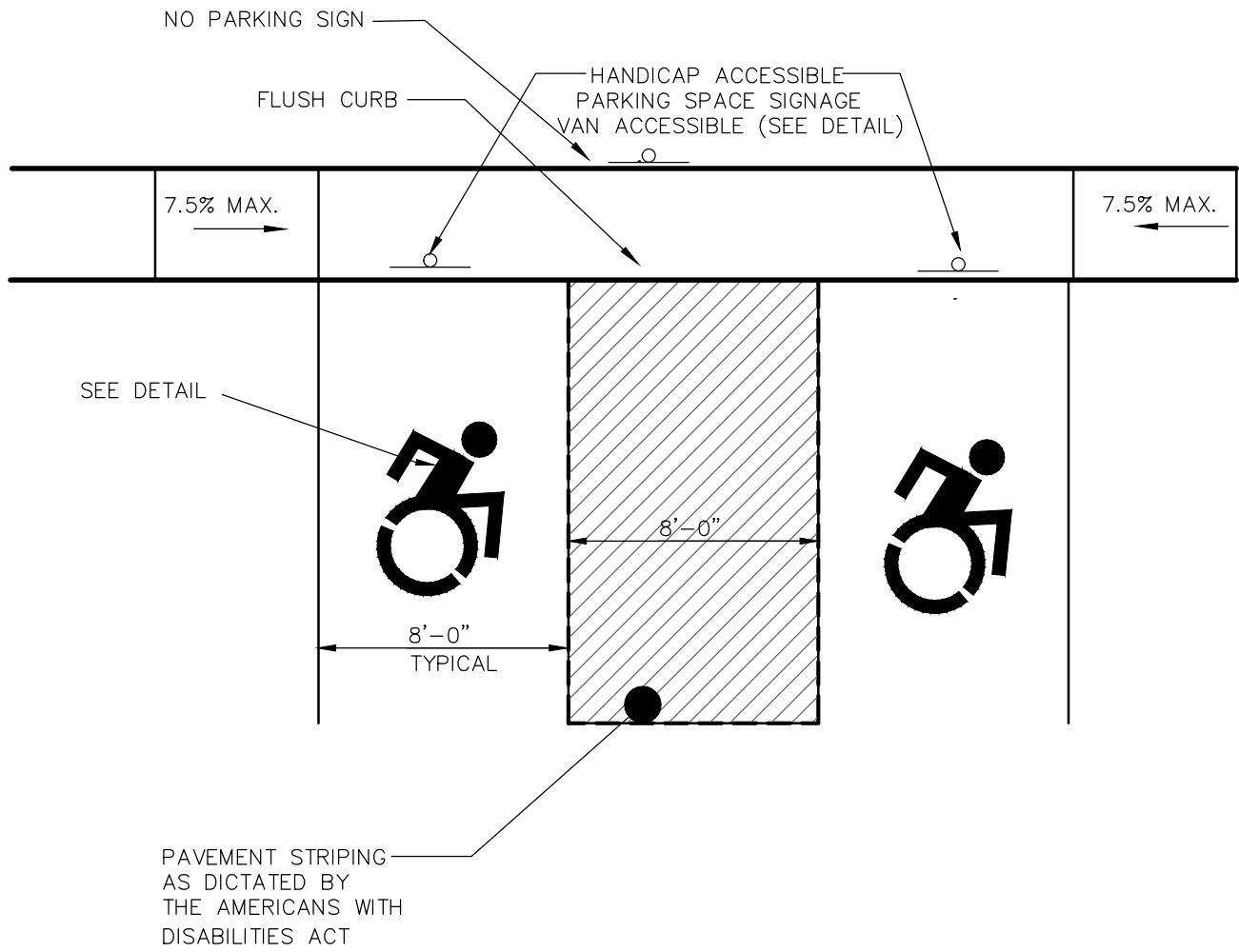
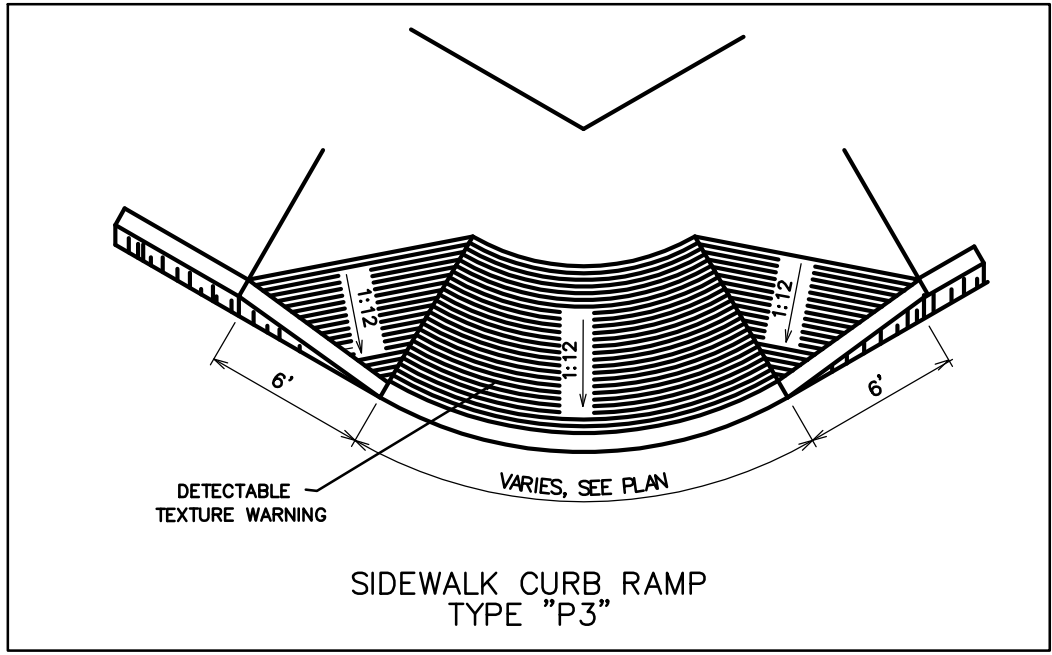
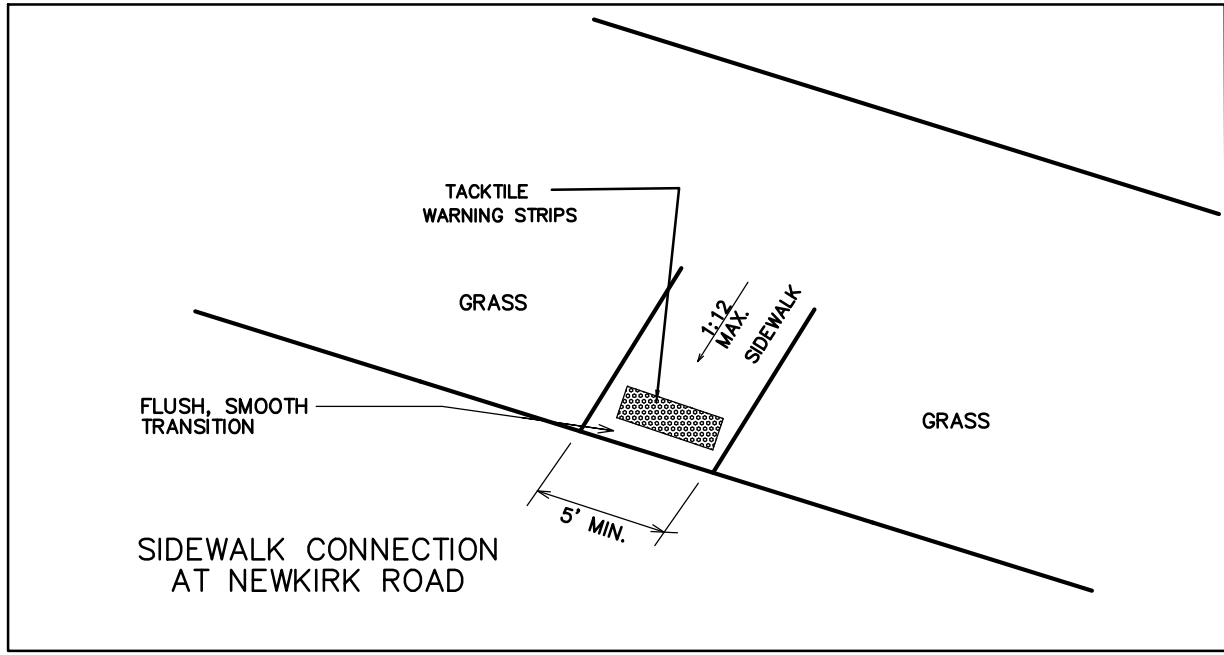
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JOB NO.
SCALE: 1" = 30'
SHEET L-1

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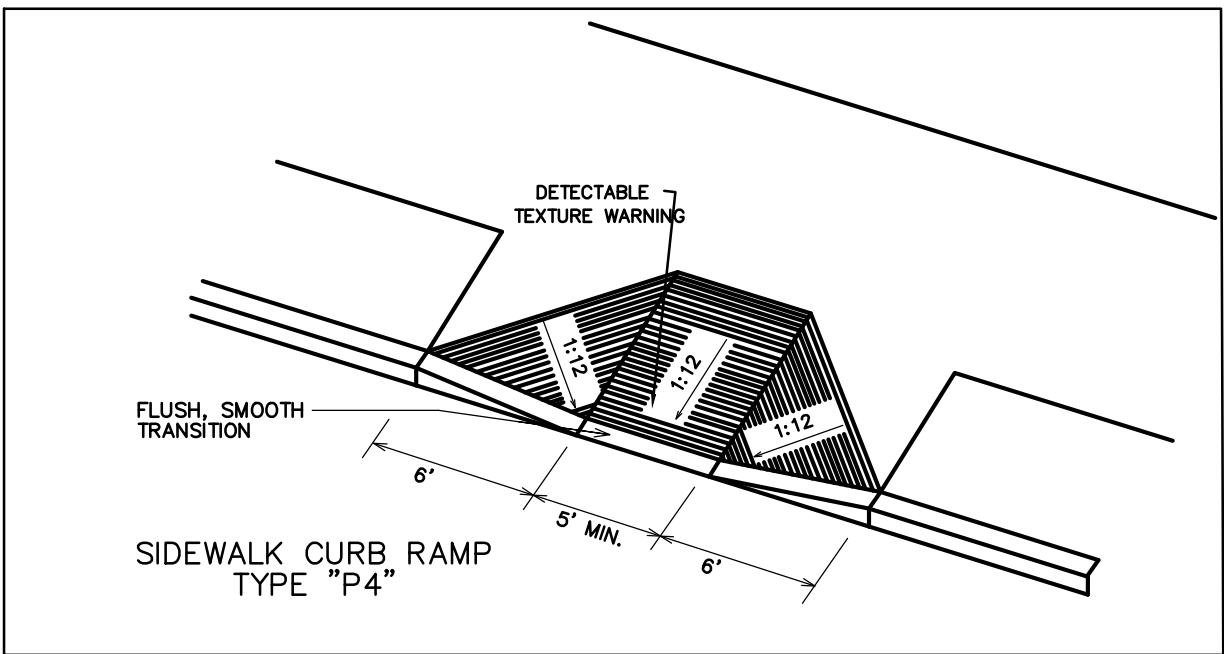
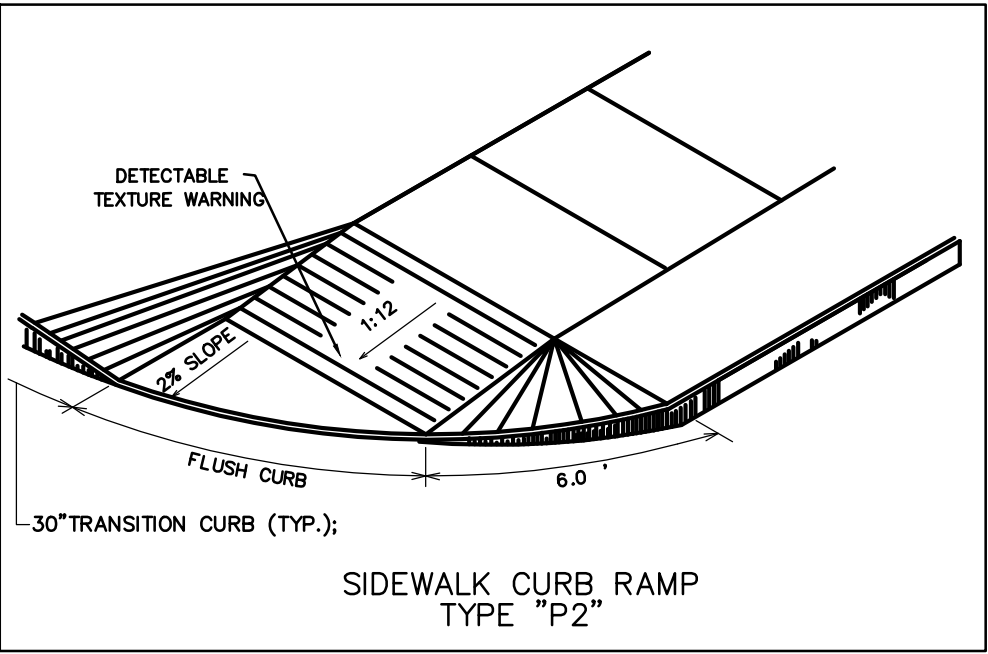
ENGINEERING THAT TRANSFORMS
IMAGINATION INTO REALITY



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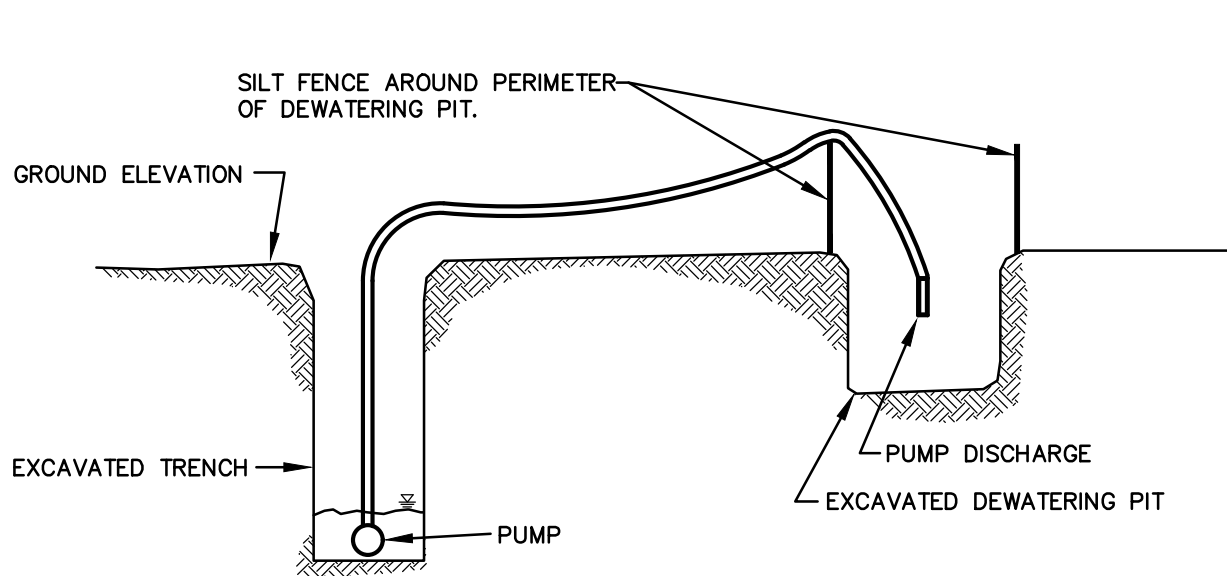


ASPHALT PAVEMENT SECTION
(NOT TO SCALE)



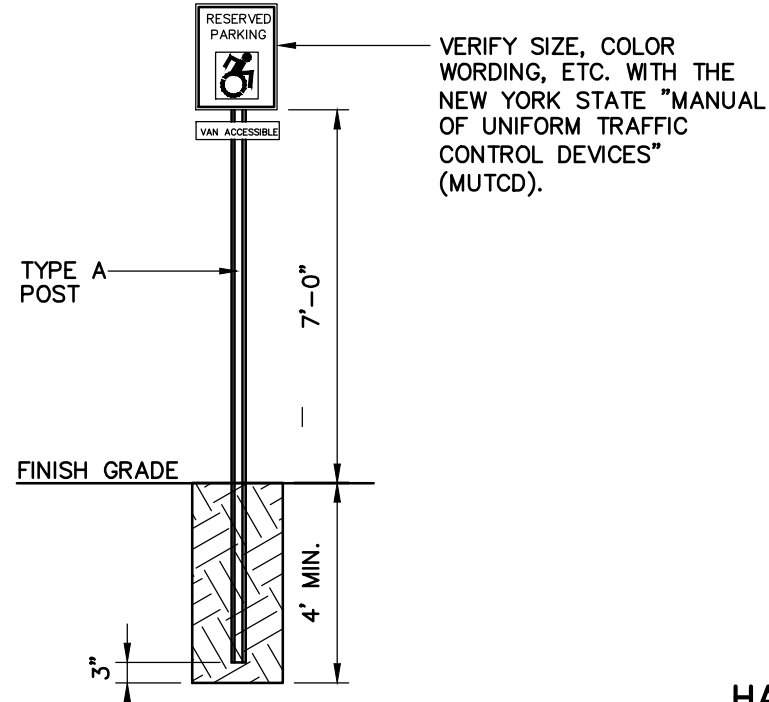
HANDICAP RAMP DETAILS

N.T.S.

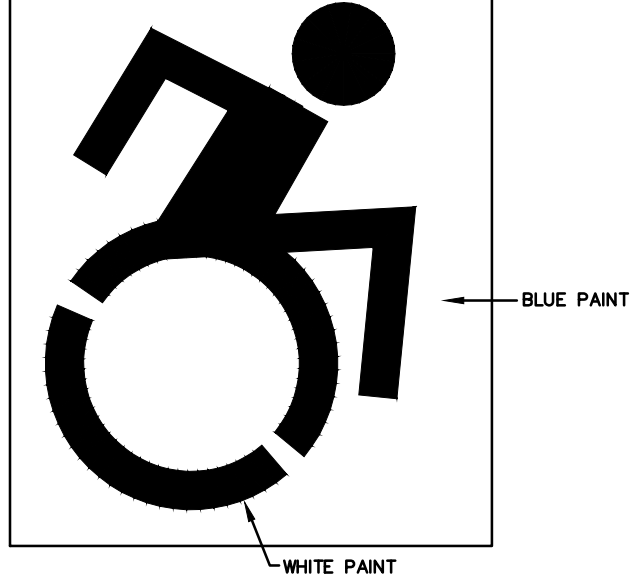


TYPICAL DEWATERING DETAIL

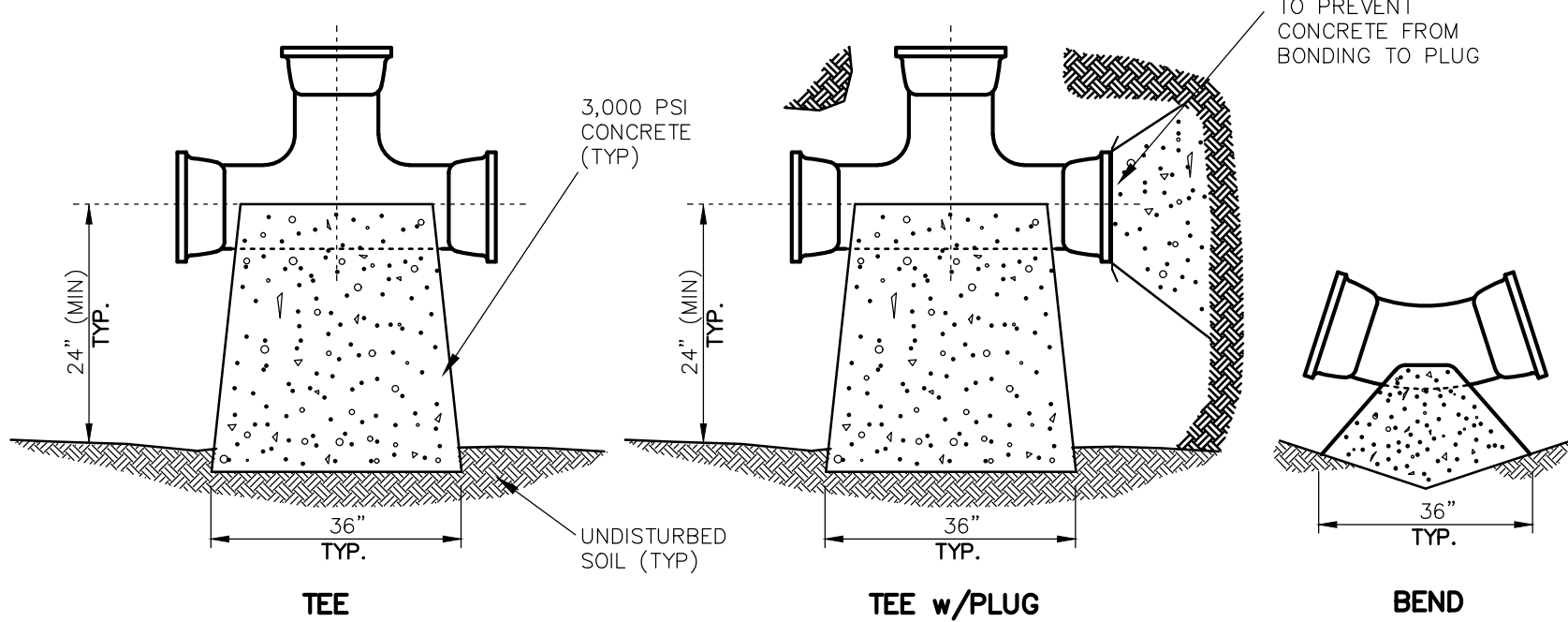
N.T.S.



