

TOWN OF NISKAYUNA
Planning Board and Zoning Commission
Agenda
February 28, 2022
7:00 PM

REGULAR AGENDA MEETING

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

1. February 14, 2022

IV. PUBLIC HEARINGS

V. PRIVILEGE OF THE FLOOR

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

1. RESOLUTION: 2022-06: A Resolution for site plan approval including a special use permit to locate a daycare, Capital Kids Care after school and summer camp, within an existing place of worship at the Indian Orthodox church at 1930 Hillside Ave
2. RESOLUTION: 2022-07: A Resolution for site plan approval for tenant fit up and occupancy of additional medical office space within the existing building at 3140 Troy Rd.

VIII. DISCUSSION ITEM

1. One Research Circle – General Electric Global Research and Development Campus -- Site plan review for the construction of a new 16,000 sq. ft. building.

IX. REPORTS

1. Comprehensive Plan Update
2. Planning Department Updates
3. COVID 19 Updates

X. COMMISSION BUSINESS

XI. ADJOURNMENT

NEXT MEETING: March 14, 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
February 14, 2022

Members Present:

Kevin Walsh, Chairman
Chris LaFlamme (virtual)
Genghis Khan
David D'Arpino (virtual)
Daci Shenfield
Leslie Gold

Also Present:

Laura Robertson, Town Planner
Alaina Finan, Town Attorney (virtual)
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

Mr. Skrebutenas and Mr. McPartlon were absent / excused from the meeting tonight.

III. MINUTES**January 24, 2022**

Ms. Gold made a motion to approve the minutes and it was seconded by Ms. Shenfield. Chairman Walsh stated he was abstaining from voting on the minutes due to his absence at the last meeting. He did note one slight change is needed to the minutes. A small name change was needed to change from Mr. Clark to Mr. Henry. Upon voting, the minutes were approved unanimously.

Mr. LaFlamme	AYE
Mr. Khan	AYE
Mr. D'Arpino	AYE
Ms. Shenfield	AYE
Ms. Gold	AYE
Chairman Walsh	ABSTAIN

IV. PUBLIC HEARINGS

There were no public hearings.

V. PRIVILEGE OF THE FLOOR

No residents provided comments for privilege of the floor by email, videoconference or in-person participation.

VI. UNFINISHED BUSINESS

There was no unfinished business

VII. NEW BUSINESS

There was no new business.

VIII. DISCUSSION ITEMS

1. 3140 Troy Rd. – site plan application for buildout of an existing medical office space building from the current 4,100 sq. ft. to a proposed 13,400 sq. ft.

Ms. Shenfield (project lead) provided some updated information on the applicant's proposal for additional parking for the proposed expanded office space.

Mr. Trotta, the representative for the applicant, provided additional background information provided by the applicant and owner of the building. He walked the PB through his required parking space calculations based on the Gross Floor Area of the building

He stated that through his calculations, he has 56 existing parking spaces and could identify 14 more could be added after that.

The applicant and Planning Board discussed the possibility of establishing a parking agreement with the neighboring property.

Ms. Robertson clarified for the Board that the Special Use Permit was not conditioned on the square footage but based on the usage of the building. The usage was for office/medical.

Ms. Finan stated her agreement with Ms. Robertson and stated she would draft a memo memorializing her position.

Chairman Walsh summarized Section 220-19 of the zoning code to allow up to 25% of the required parking to be left unpaved and in bond for 3 years from the date of the waiver. The Planning Board called for a resolution for site plan approval at the next meeting on 2/28/2022. The resolution will need to clearly identify the steps that should be taken if additional parking is required.

The applicant will need to update the site plan to show a layout that includes 12,224 sq. ft. of office space and identify 14 banked parking spaces..

Chairman Walsh asked if there were any other questions. Hearing none, he thanked the applicant for attending the meeting.

2. 2764 Troy Road – Niskayuna Animal Hospital -- site plan application requesting an extension of the previously approved site plan for the construction of an 890 sq. ft. addition.

70 Doctor Gaegan was present at the meeting. She stated she purchased the practice from Doctor
71 Scharf and is requesting an extension to complete the work for the variance he previously
72 applied for the 890 sf addition. She explained that Covid 19 and staffing changes impacted the
73 business and that she would need more time to complete the project. Mr. D'Arpino (project lead)
74 stated his support for the extension and added that many other projects were similarly affected
75 due to the pandemic.

76 The Planning Board stated they were in favor of a 2 year extension for Doctor Gaegan. This
77 would need to include key milestones to be met over the next 6, 9 and 12 months to verify the
78 project is progressing. The Board asked Dr. Gaegan to work with the Planning Board project
79 lead to help define a path forward for the project. The Board called for a resolution to be drafted
80 for the 3/28/2022 meeting.

81 **3. 1 Research Circle – GE Global Research and Development -- site plan review for a new**
82 **building.**

83 Ms. Robertson briefly described the proposed new building. She described the key issue, that the
84 proposed building height would require a variance from the ZBA. Ms. Robertson stated she did
85 not believe there would be sight line issues of the building from the Mohawk River. She stated a
86 possible timeline for the applicant based upon their proposed build date.

87 **IX. REPORTS**

88 **1. Comprehensive Plan Update**

89 Mr. D'Arpino discussed the work he was doing in preparation for the Comprehensive Plan and
90 discussed a meeting with the Chairman of the CAC, Dart Strayer.

91 **2. Planning Department Updates**

92 Ms. Robertson stated that River's Ledge Senior Center is expected to return for discussion to the
93 Planning Board on 2/28/2022.

94 **3. COVID 19 Updates**

95 Ms. Robertson stated the mask mandate has been lifted but the thermometer and Covid
96 attestation machine will still be in place in the front foyer of the building.

97 **X. COMMISSION OF BUSINESS**

98 There was no commission of business tonight.

99
100 **XI. ADJOURNMENT**

101 Chairman Walsh asked for a motion to adjourn. Mr. Khan made a motion and it was seconded
102 by Ms. Gold. The meeting was adjourned at 8:30 pm.



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VII. 1

MEETING DATE: 2/28/2022

ITEM TITLE: RESOLUTION: 2022-06: A Resolution for site plan approval including a special use permit to locate a daycare, Capital Kids Care after school and summer camp, within an existing place of worship at the Indian Orthodox church at 1930 Hillside Ave.

PROJECT LEAD: TBD

APPLICANT: Katlyn Brownell

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:

Katlyn Brownell, applicant for the owner, has submitted a site plan application and special use permit application to operate an after school and summer camp in the basement level of the Indian Orthodox Church located at 1930 Hillside Ave. 1930 Hillside Ave, lies within the R-2 Medium Density Residential zoning district. Article IV Use Regulations Section 220-10 District Regulations lists child-care centers operated within a school or place of worship as a special principal use.

BACKGROUND INFORMATION

Ms. Brownell included a dimensioned interior floor plan drawing of the space and a letter of approval authored by Father Alex Joy, Vicar / President, of the Indian Orthodox Church with her applications.

The site plan application lists the proposed hours of operation for the child-care center as follows.

Monday – Friday 1:30 PM – 6:00 PM until June
Monday – Friday 7:30 AM – 5:30 PM July – Labor Day

The Board requested additional information regarding the number of students and faculty, proposed traffic routing for student drop off and pick up, survey drawing of the property and plans, if any, regarding use of the grounds outside of the building.

The applicant addressed these questions in an email to the Planning Office dated 12/19/21.

1. Proposed number of students and faculty
 - Expect 3 to 10 staff members (depending on the number of students and time of year)
 - The license capacity will be determined by OCFS during the licensing process
 - The program will not include more than 50 children during the school year or summer periods
 - The school will maintain a 1:10 adult to child ratio plus additional staffing
 - The program will employ additional staff during summer camp because of the extended hours
2. Proposed traffic routing for drop off and pick up
 - A drawing displaying the traffic routing was provided
 - Entrance & Exit will be via Hillside Ave
 - Parents and busses will enter through the "South Entrance" and exit through the "North Exit"
 - Parents will park in the portion of the lot closest to Hillside Ave.
 - Busses will stop on the driveway near the sidewalk leading to the basement entrance
 - Cap Kids staff will escort kids from the bus doors to the entrance of the building
 - Children and parents will enter the building through the basement doors
3. Survey drawing of the property was provided
4. Anticipated use of any grounds outside of the building
 - The backyard space will be used as a gross motor/play space
 - Parking lot sections will be coned off, per OCFS regulations, and used for play including chalk, basketball, hopscotch, etc.

1/10/22 Planning Board (PB) meeting – Ms. Brownell appeared before the PB and explained the proposed project. After a general discussion the PB voted unanimously to call for a public hearing to be held at the 1/24/22 PB meeting. The PB called for a tentative resolution at the 1/24/22 meeting to make a recommendation to the Town Board to approve the special use permit.

1/24/22 Planning Board (PB) meeting – The Planning Board held a public hearing regarding the proposed project. Ms. Robertson read an email from one resident who expressed concerns regarding the potential for increased traffic. The PB passed Resolution 2022-03 making a recommendation to the Town Board to grant the special use permit.

2/22/22 Town Board (TB) meeting – The Town Board passed Resolution 2022-72 granting the special use permit.

A resolution for proposed final site plan approval is included in the meeting packet for tonight.

RESOLUTION NO. 2022 – 06

AT A REGULAR MEETING OF THE PLANNING BOARD AND ZONING COMMISSION OF THE TOWN OF NISKAYUNA DULY CALLED AND HELD ON THE 28TH DAY OF FEBRUARY 2022 AT THE NISKAYUNA TOWN OFFICE BUILDING, ONE NISKAYUNA CIRCLE, IN SAID TOWN AT 7:00 P.M., THE FOLLOWING MEMBERS WERE PRESENT VIRTUALLY OR IN PERSON:

HONORABLE: KEVIN A. WALSH, CHAIRMAN
GENGHIS KHAN
MICHAEL A. SKREBUTENAS
CHRIS LAFLAMME
PATRICK MCPARTLON
DAVID D'ARPINO
DACI SHENFIELD
LESLIE GOLD

One of the purposes of the meeting was to take action on a final site plan approval.

The meeting was duly called to order by the Chairman.

The following resolution was offered by _____.
whom moved its adoption, and seconded by _____.