ACCESSIBLE PARKING SIGN
(NOT TO SCALE)



HANDICAP PARKING SPACE PARKING DETAIL
(NOT TO SCALE)



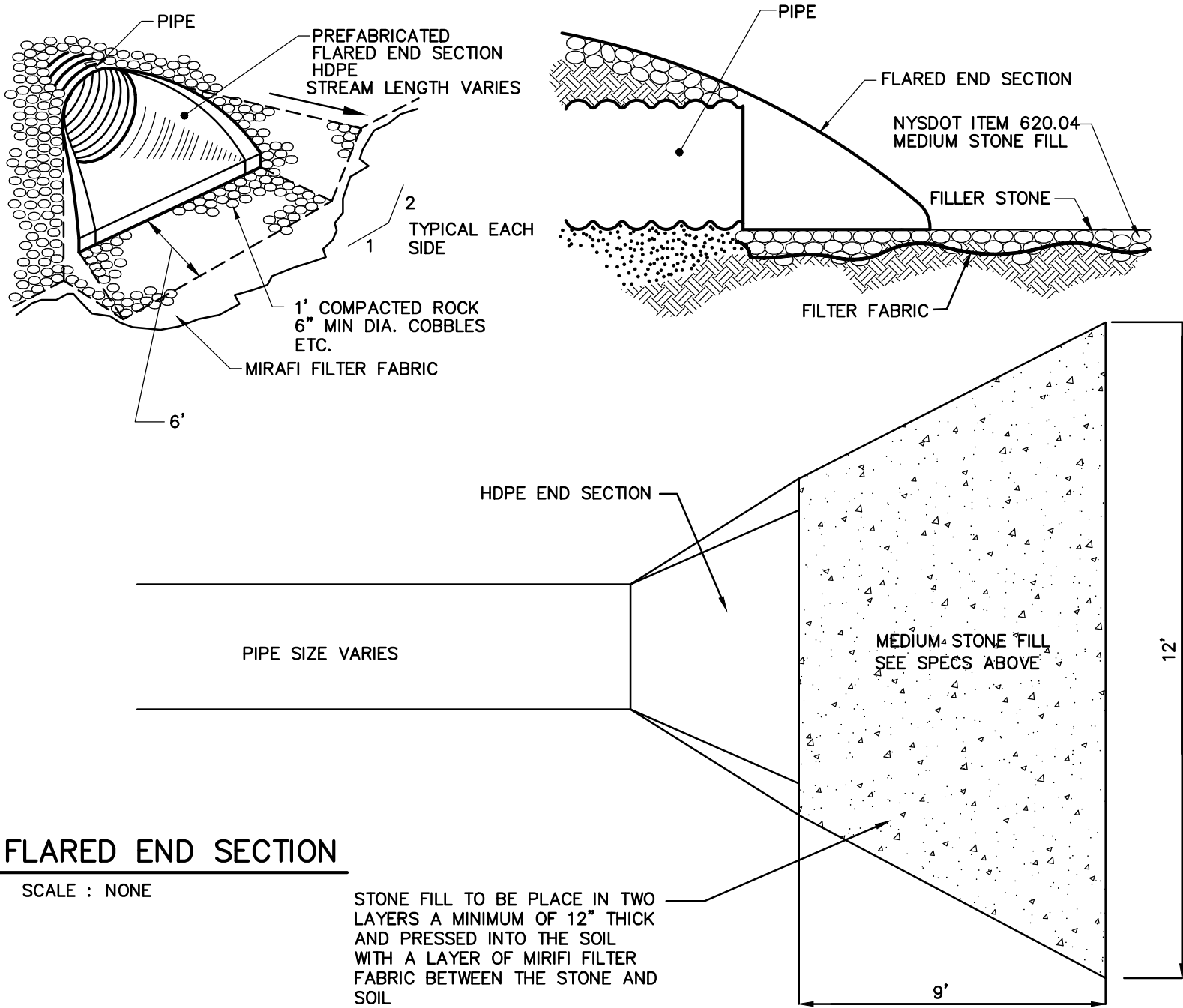
TYPICAL HORIZONTAL THRUST BLOCK DETAIL

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 (FT ²) 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	

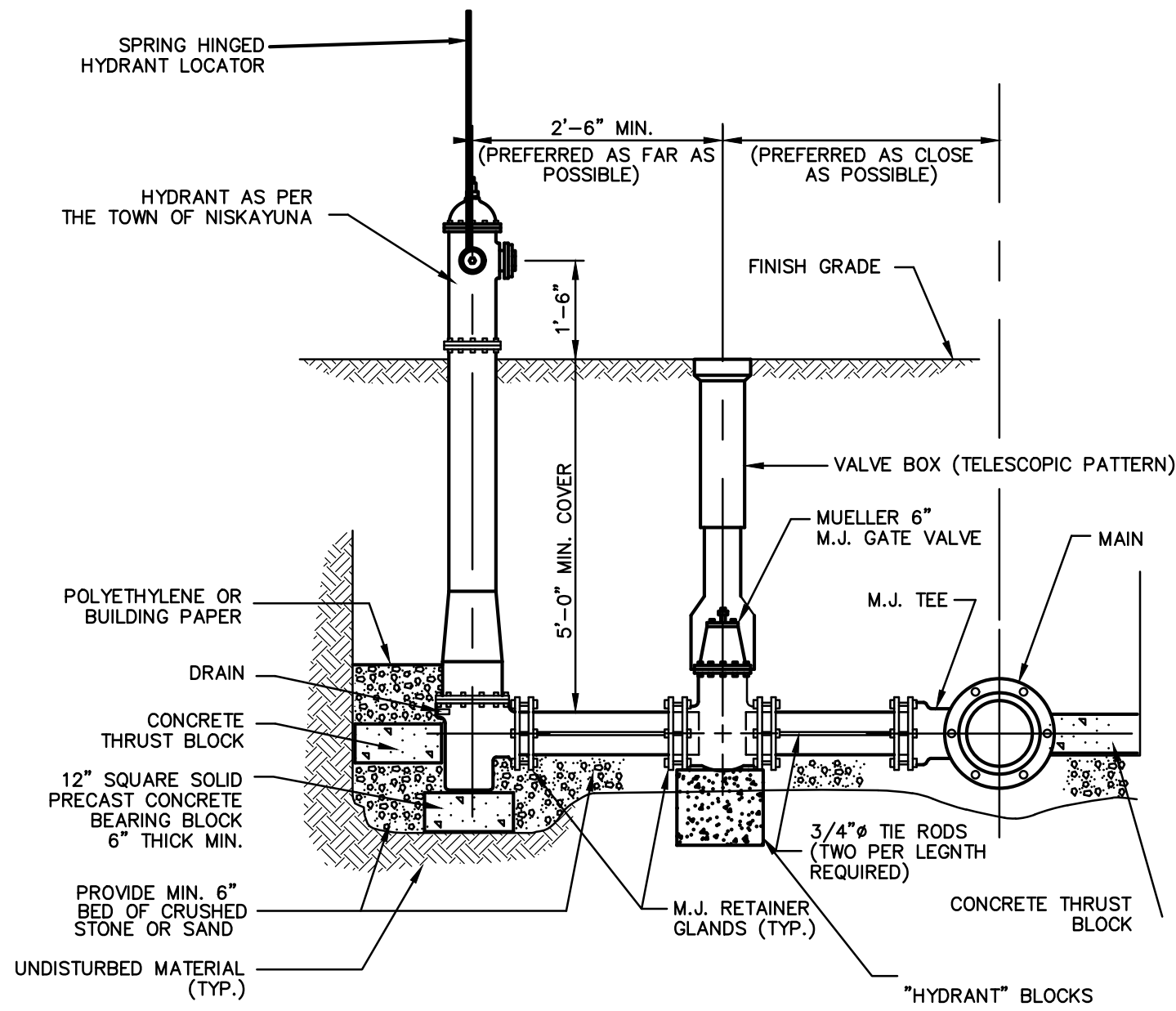
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PIPE W/ FLARED END SECTION

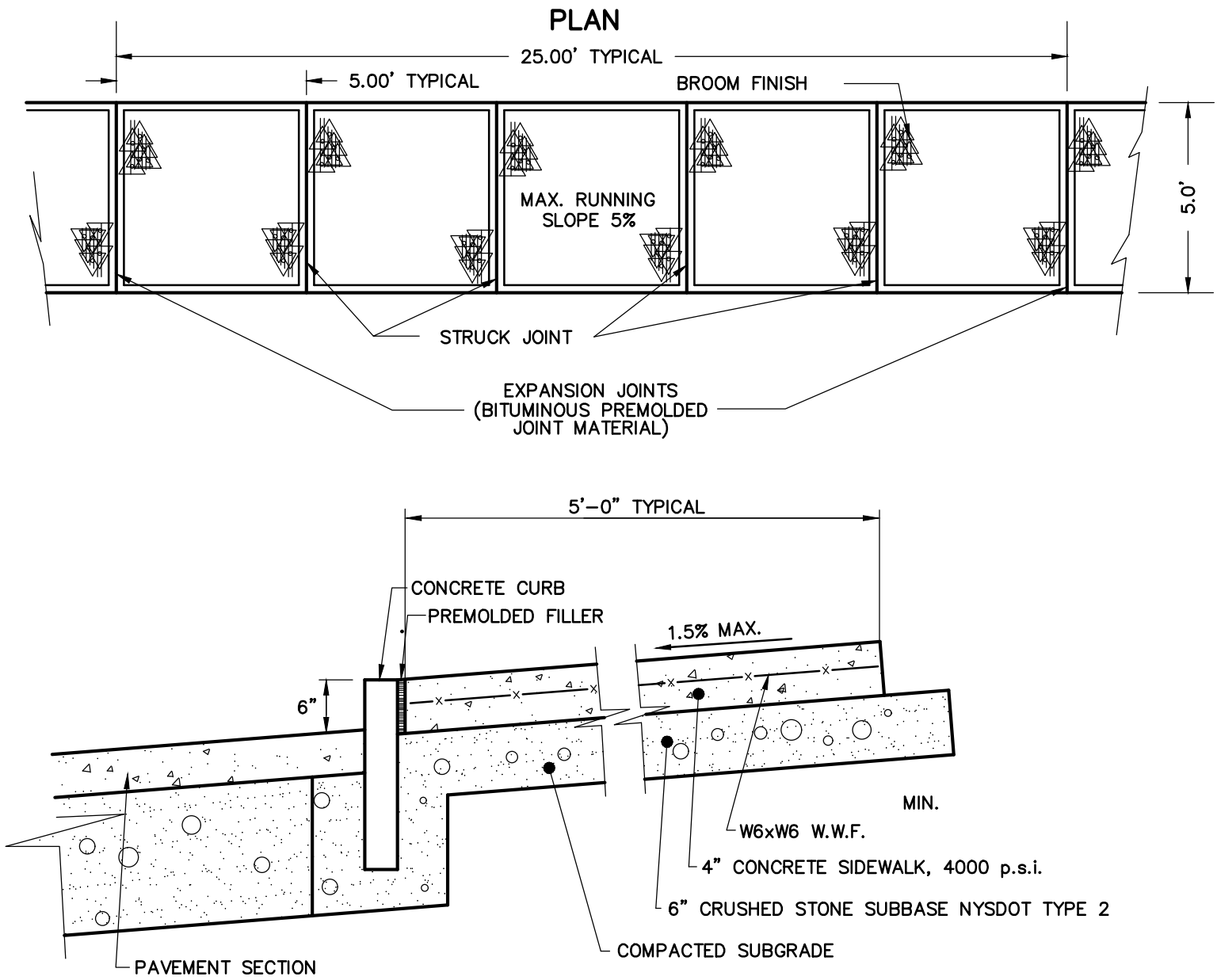
SCALE : NONE

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.



HYDRANT DETAIL

(NOT TO SCALE)



- NOTES:
- SEE SIDEWALK JOINTS DETAIL FOR JOINT SIZE AND SPACING
 - 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.

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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 JOB NO. DATE: MAY 11, 2022

SHEET D-1

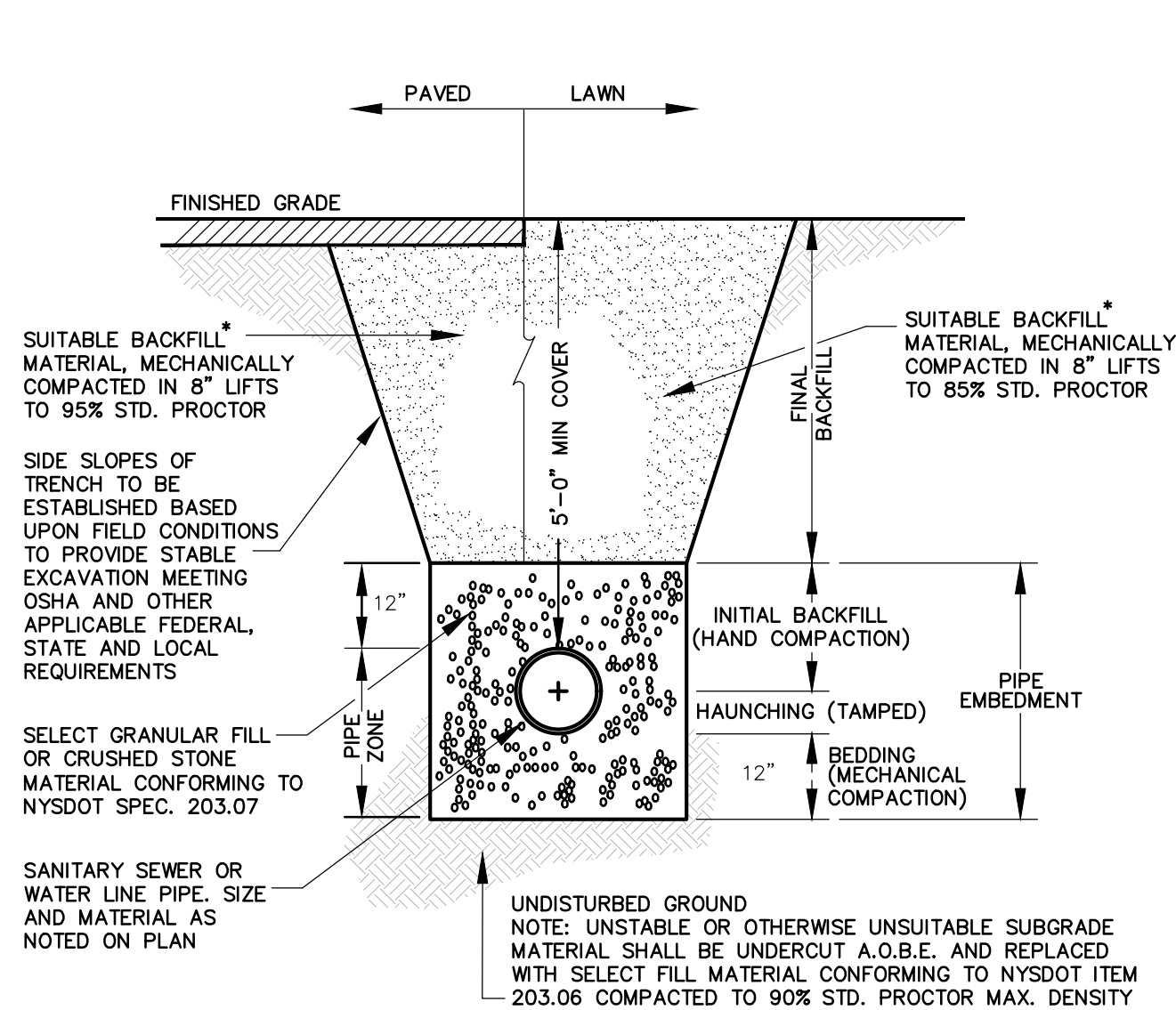
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NO.	DESCRIPTION		
1	8/21/22	REVISED AS PER THE COMMENTS	



**SANITARY SEWER & WATER LINE
TRENCH AND BACKFILL DETAIL**
(NOT TO SCALE)

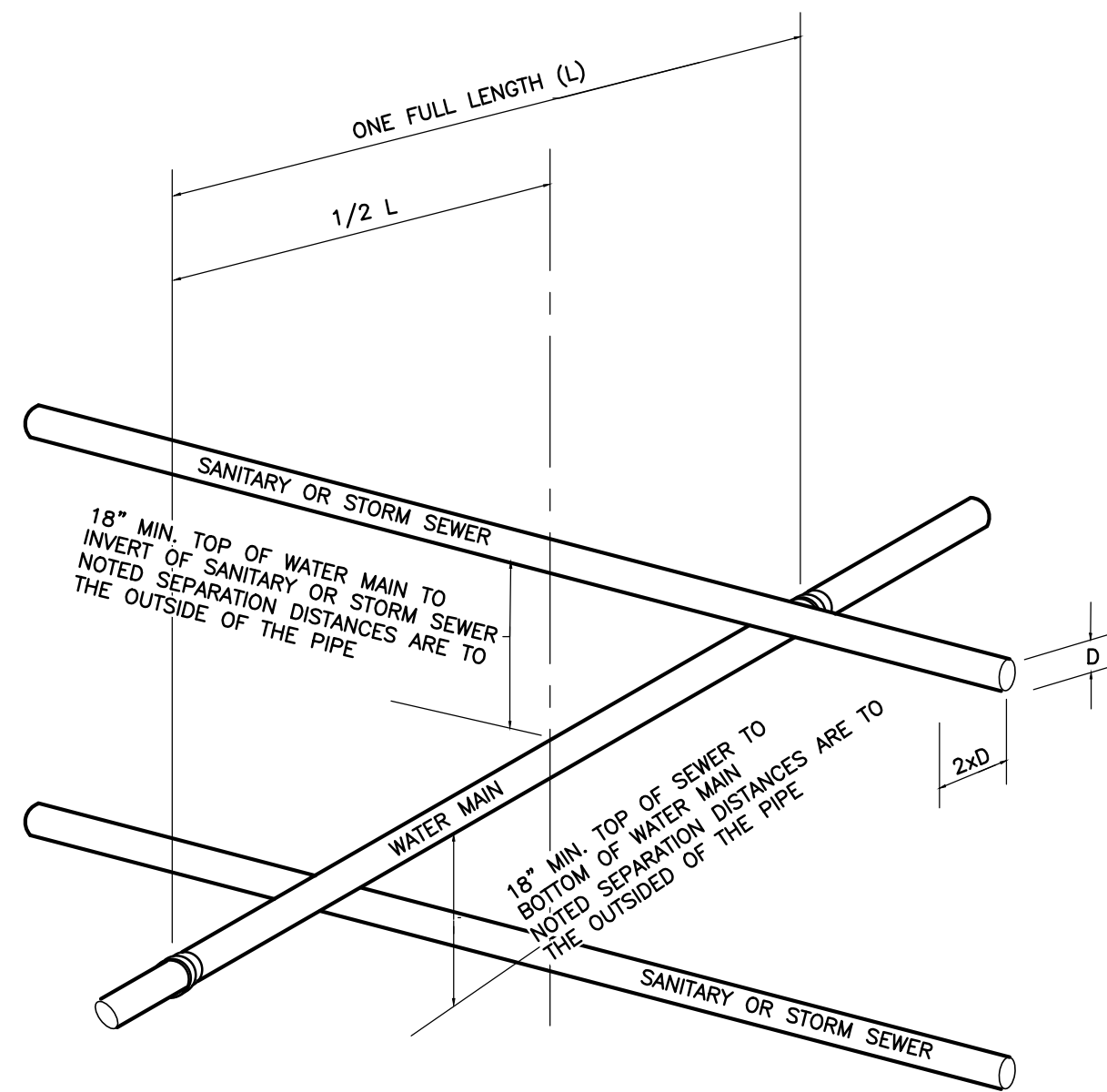
NOTE
SUITABLE BACKFILL MATERIAL FOR FINAL BACKFILL SHALL BE FREE OF DEBRIS, FOREIGN MATERIAL, LARGE STONES, TREES, ORGANIC MATTER AND OTHER DELETERIOUS WATER AND CONFORMS WITH ASTM D 2487 SOIL GROUPS GW, GP, GM, SM, SW, AND SP.

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

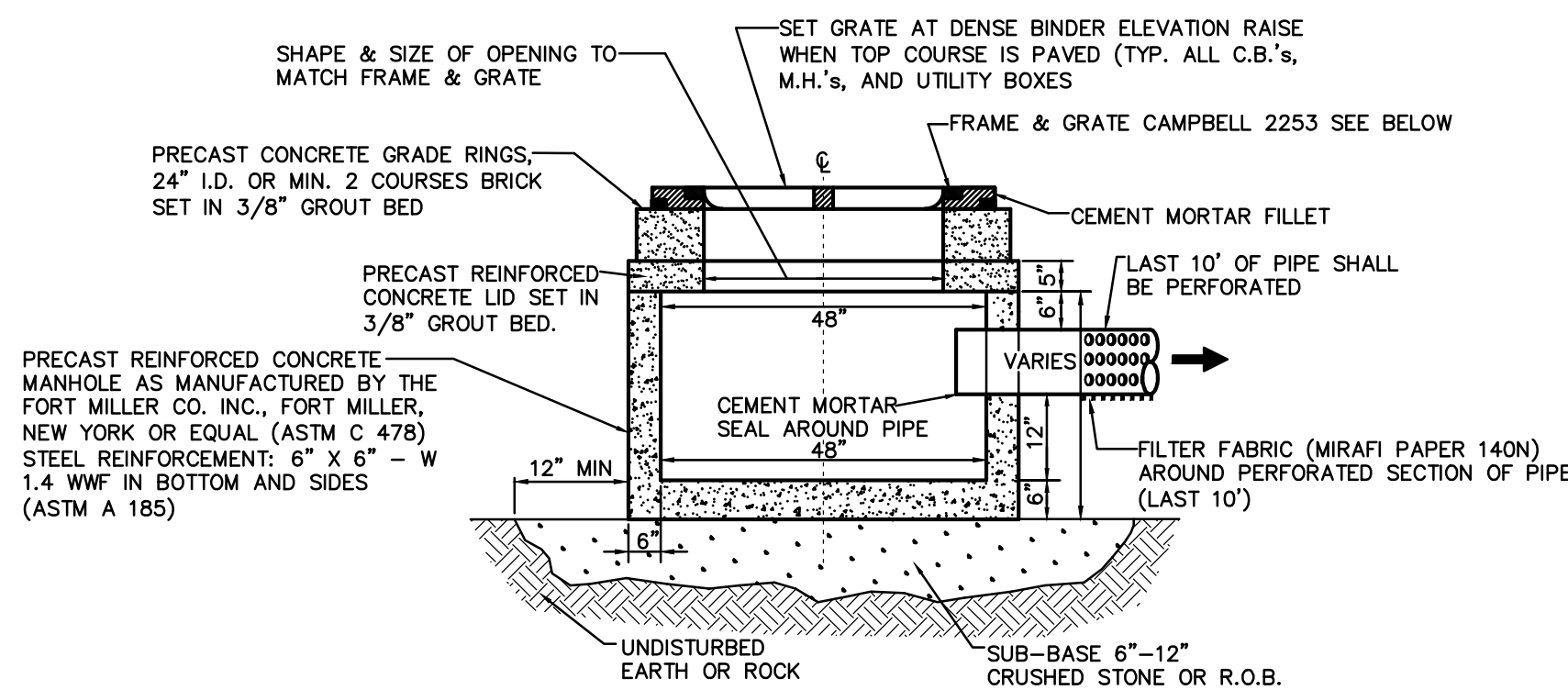
BEDDING CLASSES A, B, C OR CURSHED STONE AS DESCRIBED IN ASTM C 12 SHALL BE USED AND CAREFULLY COMPACTED FOR ALL RIGID PIPE.

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.

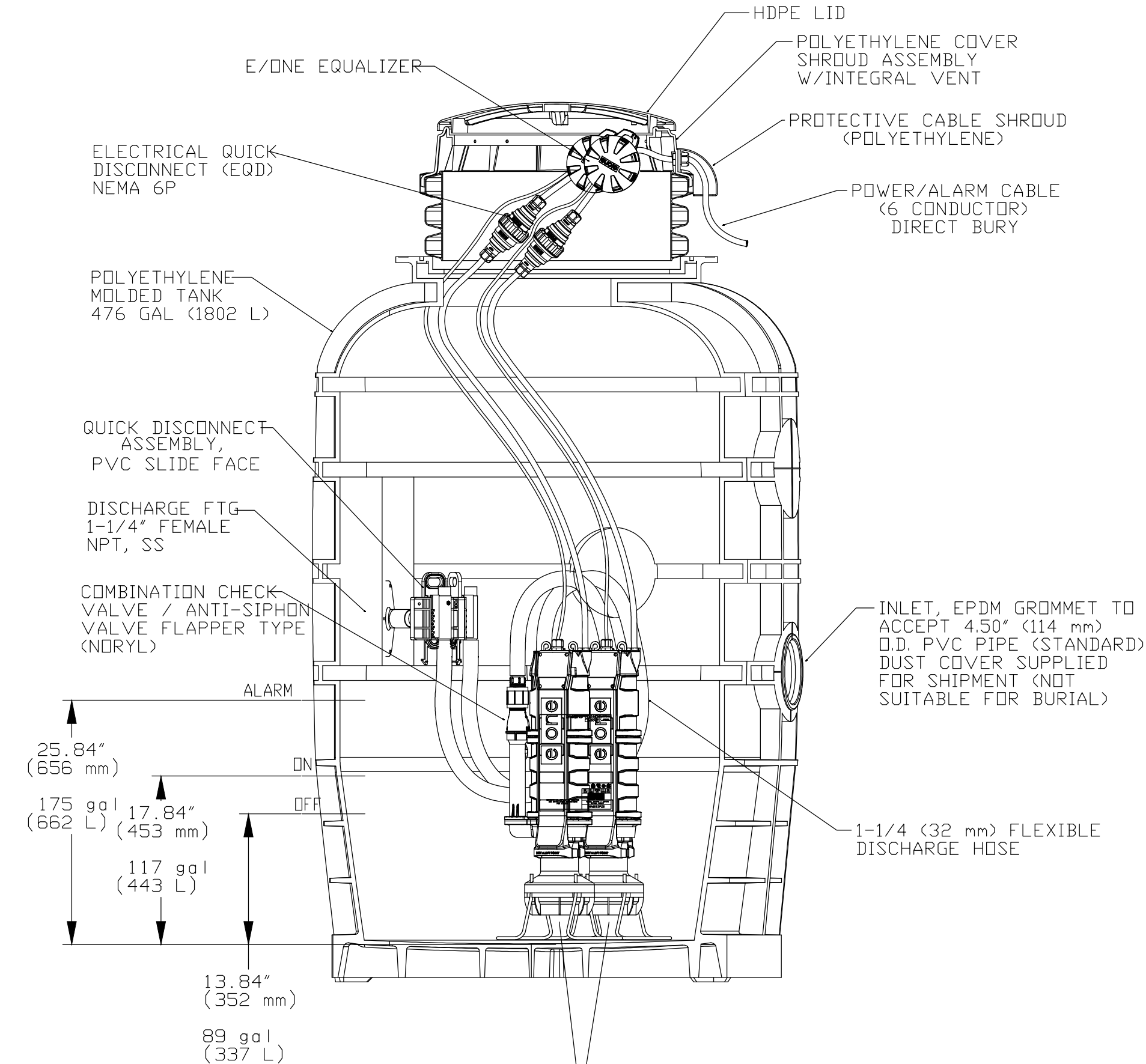
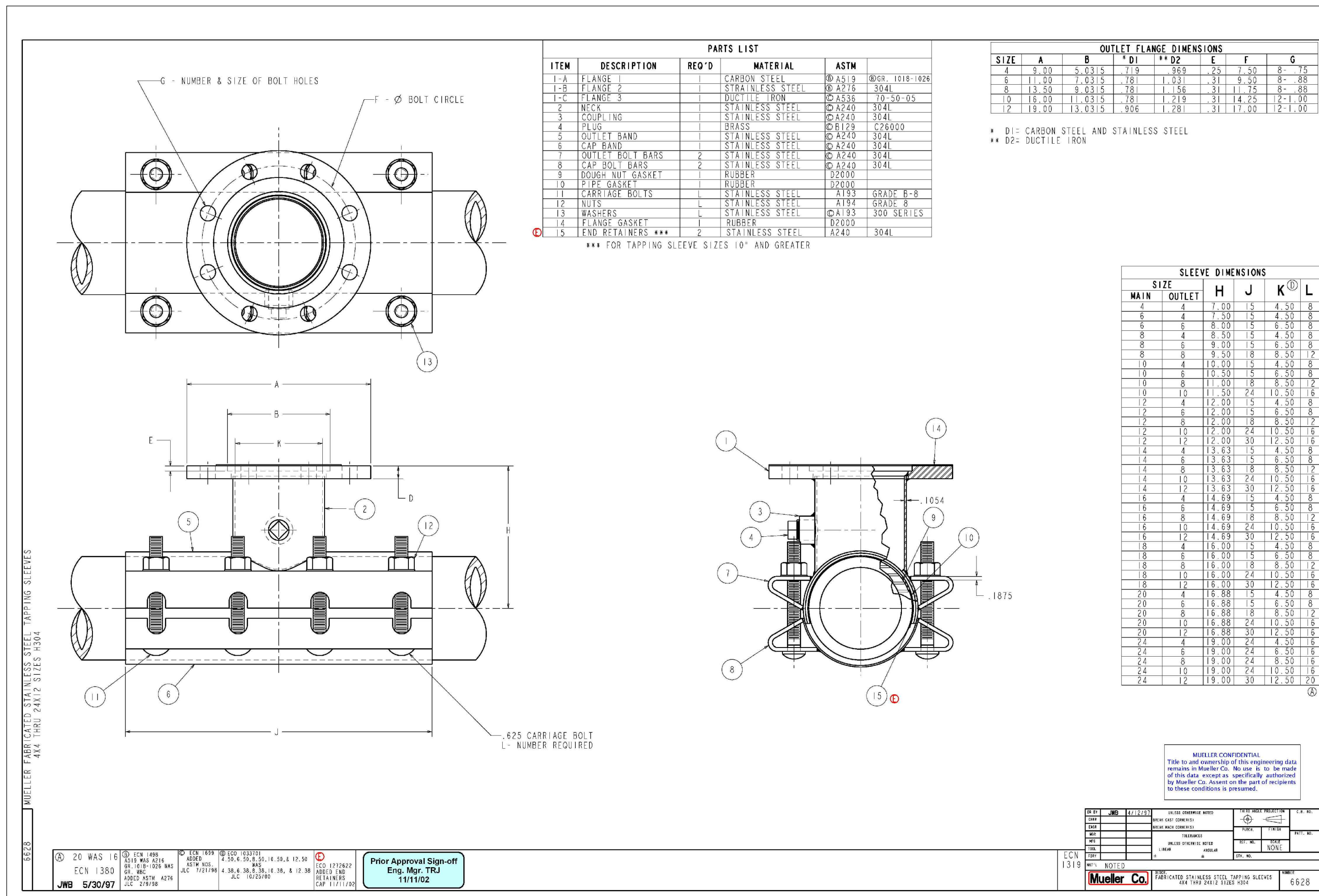
FINAL BACKFILL SHALL BE OF A SUITABLE MATERIAL REMOVED FROM EXCAVATION EXCEPT WHERE OTHER MATERIAL IS SPECIFIED. DEBRIS, FROZEN MATERIAL, LARGE CLOUDS OR STONES, ORGANIC MATTER AND OTHER UNSTABLE MATERIALS SHALL BE USED FOR FINAL BACKFILL WITHIN 2 FEET OF THE TOP OF PIPE.



VERTICAL PIPE CROSSING DETAIL
(NOT TO SCALE)

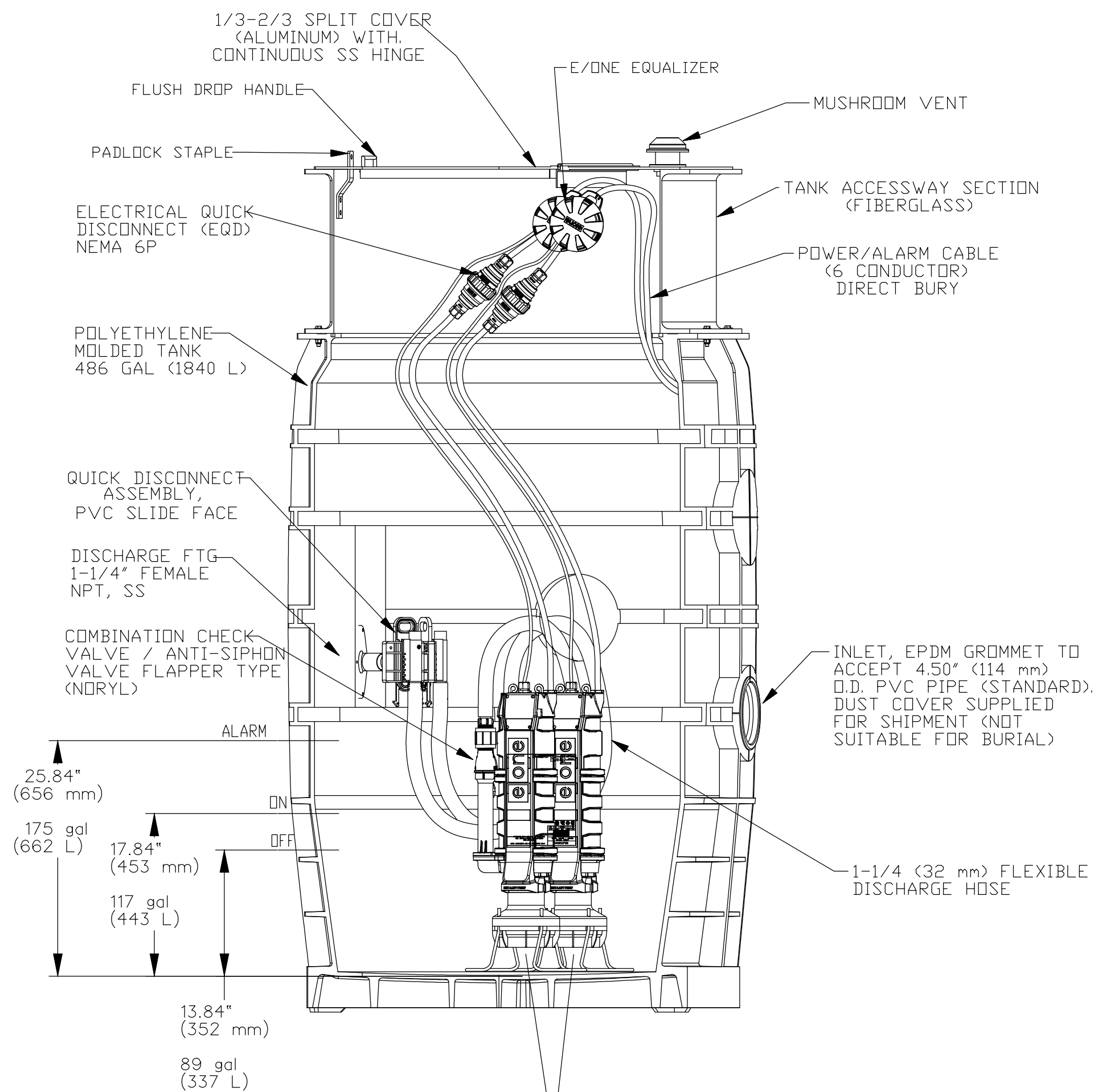


STANDARD ROUND PRECAST CONCRETE CATCH BASIN
(NOT TO SCALE)



E-ONE GRINDER PUMP - WH472

NOT TO SCALE



E-ONE GRINDER PUMP - WH482

NOT TO SCALE

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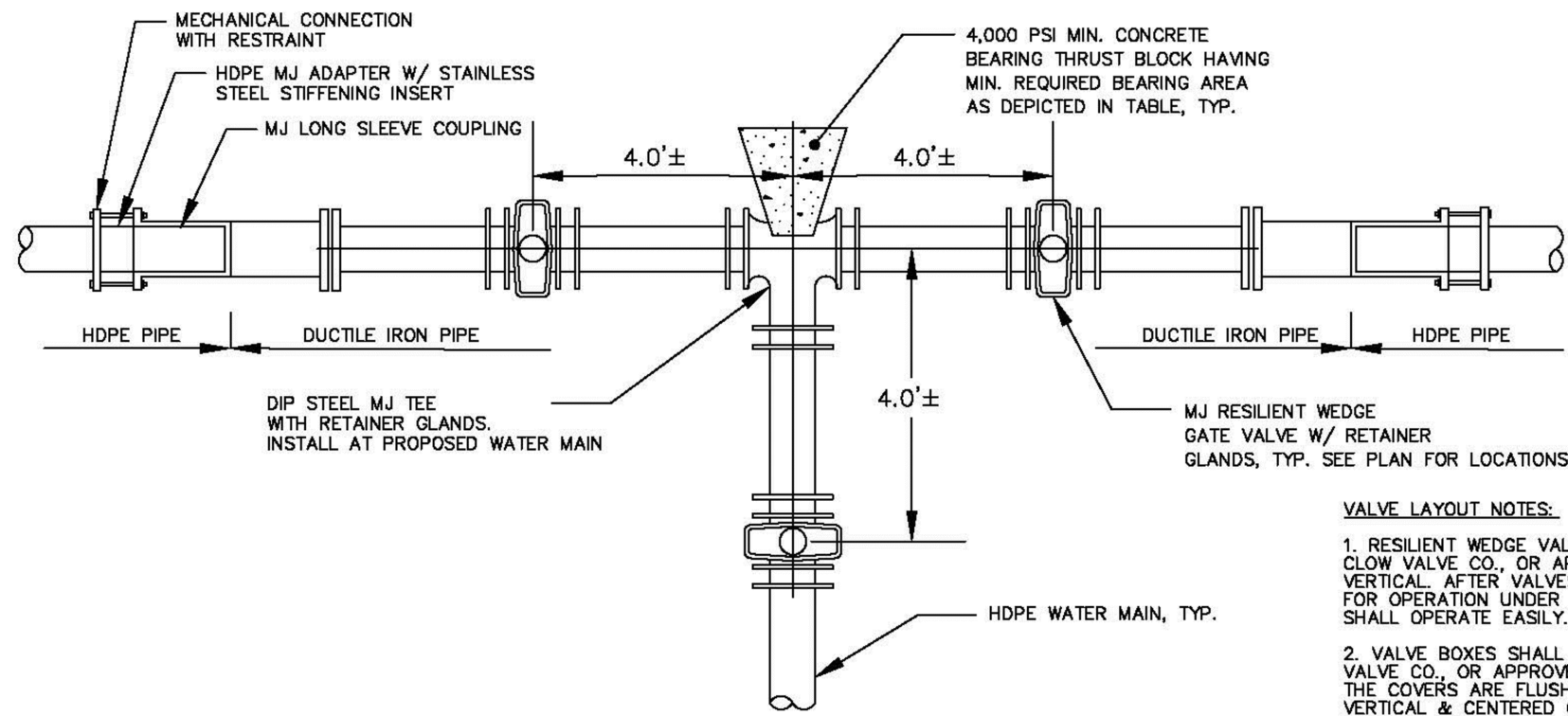
PHASE 2 - RIVERS EDGE OF NISKAYUNA
2837 AQUEDUCT ROAD

COUNTY OF SCHENECTADY
TOWN OF NISKAYUNA
STATE OF NEW YORK
SCALE: AS NOTED
SHEET D-2

DETAILS

DATE: MAY 11, 2022

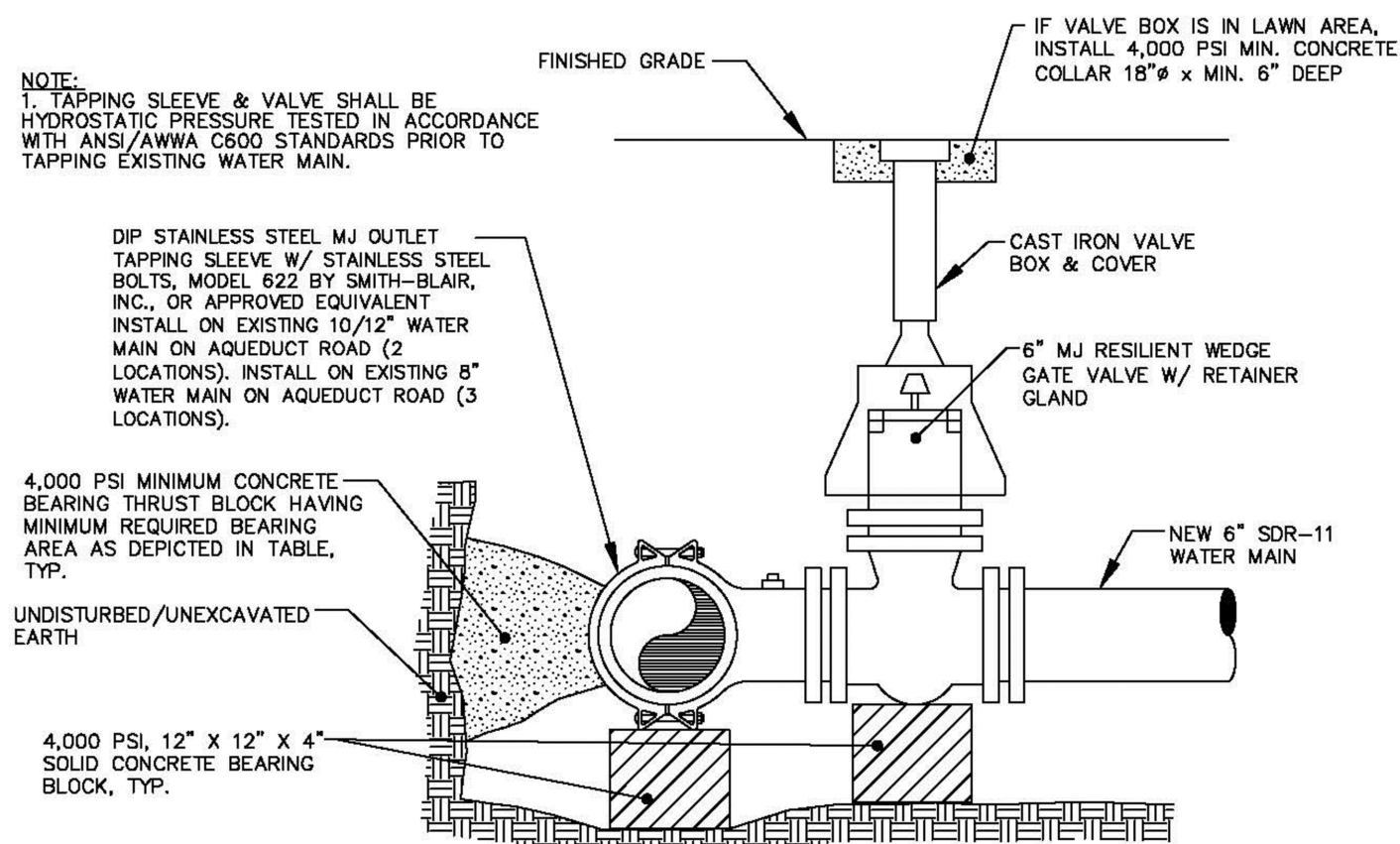
BY:



**VALVE LAYOUT AT WATER MAIN TEE
& TYPICAL PIPE TRANSITION DETAIL**

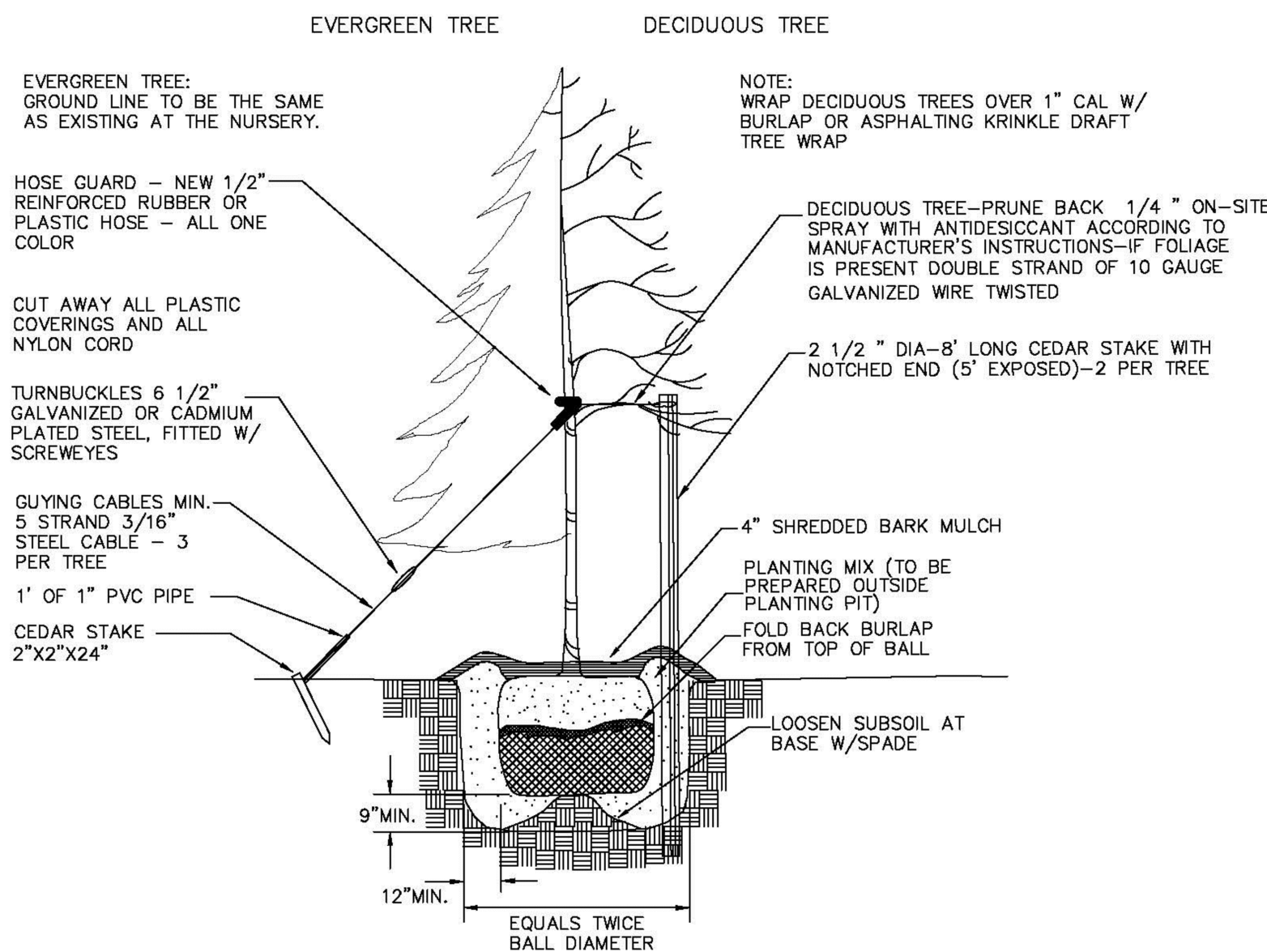
SCALE: NO SCALE

"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."



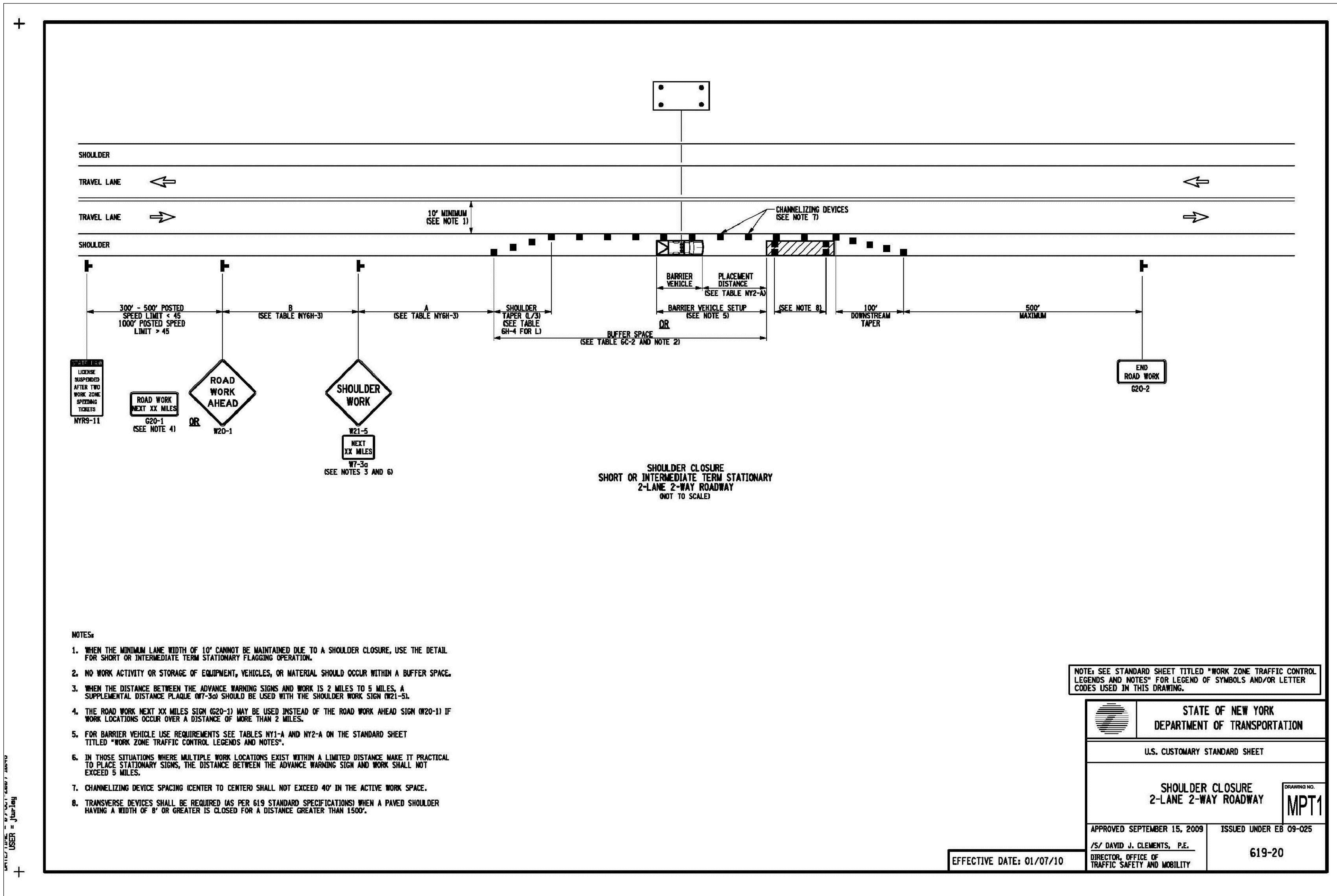
TAPPING SLEEVE & VALVE DETAIL

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 EB 09-025 619-20

EFFECTIVE DATE: 01/07/10

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Niskayuna, NY 12309
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IMAGINATION INTO REALITY**

PHASE 2 - RIVERS LEDGE OF NISKAYUNA

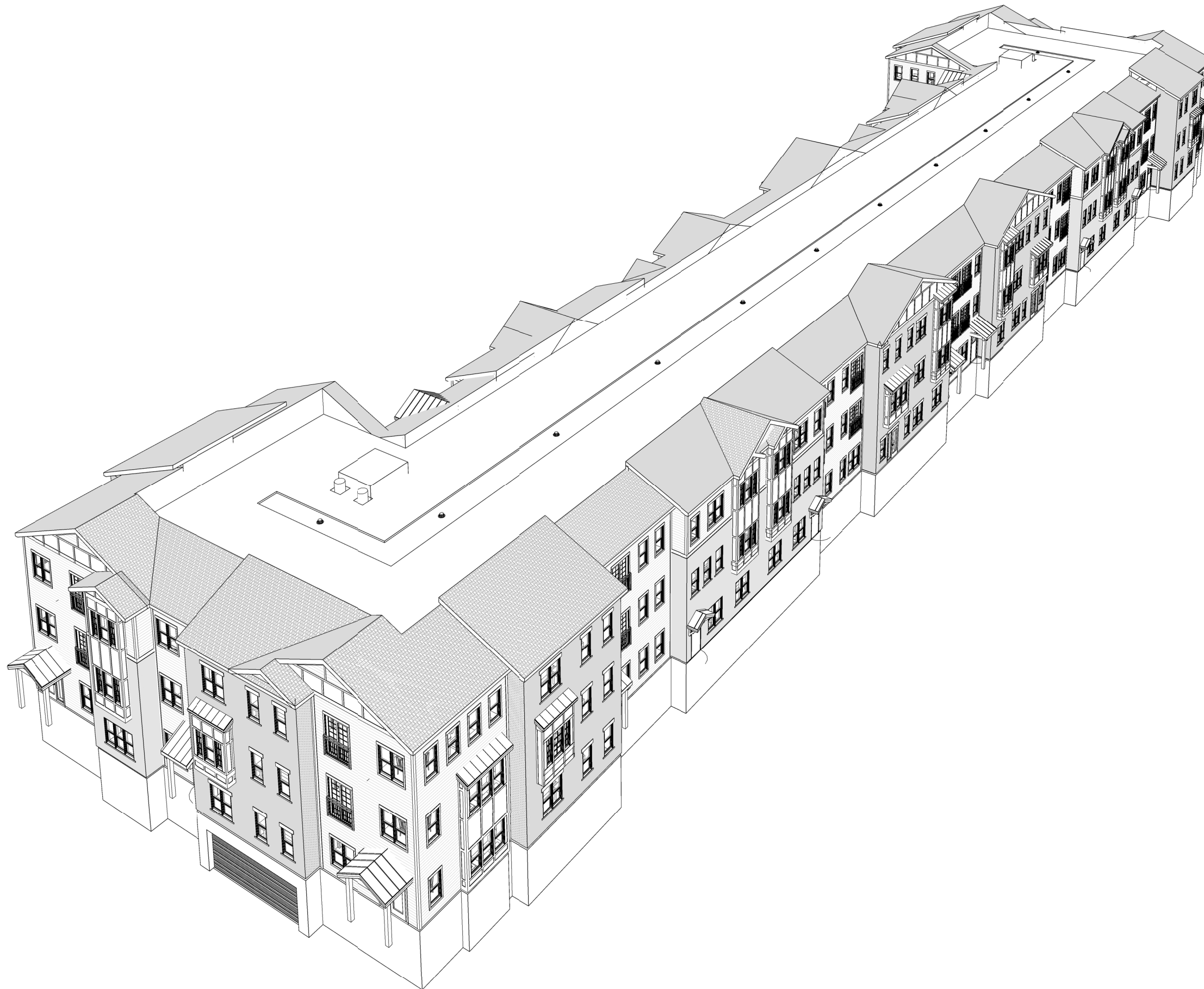
2837 AQUEDUCT ROAD
COUNTY OF SCHENECTADY
TOWN OF NISKAYUNA
STATE OF NEW YORK
SCALE: AS NOTED
SHEET D-3

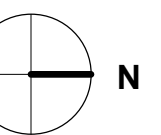
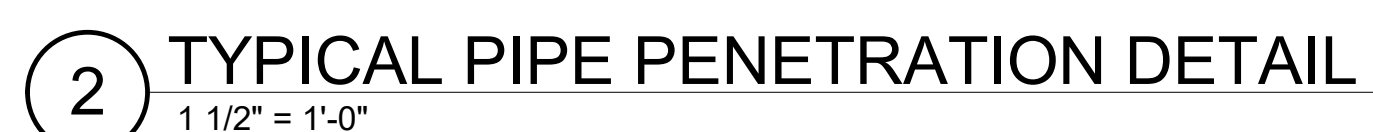
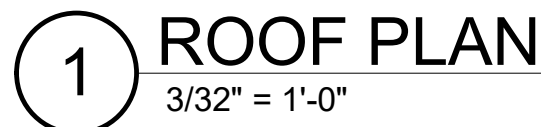
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1	6/7/22	REVISED AS PER THE COMMENTS	







TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 5

MEETING DATE: 10/3/2022

ITEM TITLE: DISCUSSION: 2239 Van Antwerp -- 2-lot subdivision at 2239 Van Antwerp Rd.