WHEREAS, Katlyn Brownell, has made an application to the Planning Board for site plan review and special use permit stamped "Received Dec 6 2021 Planning Office Niskayuna NY" for a tenant change to operate an after school and summer camp at 1930 Hillside Ave., Niskayuna, and

WHEREAS, the site plan is shown on an untitled drawing showing the 1930 Hillside Ave property stamped "RECEIVED Dec 06 2021, Planning Office Niskayuna, NY", and

WHEREAS, the zoning classification of the property is R-2 Medium Density Residential zoning district, and

WHEREAS, Town Zoning Code "Section 220-10 District Regulations C, R-2 Medium Density Residential District (3) Special principal uses includes (j) Child day-care center operated within a school or place of worship qualifies as a special principal use for this zoning district, and

WHEREAS, the Planning Board referred this application to the Town's Superintendent of Water, Sewer and Engineering, the Fire District Chief and the Chief of Police and there were no objections to the proposal, and

WHEREAS, this application was referred to the Schenectady County Planning Department, and

WHEREAS, the Planning Board conducted a public hearing at their regularly scheduled meeting on January 24, 2022 to consider the application for site plan approval and special use permit, and

WHEREAS, at their regularly scheduled meeting on 1/24/22 the Planning Board passed Resolution 2022-03 making a recommendation to the Town Board to grant a special use permit, and

WHEREAS, the application was referred to the Niskayuna Conservation Advisory Council and on February 2, 2022 they made a recommendation for a negative declaration regarding the project's environmental impacts, and

WHEREAS, at their regularly scheduled meeting on 2/22/22 the Town Board, via Resolution 2022-72, determined that this project will not have a significant effect on the environment, directed the Town Planner to file a negative declaration, and granted a special use permit to operate a daycare within a place of worship at 1930 Hillside Ave, and

WHEREAS, this Board has carefully reviewed the proposal and by this resolution does set forth its decision hereon,

NOW, THEREFORE, be it hereby

RESOLVED, that the Planning Board and Zoning Commission hereby grant final site plan approval to locate Capital Kids Care after school and summer camp within an existing place of worship at the Indian Orthodox church at 1930 Hillside Ave, as shown in the site plan sketch received Dec 06 2021 and a traffic routing map stamped Dec 19 2021 subject to final site plan approval and the following conditions:

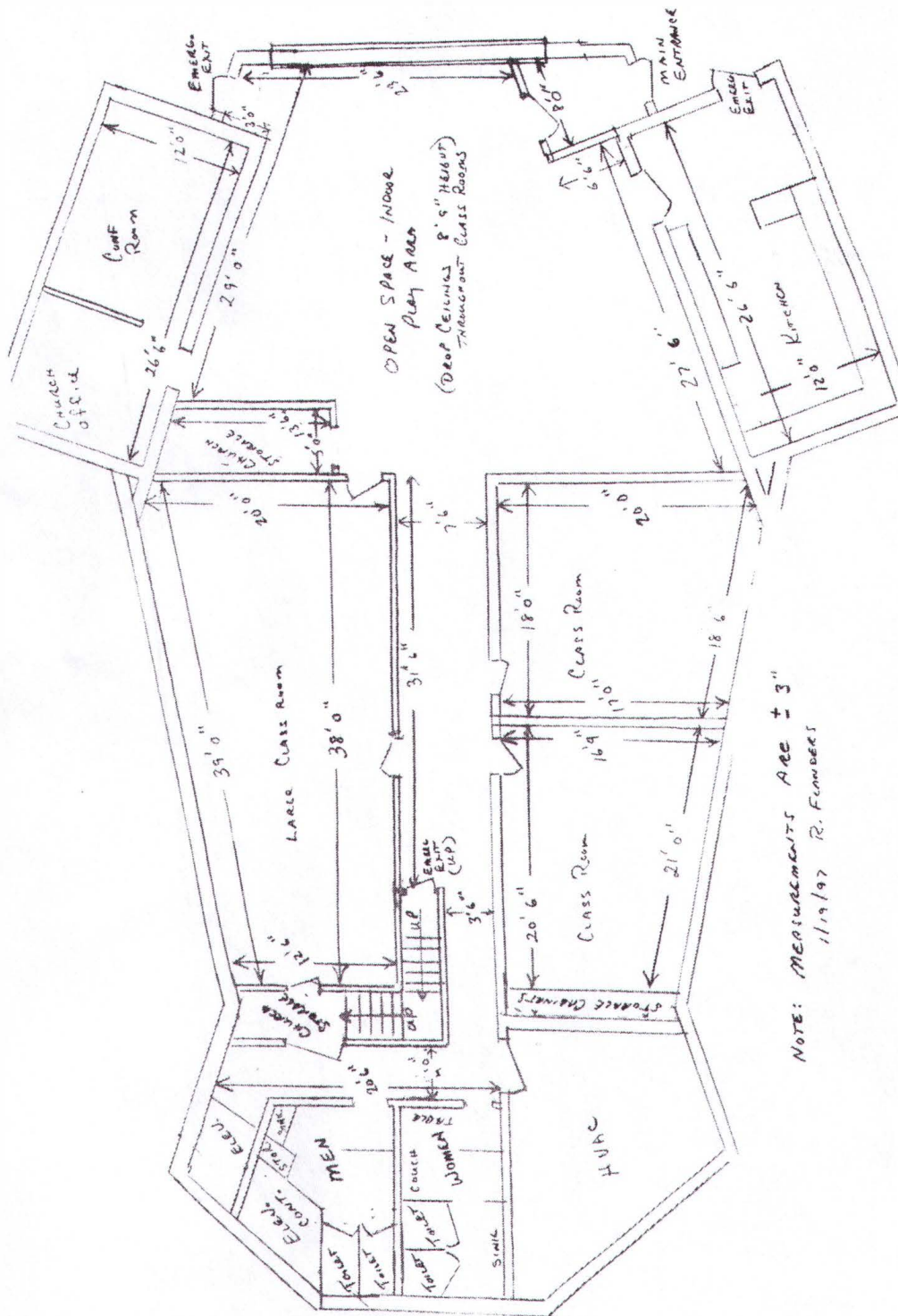
1. The Planning Office will review and approve any proposed code compliant signage.

Upon roll call the foregoing resolution was adopted by the following vote:

KEVIN A. WALSH, CHAIRMAN

GENGHIS KHAN
MICHAEL A. SKREBUTENAS
CHRIS LAFLAMME
PATRICK MCPARTLON
DAVID D'ARPINO
DACI SHENFIELD
LESLIE GOLD

The Chairman declared the same _____.



1930 Hillside Ave.
Capital Kids Care Site Plan

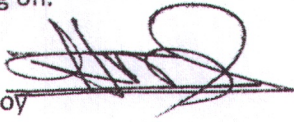
November, 22nd 2021

To whom it may concern,
Subject to the final lease agreement, Capital Kids Care has preapproval from myself, Father Alex Joy, as well as the Indian Orthodox Church Board, to run their afterschool and summer camp program in our basement space located at 1930 Hillside Avenue, Niskayuna, New York 12309.

Their daily operation times for afterschool are Monday through Friday 1:30pm-6pm from the first week of September through the last week of June. Then their operations change for summer camp to Monday through Friday 7:30am-5:30pm from the first week of July through the last week of August.

We are granting them access to three classroom spaces, main gathering space downstairs as well as all bathrooms in basement. The backyard and side yard green space will also be available for Capital Kids Care to use. The full parking lot is available for all employees, busses dropping off, and parents picking up and dropping off.

From,
Father Alex Joy
Vicar/President

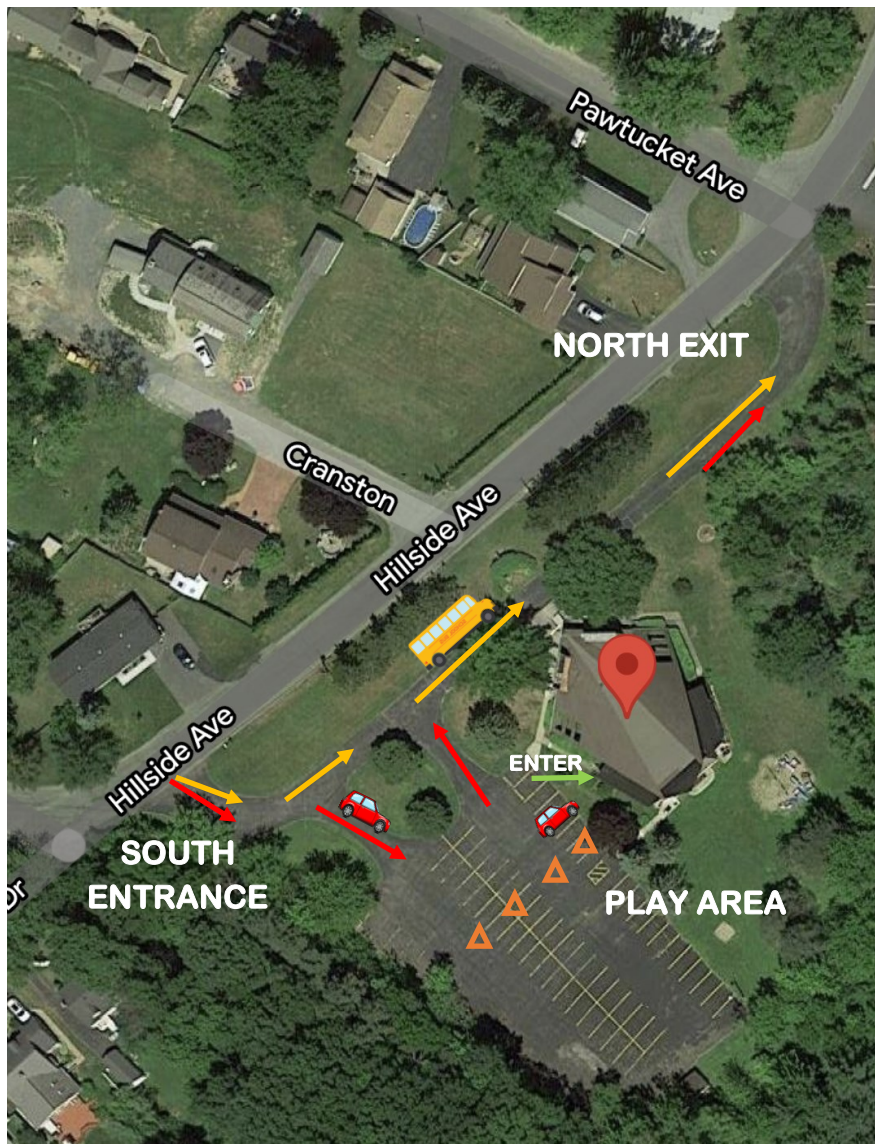






St. Paul's Indian Orthodox Church
1930 Hillside Ave.
Niskayuna, NY 12309



Proposed traffic routing for drop off and pick up:

Capital Kids Care 1930 Hillside Ave



Key	
	Bus Route
	Parent Route
	Parent/Child Entry
	Cone Line



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VII. 2

MEETING DATE: 2/28/2022

ITEM TITLE: RESOLUTION: 2022-07: A Resolution for site plan approval for tenant fit up and occupancy of additional medical office space within the existing building at 3140 Troy Rd.

PROJECT LEAD: Daci Shenfield

APPLICANT: Ray Trotta, 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:

Ray Trotta, of the Holland Trotta project and agent for the owner, submitted an application to build out the currently unutilized portion of the medical office building at 3140 Troy Rd. as an additional 9,300 sq. ft. of medical office space. The 1.243 acre property is located within the R-P Residential and Professional Zoning district. Medical offices are special principal uses in this district per the Town Zoning Code.