PROJECT LEAD: TBD

APPLICANT: Patrick Jarosz, agent for the owners

SUBMITTED BY: Laura Robertson, Town Planner

REVIEWED BY:

☒ Conservation Advisory Council (CAC) ☐ Zoning Board of Appeals (ZBA) ☐ Town Board
☐ OTHER:

ATTACHMENTS:

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

SUMMARY STATEMENT:

Patrick Jarosz, agent for the owners, submitted an Application for Approval of Plat Plan for a 2-lot minor subdivision of the 2.08 acre property at 2239 Van Antwerp Rd. into two separate lots of .56 (24,392 +/- sq. ft.) and 1.53 acres, respectively.

BACKGROUND INFORMATION

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

A 1-page drawing entitled "Subdivision of the Land of Ryan #2239 Van Antwerp Road" by Gilbert VanGuilder, PLLC Professional Land Surveyors dated May 3, 2022 and revised on 5/31/22 was provided with the application. Lot lines demarcating "Area = 24,392+/-" and "Area = 1.53+/- Acres" are included on the drawing.

220 Attachment 14 Schedule I-B R-1 District Schedule of Supplementary Regulations defines the following minimum lot size and yard dimensions.

Permitted Use	Minimum Lot Size			Minimum Yard Dimensions (setbacks)		
	Area sf	Width ft.	Depth ft.	Front ft.	Side ft.	Rear ft.
Single-family dwelling	18,000	100	125	35	40	25
Lot 1	24,392	≈124	≈200	≈50.6	≈19.7 / ≈55.3	≈OK
Lot 2	66,647	≈170	≈400	≈50	≈50 / ≈50	≈OK

While the bulk requirements in the R-1 Zoning are easily met – the presence of the wetland will require further modification of the subdivision plan or an Army Corps of Engineers permit. Section 180-9 (O) states: “In general, wetlands and watercourses should not be filled, graded, or altered. The crossing of watercourses should be avoided to the maximum extent practicable. When protection of wetlands, watercourses, trees, steep slopes or other environmentally sensitive area is required, the location shall be shown on the erosion control plan and the method of protection during construction identified (e.g., silt fence, construction fence, stakes, etc.). A vegetative buffer (minimum of 25 feet) shall be maintained between disturbed areas and protected federal wetlands that are not proposed to be filled as part of an Army Corps of Engineers wetlands permit. In the case of state-designated wetlands, the adjacent area of 100 feet shall not be disturbed without a NYS Department of Environmental Conservation permit.” Therefore the 25 foot wetland vegetative buffer needs to be identified on the plans and no grading or disturbing of soils should be shown within the buffer.

There is also an issue with sewer or septic that should be examined during sketch plan approval. The existing sewer main is in the back of the property at 2239 Van Antwerp Road. Extending the public sewer main beneath the wetlands may be required or an onsite septic system should be reviewed (see aerial image in packet).

7/25/22 Planning Board (PB) meeting – a representative from Gilbert VanGuilder Land Surveyor, PLLC represented Mr. Jarosz and explained the project to the Board members. He mentioned that they would like to connect the future home to be located on the newly created lot to the existing public sewer. He also stated the wetlands on the property are Army Corps only. After additional discussion the PO called for a resolution for sketch plan approval at the 8/8/22 PB meeting, agreed on the following action items.

1. Revise site plan drawing to pull grading & limits of clearing away from 25' wetland buffer
2. Add sewer line to site plan and include easement boundaries

8/3/22 Conservation Advisory Council (CAC) meeting – the CAC reviewed the project at their regularly scheduled meeting on 8/3/22 and voted unanimously to recommend a negative SEQR declaration to the Planning Board. During the discussion related to the review of the EAF form the following recommendations were identified.

1. Retain as many existing trees on the site as possible, have Tree Council review limits of clearing and avoid / protect large trees during construction
2. Include a 10' wide easement along Van Antwerp ROW for a potential future multi-use path
3. Revise subdivision plan so there is no disturbance to wetlands and no grading / disturbance to the 25 foot wetland buffer
4. Utilize reasonable energy conservation practices and sustainable energy for new building.

8/8/22 Planning Board (PB) meeting – The PB approved Resolution 2022-18 granting sketch plan approval, calling for a public hearing at the 8/29/22 PB meeting and instructing the Town Planner to file a Negative SEQR declaration with the following 4 conditions

1. Work with the Tree Council to preserve as many trees as possible and review limits of clearing
2. Include a 10' wide easement along Van Antwerp for a future multi-use path
3. Revise site plan so there is no disturbance to wetlands and no grading or disturbance to the 25' buffer to the wetlands
4. Utilize energy conservation practices and sustainable energy for new buildings

The applicant is to provide an updated site plan drawing for the 8/29/22 meeting.

The Tree Council walked the site and noted the area has old forest characteristics, large trees, snags and down logs. They also noted there are many large trees of significance. See list and photos below. They recommend the Planning Board require adding trees that have a diameter at breast height of greater than 25 inches to the subdivision plan so that the Town can work with the developer to avoid the large trees and retain as much forest patch as possible.

- 8 White oaks 25 to 40 inches in diameter
- 7 white pine 25 to 35 inches in diameter
- 1 hickory ~ 30 inches in diameter.

8/29/22 Planning Board (PB) meeting – The PB and Mr. Jarosz reviewed the 8/9/22 revision of the site plan drawing. The drawing included a 25' buffer along the limits of clearing border and a 10' wide easement along Van Antwerp Rd. The PB requested that trees > 25" in diameter be shown on the site plan and a description of how storm water will be drained from the site be added. They also discussed adding a split rail fence along the 25' buffer boundary to the wetlands.

Mr. Jarosz provided a revised site plan drawing identified as Rev 9/2/22. The revised drawing shows the location of approximately 19 trees on the property near the proposed limits of clearing and grading that are over 25" in diameter. Per Town Code 201-11 Land Development (B) "the Planning Board may require the developer to identify trees of value by locating them on a survey map at an average density of up to 10 trees per acre. This information shall be used by the Planning Board to determine which trees shall be preserved and so designated on approved development plans." There are several trees which are close to the edges of clearing and grading that the Planning Department recommends to be preserved (see attached map with suggestions highlighted in yellow and reduced clearing limits marked in green).

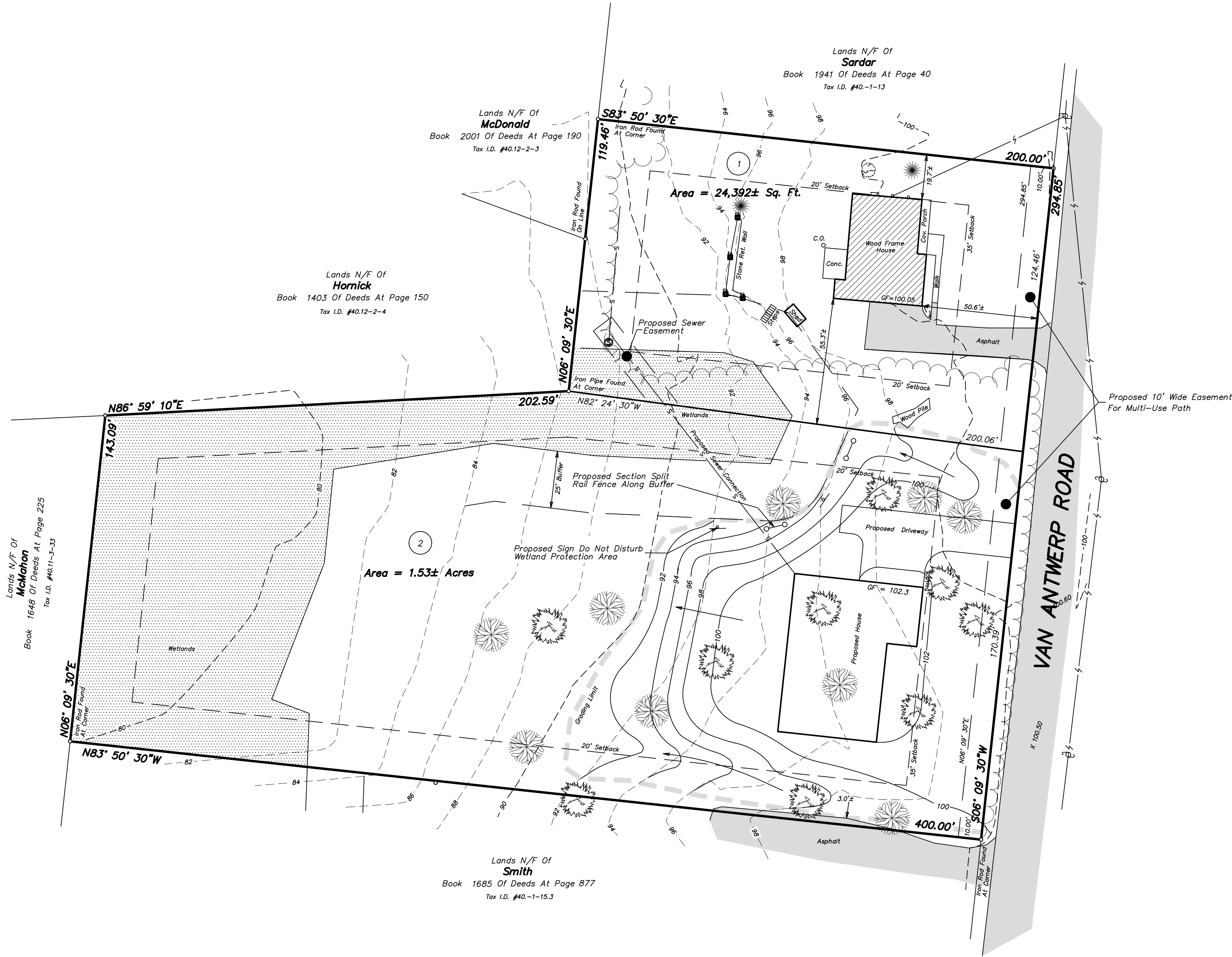
Also – the proposed ground floor of this house is 2.3 feet higher than the adjacent home to the north, and potentially even higher than that compared to the adjacent home to south. The Planning Board has heard and agreed with complaints in the past with approved in-fill homes being higher than the surrounding homes makes them look very out of character with the existing community. Areas of 4-6 feet of fill are being proposed to be added for much of the lot, especially along the south side (highlighted in blue) The Planning Department consulted with the Engineering Department on this – who also suggests requiring the proposed home foundation be lowered to more closely match the surrounding homes. This should reduce the amount of grading/filling that needs to be done around the home, help preserve more trees, and help the proposed new home blend into the neighborhood better.

The revised plan also includes Note 13 which reads "All grading for new construction shall be directed to the rear of the property and not directed towards adjoining properties".

The PB should review the Rev 9/2/22 drawing and consider whether to designate trees to be preserved and request a reduced height to the proposed new building with revised grading and/or call for a resolution for preliminary subdivision approval for the 10/24/22 PB meeting.

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.

Per Deed Reference



DEED REFERENCE:

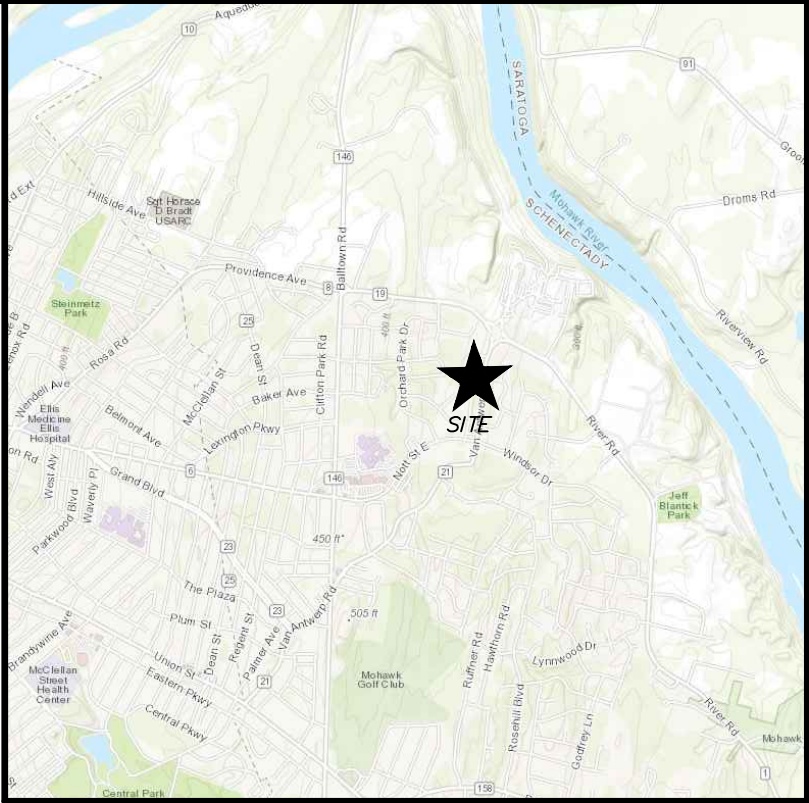
CONVEYANCE TO JOANNE M. RYAN BY DEED DATED AUGUST 27, 2021 AND RECORDED IN THE SCHEMECTADY COUNTY CLERK'S OFFICE IN BOOK 2066 OF DEEDS AT PAGE 287.

NOTES:

1. NO ATTEMPT WAS MADE TO SHOW UNDERGROUND IMPROVEMENTS IN THE PREPARATION OF THIS SURVEY.
2. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
3. COPYRIGHT © 2020 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.
4. CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE, UNLESS OTHERWISE NOTED.
5. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.

TOWN NOTES:

1. BY ISSUANCE OF A BUILDING PERMIT, THE TOWN OF NISKAYUNA DOES NOT ASSUME ANY LIABILITY FOR STORM WATER DAMAGE BY GENERAL APPROVAL OF THESE PLANS. THE OWNER MUST ASSUME ANY AND ALL LIABILITIES FOR DAMAGE CLAIMED ARISING OUT OF INCREASED STORM WATER FLOW.
2. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
3. INsofar AS PRACTICABLE, EXISTING VEGETATION SHALL BE PRESERVED.
4. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE AREA AND DURATION OF SOIL DISRUPTION.
5. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND ROUTES OF CONVENIENCE SHALL BE AVOIDED.
6. CONSTRUCTION TRAFFIC SHALL NOT CROSS STREAMS OR DITCHES EXCEPT AT SUITABLE CROSSING FACILITIES, AND SHALL NOT OPERATE UNWISSESSABLY WITHIN WATERWAYS OR DITCHES.
7. THE DEVELOPER/CONTRACTOR OR HIS BUILDER SHALL INSPECT THE INTEGRITY AND FUNCTION OF ALL TEMPORARY EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE DEVELOPMENT PROCESS. TO ASSURE PROPER FUNCTION, SITUATION BARRIERS SHALL BE MAINTAINED IN GOOD CONDITION AND REINFORCED, EXTENDED, REPAIRED, RESSEDED AND PROTECTED FROM FURTHER EROSION. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND CONTAINED IN APPROPRIATE SPOIL AREAS. WATER SHALL BE APPLIED TO NEWLY SEEDED AREAS AS NEEDED UNTIL GRASS COVER IS WELL ESTABLISHED.
8. 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.
9. THE GRADING PLAN SUBMITTED FOR THE BUILDING PERMIT SHALL IDENTIFY ALL TREES WITH DIAMETER OF 6 IN. OR MORE AS MEASURED 3 FT. ABOVE THE BASE OF TRUNK AND INDICATE THOSE THAT ARE PROPOSED TO BE REMOVED AND THE REASON WHY SUCH REMOVAL IS NECESSARY.
10. 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 ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. REPLACEMENT TREES SHALL BE OF A TYPE AND SIZE SATISFACTORY TO THE TOWN ENGINEER.
11. 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.
12. THE APPLICANT SHALL TREAT THE GRADING PLAN SUBMITTED FOR THE SUBDIVISION AS ADVERTORY 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.
13. ALL GRADING FOR NEW CONSTRUCTION SHALL BE DIRECTED TO THE REAR OF THE PROPERTY AND NOT DIRECTED TOWARDS ADJOINING PROPERTIES.



SITE LOCATION

SITE STATISTICS:

ZONING: R-1 SINGLE FAMILY DWELLING
MIN. LOT SIZE - 19,000 SQ. FT.
MIN. WIDTH - 100 FT.
MIN. DEPTH - 125 FT.
MIN. FRONT SETBACK - 35 FT.
MIN. SIDE SETBACK - 30 FT./BOTH 40 FT.
MIN. REAR SETBACK - 25 FT.
PROPOSED DISTURBED AREA - 0.6± ACRE



24" OR GREATER PINE TREE



24" OR GREATER HARDWOOD TREE

← DRAINAGE DIRECTION (SEE NOTE #13)

PLANNING BOARD CHAIRMAN

DATE

TOWN ENGINEER

DATE

Per Comments - 9/2/22
Per Comments - 9/9/22
Revised Lot Line - 5/31/22

SUBDIVISION
OF THE LANDS OF RYAN
#2239 VAN ANTWERP ROAD

TOWN OF NISKAYUNA SCHEMECTADY COUNTY, NEW YORK
MAP NUMBER: 22 - 22 - 85 SCALE: 1" = 30' DATE: MAY 3, 2022

Gilbert VanGuilder
Land Surveyor, PLLC

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

OWNER/APPLICANT:

JOANNE M. RYAN AND ELIZABETH A. RYAN
2239 VAN ANTWERP ROAD
NISKAYUNA, N.Y. 12309
TAX I.D. #40-1-14.1

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



TOWN OF NISKAYUNA

PLANNING BOARD & ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 6

MEETING DATE: 10/3/2022

ITEM TITLE: DISCUSSION ITEM: 2538 River Road – major subdivision and average density development (ADD) -- Kelts Farm – monument sign.

PROJECT LEAD: David D'Arpino & Patrick McPartlon

APPLICANT: Joel Bisaillon

SUBMITTED BY: Laura Robertson, Town Planner

REVIEWED BY:

☐ Conservation Advisory Council (CAC) ☐ Zoning Board of Appeals (ZBA) ☐ Town Board
☐ OTHER:

ATTACHMENTS:

☐ Resolution ☐ Site Plan ☐ Map ☐ Report ☒ Other: Photograph

SUMMARY STATEMENT:

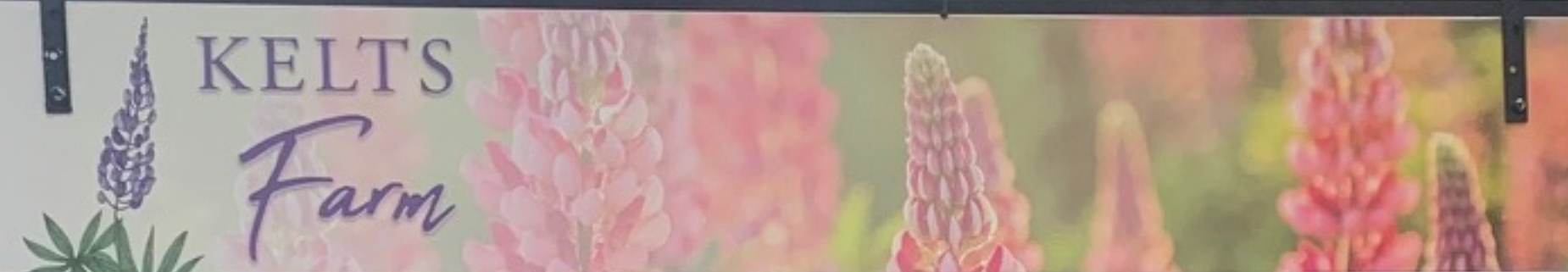
Joel Bisaillon, owner of 2538 River Road, has requested Subdivision Sign approval of the existing 6' x 4' monument sign at the entrance to the Kelts Farm subdivision. The property lies in the R-1 zoning district with an Average Density Development (ADD).

BACKGROUND INFORMATION

Niskayuna Building and Planning staff documented the existing sign via a photograph included in this meeting packet. The sign was measured and determined to be 6' wide and 4' high. The sign is located in the center median of the entrance of Kelts Farm Road off of River Road.

Niskayuna zoning code Section 220-22 (D) (2) Location states that "Subdivision signs shall be located on private property owned by the subdivision developer, his or her successor or assign and not in the public right-of-way unless otherwise permitted by the Town Board..." As installed the sign is located in the median of Kelts Farm Road and is therefore in the right-of-way. Therefore, Town Board approval allowing a Subdivision sign in the right-of-way is required.

Section 220-22 (D) (4) Size states that "A subdivision sign may be a maximum of 16 square feet in area and eight feet in height above the average grade at its location". As installed the sign measures 6' x 4' (24 sq. ft.) in area. Section 220-22 (D) (6) Design states that "The Planning Board and Zoning Commission shall have final approval over the design and size of any proposed subdivision sign. Therefore Planning Board approval via a resolution for site plan approval of the design and size is required.



STARTING AT \$550k

10 Single Family & 7 Duplex Townhomes
Niskayuna School District
Forever Wild Buffer With A Walking & Bike Path
KeltsFarm.com



Karl Sindel
Licensed Real Estate Salesperson
C: 518-894-6095
Karl.Sindel@CBPP.com

Caitlin Vallario
Licensed Real Estate Salesperson
C: 518-542-0020
Caitlin.Vallario@CBPP.com



1760 Union Street | Niskayuna, NY 12309
Information contained herein is deemed reliable, but not guaranteed. Designs shown with optional features or exteriors. Room sizes and square footage are approximate. Prices may change without notice.





Thomas J. Cannizzo
Building Inspector

TOWN OF NISKAYUNA BUILDING DEPARTMENT

One Niskayuna Circle
Niskayuna, New York 12309-4381
(518) 386-4522
FAX: (518) 386-4592
building@niskayuna.org

Kenneth P. Hassett
Building Inspector

Building and Zoning Permit Denial

Address: 2538 River Rd. – Kelts Farm

Application Date: 7/13/22

Mr. Joel Bisailon
Bisailon Custom Builders
2307 Berkley Ave.
Niskayuna, NY 12309

Dear Joel:

You are hereby notified, as required by Section 220-67 F of the Zoning Ordinance of the Town of Niskayuna, that your application to maintain a 6' x 4' subdivision sign (24 square feet) on the property noted above has been denied by reason of Section 220-22 (D) (2) and Section 220-22 (D) (4) of the Town of Niskayuna Zoning Ordinance. The property is located in the R-1: Low Density Residential Zoning District, with a Special Use Permit for an Average Density Development (ADD).

Section 220-22 (D) (2) Location states that "Subdivision signs shall be located on private property owned by the subdivision developer, his or her successor or assign and not in the public right-of-way unless otherwise permitted by the Town Board...". As installed the sign is located in the median of Kelts Farm Road and is therefore in the right-of-way. Therefore, Town Board approval allowing a Subdivision sign in the right-of-way is required.

Section 220-22 (D) (4) Size states that "A subdivision sign may be a maximum of 16 square feet in area and eight feet in height above the average grade at its location". As installed the sign measures 6' x 4' (24 sq. ft.) in area. Section 220-22 (D) (6) Design states that "The Planning Board and Zoning Commission shall have final approval over the design and size of any proposed subdivision sign. Therefore Planning Board approval via a resolution for site plan approval of the design and size is required.

Under the provisions of Section 220-69 of the Zoning Ordinance of the Town of Niskayuna you may appeal this decision to the Zoning Board of Appeals or submit a site plan application to the Planning Board and Zoning Commission and the undersigned within 60 days.

9/23/22

Date

A handwritten signature in black ink, appearing to read "Loren Roberts".

Zoning Enforcement Officer



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 7

MEETING DATE: 10/3/2022

ITEM TITLE: DISCUSSION: 2750 Balltown Rd. -- site plan approval for new signage for Momentive Performance Materials.

PROJECT LEAD: TBD

APPLICANT: Robert W. McQueeney, agent of the owner

SUBMITTED BY: Laura Robertson, Town Planner

REVIEWED BY:

☐ Conservation Advisory Council (CAC) ☐ Zoning Board of Appeals (ZBA) ☐ Town Board
☐ OTHER: ARB

ATTACHMENTS:

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

SUMMARY STATEMENT:

Robert W. McQueeney of Momentive Performance Materials submitted an Application for Site Plan Review for new signage at 2750 Balltown Rd.

The property falls within the I-R Research and Development zoning district. Section 220-10 District Regulations of the Niskayuna Zoning Code lists research, experimental and testing laboratories as permitted principal uses in the I-R district. Therefore, the proposed use is acceptable per Niskayuna zoning code.

BACKGROUND INFORMATION

An Application for Site Plan Review for the tenant change from the SI Group to Momentive Performance Materials was approved by the Planning Board at their 9/12/22 meeting with PB Resolution 2022-24. Condition 1 of the resolution states that proposed permanent signage shall be reviewed and approved by the Planning Board and Zoning Commission.

The following documents were included with the application.

1. A 1-page drawing entitled "Momentive Monument B" by Saxton Sign Corp. dated 8-19-22 with a most recent revision of Rev 2 of a proposed monument sign.
2. A 1-page drawing entitled "Momentive CH LTTRS opt4" by Saxton Sign Corp. dated 8-31-22 with a most recent revision of Rev 3 of two proposed façade signs.
3. A 1-page untitled sketch showing the proposed location of the monument as 15' setback from Balltown Rd.

Area variances requested

Sign Type	Zoning Code	Proposed	Variance
Façade	50 sq. ft. max.	99 sq. ft.	49 sq. ft.
Façade	1 sign / property	2 signs	1 additional sign

Monument Sign – “Momentive Monument B”

Schedule I-F for the I-R Research and Development zoning district states:

“..For sites of five acres or more, 1 freestanding monument (ground) sign is permitted. The freestanding monument sign shall be no greater than 8 feet in height above the finished grade. Such sign shall have a maximum area of 30 square feet at the primary driveway. It shall be set back a minimum of 10 feet from the right-of-way line and side property line and may be located in a manner that does not interfere with required minimum sight distance at driveways or intersections. Such sign shall be constructed of materials complementary to the principal building and shall be externally lit. Content on each sign shall be limited to the identification of one place or one business. Double faced signs are permitted.”

As proposed, the site is 81 acres in size, the monument sign is 5’ 7 ½” high x 5’ 3” wide (29.5 sq. ft.), is set back 15’ from Balltown Rd. and is externally lit. **Therefore, the proposed sign is complaint with Niskayuna zoning code and can be issued a building permit.**

Façade Signs – “Momentive CH LTTRS opt4”

Schedule I-F for the I R Research and Development zoning district states:

“For each linear foot of building frontage, 1 square foot of sign area shall be permitted. Such sign shall only be attached to the building face and shall not protrude more than 1 foot from the building face and shall be a single face sign. Under no circumstances shall any 1 sign exceed 50 sq. ft. and no more than 1 façade sign shall be permitted per property...”

As proposed, the building frontage exceeds 50’ in length and the signs shown on the drawing entitled “Momentive CH LTTRS opt4” constitute two façade signs. The “Momentive” sign measures 297” wide x 48” high (99 sq. ft.). **Therefore, a variance of 49 sq. ft. of façade sign area is required.**

As proposed, the “V” sign is the second façade sign on the property and measures 52” wide x 72” high (26 sq. ft.). **Therefore, a variance for a second façade sign measuring 26 sq. ft. is required.** The Planning Office notes that some vague documentation exists in Town records indicating that at one time two façade signs existed on the property.

The applicant is before the PB this evening to present the sign package. The PB should review and discuss the proposal and consider making a recommendation to the ZBA regarding the variances. The PB may choose to call for a resolution for site plan approval for either their 10/24/22 or 11/14 meetings, with a condition of the ZBA granting the requested variance required.

29.53 sq ft

(1) 5.625'h (5' 7 1/2") x 5.25'w (5' 3") three sided sign. All aluminum construction, .080 aluminum on 2" aluminum angle frame, using Sign Comp radius extrusion corners. Externally illuminated with push-through logo on 1/2" clear acrylic and vinyl address on two sides.

fabricated aluminum with white painted finish

MOMENTIVE

vinyl graphics

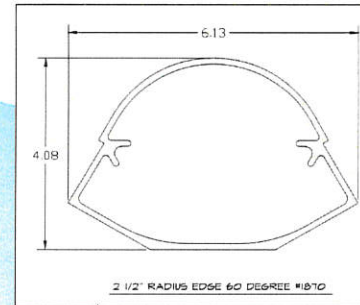
Global Headquarters

2750 Balltown Road

Received

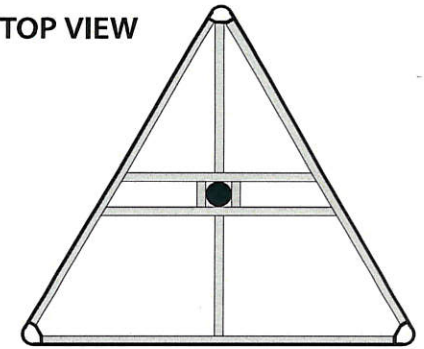
SEP 23 2022

Niskayuna Building Dept.



sign comp extruded aluminum radius corners

TOP VIEW



2" aluminum angle frame construction throughout

6" steel center pole

- PMS 534C BLUE
- PMS 151C ORANGE
- PMS 200C RED
- WHITE

30" w x 48" deep augered footing with concrete



**SAXTON
SIGNCORP**

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

CLIENT:

Momentive

JOB LOCATION:

Balltown Road
Niskayuna, NY

CUSTOMER APPROVAL

DATE

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



DATE: 8-19-22

FOLDER: SP/ Momentive

FILE NAME:

Momentive MONUMENT B

REVISION: 2

DRAWN BY: SP

SALESPERSON: JB

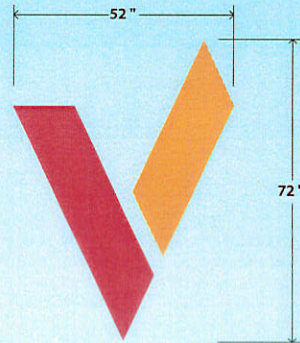


Received

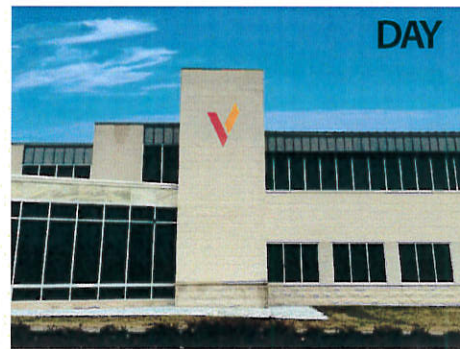
SEP 23 2022

Niskayuna Building Dept.

(1) set of face-lit fabricated aluminum channel letters.
Blue (PMS 534C) by day, illuminated white at night.
"V" icons to be standard face-lit channel letters.



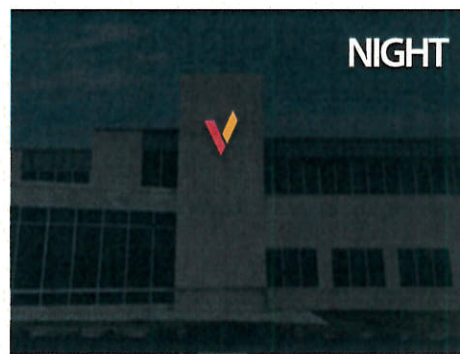
-  PMS 534C BLUE
-  PMS 151C ORANGE
-  PMS 200C RED
-  WHITE



DAY



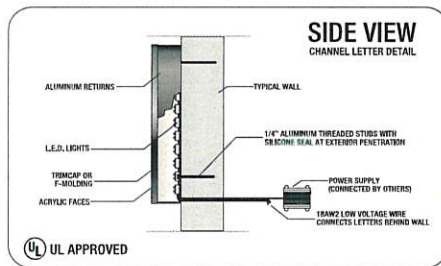
DAY



NIGHT



NIGHT



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

CLIENT:

Momentive

JOB LOCATION:

Balltown Road
Niskayuna, NY

CUSTOMER APPROVAL

DATE

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DATE: 8-31-22

FOLDER: SP/Momentive

FILE NAME:

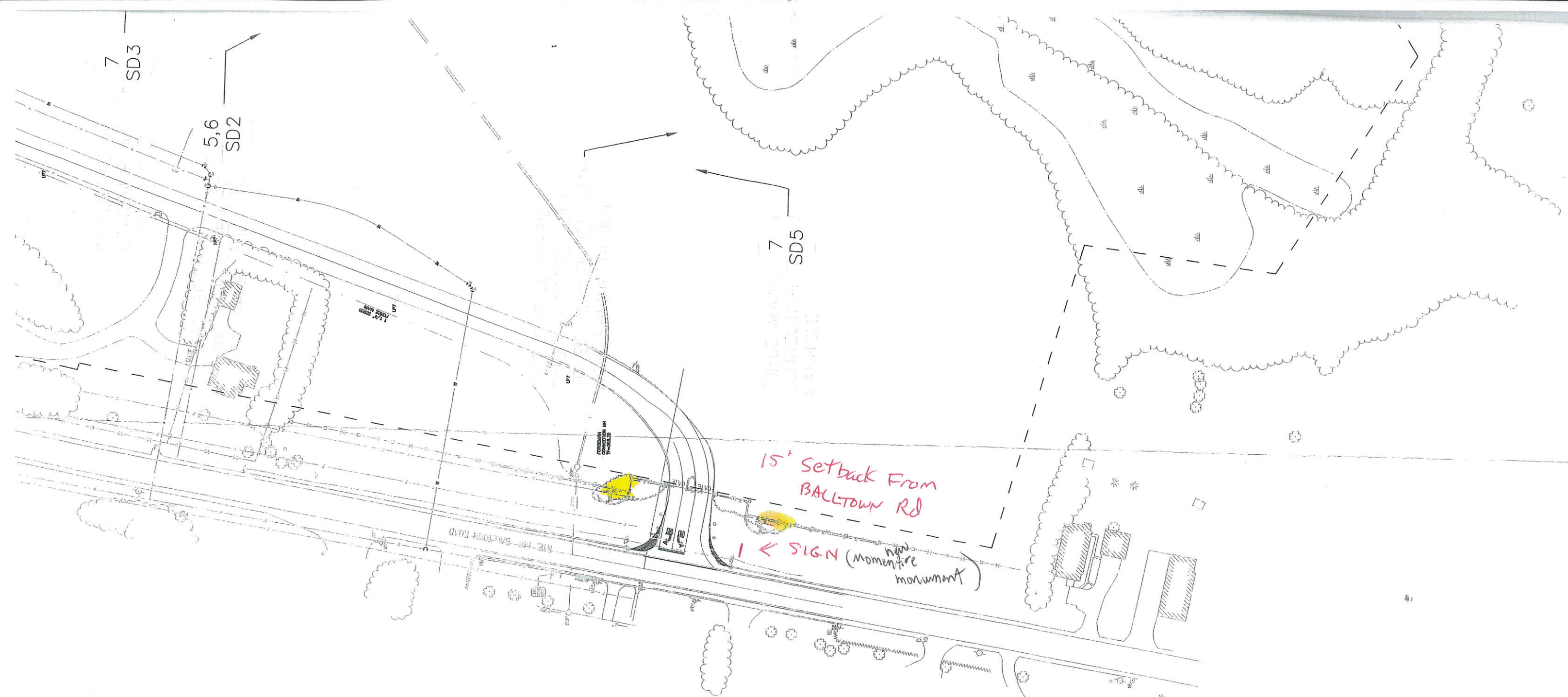
Momentive CH LTTRS opt4

REVISION: 3

DRAWN BY: SP

SALESPERSON: JB





 = 2 SIGNS REMOVED in 2016

Received
SEP 23 2022
Niskayuna Building Dept.



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 8

MEETING DATE: 10/3/2022

ITEM TITLE: DISCUSSION ITEM: 2635 Balltown Rd. – site plan application for clearing and construction of recreation fields.

PROJECT LEAD: TBD

APPLICANT: Tess Healey, applicant for the owner

SUBMITTED BY: Laura Robertson, Town Planner

REVIEWED BY:

☐ Conservation Advisory Council (CAC) ☐ Zoning Board of Appeals (ZBA) ☐ Town Board
☐ OTHER:

ATTACHMENTS:

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

SUMMARY STATEMENT:

Tess Healey, agent for the owner, submitted an Application for Site Plan Review for the construction of recreation fields at Trinity Baptist Church located at 2635 Balltown Road. The front half of the property, fronting Balltown Rd, is within the R-2 Medium Density zoning district. The back half of the property is within the R-3 High Density zoning district. The proposed project would be limited to the portion of the property zoned R-3. Places of worship and religious education facilities are special principal uses in both the R-2 and R-3 zoning districts.

BACKGROUND INFORMATION

The lot at 2635 Balltown Road includes 7 acres of land, 3.6 acres of which are undeveloped. A survey was performed on 5/24/21 and a wetland delineation map of the property was created. The map entitled "Wetland Delineation Map A Portion of TMP #31.-1-55" by Gilbert VanGuilder Land Surveyor, PLLC dated May 24, 2021 and a model indicating the area of wetland elimination pending Army Corp of Engineers approval was provided with the Application for Site Plan Review.

Within the surveyed area 2.4 acres are uplands and 1.2 acres are wetlands. Trinity Baptist Church is seeking site plan approval to clear 1.8 acres of the uplands. Trinity Baptist Church is applying for a Nationwide Permit from the Army Corps of Engineers to eliminate 10% of the wetlands, 0.12 acres (see site plan). Around the remaining wetlands a 25' vegetative buffer will be left and a 15' offset will remain un-cleared along property lines. The clearing will include chopping and removing stumps from trees and grading as needed. Disturbed area will be restored as natural-appearing landforms and shall blend in with the terrain of adjacent undisturbed land. Grass seed and topsoil, if needed, will be used to stabilize the cleared area.

To divide the cost of the project into manageable portions, the project will be divided into phases. Phase 1 activities will include the clearing and restoration of the 1.8 acres of land. Subsequent phases will include the construction of a proposed picnic pavilion and 15' wide crush run gravel access road to the pavilion.

Phase 1: Construction phasing plan (estimated exposure of 1 week to finish)

1. Silt fence will be installed around the construction perimeter
2. Wetland area will be taped off
3. Clearing of area specified in site plan -- estimated exposure of 1 week to finish entire clearing
4. Grading to level / runoff towards wetlands. Disturbed areas will be restored as natural-appearing landforms and will blend in with the terrain of adjacent undisturbed land.
5. Grass seed and topsoil, as needed, will be distributed over the cleared area

8/9/21 Planning Board (PB) meeting – The applicant explained the project to the PB and a general discussion ensued. The applicant explained a broken drainage pipe bisects the proposed area to be cleared and runs from the small white square (storm water drain) on the wetland delineation drawing towards the back of the property. It was reported that the pipe has been repaired. The town noted that a TDE may be required to review and evaluate the impact the project may have on drainage.

The following action items were determined.

1. Planning Office – check wetland buffer requirements for residential & commercial lots ☒
2. Applicant – prepare a site drawing that includes elevations ☒
3. Applicant – add the proposed location of the proposed pavilion on the drawing. ☒

A site plan drawing entitled “Trinity Baptist Church 2635 Balltown RD. Niskayuna, NY 12306” by VanGuilder Engineering dated 12/5/2021 with no subsequent revisions was provided to the Planning Office on 3/1/22 and stamped “Received Mar 01 2022 Planning Office Niskayuna, NY”. The drawing includes the following.

1. A 25 ft. wetland buffer along the boundaries of all wetland areas ☒
2. Elevation / contour lines ☒
3. The proposed location of a 50 ft. x 60 ft. pavilion that includes gutters with leaders directed towards the wetland area ☒
4. Identification of a wetland area of approximately 1/10 TH of an acre that will be removed pending approval from a nationwide permit that has been submitted to the Army Corps. of Engineers. ☒
5. An approximately 15 ft. wide x 100 ft. long crusher run road leading to the pavilion ☒
6. A proposed berm to be constructed 5 ft. from the southwest property line to direct water away from property lines and towards wetlands ☒
7. Identification of an area that will be graded to correct a drainage pipe that sank over time ☒

3/14/22 Planning Board (PB) meeting – Mr. Noyes updated the PB on the progress of the project. He noted that he last appeared before the PB on 8/9/21. An extensive discussion ensued during which the PB and Mr. Noyes reviewed the changes that had been made to the site plan drawing. Highlights of the discussion are as follows.

--- The PB like the location of the proposed pavilion – relatively tucked away

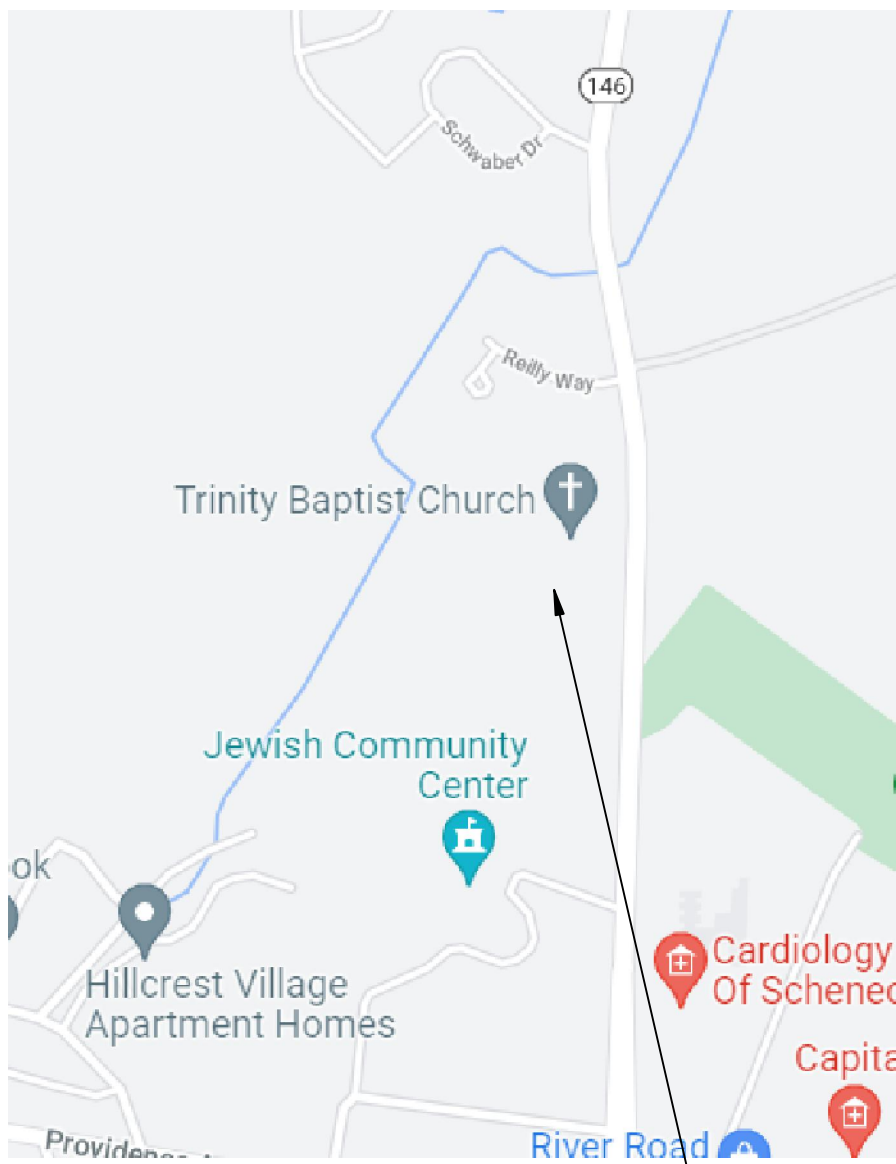
- LR noted the Tree Council will be reviewing the site and making a recommendation
- KW noted that the 1/10 of an acre that is proposed to be reduced is not marked as wetland
 - Applicant agreed to fix this ☒
- PB also noted that the area around the broken pipe should be marked as wetland ☒
- The PB discussed the possible need for a grading plan & an engineering review ☒
- The PB wants to know how much area, in sq. ft. or acres, etc., will be cleared ☒
- Discussed adding limits of clearing to the site plan & a numerical value of area cleared ☒
- The PB noted that when stumps are removed fill soil will be needed ☒
- The PB asked PO to see if an easement exists around the pipe shown on the site plan dwg.
- LR asked the applicant to determine where they could add trees on the property ☒
 - to offset some of trees that will be removed during clearing
- Discussed timeline for a response from Army Corps of Engineers ☒
 - 45 days from application submission
- PO agreed to organize a site walk ☒
- PO requested a revised site plan drawing with the information noted above included ☒

The following action items were established.

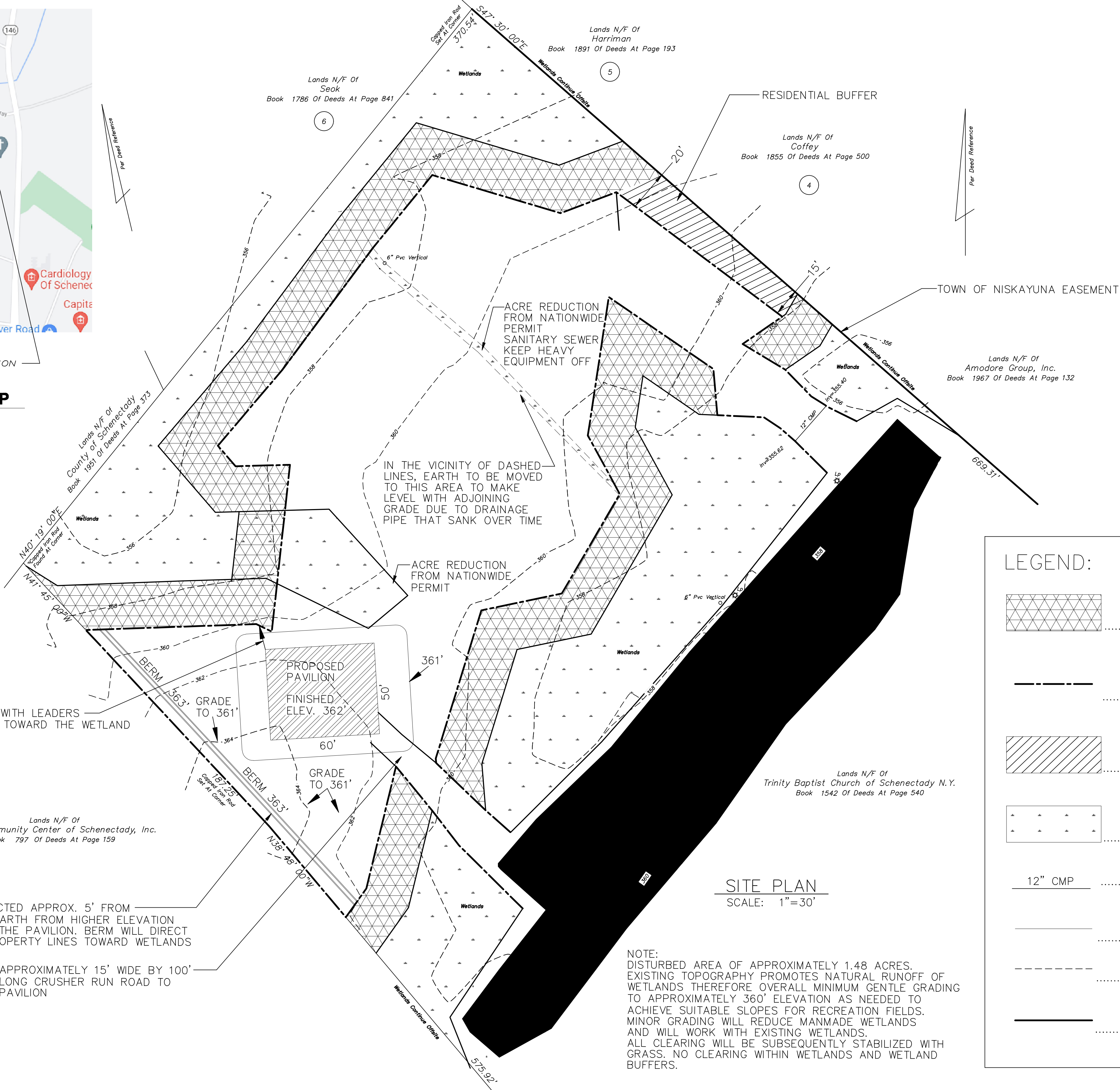
1. Applicant – update the site plan drawing to include
 - a. Add wetland symbol to the 1/10th of an acre area ☒
 - b. Add wetland symbol to the land along the broken pipe ☒
 - c. Add limits of clearing to the site plan ☒
 - d. Determine and label the square footage of land being cleared ☒
 - e. Determine if a grading plan is needed – provide if needed
 - f. Identify approximate location of trees to be removed on the drawing and show where trees will be added to offset or partially offset ☒
 - g. Determine and label where fill soil will be needed. ☒
2. Planning Office
 - a. Organize a site walk with PB and Tree Council ☒
 - b. Research potential easement near the broken pipe ☒

Mr. Noyes provided the Planning Office with an updated revision of the site plan drawing dated 8/15/22. Many of the action items listed above were addressed and are identified with a ☒. Identifying which trees will be removed and where replacement trees will be added on the site remains an open item.