BACKGROUND INFORMATION

The Planning Office reviewed the Building and Planning archives regarding 3140 Troy Rd. and assembled the following highlights.

- **Town Zoning Code** Section 220-10 District Regulations K, R-P Residential and Professional District 3 (b) includes medical offices as a special principal use.
- **Town Board** Resolution 2004-39 adopted on 1/20/04 granted a special use permit for the construction of an 8,000 sq. ft. professional / medical office building as proposed in a drawing entitled "Concept Plan, Proposed Office Building, 3140/3144 Troy-Schenectady Road," prepared by C.T. Male Associates, P.C. dated November 12, 2003.
- **Planning Board** Resolution 2004-26 adopted on 1/7/04 granted site plan approval for the construction of an 8,000 sq. ft. professional / medical office building located at 3140/3144 Troy Road. The site plan is described as being shown on "a set of plans entitled "Niskayuna Professional Office Development, Town of Niskayuna, Schenectady County", prepared by Lansing Engineering. P.C. dated May 11, 2004".

- **Building Permit # 07040405** approved on 1/24/08, submitted by applicant David G. Lloyd, stamped "Received Apr 04 2007", is for a 12,524 sq. ft. of **usable / rentable** medical office building at 3140/3144 NYS Route 7.

Mr. Fitzgerald's Application for Site Plan Approval indicates there will be no change to the exterior of the existing building and the existing site. The application describes the following proposed development of the interior of the existing building.

- 4,100 sq. ft. of office space on the main floor is currently occupied / used.
- 2,800 sq. ft. of office space on the main floor is to be built out
- 6,500 sq. ft. of office space on the lower floor is to be built out
- 13,400 sq. ft. of total office space at the completion of the project

1/24/22 Planning Board (PB) meeting – The applicant described the proposed project to the Board and provided some insight into the discrepancy between the 8,000 sq. ft. of floor space approved in the special use permit and site plan approval and the 12,524 sq. ft. of floor space referenced in the building permit. It was difficult during the meeting to follow how the buildings square footage values were being determined so the Board requested a color coded version of the site plan and floor plan drawing. The number of available parking spaces (56) relative to the number required per code (77) was discussed. The Board requested a revised site plan drawing showing where an additional (21) parking spaces could be located on the lot to comply with code.

As follow up to the 1/24/22 PB meeting and preparation for the 2/14/22 PB meeting the Planning Office has researched how the Town Zoning Code establishes the area of a building. Section 220-4 Definitions of the Zoning Code includes the following: Floor Area, Gross: The sum of horizontal areas of the floors of a building, excluding unenclosed or unheated porches, unenclosed decks, unfinished basement areas or garages, measured from the exterior face of the exterior walls. Therefore, the potential gross floor area for the existing building is 15,770 sq. ft. (7,885 sq. ft. 1st floor + 7,885 sq. ft. lower level).

The Gross Floor Area is an important parameter for proposed Planning Board projects. The Town zoning code uses the Gross Floor Area of proposed buildings to calculate the number of parking spaces that are required to service the building.

On 2/10/22 Mr. Trotta provided the Planning Office with a new 11-page drawing set entitled "3140 Troy Schenectady Road Medical Office Tenant Layout" by the Holland Trotta Project and Fitzgerald Engineering dated 020/9/22 with no subsequent revisions. The package includes the following.

- Sheet 1 – Existing site conditions
- Sheet 2 – Site design charrette in parking expansion possibilities
- Sheet 3 – Lower level – leasable square footage
- Sheet 4 – 1st Floor – leasable square footage
- Sheet 5 – National design guidelines medical office for reference only
- Sheet 6 – Existing building elevations – south and west elevations
- Sheet 7 – Existing building elevations – north and east elevations
- Sheet 8 – Existing building sections
- Sheet 9 – Overflow / employee parking expansion exercise
- Sheet 10 – Lower level – gross footprint square footage

- Sheet 11 – 1st Floor – gross footprint square footage

The 11-page drawing set includes values and calculations for Option 1 Leasable Area or Square Footage (the square footage of the building that is proposed to actually be rented out) and values and calculations for Option 2 Gross Floor Area (GFA) (the square footage of the building as defined previously and in the Niskayuna zoning code).

The applicant has worked with the Planning Office to make sure they are clearly answering the questions raised by the PB at the 1/24/22 meeting.

PB Request 1 – color code the site plan drawing to show the currently occupied and additional areas of the building that the applicant would like to build out and rent.

OPTION 1 – all area used – **THIS OPTION WAS WITHDRAWN BY APPLICANT**

Sheets 3 & 4 of the drawing package include the following proposal based on Leasable Area.

Sheet	Level	Description	Leasable Area (sq. ft.)	Notes	Total Area (sq. ft.)
4	1 st Floor	Area 1 - green	4,040	Currently occupied	4,040
4	1 st Floor	Area 2 – tan	2,800	Proposed	6,840
3	Lower level	Area 3 – blue	3,780	Proposed	10,620
3	Lower level	Area 4 - pink	1,564	Proposed	12,184
3	Lower level	<i>Unfinished basement</i>		<i>1,578 sq. ft</i>	

PARKING SPACES REQUIRED

220 Attachment 22 Schedule I-H R-P District Column 6 lists the minimum required off-street parking for professional medical offices as 1 space per 175 sq. ft. of gross floor area.

The Town zoning code based parking space requirement for this option is:

- $((\text{GFA } 1^{\text{st}} \text{ Floor} + \text{GFA Lower level}) / 175 \text{ (sq. ft. / parking space)}) =$
- $\text{GFA } 1^{\text{st}} \text{ Floor} = 7,885 \text{ sq. ft.}$
- $\text{GFA Lower level} = 7,885 - \text{all unfinished basement \& storage areas including...}$
 - Storage Area = 897
 - Storage Area = 115
 - Storage Area = 119
 - Storage Area = 46
 - Mechanical Room = 125
 - Mechanical Room = 82
 - Sprinkler Room = 67
 - Utility Room 1 = 86
 - Utility Room 2 = 41
 - TOTAL = 1,578
- $(7,885 + 7,885 - 1,578) / 175 = 81 \text{ parking spaces required}$

OPTION 2 – some unfinished storage remains – **THIS OPTION WAS MOVED FORWARD FOR FURTHER REVIEW BY THE PLANNING BOARD**

Sheets 10 & 11 of the drawing packet include the following proposal based on GFA.

Sheet	Level	Description	Gross Floor Area (sq. ft.)	Notes	Total Area (sq. ft.)
11	1 st Floor	Area 1 - green	7,885	Proposed	7,885
10	Lower level	Area 2 – blue	4,072	Proposed	11,957
10	Lower level	Stair 1 & 2	267	Proposed	12,224
10	Lower level	<i>Unfinished basement</i>		<i>3,546 sq. ft.</i>	

The Town zoning code based parking space requirement for this option is:

- $((\text{GFA 1}^{\text{st}} \text{ Floor} + \text{GFA Lower level}) / 175 \text{ (sq. ft. / parking space)}) =$
- $\text{GFA 1}^{\text{st}} \text{ Floor} = 7,885 \text{ sq. ft.}$
- $\text{GFA Lower level} = 4,072 + \text{Stairways 1 \& 2 to access the lower level}$
 - Note: all other area is unfinished basement & storage area
 - Stair 1 = 124
 - Stair 2 = 143
 - STAIR TOTAL = 267
 - $\text{GFA LOWER LEVEL TOTAL} = 4,339$
- $(7,885 + 4,339) / 175 = \mathbf{70 \text{ parking spaces required}}$

PB Request 2 – provide a revised site plan drawing showing where additional parking spaces could be located on the property.

Sheets 2 and 9 of the 11-page drawing set display the available and possible future parking spaces on the lot.

Itemized Spaces	Description	Total
56	Existing spaces	56
3	Easy adds to main lot	59
11	Difficult adds to main lot	70
7	Remote lot	77

PROVISIONAL PARKING BOND

Section 220-19 Off-street parking; driveways E construction of parking area includes “If, in the judgement of the Planning Board, the required parking would be excessive, the Planning Board may allow up to 25% of the required to be unpaved, under bond, to allow extra landscaped area. The Planning Board may require paving of the area left unpaved if it is deemed necessary at a later date. The bond shall be retained for three years.”

Applying this provision to the 70 parking space requirement of the Option 2 proposal described on sheets 10 & 11 of the drawing package results in a parking space requirement of 53 spaces $(70 * .75 = 53)$. The applicant already has 56 paved parking spaces on the lot at 3140 Troy Road and can create a total of 70 spaces on the lot. Therefore if the Planning Board thinks the 70 parking space requirement is excessive in this case they can allow 75% of the parking spaces to be paved and allow the applicant to “bank” the additional 25% of the parking spaces as described in the code.

2/14/22 Planning Board (PB) meeting – the applicant explained their revised presentation package dated 2/10/22. Mr. Tratta explained that the Leasable Area proposal represented their original request but they are now comfortable with the Gross Floor Area proposal that would limit the requested medical office space to 12,224 sq. ft. As calculated above, this approach

requires 70 parking spaces per code. It is also noted above that Section 220-19 states the PB may allow up to 25% of the required parking to be unpaved and under bond for a three year trial period. If the PB feels additional parking is required they may require that the applicant pave some or all of the banked parking spaces. Mr. Tratta showed the PB that the revised presentation included a drawing documenting a potential 70 parking spaces. Ms. Robertson noted that some setback relief to right of ways may be required. After additional discussion the PB requested a revised site plan drawing from the applicant documenting the final request and called for a resolution for site plan approval for the 2/28/22 PB meeting containing conditions for options to bridge the gap from the current 56 parking spaces to the code required 70 spaces. Mr. Tratta provided an updated site plan drawing dated 1/15/22 which was stamped "Received Feb 18 2022 Planning Office Niskayuna, NY".

The Planning Board identified the following waivers/issues that may apply to the banked parking as proposed:

Front Yard:

Section 220-19 H (1) states "Parking in front yards. Off-street parking shall not be permitted between the front building line and the street line except in the driveways of residential lots.

Distance to Lot Line

Section 220-19 D states: In all commercial and industrial districts, parking areas shall not come closer than five feet to any side or rear property line or a distance equal to 20% of the side or rear setback distance whichever is greater.

Greenspace

Schedule I-H Column 8 states: "There shall be a minimum 25% of the total land area of the site reserved as landscaped open space. At the discretion of the Planning Board, a portion of this open space shall be used to provide landscaping internal to required off-street parking areas.

Screening:

Section 220-21 (B) states "Unenclosed uses. Any use which is not conducted within a completely enclosed building, including but not limited to junkyards, storage yards, lumber and building-materials yards, parking and loading areas and which is in, abuts or is adjacent to a residential district or fronts on a public right-of-way shall be obscured from view from such residential districts and public rights-of-way in an effective manner, which shall include, but not be limited to, landscaping and screening, including the installation of berms and/or plantings."

Storm water

Storm water would need to be provided for.

Additionally, the Town of Niskayuna reached out to the Town of Colonie, and their planner, Sean Maguire, AICP, had the following comments/concerns with the proposal:

"If the parking at the site is not sufficient to support the proposed use, overflow parking could impact the private Vly Pointe Drive between our towns. I also note that the overflow parking option (not preferred by the applicant) on Sheet 9 would not be permitted in Colonie – this area is zoned single-family residential.

A tentative resolution for site plan approval is included in the meeting packet that outlines the waivers and limits any additional leasable space in the future due to the parking restraints of the site. Actual construction of the parking lots, if warranted, would require further site plan review.

RESOLUTION NO. 2022 - 07

AT A REGULAR MEETING OF THE PLANNING BOARD AND ZONING COMMISSION OF THE TOWN OF NISKAYUNA DULY CALLED AND HELD ON THE 28TH DAY OF FEBRUARY 2022 AT THE NISKAYUNA TOWN OFFICE BUILDING, ONE NISKAYUNA CIRCLE, IN SAID TOWN AT 7:00 P.M., THE FOLLOWING MEMBERS WERE PRESENT VIRTUALLY OR IN PERSON:

HONORABLE: KEVIN A. WALSH, CHAIRMAN
GENGHIS KHAN
MICHAEL A. SKREBUTENAS
CHRIS LAFLAMME
PATRICK MCPARTLON
DAVID D'ARPINO
DACI SHENFIELD
LESLIE GOLD

One of the purposes of the meeting was to take action on a final site plan approval.

The meeting was duly called to order by the Chairman.

The following resolution was offered by _____,
whom moved its adoption, and seconded by _____.

WHEREAS, Ray Trotta, of the Holland Trotta project and agent for the owner, has made an application to the Planning Board and Zoning Commission for site plan approval for tenant fit up and occupancy of additional medical office space within the existing building at 3140 Troy Rd, and

WHEREAS, the site plan is shown on a drawing entitled "Site Plan 3140 Troy-Schenectady Road" dated 1/15/22 with no subsequent revisions and stamped "Received Feb 18 2022 Planning Office Niskayuna, NY", and the medical office tenant layout is shown in an 11-page drawing set entitled "3140 Troy Schenectady Road Medical Office Tenant Layout" by the Holland Trotta Project and Fitzgerald Engineering dated 2/10/22 with no subsequent revisions, and

WHEREAS, the zoning classification of the property is R-P Residential and Professional zoning district, and

WHEREAS, a professional medical office, qualifies as a special principle use for this zoning district, and

WHEREAS, the Planning Board referred this application to the Town's Superintendent of Water, Sewer and Engineering, the Fire District Chief and the Chief of Police and there were no objections to the proposal, and

WHEREAS, Niskayuna Town Board Resolution 2004-39 adopted on 1/20/04 granted a special use permit for the construction of an 8,000 sq. ft. professional medical office building as proposed in a drawing entitled "Concept Plan, Proposed Office Building, 3140/3144 Troy-Schenectady Road," prepared by C.T. Male Associates, P.C. dated November 12, 2003, and

WHEREAS, Niskayuna Planning Board and Zoning Commission Resolution 2004-26 adopted on 1/7/04 granted site plan approval for the construction of an 8,000 sq. ft. professional/medical office building located at 3140/3144 Troy Road proposed in a set of plans entitled "Niskayuna Professional Office Development, Town of Niskayuna, Schenectady County", prepared by Lansing Engineering, P.C. dated May 11, 2004", and

WHEREAS, sheets 10 and 11 of the aforementioned office tenant layout documentation package dated 2/10/22 propose a total of 12,224 sq. ft. of gross floor area medical office space and approximately 3,546 sq. ft. of unfinished basement area, and

WHEREAS, Zoning 220 Attachment 22 Schedule I-H R-P District column 6 states that 1 parking space is required for each 175 sq. ft. of gross floor area. Therefore the Building, at approximately 12,224 sq. ft. of gross floor area, requires 70 parking spaces ($12,224/175=70$). As proposed, the site plan depicts 56 parking spaces, and

WHEREAS, Section 220-19 (E) of the Code states that "If, in the judgment of the Planning Board, the required parking would be excessive, the Planning Board may allow up to 25% of the required parking to be unpaved, under bond, to allow extra landscaped area. The Planning Board may require paving of the area left unpaved if it is deemed necessary at a later date. The bond shall be retained for three years, and

WHEREAS, the Planning Board has determined that 70 parking spaces for this proposed site plan is excessive and the applicant has shown in the aforementioned site plan drawing dated 1/15/22 and stamped "Received Feb 18 2022 Planning Office Niskayuna, NY" that 14 additional parking spaces could be added to the site with zoning code relief for setback from existing right of ways if the Planning Board determines that some or all 14 spaces are required over the next 3 years, and

WHEREAS, this Board has carefully reviewed the proposal and by this resolution does set forth its decision heron,

NOW, THEREFORE, be it hereby

RESOLVED, that the Planning Board and Zoning Commission has determined that the required parking may be excessive and is allowing the landowner to bank 22% of the required parking as unpaved, with the following conditions:

If during the 3-year evaluation period the Planning Board determines that up to 14 additional parking spaces are required, for a maximum of 70 total parking spaces, the following options or conditions are available and may be employed either individually or in combination.

1. Most preferred: A shared parking agreement may be established with neighboring lots. The number of shared spaces shall not exceed the number of parking spaces neighboring lots contain in excess of their required parking based on their gross floor area and per applicable code (use).
2. Preferred: Up to 3 parking spaces may be added by replacing the 3 existing landscaped areas within or directly adjacent to the currently constructed parking lot, identified in the aforementioned site plan drawing with the label of "land banked parking spaces".
3. Not preferred: Up to 11 parking spaces may be added by replacing the 2 greenspace areas to the side and front of the existing building in the aforementioned site plan drawing with the 11 spaces labeled "land banked parking spaces". The construction of these parking spaces, while technically feasible, would require additional Planning Board review and potentially include (but not be limited to) the following items for Planning Board discussion:
 - a. Section 220-19 H (1) states "Parking in front yards. Off-street parking shall not be permitted between the front building line and the street line except in the driveways of residential lots.
 - b. Section 220-19 D states: In all commercial and industrial districts, parking areas shall not come closer than five feet to any side or rear property line or a distance equal to 20% of the side or rear setback distance whichever is greater.
 - c. Schedule I-H Column 8 states: "There shall be a minimum 25% of the total land area of the site reserved as landscaped open space. At the discretion of the Planning Board, a portion of this open space shall be used to provide landscaping internal to required off-street parking areas.
 - d. Section 220-21 (B) states "Unenclosed uses. Any use which is not conducted within a completely enclosed building, including but not limited to junkyards, storage yards, lumber and building-materials yards, parking and loading areas and which is in, abuts or is adjacent to a residential district or fronts on a public right-of-way shall be obscured from view from such residential districts and public rights-of-way in an effective manner, which shall include, but not be limited to, landscaping and screening, including the installation of berms and/or plantings."
 - e. Storm water management shall be addressed..

And be it hereby

FURTHER RESOLVED, that the Planning Board and Zoning Commission finds the above referenced site plan meets the requirements of the Zoning Code and previous site plan approvals, and therefore, hereby approves this site plan with the following conditions.

1. If the Planning Board determines that additional parking spaces are required under Section 220-19 (E) of the Code of the Town of Niskayuna, the landowner shall be required to file for site plan review to construct said spaces so that the Planning Board can review and approve the aforementioned options and potential waiver requirements prior to any construction.
2. No additional gross or leasable floor area can be added to this building beyond the 12,224 square feet referenced. There shall be no future conversion of any Unfinished Storage / Basement space.
3. All proposed new occupants of the additional medical office space approved via. this resolution and any future change in tenant occupancy shall require site plan approval by the Planning Board and Zoning Commission.
4. Signage: Prior to issuance of a building permit the Planning Office will review and approve any proposed code compliant signage.

Upon roll call the foregoing resolution was adopted by the following vote:

KEVIN A. WALSH, CHAIRMAN
GENGHIS KHAN
MICHAEL A. SKREBUTENAS
CHRIS LAFLAMME
PATRICK MCPARTLON
DAVID D'ARPINO
DACI SHENFIELD
LESLIE GOLD

The Chairman declared the same _____.

CHAPTER 220. ZONING ARTICLE V. SUPPLEMENTARY REGULATIONS § 220-19. OFF-STREET PARKING; DRIVEWAYS.