The PB should review the revised site plan drawing with Mr. Noyes discuss feedback received from the Army Corps. of Engineers and identify a tree replacement plan.



LOCATION MAP
SCALE: NONE



LEGEND:

.....25' WETLAND BUFFER

.....LIMITS OF CLEARING

.....RESIDENTIAL BUFFER

.....WETLAND

12" CMP12" DIAMETER CORRUGATED METAL PIPE

.....PROPOSED TOPOGRAPHY CONTOUR

.....CURRENT TOPOGRAPHY CONTOUR

.....TOWN OF NISKAYUNA EASEMENT

NOTE:
DISTURBED AREA OF APPROXIMATELY 1.48 ACRES.
EXISTING TOPOGRAPHY PROMOTES NATURAL RUNOFF OF
WETLANDS THEREFORE OVERALL MINIMUM GENTLE GRADING
TO APPROXIMATELY 360' ELEVATION AS NEEDED TO
ACHIEVE SUITABLE SLOPES FOR RECREATION FIELDS.
MINOR GRADING WILL REDUCE MANMADE WETLANDS
AND WILL WORK WITH EXISTING WETLANDS.
ALL CLEARING WILL BE SUBSEQUENTLY STABILIZED WITH
GRASS. NO CLEARING WITHIN WETLANDS AND WETLAND
BUFFERS.

VanGuilder Engineering
333 Kingsley Rd Burnt Hills, NY 12027
(518)491-3287
vanguildereng@gmail.com
WARNING:
IT IS A VIOLATION OF NEW YORK STATE
EDUCATION LAW FOR ANY PERSON, UNLESS
ACTING UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER, TO ALTER IN ANY
WAY ANY PLANS, SPECIFICATIONS, PLATS OR
REPORTS TO WHICH THIS SEAL OF PROFESSIONAL
ENGINEER HAS BEEN APPLIED.

RECORD OF WORK:	DATE:	DESCRIPTION:	BY:
	8/15/22	WETLANDS, BERM, GRADES, CALLOUTS	PJB

TRINITY BAPTIST CHURCH
CHURCH REPRESENTATIVE,
LARRY NOYES 518-378-3465
2635 BALLTOWN RD.
NISKAYUNA, NY 12306

START DATE:

STAMP:

DATE: 08/15/2022

FILE:

PAGE CONTENT:
SITE PLAN,
LOCATION MAP

DRAFTER: PJB
ENGINEER: CLIFTON VANGUILDER

PAPER SIZE: 22X34
SCALE: AS NOTED

SHEET:
1 OF 1

- NOTES:
1. WETLANDS SHOWN HEREON WERE DELINEATED ON MAY 18, 2021 BY GILBERT VANGUILDER LAND SURVEYOR, PLLC AND ARE SUBJECT TO A.C.O.E. REVIEW.
 2. ANY CONSTRUCTION ACTIVITIES WITHIN THE WETLANDS WILL REQUIRE AN A.C.O.E. WETLAND DISTURBANCE PERMIT.
 3. PROPERTY LINES SHOWN HEREON AS PER SCHENECTADY COUNTY TAX MAPTING.



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.

KEVIN H. WEED, P.L.S. No. 51,005

WETLAND DELINEATION MAP
A PORTION OF
TMP # 31.-1-55

TOWN OF NISKAYUNA		SCHENECTADY COUNTY, NEW YORK	
MAP NUMBER: 21 - 22 - 101	SCALE: 1" = 50'	DATE: MAY 24, 2021	

Gilbert VanGuilder
Land Surveyor, PLLC
Professional Land Surveyors
988 Route 146, Clifton Park, New York 12065
Telephone: (518) 383-0634
gvglandsurveyors.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 or controlled by the applicant or project sponsor? _____ acres				
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 <input type="checkbox"/> 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, <div style="margin-left: 40px;">a. Will storm water discharges flow to adjacent properties?</div> <div style="margin-left: 40px;">b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</div> 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"/>
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 <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: _____		

VanGuilder Engineering, PLLC

333 Kingsley Road
Burnt Hills, NY 12027
(518) 491-3287

STORMWATER POLLUTION PREVENTION PLAN

Date: August 10, 2022

Client Name: Trinity Baptist Church, Representative Larry Noyes

Subject Address: 2635 Balltown Road

Client email: demarcostone@nycap.rr.com

Client Phone: 518.378.3465



1) Written Narrative

Trinity Baptist Church (TBC) is on a parcel of over 7 acres of land. Behind the back parking-lot is approximately 3.6 acres of undeveloped land.

A survey from 5/24/21 delineated the wetlands and found 2.4 acres of dry and 1.2 acres of wetland. TBC is seeking to clear a portion of the dry area, 1.36 acres. Contingent on permit approval from the Army Corp of Engineers, .12 acres of wetlands will be disturbed - a portion of this was man made due to the construction of a sewer pipe which sank over time. The total proposed disturbed area is 1.48 acres with the objective to create recreation fields to enhance the camps the church offers for local

children. A 25' buffer will be maintained around the wetlands where soil will remain undisturbed as well as a 15-20' residential buffer. A future project will include construction of a 50 x 60' pavilion and 15' wide crusher run gravel access road.

The church representative met the tree council at the site. 4 major trees were identified to be left untouched. These trees will be clearly marked prior to clearing. The clearing will include chopping, grinding, and removing stumps from trees and minimal grading as needed as the area is generally flat. Disturbed areas will be restored as natural-appearing landforms and shall blend in with the terrain of adjacent undisturbed land. Grass seed and topsoil, if needed, will be used to stabilize the cleared area.

To divide the cost of the project into manageable portions, the project will be constructed in two phases. Phase 1 activities will include the clearing and restoration of the 1.48 acres of land. The subsequent phase will include the construction of a proposed 50 x 60' picnic pavilion and 15' wide crusher run gravel access road to the pavilion. The access road will for a short distance (~50') be within a wetland buffer area as the non-wetland access point is only about 30' wide - this was approved by Laura Robertson, Town Planner, as the access point is already clear of vegetation and there is no alternative location.

2-4) Site Map - Natural Resources Map - Soil Description

A site plan is attached which shows wetlands, existing contours, and proposed grading. There is no offsite water of relevance. Stormwater currently runs towards the wetlands on the property and this project will maintain that. Some minor grading in the vicinity of the pavilion is depicted on the site plan, including proposed construction of a berm to prevent water running off site. The land around the pavilion will slope down and away, not greater than 4% slope. In the area of the proposed recreational field, the area is essentially flat and will receive minimal grading to further flatten while maintaining the slight natural slope towards the wetlands. The planned disturbed area is a mixed second growth forest. Soil was evaluated in a 14" hole in the planned disturbed area on 8/5/22 by Cliff VanGuilder, PE.

Soil Profile:

1" Leaf Duff

2- 14" Sand-Silt-Loam mix with cobbles of up to 7"

No bedrock or groundwater at the site of evaluation.



Soil Evaluation with Exposed Cobbles



Hole Surrounded by Second Growth Forest

5) Construction Phasing Plan

Phase 1:

Recreational Fields (estimated exposure of one month due to volunteer labor)

1. Wetland area will be marked and outer buffer line taped off
2. Silt fence will be installed around the construction perimeter/ adjacent to the outer buffer line - which is along the limits of clearing line per the site plan
3. Tree council identified four trees to retain. These will be clearly marked to preserve
4. Clearing of 1.48 acre area specified in site plan - estimated exposure of three weeks to finish entire clearing
5. Grading to level at 360' maintaining existing gradual runoff towards wetlands in the area of the fields. Grading in the vicinity of the pavilion will happen in phase two. Disturbed areas will be restored as natural-appearing landforms and will blend in with the terrain of adjacent undisturbed land.
6. Grass seed and topsoil, as needed, will be distributed over the cleared area

Phase 2:

Pavilion Construction (estimated exposure of one month due to volunteer labor)

1. Silt fence will be installed around the construction perimeter and not go beyond limits of clearing line

2. Dig a temporary diversion ditch West of the future berm location but within the property line and stake straw at ends of the ditch.
3. Grade pavilion area flat to 362' and slope surrounding land down and away at a slope no greater than 4% to an elevation of 360' to meet recreational fields
4. Construct a berm at ~363' about 5' East of the property line with spoils from grading to deter water runoff. Berm slope to be no more than 1 on 4'
5. Fill in temporary diversion ditch
6. Build 15' gravel crusher run access road
7. Construct 50 x 60' pavilion
8. Install gutters with leaders on the pavilion to direct water to the wetland

6) Pollution Prevention Measures

- Signage "Carry in - Carry out"
- Garbage receptacles supplied at events
- Set up schedule for policing area on a regular schedule and following scheduled events
- There will be no construction chemicals
- Inorganic construction debris will be limited and regularly removed

7) Description of Construction and Waste Materials

- Brush and logs from clearing - to be sent off site
- Chainsaws, Bulldozers, Excavators - the use of heavy equipment will be minimized as much as possible to compaction

8) Description of the Temporary and Permanent Structural and Vegetative Measures to be used for Soil Stabilization, Runoff Control and Sediment Control

A temporary diversion ditch will be dug between the proposed pavilion area and near the property line. At each end of the ditch, bales of straw will be staked in place to filter water runoff. Final grading will include a berm with a finished elevation of 363' in that area to reduce water runoff from the property. Berm to have no more than 1 on 4' slope so that it can be mowed. All of the disturbed area will be revegetated with erosion resistant vegetation.

9) Seeding Specifications

- Seeding Rate: 3 lbs. / 1000ft².
- 70% Kentucky Bluegrass Seed (3 varieties)
- 15% Chewings Fescue
- 15% Creeping Red Fescue
- Plant in Fall after grass stops growing elsewhere
- Follow instructions for planting
- Stay off planting until seedlings are 1 - 1.5" high

10) Schedule for Staging Temporary Erosion Control Practices

- Erect silt fencing along limits of clearing line per site plan.
- After cutting but prior to soil disturbance, dig a temporary diversion ditch.
- Stake straw bales at ends of the ditch.
- Proceed with grading per site plan.

11) Maintenance Schedule

- Rebuild the berm as necessary, approximately every 5 years
- Mowing and grass trimming weekly
- Trimming of encroaching brush/vegetation
- Estimated Cost \$3,500/ year based on volunteer effort

12) Person or Entity responsible for implementation of the SWPPP

- Trinity Baptist Church and its representative Larry Noyes

13) Structural practices to divert flows from exposed soils

- Soil and other debris from short storms will be diverted by the use of silt fence in place along limits of clearing line per the site plan
- Runoff from the only area of significant although still minor grading (proposed pavilion area) will be detained by the temporary diversion ditch with straw filters at the ends

14) Name of the watercourse to which the stormwater flows

Eventually the Mohawk River via an unnamed tributary running East under Balltown Rd to the Mohawk by GE Global and SI Group

PHASE I ARCHEOLOGICAL INVESTIGATION

Trinity Baptist Church

2635 Balltown Road, Town of Niskayuna
Schenectady County, New York

HAA 5847-31
OPRHP 22PR06438

Submitted to:

Gilbert VanGuilder Land Surveyors, PLLC
988 NY-146
Clifton Park, New York 12065

Prepared by:

Hartgen Archeological Associates, Inc.

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An ACRA Member Firm
www.acra-crm.org

September 2022

MANAGEMENT SUMMARY

SHPO Number: 22PR06438
Involved Agencies: United States Army Corps of Engineers (USACE)
Phase of survey: Phase I archeological investigation

LOCATION INFORMATION

Municipality: Town of Niskayuna
County: Schenectady County

ARCHEOLOGICAL SURVEY OVERVIEW

Survey Area: 1.87 acres
Shovel Tests: 21 tests at 15-meter intervals

RESULTS OF ARCHEOLOGICAL SURVEY

Precontact sites identified: none

Historic sites identified: none

RECOMMENDATIONS

Based on the results of the archeological field survey, there are no archeological sites or deposits in the Trinity Baptist Church APE. No additional archeological work is recommended.

Report Authors: Matt Lesniak and Matthew Kirk, MA, RPA
Date of Report: September 2022

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Appendix 1: Shovel Test Records

Table List

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Map List

Map 1. Project Location

Map 2. Project Map

Map 3. Soil Map

Map 4. Historical Maps 1856 to 1993

Photograph List

Photo 1. Trinity Baptist Church complex. View facing southwest.

Photo 2. Rear of Trinity Baptist Church complex. View facing east.

Photo 3. Early succession woods in the APE, view facing south (from Test 7).

Photo 4. Brush pile in southern portion of the APE. View facing south.

PHASE I ARCHEOLOGICAL INVESTIGATION

Introduction

Hartgen Archeological Associates, Inc. (Hartgen) conducted a Phase I archeological investigation for the proposed athletic field and park on the grounds of the Trinity Baptist Church (Project) located on Balltown Road in the Town of Niskayuna, Schenectady County, New York.

There is United States Army Corps of Engineers (USACE) involvement. This investigation was conducted to comply with the State Environmental Quality Review Act (SEQRA) and Section 106 of the National Historic Preservation Act, and may be reviewed by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP). The investigation was conducted according to the New York Archaeological Council's *Standards for Cultural Resource Investigations and the Curation of Archaeological Collections* (1994), which are endorsed by OPRHP. This report has been prepared according to OPRHP's *State Historic Preservation Office (SHPO) Phase I Archaeological Report Format Requirements* (2005).

Project Information

Project Location

The Project is located in the northern portion of Niskayuna, on the west side of Balltown Road (NY Route 146) (Map 1). The Rexford bridge over the Mohawk River is one mile, by road, from the Project. The Project is located on the inside (south side) of a large curve in the Mohawk River; therefore, the shortest distance to the Mohawk River is 4,000 feet to the east.

Description of the Project

The Project consists of establishing a recreational field in a currently wooded area northwest of Trinity Baptist Church. There may also be a pavilion, an earthen berm, and a gravel driveway.

Description of the Area of Potential Effects (APE)

The area of potential effects (APE) includes all portions of the property that will be directly altered by the proposed undertaking. The APE encompasses 1.87 acres (Map 2).

Environmental Background

The environment of an area is significant for determining the sensitivity of the APE for archeological resources. Precontact and historic groups often favored level, well-drained areas near wetlands and waterways. Therefore, topography, proximity to wetlands, and soils are examined to determine if there are landforms in the APE that are more likely to contain archeological resources. In addition, bedrock formations may contain chert or other resources that may have been quarried by precontact groups. Soil conditions can provide a clue to past climatic conditions, as well as changes in local hydrography.

Soils

Soil surveys provide a general characterization of the types and depth of soils that are found in an area. This information is an important factor in determining the appropriate methodology if and when a field study is recommended. The source of this data is the Soil Survey Geographic (SSURGO) Database, maintained by the Natural Resources Conservation Service, United States Department of Agriculture (2018). The soil types present within the APE are shown on Map 3. There are no alluvial, colluvial, aeolian, or fill soils present. Therefore, any archeological deposits present are likely to be located at shallow depths. Shovel testing is an appropriate survey methodology.

Table 1. Soils in the APE

Symbol	Name	Depth	Textures	Slope	Drainage	Landform
NuB	Nunda channery silt loam	0-46 cm (0-18 in) 46-169 cm (18-64 in) 163-272 cm (64-107 in) 272-386 cm (107-152 in)	Channery silt loam Channery silt loam, gravelly loam, very fine sandy loam Clay loam, channery silt loam, gravelly silty clay Channery silt loam, gravelly loam, silty clay loam	3-8%	Moderately well drained	Drumlinoid ridges, hills, till plains
Wy	Wayland silt loam	0-38 cm (0-15 in) 38-147 cm (15-58 in) 147-386 cm (58-152 in) 386-452 cm (152-178 in)	Silt loam Silty clay loam, silty clay Stratified silt loam to silty clay Channery fine sand loam, very gravelly loam, silty clay loam	0-2%	Poorly drained	Flood plains

Bedrock Geology

According to the Geologic Map of New York, the bedrock within the APE is the Schenectady Formation graywacke, sandstone, siltstone, and shale. This rock was deposited in the upper Ordovician period (Fisher, et al. 1970).

The Schenectady formation rocks lie over the slightly older Canajoharie shale, which is the uppermost rock layer a short distance to the west of the Project. Neither the Schenectady Formation rocks, nor the Canajoharie shale, are known to contain materials well suited for stone-tool production. There are no bedrock outcrops within the APE.

Topography and Hydrography

The Project is in the Mohawk River Valley, at an elevation of about 360 feet above mean sea level. The ground surface slopes gently down to the northwest, where there is a small stream, a Mohawk River tributary. That small stream flows to the northeast, joining the Mohawk about 4,000 feet from the Project.

Documentary Research

Hartgen conducted research using the New York State Cultural Resource Information System (CRIS), which is maintained by the New York SHPO and the Division for Historic Preservation DHP within OPRHP. CRIS contains a comprehensive inventory of archeological sites, State and National Register (NR) properties, properties determined eligible for the NR (NRE), and previous cultural resource surveys.

Archeological Sites

An examination of CRIS identified three reported archeological sites within one mile (1.6 km) of the APE (Table 2). Previously reported archeological sites provide an overview of both the types of sites that may be present in the APE and relation of sites throughout the surrounding region. The presence of few reported sites, however, may result from a lack of previous systematic survey and does not necessarily indicate a decreased archeological sensitivity within the APE.

Table 2. Archeological sites within one mile (1.6 km) of the APE

Site No.	Site Identifier	Status	Description	Proximity to the APE
09303.000158	T. Lent House	Undetermined	Historic site; assemblage includes 19 th -century ceramics associated with a mortared, shale and limestone house foundation.	4,000 feet north
09303.000236	GE Research & Development Historic Foundation Remains	Undetermined	Historic site; artifacts include clay pipes, coins dated to ca. 1850, and one silver shoe buckle recorded to date to 1620. Three partial, dry-laid fieldstone foundations and walls were found.	3,800 feet east
NYSM 7903	Unnamed Site	Undetermined	"Traces of occupation" identified by A.C. Parker; no further information available.	1,000 feet northwest

Historic Properties

An examination of CRIS identified one inventoried property within 200 feet of the APE. There were no properties listed on the NR, and no NRE properties (Table 3).

Table 3. Inventoried properties within or adjacent (200 feet or less) to the APE

USN	Property Name	Status	Description	Proximity to APE
09303.000198	Baptist Church	Not Eligible	Single-story complex with a community hall attached to worship space. Built 1992, according to cornerstone inscription. 2635 Balltown Road.	Within 100 feet east of the APE

Previous Surveys

A review of CRIS identified one previous survey within the immediate vicinity of the Project (Table 4).

Table 4. Relevant previous surveys within or adjacent to the APE

Project/Phase	Summary	Citation
NY 146 from River Road to Glenridge Road, Phase I	This survey was conducted along 3.4 miles of Route 146. No precontact material was recovered in any of the nearly 700 shovel tests, and little historic material was recovered; no further archeological investigation was recommended in the portion of the survey adjacent to the current APE.	(The New York State Museum 1999)

Historical Map Review

Maps depicting the APE between 1797 and the present were examined. Selected maps are reproduced in Map 4.

The earliest north-south road in the portion of Niskayuna near the Project seems to have a different alignment than today's Balltown Road (NY Route 146) (Burr 1829; Burr 1840; DeWitt 1802; Sauthier 1779). In the earliest of the mid-19th-century landowner maps, there were no structures or settlements shown at the Project. Instead, there was a J.R. Craig settlement a short distance north of the Project, set back on the west side of Balltown Road – see Map 4 (Fagan 1856). J. Craig was also shown on the 1866 landowner map, along with a stream passing to the northwest side of the settlement and leading to a mouth on the Mohawk to the northeast (Beers and Beers).

The series of USGS topographic maps begin in 1893. The former Craig homestead, and its adjacent creek, are shown on the maps from 1893 to 1980, as indicated in Map 4 (United States Geological Survey (USGS) 1893, 1930, 1954, 1980). The map from 1993 is the first to show the Trinity Baptist Church building adjacent to the Project (New York State Department of Transportation (NYSDOT)).

The cornerstone inscription on Trinity Baptist Church dates the building to 1992. The inscription references Ephesians 2:19-22, verses which describe God’s people as “fellow citizens,” and also include the following passage: “In him [Christ] the whole building is joined together and rises to become a holy temple in the Lord. And in him you too are being built together to become a dwelling in which God lives by his Spirit” (NIV 2011 second letter to the Ephesians attributed to Saul of Tarsus). The church is a Southern Baptist congregation. They maintain a twice-monthly food pantry at the Project.

Present Land Use and Current Conditions

A site visit was conducted by Matt Lesniak on June 29, 2022 to observe and photograph existing conditions within the APE. The Trinity Baptist Church is a large, one-and-a-half-story complex. It has a grassy lawn on its front side (east southeast side), and paved parking on the other sides (Photographs 1 and 2).

The APE is a wooded area behind (on the west northwest side) of the church complex. The APE contained several mature conifers, and many younger hardwood trees (Photograph 3). The northwest corner, especially, contained early succession bushes and spindly trees. There was one conifer, near the location of Test 9, that was on a slight mound – this was likely to have been planted in a former lawn or cleared location.

There was a brush pile, mostly branches but also including a small amount of cut lumber, in the southeast corner of the APE (Photograph 4). Notwithstanding the brush, there was a marked lack of trash or other waste in the APE – the area has clearly been kept clean.

Three plastic columns, possibly wellheads or shut-off valves, were found in a line across the northern portion of the APE. The line also was associated with a slight linear depression and berm – likely a storm sewer or private drainage, conveying water away from the rear of the church building.

Archeological Sensitivity Assessment

The New York Archaeological Council provides the following description of archeological sensitivity:

Archaeologically sensitive areas contain one or more variables that make them likely locations for evidence of past human activities. Sensitive areas can include places near known prehistoric sites that share the same valley or that occupy a similar landform (e.g., terrace above a river), areas where historic maps or photographs show that a building once stood but is now gone as well as the areas within the former yards around such structures, an environmental setting similar to settings that tend to contain cultural resources, and locations where Native Americans and published sources note sacred places, such as cemeteries or spots of spiritual importance (NYAC 1994:9).

Table 5. Factors influencing precontact and historic archeological sensitivity of the APE

Precontact	Historic	
Water sources: wetlands, ponds, streams, lakes, bays and ocean	<input type="checkbox"/> Water sources: wetlands, ponds, streams, lakes, bays and ocean	<input type="checkbox"/>
Nearby chert sources	<input type="checkbox"/> Nearby natural resources (iron, limestone, building stone, etc.)	<input type="checkbox"/>
Well-drained soils for habitation	<input type="checkbox"/> Well-drained soils for habitation	<input type="checkbox"/>
Favorable landforms (level, good solar exposure, leeward facing)	<input type="checkbox"/> Proximity to transportation systems (road, canals, rivers, railroads, etc.)	<input checked="" type="checkbox"/>
Known archeological sites in the vicinity	<input checked="" type="checkbox"/> Known archeological sites in the vicinity	<input checked="" type="checkbox"/>
Other documentary sources	<input type="checkbox"/> Map-documented structures	<input type="checkbox"/>
Abundance of nearby stone tool ores	<input type="checkbox"/> Other documentary evidence	<input type="checkbox"/>
Overall assessment: Moderate sensitivity	Overall assessment: Moderate sensitivity	

Archeological Potential

Archeological potential is the likelihood of locating intact archeological remains within an area. The consideration of archeological potential takes into account subsequent uses of an area and the impact those uses would likely have on archeological remains.

Table 6. Factors influencing archeological potential within the APE

Precontact		Historic	
Undisturbed soils	<input checked="" type="checkbox"/>	Lack of modern development	<input checked="" type="checkbox"/>
No erosion or cutting of sediments	<input type="checkbox"/>	Limited historical re-use of landscape	<input checked="" type="checkbox"/>
Alluvial deposits (cap and preserve deposits)	<input type="checkbox"/>	Alluvial deposits (cap and preserve deposits)	<input type="checkbox"/>
Relatively deep soils (features)	<input type="checkbox"/>	Historic fill (cap and preserve deposits)	<input type="checkbox"/>
		Relatively deep soils (features)	<input type="checkbox"/>
Overall assessment: Moderate potential		Overall assessment: Moderate potential	

Survey Methodology

Because of the potential for the APE to contain archeological sites, an archeological field survey consisting of hand-excavated shovel tests was performed.