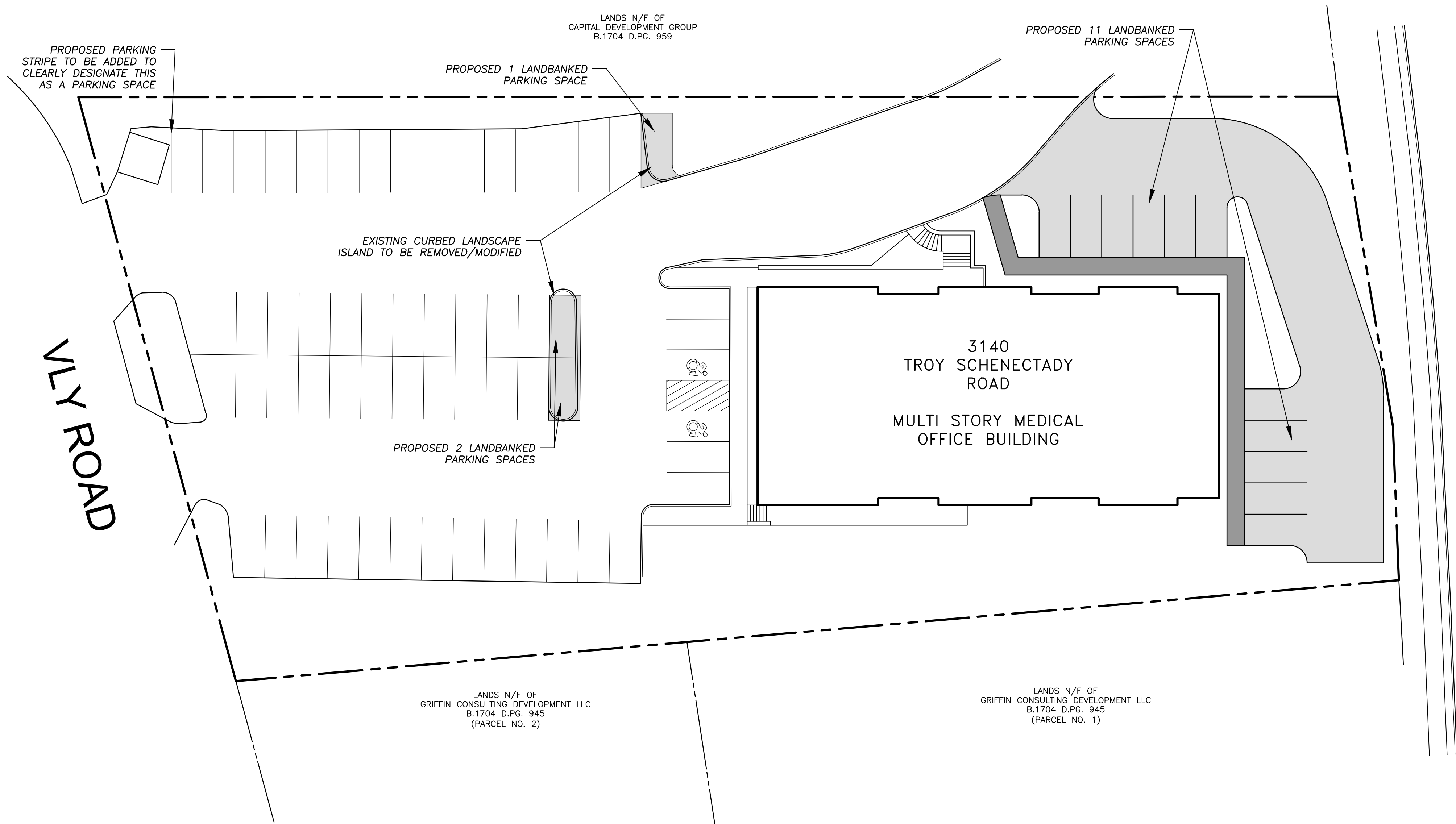
E. CONSTRUCTION OF PARKING AREA, ALL OPEN PARKING AREAS SHALL BE PAVED AND SHALL BE PROPERLY DRAINED. IF, IN THE JUDGMENT OF THE PLANNING BOARD, THE REQUIRED PARKING WOULD BE EXCESSIVE, THE PLANNING BOARD MAY ALLOW UP TO 25% OF THE REQUIRED PARKING TO BE UNPAVED, UNDER BOND, TO ALLOW EXTRA LANDSCAPED AREA. THE PLANNING BOARD MAY REQUIRE PAVING OF THE AREA LEFT UNPAVED IF IT IS DEEMED NECESSARY AT A LATER DATE. THE BOND SHALL BE RETAINED FOR THREE YEARS.

[AMENDED 7-6-1976 BY RES. NO. 173]

THERE ARE 56 EXISTING PARKING SPACES ON SITE. IF THE PLANNING BOARD ALLOWED THE SITE TO HAVE THE 25% ADDITIONAL PARKING SPACES, THE SITE COULD ACCOMMODATE FOR 70 PARKING SPACES.

THE SITE PLAN BELOW PROPOSES 14 NEW LANDBANKED PARKING SPACES. THIS BRINGS THE TOTAL PARKING SPACES TO 70.

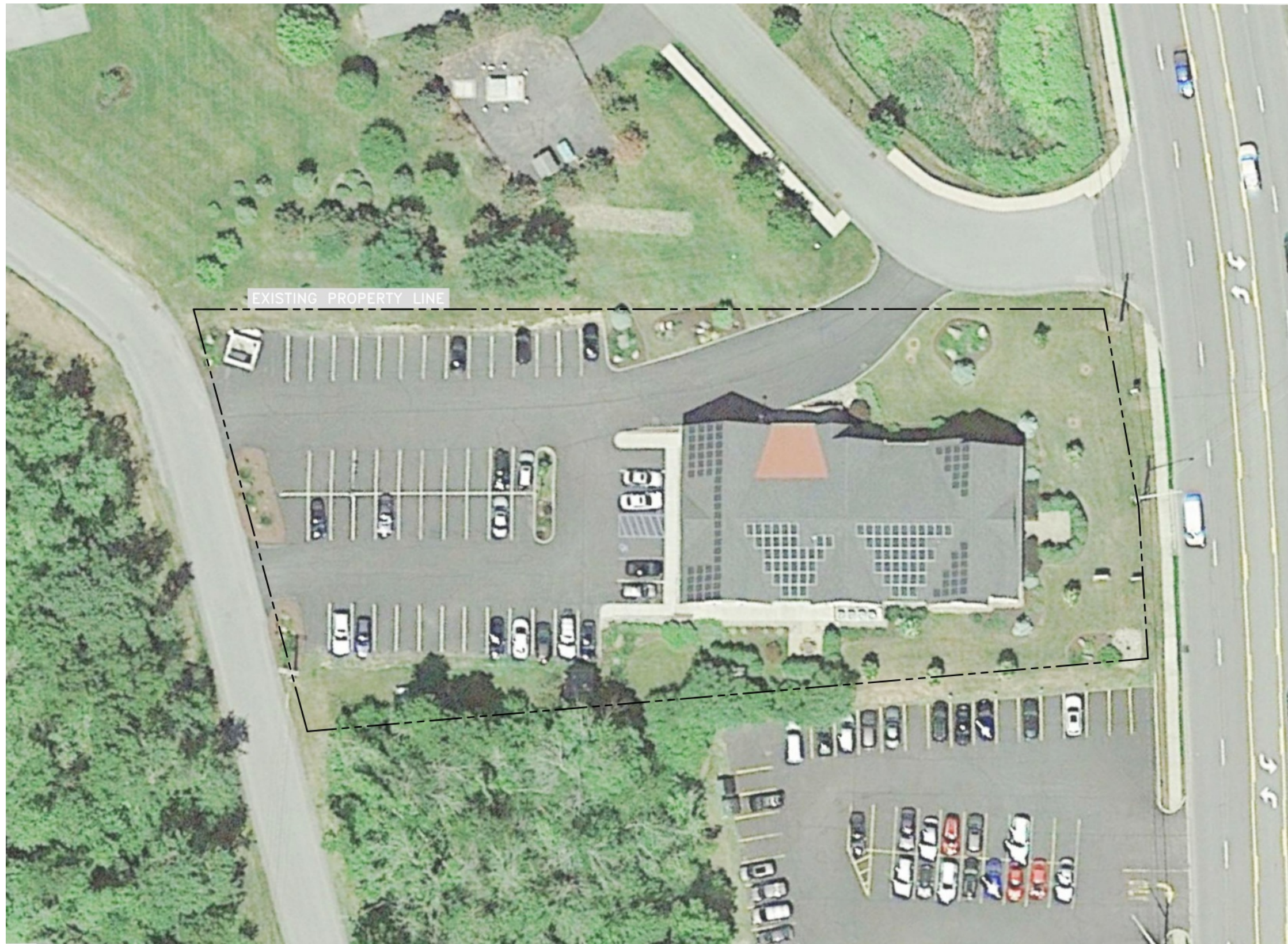
BASED ON THE PROPOSED BUILDING IMPROVEMENTS AND TOTAL GROSS SQUARE FEET WITHIN THE BUILDING, THE SITE MUST ACCOMMODATE FOR 70 PARKING SPACES WHICH IS WHAT THE SITE PLAN BELOW IS PROPOSING THUS THE SITE IS IN CONFORMANCE WITH THE TOWN ZONING CODE.



TROY-SCHENECTADY ROAD

(N.Y.S. ROUTE 7 - S.H. 407)

[illegible]



PARKING REQUIREMENTS:

THE FOLLOWING PARKING DATA IS BASED UPON THE TOWN OF NISKAYUNA ZONING CODE AS PER TOWN CODE, REQUIRED PARKING IS BASED UPON THE PROPOSED USE.

AS PER THE TOWN OF NISKAYUNA ZONING CODE FOR THE R-P ZONING DISTRICT, 1 PARKING SPACE IS REQUIRED PER 175 SQUARE FEET OF GROSS FLOOR AREA FOR PROFESSIONAL MEDICAL OFFICE SPACE. THE EXISTING BUILDING WILL BE ABLE TO ACCOMMODATE +/-13,400 SQUARE FEET OF MEDICAL OFFICE SPACE THEREFORE, 77 PARKING SPACES ARE REQUIRED ON SITE. THE EXISTING PARKING COUNT ON SITE IS 56 SPACES THEREFORE, A VARIANCE IS REQUESTED.

Fitzgerald Engineering, PLLC



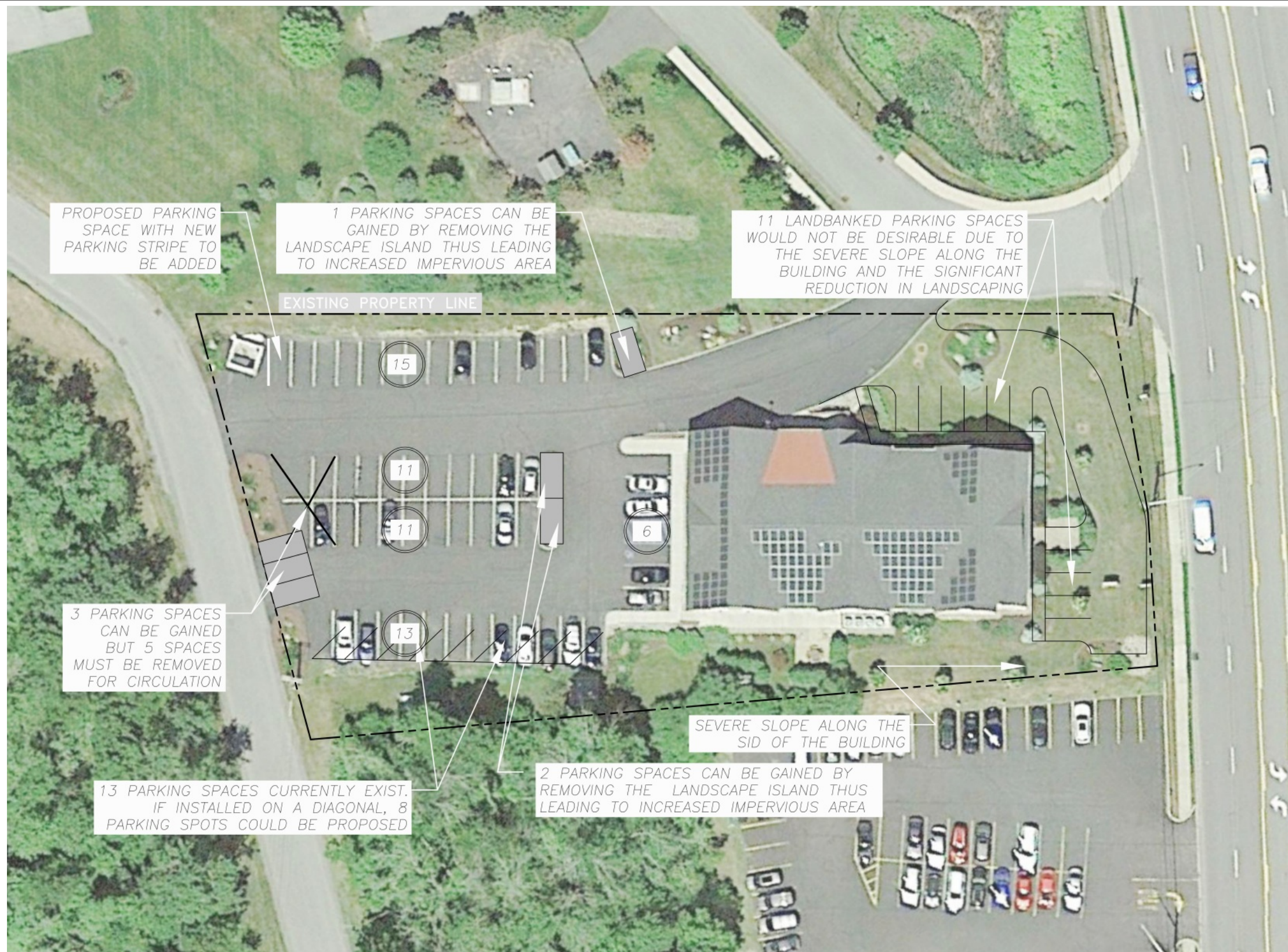
Fitzgerald Engineering, PLLC
277 Alexander Street
Suite 210
Rochester, NY 14607
Phone: 585.281.9897
Web Site: fitzgeraldengineering.net

Existing Site Conditions
Not to Scale - For Reference

	DATE	BY
DWN		
REV		

SCALE SEE VIEW
02/10/22
DATE

SHEET #
1



Fitzgerald Engineering, PLLC

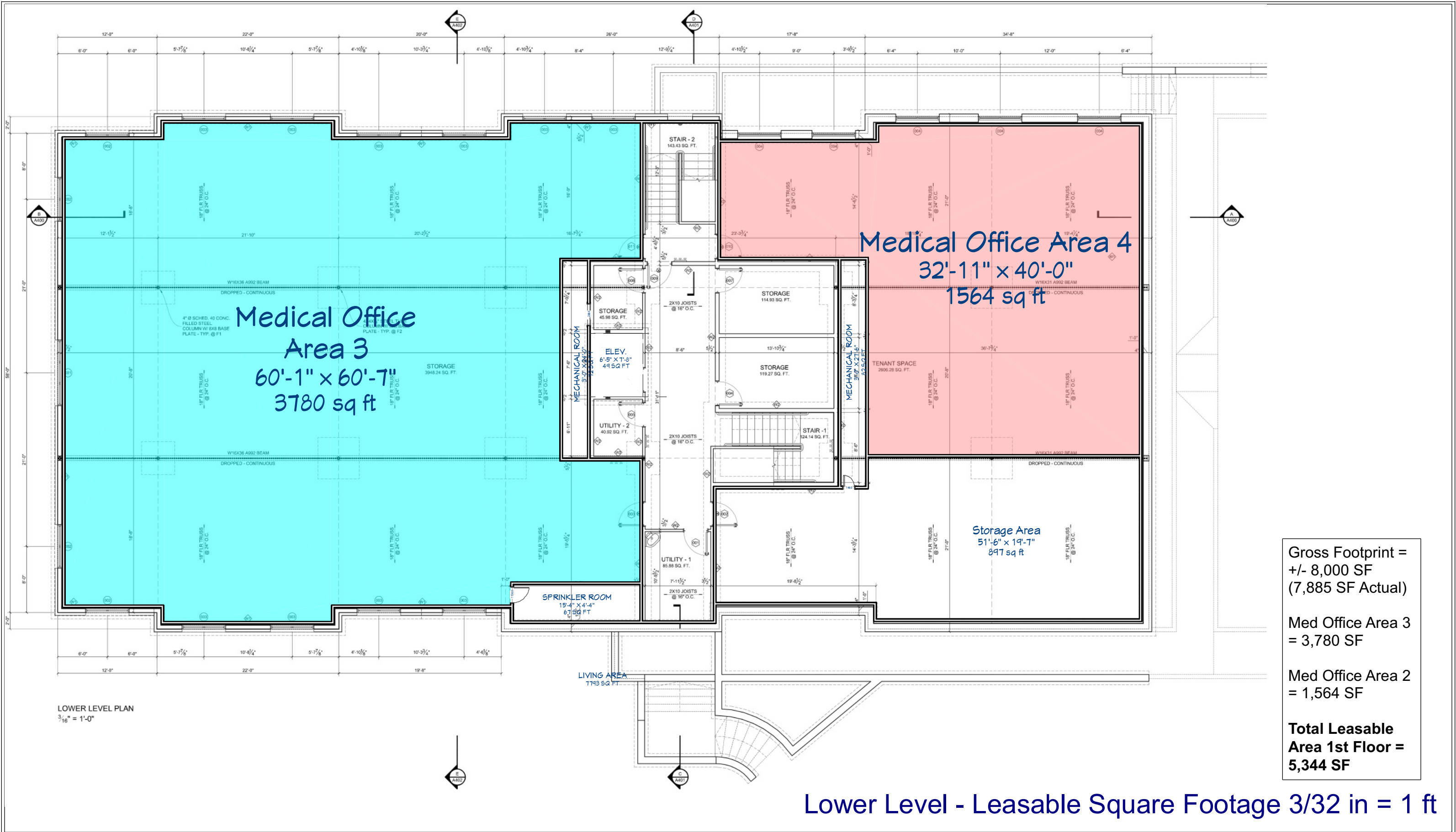


Fitzgerald Engineering, PLLC
277 Alexander Street
Suite 210
Rochester, NY 14607
Phone: 585.281.9897
Web Site: fitzgeraldengineering.net

Site Design Charrette in Parking Expansion Possibilities Not to Scale - For Reference

	DATE	BY
DWN		
REV		

SCALE SEE VIEW
02/10/22
DATE



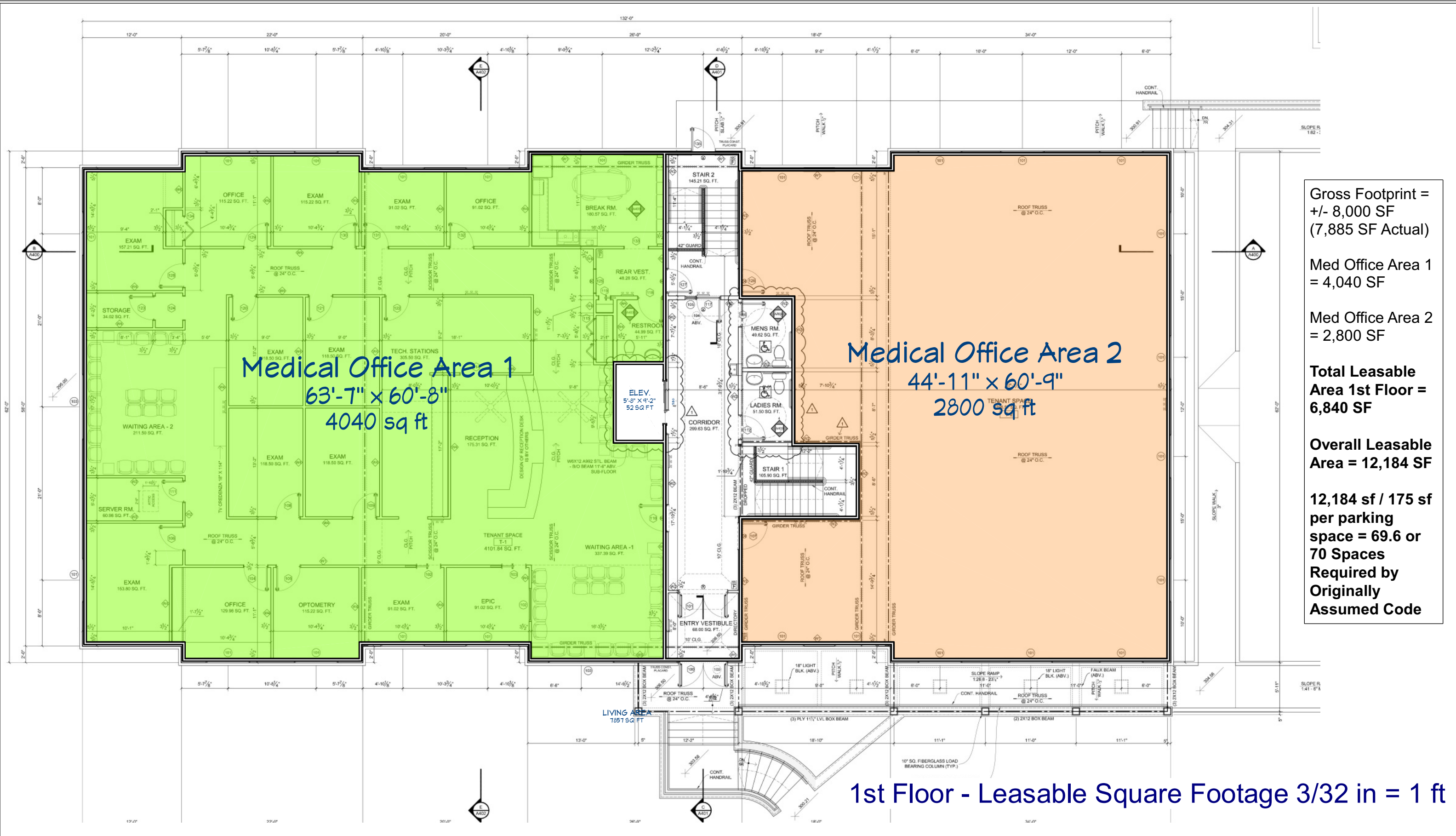
Gross Footprint =
+/- 8,000 SF
(7,885 SF Actual)

Med Office Area 3
= 3,780 SF

Med Office Area 2
= 1,564 SF

**Total Leasable
Area 1st Floor =
5,344 SF**

Lower Level - Leasable Square Footage 3/32 in = 1 ft



Gross Footprint =
+/- 8,000 SF
(7,885 SF Actual)

Med Office Area 1
= 4,040 SF

Med Office Area 2
= 2,800 SF

Total Leasable
Area 1st Floor =
6,840 SF

Overall Leasable
Area = 12,184 SF

12,184 sf / 175 sf
per parking
space = 69.6 or
70 Spaces
Required by
Originally
Assumed Code

1st Floor - Leasable Square Footage 3/32 in = 1 ft

Home (<https://www.trb.org/>) » [TRID \(/\)](#) » View Record



(<https://bit.ly/2022CareerFair>)

Parking Requirements for Medical Office Buildings

This study was conducted to document the parking requirements for medical office buildings (MOBs). A total of 50 MOBs located throughout the United States were studied to determine their parking requirements. Research was conducted with the following objectives: identify and reference historical MOB peak-hour parking demand ratios; create a database of MOB peak-hour parking demand ratios that employ the number of parking spaces needed per 1,000 gross square feet; identify municipal code requirements for those buildings surveyed; and summarize findings by mean and 85th-percentile values. Based on the findings from this research, providing 4.5 spaces per 1,000 gross square feet of building space should be sufficient to meet MOB needs during peak-hours.