Shovel Testing

Shovel tests were excavated at a standard interval of 15 meters (Map 2). Each shovel test was 40 centimeters in diameter. All excavated soil was passed through 0.25-inch hardware mesh and examined for both precontact (Native American) and historic artifacts. The stratigraphy of each test was recorded including the depth, Munsell color, soil description, and artifact content (Munsell Color 2000). The location of each shovel test was plotted on the project map.

Artifacts and Laboratory

As general procedure, all precontact (Native American) cultural material identified during the fieldwork are collected. Significant historic artifacts such as glass, ceramics, food remains, hardware, and miscellaneous items are collected. Coal, ash, cinder, brick, and modern materials are noted. Any artifacts collected are placed in paper or plastic bags labeled by provenience and inventoried in a bag list. Bags are numbered in the field and transported to the Hartgen laboratory in the Town of North Greenbush, Rensselaer County, New York, for processing. No artifacts were recovered as part of this survey.

Shovel test records and other provenience information were entered into a Microsoft *Access* database (Appendix 1).

Survey Results

The Phase IB archeological field reconnaissance was conducted on June 29, 2022. The field crew consisted of Adam Gersten and Eryn Sheades under the direction of Matt Lesniak. Matthew J. Kirk, MA, was the Principal Investigator.

The average depth of the 21 shovel tests was 32.1 centimeters (12.6 in). Fifteen (71%) of the tests reached subsoil, described as light olive brown or brownish yellow, gravelly silt. Six of the shovel tests were terminated because of tree roots, without reaching subsoil.

No artifacts were collected. Nor were any potentially significant archeological features or landscapes found. A linear depression, likely a storm sewer or private drainage system, was noted running east-west across the APE

Recommendations

Based on the results of the archeological field survey, there are no archeological sites or deposits in the Trinity Baptist Church APE. No additional archeological work is recommended.

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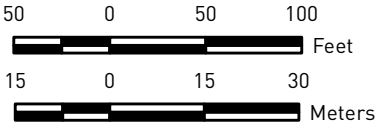
Maps

Trinity Baptist Church, Balltown Road, Town of Niskayuna, Schenectady County, New York
Phase I Archeological Investigation





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Legend

- Shovel Test (ST)
- ◀ Photo Angle
- Area of Potential Effects (APE)



Property Line



Wetland

Project Map

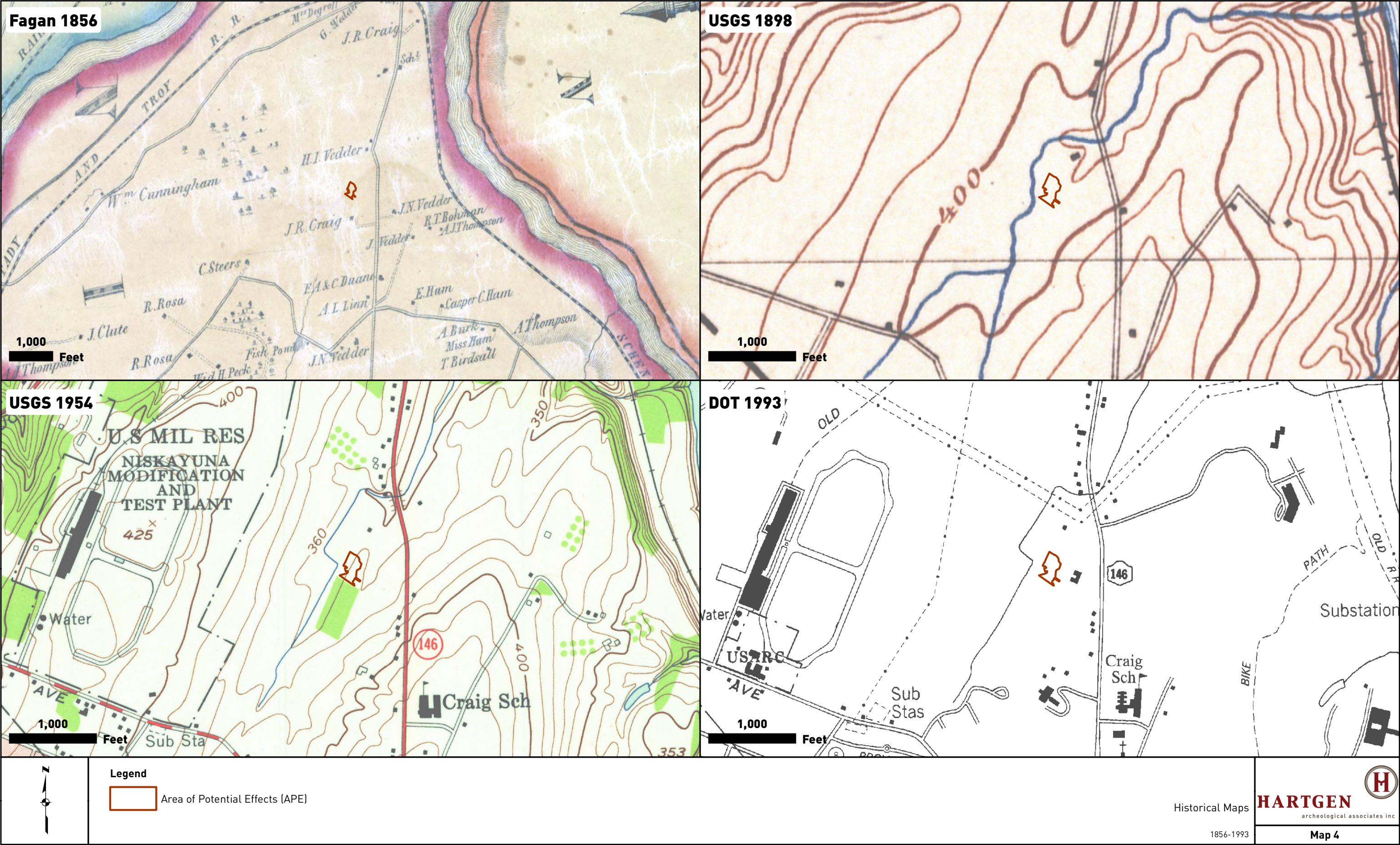
New York State Office of Information
Technology Services, Orthoimagery, 2021



HARTGEN
archeological associates inc

Map 2





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Photographs



Photo 1. Trinity Baptist Church complex. View facing southwest.



Photo 2. Rear of Trinity Baptist Church complex. View facing east.



Photo 3. Early succession woods in the APE, view facing south (from Test 7).



Photo 4. Brush pile in southern portion of the APE. View facing south.

Appendix 1: Shovel Test Records

584731: Phase I Archeological Investigation, Trinity Baptist Church

Shovel Test Records

<u>Test</u>	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Munsell Color</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>	<u>Termination Reason</u>	<u>Not Collected</u>
1	21	1	2.5y 4/4 olive brown	silt loam			
	36	2	2.5y 5/6 light olive brown	silt	gravel, cobbles, roots	subsoil	
2	18	1	10yr 4/4 dark yellowish brown	silt loam	gravel, cobbles, roots		
	35	2	10yr 6/8 brownish yellow	loam	gravel	subsoil	
3	18	1	10yr 4/4 dark yellowish brown	silt loam			
	35	2	2.5y 5/6 light olive brown	silt	gravel, roots	subsoil	
4	20	1	10yr 5/3 brown	loam	gravel, cobbles, roots		
	36	2	10yr 6/8 brownish yellow	loam	gravel	subsoil	
5	20	1	10yr 4/4 dark yellowish brown	silt loam	gravel, roots		
	38	2	2.5y 5/6 light olive brown	silt	gravel	subsoil	
6	30	1	10yr 4/3 brown	silt	gravel, roots	impasse (roots)	
7	18	1	2.5y 4/4 olive brown	loam	roots		
	35	2	10yr 6/8 brownish yellow	loam	gravel	subsoil	
8	24	1	10yr 6/4 light yellowish brown	silt loam	gravel, roots	impasse (roots)	
9	8	1	2.5y 4/4 olive brown	silt loam	gravel, cobbles, roots	impasse (roots)	
10	21	1	10yr 4/4 dark yellowish brown	silt loam	gravel, roots		
	38	2	2.5y 5/6 light olive brown	silt	gravel	subsoil	
11	25	1	10yr 4/4 dark yellowish brown	silt loam	gravel, roots		
	40	2	2.5y 5/6 light olive brown	silt	gravel	subsoil	
12	23	1	10yr 4/4 dark yellowish brown	silt loam	gravel, roots		
	40	2	2.5y 5/6 light olive brown	silt	gravel	subsoil	
13	21	1	10yr 4/3 brown	silt loam	gravel, cobbles, roots		
	36	2	2.5y 4/4 olive brown	sand loam	gravel	subsoil	
14	33	1	2.5y 4/3 olive brown	silt	gravel		
	43	2	2.5y 5/3 light olive brown	silt	gravel		
	53	3	2.5y 5/6 light olive brown	silt	gravel	subsoil	

584731: Phase I Archeological Investigation, Trinity Baptist Church

Shovel Test Records

<u>Test</u>	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Munsell Color</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>	<u>Termination Reason</u>	<u>Not Collected</u>
15	12	1	2.5y 4/4 olive brown	silt loam	gravel, roots	impasse (roots)	
16	16	1	10yr 3/3 dark brown	silt loam	gravel, cobbles, roots		
	32	2	10yr 5/8 yellowish brown	loam	gravel	subsoil	
17	26	1	2.5y 4/4 olive brown	silt loam	gravel, roots		
	42	2	2.5y 5/6 light olive brown	silt	gravel	subsoil	
18	13	1	2.5y 4/4 olive brown	loam	gravel, roots		
	28	2	2.5y 6/4 light yellowish brown	silt loam	gravel	subsoil	
19	20	1	2.5y 4/4 olive brown	silt loam	gravel, roots	impasse (roots)	
20	18	1	10yr 3/3 dark brown	silt loam	gravel, cobbles, roots	impasse (roots)	
21	21	1	2.5y 4/4 olive brown	silt	gravel, roots		
	38	2	2.5y 5/6 light olive brown	silt	gravel, roots	subsoil	



**Parks, Recreation,
and Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

September 08, 2022

Jennifer Geraghty
Hartgen Archeological Associates
1744 Washington Avenue Ext.
Rensselaer, NY 12144

Re: USACE
Trinity Baptist Church Recreational Field
Town of Niskayuna, Schenectady County, NY
22PR06438

Dear Jennifer Geraghty:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the provided documentation in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

SHPO has reviewed the Phase I Archaeological Survey report entitled "Phase I Archeological Investigation, Trinity Baptist Church, 2635 Balltown Road, Town of Niskayuna, Schenectady County, New York" prepared by Hartgen Archeological Associates, Inc. (September 2022, 22SR00454). No archaeological sites were identified by the survey. Therefore, it is the opinion of the New York SHPO that no historic properties, including archaeological and/or historic resources, will be affected by this undertaking.

If you have any questions, I can be reached at Jessica.Schreyer@parks.ny.gov.

Sincerely,

A handwritten signature in cursive script that reads "Jessica E. Schreyer".

Jessica Schreyer
Scientist Archaeology



DEPARTMENT OF THE ARMY
U.S. Army Corps of Engineers, ATTN: CENAN-OP-RU
Upstate Regulatory Field Office
1 Buffington St., Building 10, 3rd Fl. North
Watervliet, New York 12189-4000

Upstate New York Section

September 12, 2022

SUBJECT: Permit Application No. NAN-2022-00379-USH
by Noyes, Larry
Town of Niskayuna, Schenectady County, New York

Larry Noyes
Trinity Baptist Church of Schenectady, New York
2635 Balltown Road
Niskayuna, New York 12309

Dear Mr. Noyes:

On September 8, 2022, this office received additional information regarding your Joint Application Form dated April 13, 2022, and the attached drawing entitled, "Proposed Wetland Impact- A Portion of TMP # 31.-1-55", prepared by Gilbert VanGuilder Land Surveyor, PLLC, and dated February 28, 2022. The submitted information describes a proposal that would consist of the following:

The discharge of fill material into approximately 0.08 acres of waters of the United States, including wetlands to facilitate the construction of a 50' x 60' pavilion and recreational field at 2565 Balltown Road, behind the existing Trinity Baptist Church.

Based upon the information provided, it appears that your proposed work may be authorized under Department of the Army nationwide general permit number: 42. The nationwide permits are prescribed as a Reissuance of Nationwide Permits in the Federal Register dated January 13, 2021 (86 FR 2744).

The work may be performed without further authorization from this office provided the activity complies with the terms and conditions of the Nationwide Permits (NWP) and the permit conditions listed in Section B, No. 42, Section C, any applicable New York District regional conditions, and any applicable regional conditions added by the State of New York. Please note that NWP General Condition No. 12 requires the installation and maintenance of proper soil erosion and sediment controls during construction.

The 2021 Nationwide Permits, including their final regional conditions, water quality certifications, and coastal zone concurrence statements are available at:

<http://www.nan.usace.army.mil/Missions/Regulatory/Nationwide-Permits/>

Please review and familiarize yourself with all relevant terms and conditions of the nationwide permit prior to proceeding with your project, and subsequently ensure you adhere to all conditions through the duration of the project. If you do not have internet access and require a specific paper copy, please contact the undersigned to request one be mailed to you. Please be sure to have your permit application number readily available when you call.

This verification is valid until March 14, 2026, unless the nationwide permit is modified, reissued, or revoked. This verification will remain valid until March 14, 2026, if the activity complies with the terms of any subsequent modifications of the nationwide permit authorization. If the nationwide permits are suspended, revoked, or modified in such a way that the activity would no longer comply with the terms and conditions of a nationwide permit, and the proposed activity has commenced, or is under contract to commence, the permittee shall have 12 months from the date of such action to complete the activity.

Please note that this determination does not eliminate the need to obtain any other Federal, State, or local authorizations required by law for the above described work, including any required permit from the NYSDEC.

In order for us to better serve you, please complete our Customer Service Survey located at:

<http://www.nan.usace.army.mil/Missions/Regulatory/CustomerSurvey.aspx>

Any inquiries can be directed to the undersigned at (518) 266-6355.

Sincerely,

A handwritten signature in black ink, appearing to read 'BP Sherwood', written in a cursive style.

Brad Sherwood
Project Manager
Upstate New York Section

Enclosure

Cf: Kornak, K. - NYSDEC Region 4, Schenectady
Town of Niskayuna
Pitts, J. - GV



DEPARTMENT OF THE ARMY
U.S. Army Corps of Engineers, ATTN: CENAN-OP-RU
Upstate Regulatory Field Office
1 Buffington St., Building 10, 3rd Fl. North
Watervliet, New York 12189-4000

CENAN-OP-RU

NATIONWIDE PERMIT COMPLIANCE CERTIFICATION AND REPORT FORM

Permittee: Noyes, Larry

Permit No. NAN-2022-00379-USH

Date Permit Verification Issued: September 12, 2022

Location: Town of Niskayuna, Schenectady County, New York

Within 30 days of the completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the address at the bottom of this form.

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit, you are subject to permit suspension, modification, or revocation.

I hereby certify that the work authorized by the above referenced permit has been completed in accordance with the terms and conditions of said permit, and required mitigation was completed in accordance with the permit conditions.

Date Work Started: _____

Date Work Completed: _____

Signature of Permittee

Date

Fold this form into thirds, with the bottom third facing outward. Tape it together and mail to the address below
or **EMAIL TO:** cenan.rfo@usace.army.mil

Place Stamp
Here

DEPARTMENT OF THE ARMY
U.S. Army Corps of Engineers
ATTN: CENAN-OP-RU
Upstate Regulatory Field Office
1 Buffington St., Bldg. 10, 3rd Fl. North
Watervliet, New York 12189-4000



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 9

MEETING DATE: 10/3/2022

ITEM TITLE: DISCUSSION: 3413 State St. – Site plan application for a tenant change to a retail smoke shop.

PROJECT LEAD: TBD

APPLICANT: Frank Norvici, agent for the owner

SUBMITTED BY: Laura Robertson, Town Planner

REVIEWED BY:

☐ Conservation Advisory Council (CAC) ☐ Zoning Board of Appeals (ZBA) ☐ Town Board
☐ OTHER:

ATTACHMENTS:

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

SUMMARY STATEMENT:

Frank Norvici, agent for the owner, Showki Alharby, submitted an Application for Site Plan Review for a tenant change to a retail smoke shop at 3413 State St. (Suite 1). The site was previously occupied by T-Mobile.

BACKGROUND INFORMATION

The property is located within the C-H Commercial Highway zoning district. A retail / service store is a permitted principal use in the C-H district.

A 1-page site plan sketch was provided with the application and was stamped "Received Sep 26 2022 Planning Office Niskayuna, NY" by Planning Office staff.

Niskayuna Zoning Code Section 220-32.7 Tobacco retailers, e-cigarette retailers and marijuana retailers B Distance separation requirements states "Tobacco retailers, e-cigarette retailers and marijuana retailers, as defined in Section 220-4 of this chapter, shall not be located within 1,000 feet from the property lines of any Niskayuna Central School District school, nursery school, school of private instruction, or child day-care center. The Planning Office reviewed the proposed project with regards to this requirement and determined that as proposed the project complies with code.

The Planning Department has notified the applicant that the Town of Niskayuna opted out of retail cannabis and consumption – so no marijuana would be allowed on the premises.

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



TOWN OF NISKAYUNA

One Niskayuna Circle
Niskayuna, New York 12309-4381

Phone: (518) 386-4530

Application for Site Plan Review

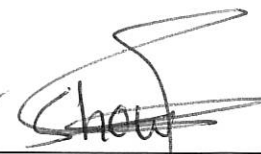
Applicant (Owner or Agent):

Location:

Name Showki Alharby Number & Street 3413 State St, Nisky NY
Address 140 McClellan St Section-Block-Lot - -
Schenectady NY 12304
Email Showki.alharby@gmail.com
Telephone 518 986 9160 Fax 518 377 0690 Zoning District

Proposal Description:

Retail Smoke Shop
FRANK@FDNTAX.COM

Signature of applicant: X  Date: 9/26/22

Signature of owner (if different from applicant):

Date:

Each site plan application shall be accompanied by:

1. Digital copies in pdf format of all application forms and supporting documents.
2. A digital copy in pdf format and three (3) full size copies of any large scale plans or 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 digital copy in pdf format of a lighting plan showing the lighting distribution of existing and 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. One (1) copy 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 **\$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.



Resolution No. 2021 – 263

AT THE REGULAR MEETING OF THE TOWN BOARD OF THE TOWN OF NISKAYUNA DULY CALLED AND HELD ON THE 18th DAY OF NOVEMBER, 2021, AT 7:00 PM, HELD AT THE EDWIN D. REILLY, JR. NISKAYUNA TOWN HALL BOARD ROOM, VIA HYBRID IN-PERSON/VIRTUAL MEETING, THE FOLLOWING MEMBERS WERE PRESENT:

HONORABLE:	JOHN DELLA RATTA	COUNCILMAN – ENTERED
	VIRTUAL AT 7:05 EXITED AT 7:10	
	LISA WEBER	COUNCILWOMAN
	DENISE MURPHY MCGRAW	COUNCILWOMAN - VIRTUAL
	WILLIAM MCPARTLON	COUNCILMAN
	YASMINE A. SYED	SUPERVISOR

A RESOLUTION ENACTING A LOCAL LAW TO OPT-OUT OF RETAIL CANNABIS DISPENSARIES AND ON-SITE CANNABIS CONSUMPTION ESTABLISHMENTS WITHIN THE TOWN

The following resolution was offered by **Councilman Della Ratta and Councilman McPartlon**, who moved its adoption, and seconded by **Supervisor Syed**

BE IT ENACTED by the Town Board of the Town of Niskayuna as follows:

WHEREAS, Section 131 of the New York State Marijuana Regulation and Taxation Act allows the Town of Niskayuna to adopt a local law, subject to permissive referendum, prohibiting the establishment of retail dispensary licenses and/or onsite consumption licenses within its jurisdiction; and

WHEREAS, a local law to opt out must be passed by December, 31, 2021 or the Town of Niskayuna will be unable to opt-out at a future date, but the Town of Niskayuna can opt back in at any given time going forward by repealing the local law which establishes the prohibition; and

WHEREAS, given the timeline outlined above and the lack of State guidance on what retail dispensary and consumption licenses will look like, the Town Planner and Chief of Police recommend opting out at this time, reserving the right to opt back in at a future date; and

WHEREAS, a public hearing was held on November 18, 2021 at which time all interested parties had an opportunity to be heard.

NOW, THEREFORE, be it

RESOLVED, that this Town Board of the Town of Niskayuna does hereby adopt LOCAL LAW No. 7 (2021) as follows:

Proposed Local Law 7 (2021)

A LOCAL LAW ADOPTED PURSUANT TO NYS CANNABIS LAW §131 OPTING OUT OF RETAIL CANNABIS DISPENSARIES AND ON-SITE CANNABIS CONSUMPTION LICENSES IN THE TOWN OF NISKAYUNA

SECTION 1. Legislative Intent and Authority

It is the intent of this local law to opt the Town of Niskayuna out of hosting retail cannabis dispensaries and on-site cannabis consumption licenses within its municipal boundaries pursuant to Section 131 of the NYS Marijuana Regulation and Taxation Act and the state Municipal Home Rule Law.

SECTION 2. Opt-Out

The Town Board of the Town of Niskayuna, Schenectady County, hereby requests the cannabis control board prohibit the establishment of retail dispensary licenses and onsite consumption licenses within its jurisdiction and hereby opts-out.

SECTION 3. Severability

If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court's order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

SECTION 4. Permissive Referendum

This local law is subject to a permissive referendum and may not be filed with the Secretary of State until the applicable time period has elapsed to file a petition or a referendum has been conducted approving this local law.

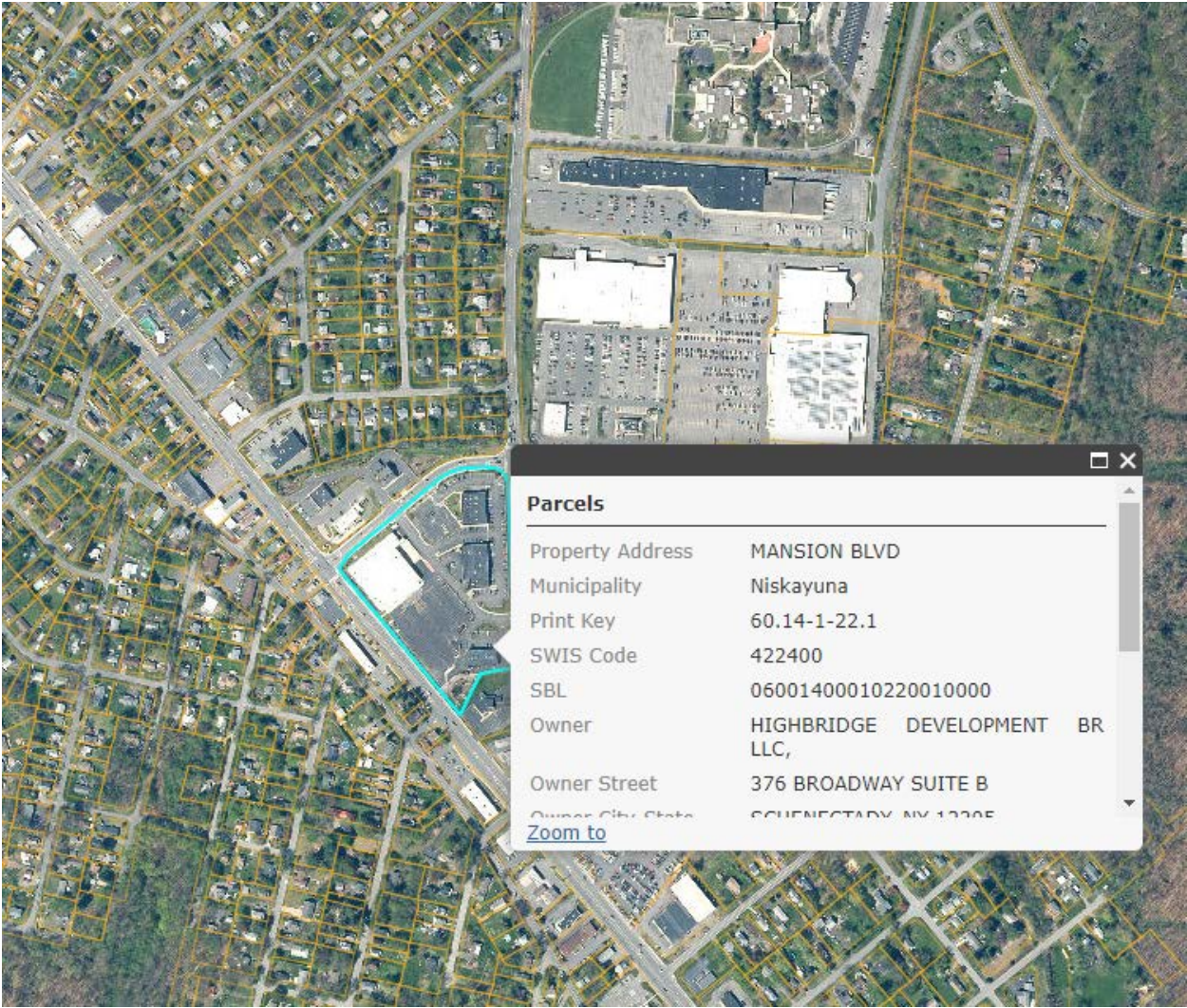
SECTION 5. Effective Date

This local law shall take effect immediately upon filing in the office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.