Availability:

Find a library where document is available. Order URL: <http://worldcat.org/oclc/614107147>
(<http://worldcat.org/oclc/614107147>)

Authors:

Dorsett, John W
Lukasick, Mark J

Publication Date: 2007-8

Language

English

Media Info

Media Type: Print

Features: Figures; References; Tables;

Pagination: pp 40-43

Serial:

[ITE Journal \(/Results?q=&serial="ITE%20Journal"\)](#)
Volume: 77
Issue Number: 8
Publisher: Institute of Transportation Engineers (ITE)
ISSN: 0162-8178
Serial URL: <https://www.ite.org/publications/ite-journal/> (<https://www.ite.org/publications/ite-journal/>)

Subject/Index Terms

TRT Terms: [Building codes \(/Results?q=&datein=all&index="Building%20codes"\)](#); [Databases \(/Results?q=&datein=all&index="Databases"\)](#); [Health care facilities \(/Results?q=&datein=all&index="Health%20care%20facilities"\)](#); [Office buildings \(/Results?q=&datein=all&index="Office%20buildings"\)](#); [Parking \(/Results?q=&datein=all&index="Parking"\)](#); [Parking demand \(/Results?q=&datein=all&index="Parking%20demand"\)](#); [Parking facilities \(/Results?q=&datein=all&index="Parking%20facilities"\)](#); [Peak periods \(/Results?q=&datein=all&index="Peak%20periods"\)](#)

Subject Areas: Highways; Law; Planning and Forecasting; Terminals and Facilities; I72: Traffic and Transport Planning;

Filing Info

Accession Number: 01055232
Record Type: Publication
Files: TRIS
Created Date: (/edit/814913)Aug 21 2007 9:51PM

The National Academies of Sciences, Engineering, and Medicine

500 Fifth Street, NW | Washington, DC 20001 | T: 202.334.2000 (tel://2023342000)

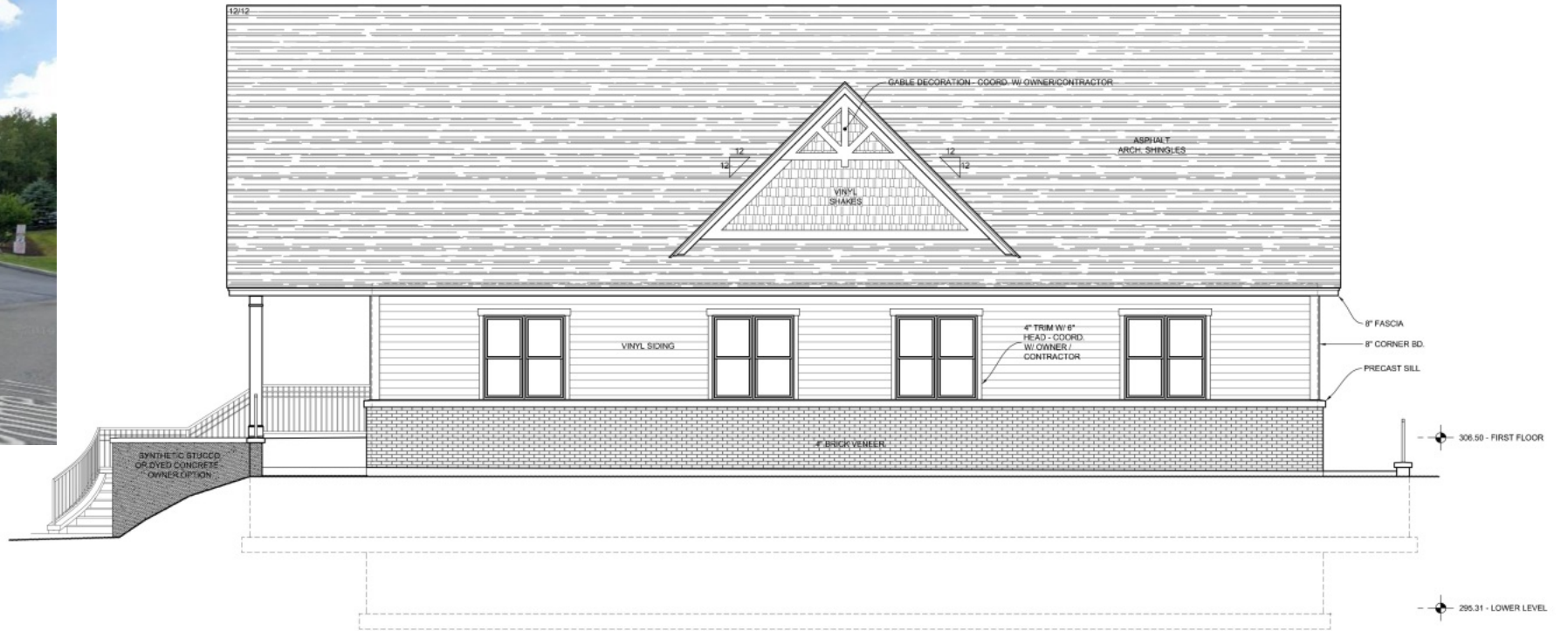
Copyright © 2022 National Academy of Sciences. All Rights Reserved.
[Terms of Use and Privacy Statement \(http://www.national-academies.org/legal/index.html\)](#)

(<http://www.national-academies.org/>)

Overall Leasable Area = 12,184 SF

12,184 sf /4.5 parking spaces per 1,000 sf = 54.82 or 55 Spaces per national design standards

National Design Guidelines
Medical Office For Reference Only

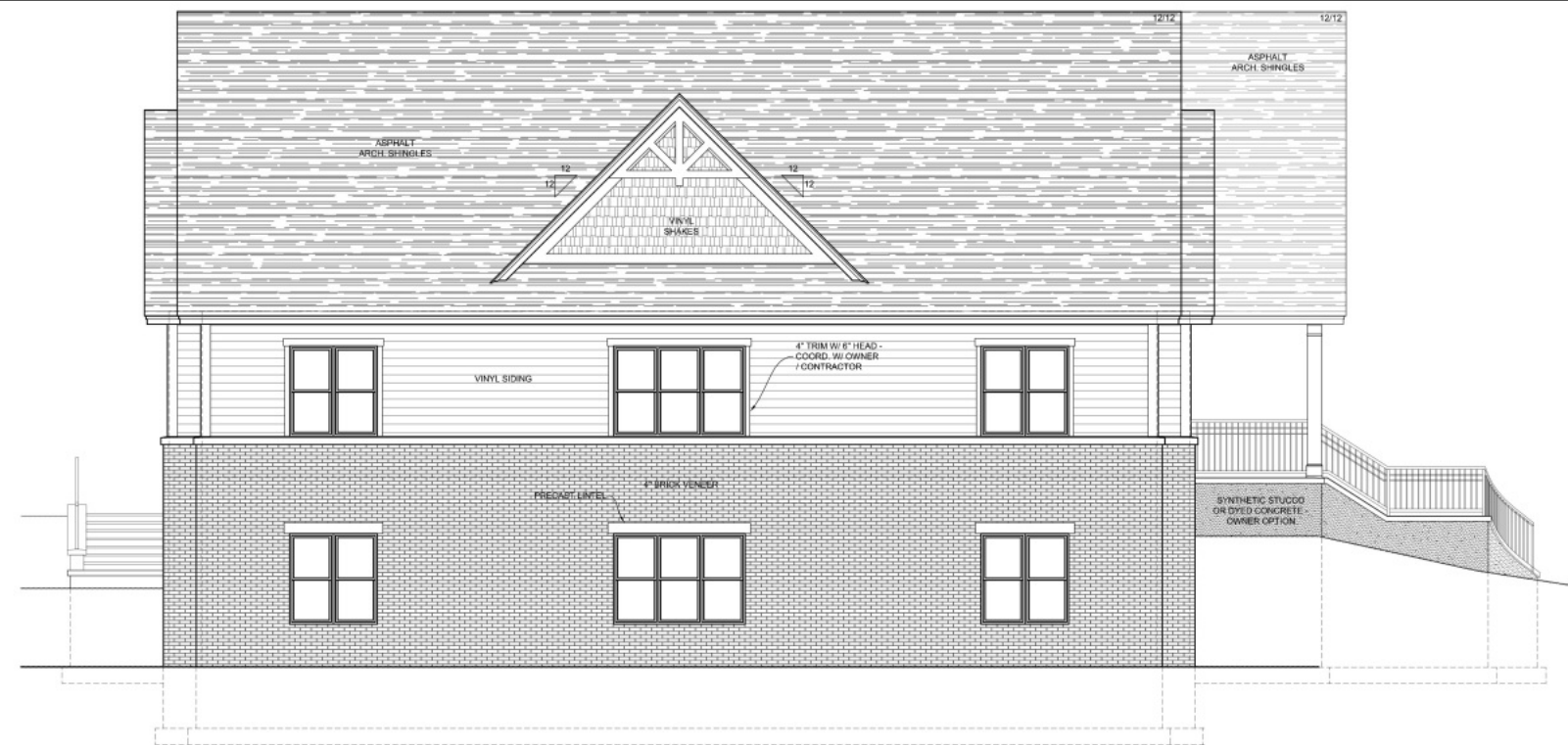


SOUTH ELEVATION
 $\frac{3}{16}'' = 1'-0''$



Existing Building Elevations
 Not to Scale - For Reference Only

idographic



NORTH ELEVATION
3/8" = 1'-0"