**UPON ROLL CALL THE FOREGOING RESOLUTION WAS ADOPTED BY
THE FOLLOWING VOTE:**

COUNCILWOMAN WEBER	VOTING	AYE
COUNCILWOMAN MURPHY MCGRAW	VOTING	AYE
COUNCILMAN MCPARTLON	VOTING	AYE
SUPERVISOR SYED	VOTING	AYE

3413 State Street





TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 10

MEETING DATE: 10/3/2022

ITEM TITLE: DISCUSSION: 412 B Balltown Rd. -- Site plan approval of a tenant change including new signage to a Hickory Farms retail store.

PROJECT LEAD: TBD

APPLICANT: Dyan Walls, agent for the owner

SUBMITTED BY: Laura Robertson, Town Planner

REVIEWED BY:

☐ Conservation Advisory Council (CAC) ☐ Zoning Board of Appeals (ZBA) ☐ Town Board
☐ OTHER:

ATTACHMENTS:

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

SUMMARY STATEMENT:

Lorrie Hammer, of Hickory Farms and agent for the owner, submitted an Application for Site Plan Approval for a temporary tenant change (Oct. 2022 – Jan. 2023) to a Hickory Farms retail store at 412B Balltown Road. The site falls within the C-S Shopping Center Commercial zoning district. Retail and service stores are permitted principal uses in this district.

Hickory Farms formally occupied 412 B Balltown Rd. from Oct. of 2021 thru Jan of 2022 and was approved with PB Resolution 2021-34.

BACKGROUND INFORMATION

A completed site plan application was provided on 9/26/22 that included the following details.

- No improvements or modifications to the interior of the space are planned
- Hours of operation will be 7 days per week with opening and closing times matching the neighboring stores
- 5 part-time employees are expected
- A 3' x 20' sign is proposed for the outside of the building

A Building Permit was provided to the Building Office that included a proposed floorplan of the space and an exterior elevation image of the building.

A Power Point presentation entitled "Hickory Farms 2021 Sign Plan" was provided that documents their corporate approach to signage.

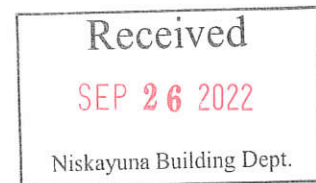
Section 220-48.22G(2)(c)[3] states that for façade signs one square foot of sign area shall be permitted for each linear foot of building frontage. Façade signs shall be attached only to the building façade and shall not protrude more than one foot from the building façade. Under no circumstances shall any one façade sign exceed 50 square feet.

The frontage of 412B measures 20'. The proposed banner sign measures 20' wide x 3' high (60 sq. ft.). Therefore, a waiver of 40 sq. ft. of sign area is required.

Article VIII E Design Guidelines and Standards for Shopping Center Commercial (CS) Zoning District Section 220-48.21 B Waivers of the Niskayuna zoning codes states that the Planning Board may waive one or more of the standards of the Article

The applicant is before the PB to present the project and address any questions that arise.

TOWN OF NISKAYUNA
Application for Site Plan Review



Applicant (Owner or Agent):

Name LORRIE HAMMER

Address 2510 HAVEN AVE
Joliet, IL 60433

Telephone 312-801-6935 Fax _____

Location:

Number & Street 412 B BAITOWN RD.

Section-Block-Lot _____ - _____ - _____

Zoning District _____

Proposal Description:

We will have a temporary retail location at Mahawick Commons.
We have no plans to do any improvements to the building, only to use
the current space. We do intend to place a 3x20 banner to the
outside of the 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:  Date: 9-21-22

Signature of owner (if different from applicant): _____

Date: _____

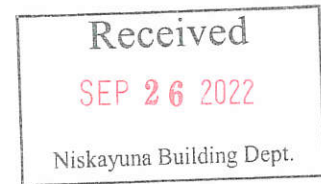
2021 Hickory Farms Sign Plan



**HICKORY
FARMS**

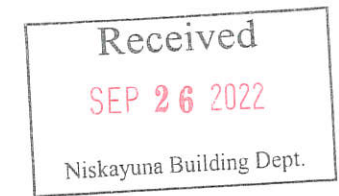


All Signs will be attached directly to the building bulkhead/facade with appropriate fasteners. Typically, with Tapcon or similar concrete anchors by a qualified/insured sign company/contractor. If your center uses a specific or preferred sign company/installer, please fwd. us the contact info. Upon removal holes from fasteners will be filled with similar colored sealant.



We will utilize flat vinyl/banner signs as frequently as possible. Several reasons- Cost is much lower, and storage/shipping of these signs is much easier and cost effective. Most developers and landlords approve our banners due to our seasonal natured business, they look good, least likely to cause any injury/damage and require less anchor points to your building's façade. Banners can be made to any size.

- Our second option will be a flat ACM (Aluminum composite material) metal sign. Our artwork for both above signs are the same, simply the material they are made of. ACM sign sizes are limited to 3'X20' maximum
- If there is specific county/city/municipality/board that require a specialty sign, we will adhere to there additional requirements. Please advise any known clearances/boards needed from above.
- We do have 3D raised letter signs and individual raised letter options, we will only these use if absolutely required. Very Expensive and difficult to store/transport after use.
- The sign size will be proportioned to the bulkhead adhering to all local requirements.



The next few slides will be examples of sign sizes by renderings and actual photos of our executed sign plan.

HICKORY FARMS

2'X16', 2'X20' and 3'X20' Artwork



← Executed actual location photo-

2'X16' flat banner sign

(window signs are static clings - not stickers)

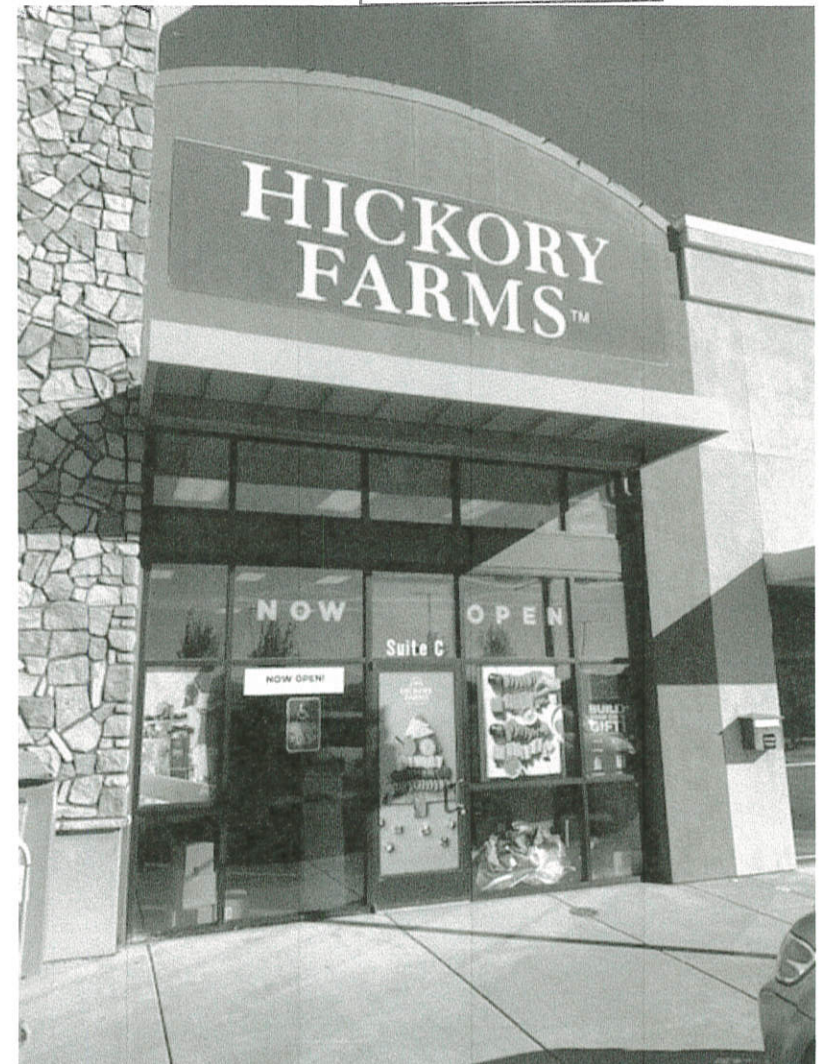
2021 Hickory Farms Confidential

HICKORY FARMS

3'X10' - Artwork

Executed actual location photo →
3'X10' banner sign

2021 Hickory Farms Confidential



Received

SEP 26 2022

Niskayuna Building Dept.

Received

SEP 26 2022

Niskayuna Building Dept.

Rendering- 3'X20' Flat Sign →



2021 Hickory Farms Confidential

Received

SEP 26 2022

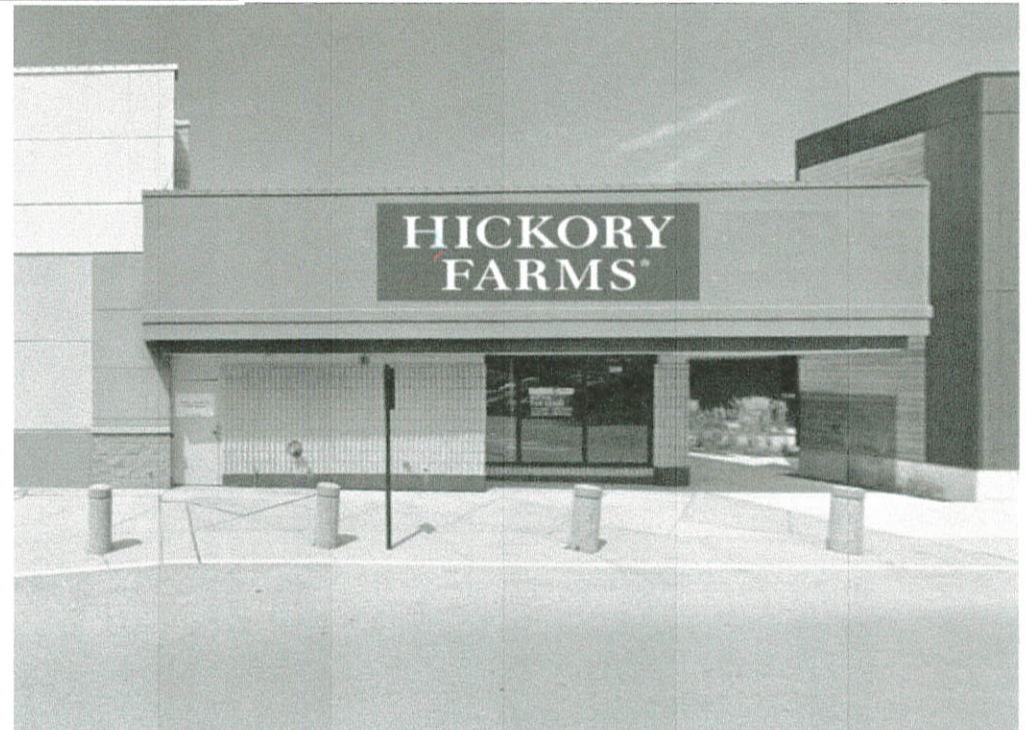
Niskayuna Building Dept.

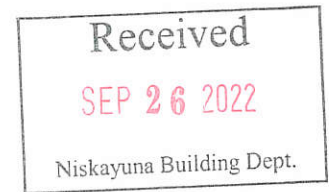
HICKORY FARMS

← 6'X20' Artwork -
Flat Vinyl/Banner only

6'X20' Rendering- Mostly can only be used
at Junior Anchor or Anchor sites. →

2021 Hickory Farms Confidential





As you can see from the attached examples, we have a very simple yet appealing sign plan in place. Please approve our standard sign plan for your center, we will use all avenues to ensure our signs meet all local guidelines and fit the space we are operating in appropriately. We have limited staff to complete individual renderings for all locations and appreciate your assistance allowing us to use our standard sign plan. Thank You!

Received

SEP 26 2022

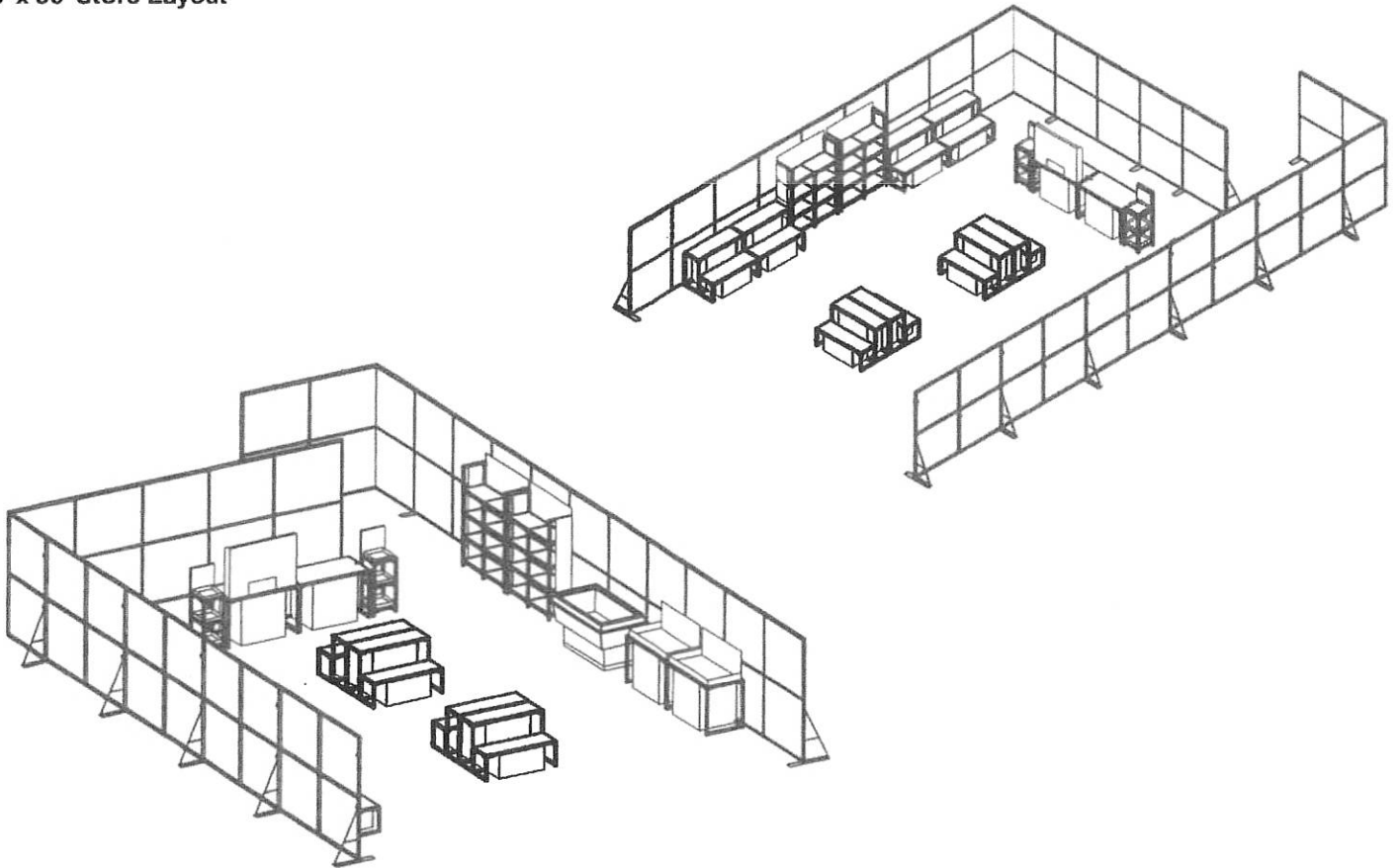
Niskayuna Building Dept.

PG 3 OF 89

2004 051 - 2020 Retail Store Front - 30'x36' Store Layout
Retail Assembly Instructions


HICKORY FARMS™

30' x 36' Store Layout



Received

SEP 26 2022

Niskayuna Building Dept.

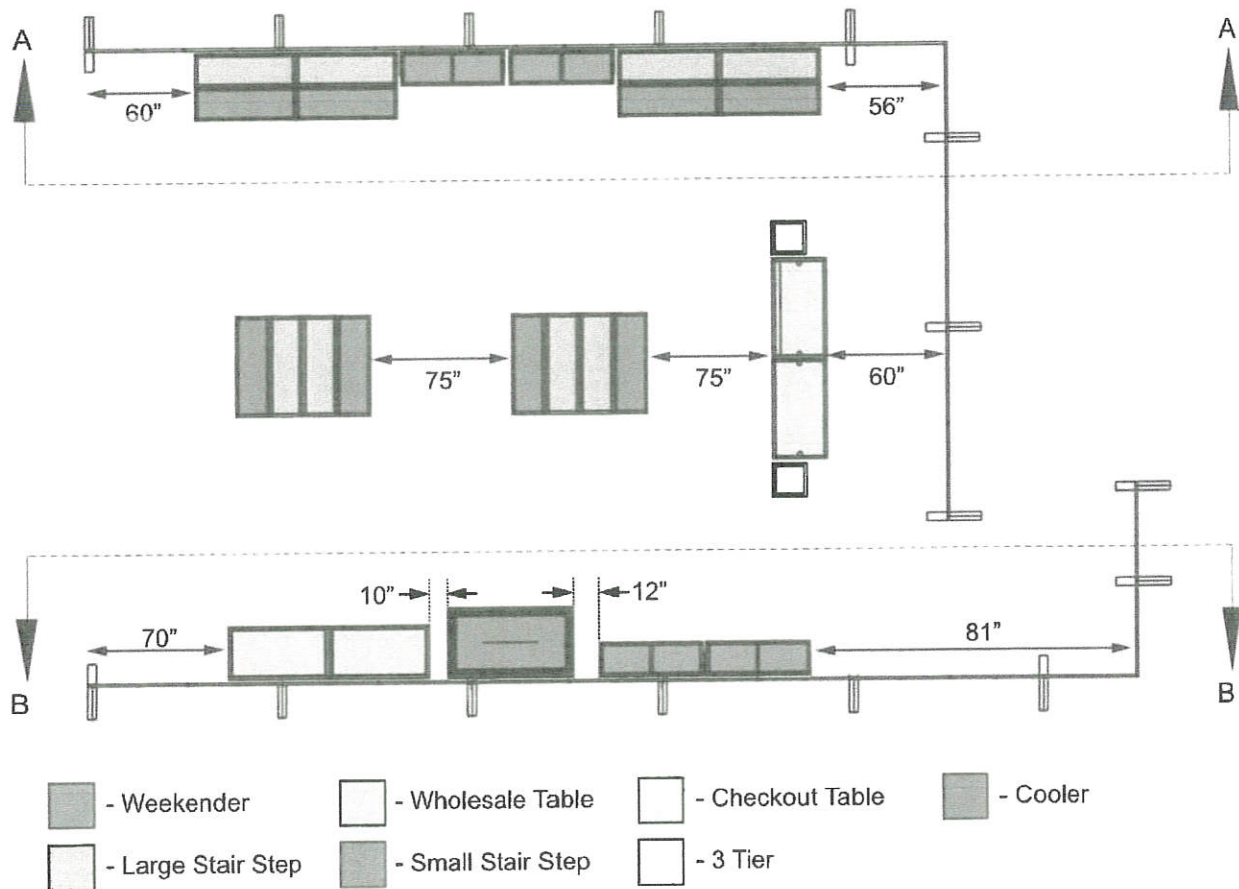
PG 4 OF 89

2004 051 - 2020 Retail Store Front - 30'x36' Store Layout

Retail Assembly Instructions

HICKORY FARMS™

These floor plans & dimensions are a recommendation only. Floor plans may need to be adjusted based on each retail space. Ensure to keep a minimum of 3ft in between walkways



Received
SEP 26 2022
Niskayuna Building Dept.





TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 11

MEETING DATE: 10/3/2022

ITEM TITLE: DISCUSSION: 1748 Union St. – Application for Site Plan Review for the remodeling of an existing mixed use building into a retail / service store and the construction of a parking lot for use by the neighboring credit union (formerly Key Bank) at 1742 Union St.

PROJECT LEAD: Genghis Khan

APPLICANT: Paul Fallati, applicant for the owner

SUBMITTED BY: Laura Robertson, Town Planner

REVIEWED BY:

☐ Conservation Advisory Council (CAC) ☐ Zoning Board of Appeals (ZBA) ☐ Town Board
☐ OTHER:

ATTACHMENTS:

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

SUMMARY STATEMENT:

Paul Fallati, applicant for the owner, submitted an application for the remodeling of the existing mixed use building at 1748 Union St. in the Town of Niskayuna and the construction of a parking lot for the adjacent credit union (formerly Key Bank) at 1742 Union St. in the City of Schenectady. The lot falls within the C-N Neighborhood Commercial zoning district in the Town of Niskayuna. The lot at 1742 Union St. falls within the Mixed Use Commercial zoning district in the City of Schenectady.

BACKGROUND INFORMATION

A 1-page site plan drawing entitled "Sketch Plan, 1742 Union Street, City of Schenectady" by Brett L. Steenburgh, P.E. PLLC with no drawing date or revision status was provided with the site plan application.

The Town Planning Office created a pictorial map showing the two properties in question.

The Complete Streets Committee reviewed the project on 9/30/2022 and had the following recommendations:

1. This area is bare of shade for pedestrians – the recommendation was to add street trees and reclaim greenspace along the walking corridor wherever possible.
2. Parking spot 29 is not a useable parking spot and could be reclaimed for greenspace.

3. A joint review of both parcels is a great time to look at access management and try and eliminate some driveways or make others one way – for ease of traffic flow and pedestrian movement through the site.

The applicant is before the Board this evening to present their proposed plan to the Board and discuss the steps required to work with the Town of Niskayuna and the City of Schenectady to achieve their goal.



TOWN OF NISKAYUNA

One Niskayuna Circle
Niskayuna, New York 12309-4381

Phone: (518) 386-4530

Application for Site Plan Review

Applicant (Owner or Agent):

Location:

Name: Paul Fallati Agent for JAK Development. Number & Street 1746-1748 Union St.

Address 1746 Union Street Niskayuna NY Section-Block-Lot 50.10 -3-34 and 50.10-3-1

Email Pfallati@trgcos.com

Telephone 518-461-2709 Fax _____ Zoning District CN

Proposal Description:

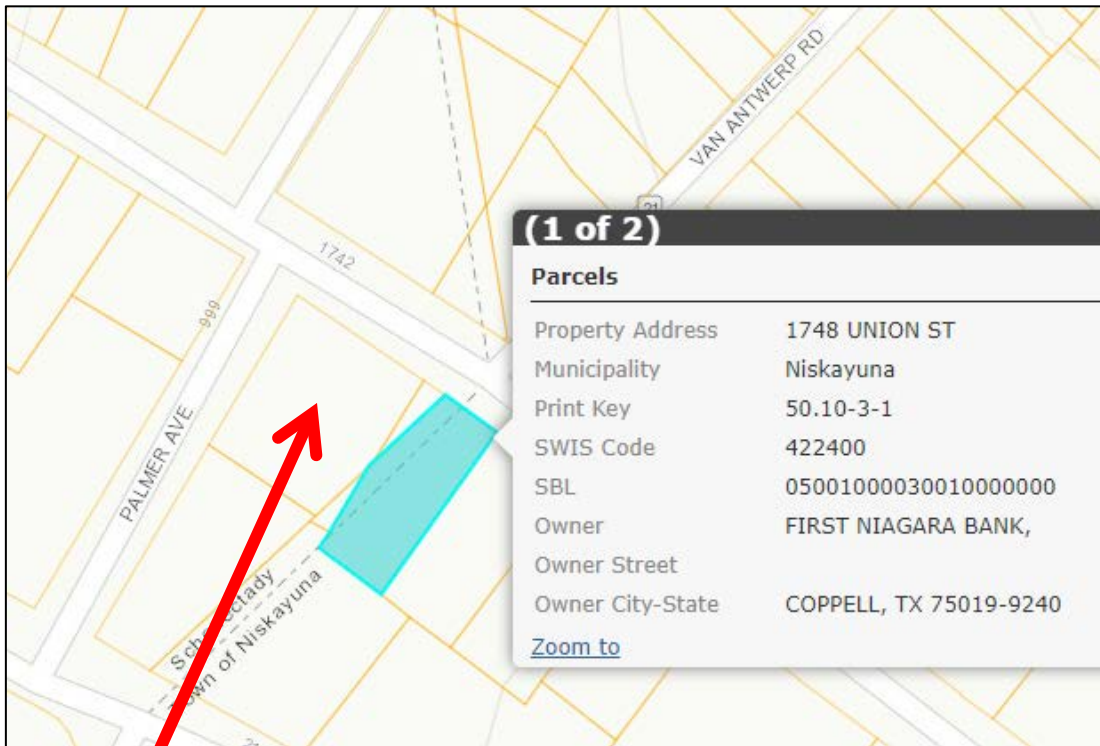
We are proposing to leave the existing building and turn into a commercial residential building.

Signature of applicant: Paul Fallati Date: 9-27-22

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

Date: 9-27-22

1748 Union St. – Town of Niskayuna
C-N Neighborhood Commercial Zoning District



1742 Union St.
City of Schenectady
Mixed Use
Commercial zone