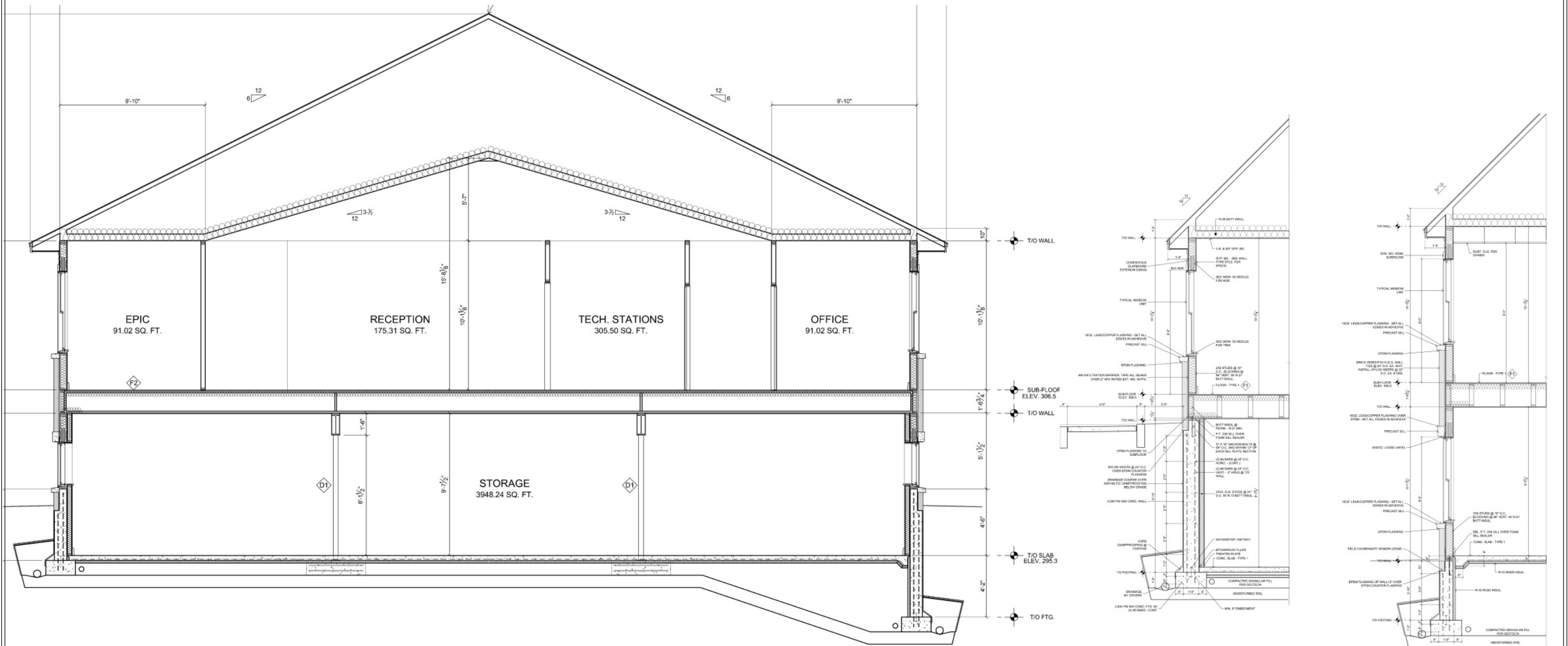


EAST ELEVATION
3/8" = 1'-0"

Existing Building Elevations
Not to Scale - For Reference Only

	DATE	BY
DWN		
REV		

SCALE SEE VIEW
02/10/22
DATE



Existing Building Sections
Not to Scale - For Reference Only



Fitzgerald Engineering, PLLC



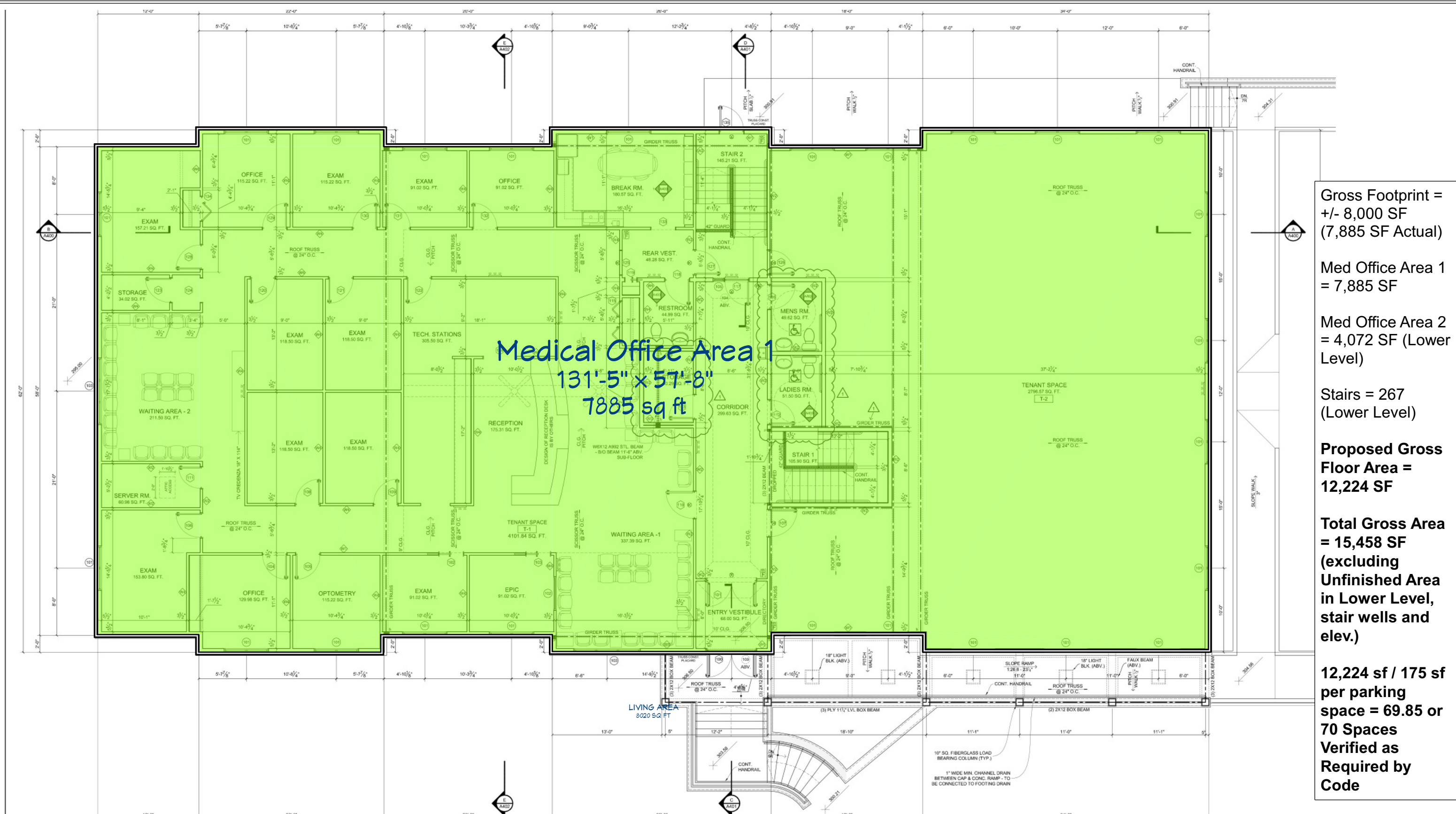
Fitzgerald Engineering, PLLC
277 Alexander Street
Suite 210
Rochester, NY 14607
Phone: 585.281.9897
Web Site: fitzgeraldengineering.net

Overflow/ Employee Parking Expansion Exercise
Not Desirable option by Owner - For Reference Only

	DATE	BY
DWN		
REV		

SCALE SEE VIEW
02/10/22
DATE

SHEET #
9



Gross Footprint =
+/- 8,000 SF
(7,885 SF Actual)

Med Office Area 1
= 7,885 SF

Med Office Area 2
= 4,072 SF (Lower Level)

Stairs = 267
(Lower Level)

Proposed Gross
Floor Area =
12,224 SF

Total Gross Area
= 15,458 SF
(excluding
Unfinished Area
in Lower Level,
stair wells and
elev.)

12,224 sf / 175 sf
per parking
space = 69.85 or
70 Spaces
Verified as
Required by
Code

1st Floor - Gross Floor Area Sqaure Footage 3/32 in = 1 ft



DESIGNED FOR
Niskayuna, NY
Planning Board

3140 Troy
Schenectady Road

Medical Office
Tenant Layout

	DATE	BY
DWN		
REV		

SCALE SEE VIEW
02/10/22
DATE

SHEET #
11



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 1

MEETING DATE: 2/28/2022

ITEM TITLE: DISCUSSION: One Research Circle – GE Global R&D Center – site plan application for the construction of a new building.

PROJECT LEAD: TBD

APPLICANT: Corrie Whalen, employee / 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:

Corrie Whalen, acting on behalf of the General Electric Company, submitted an Application for Site Plan Review for a proposed new building on the campus at the intersection of KW Rd. and Discovery Drive. The proposed building is approximately 16,000 sq. ft. with a footprint of 80' wide x 220' long x 55' high.

BACKGROUND INFORMATION

The 522 acre property at 1 Research Circle lies within I-R Research and Development zoning district.

A 12-page document package was submitted with the application. Eight (8) of the pages were entitled "GE Cryo Schenectady, NY" by American Buildings Company dated 2/21/22 with no subsequent revisions. All 12 pages were stamped "Received Feb 23 2022 Planning Office Niskayuna, NY".

Mr. Whalen stated that the proposed new building will replace two existing buildings currently on the site. One of the existing buildings contains a piece of special equipment. The special equipment will be relocated to the proposed new building and the existing building will be demolished, along with one other additional building.

Niskayuna Zoning Code Section 220-10 District Regulations H Research and Development District (1) Permitted principal uses includes: (a) Research, experimental and testing

laboratories. The main Global Research and Development building is therefore a permitted principal use in the I-R zoning district.

Schedule I-F Part 1 C-S and I-R Districts Schedule of Supplementary Regulations Column 8 Additional Use Regulations, Prohibitions, Notes, Other Provisions and Requirements 1 states: "Other portions of this chapter notwithstanding for lot areas of 5 acres or larger, at the discretion of the Planning Board, 1 principal use may be contained in more than 1 principal building on the lot". Therefore the Planning Board may consider the proposed new building that is intended to contain a special piece of research and development equipment an additional building of the research, experimental and testing laboratories permitted principal use.

Niskayuna Zoning Code Section 220-17 Height regulations A states: "No building or structure shall exceed a height of 35 feet above the average finished grade adjoining the building unless otherwise specified in this chapter....."

As proposed the new building has a maximum height of 55 feet above finished grade. Therefore a variance of 20 feet ($55 - 35 = 20$) of building height is required.

The applicant is appearing before the Planning Board and Zoning Commission this evening to present the project and answer any questions that arise.

The Planning Board is to review the project and consider calling for a recommendation to be made to the Zoning Board of Appeals (ZBA) at the next Planning Board meeting (3/14/22).



TOWN OF NISKAYUNA

One Niskayuna Circle
Niskayuna, New York 12309-4381

Phone: (518) 386-4530

Application for Site Plan Review

Applicant (Owner or Agent):

Name GE RESEARCH

Address 1 RESEARCH CIRCLE
NISKAYUNA, NY 12309

Email _____

Telephone _____ Fax _____

Location:

Number & Street 1 RESEARCH CIRCLE

Section-Block-Lot 157 - 1 - 2

Zoning District I-R

Proposal Description:

BUILD NEW RESEARCH BUILDING ON CAMPUSES.
PRELIMINARY DESIGN INCLUDES ~16,000 GSF
BUILDING, 60FT HIGH, WITH NEW NITROGEN BULK
SYSTEM.

Signature of applicant:  Corrie Whalen Date: 2/23/22

Signature of owner (if different from applicant): _____

Date: _____

Corrie.Whalen@ge.com

RECEIVED

FEB 23 2022

PLANNING OFFICE
NISKAYUNA, NY

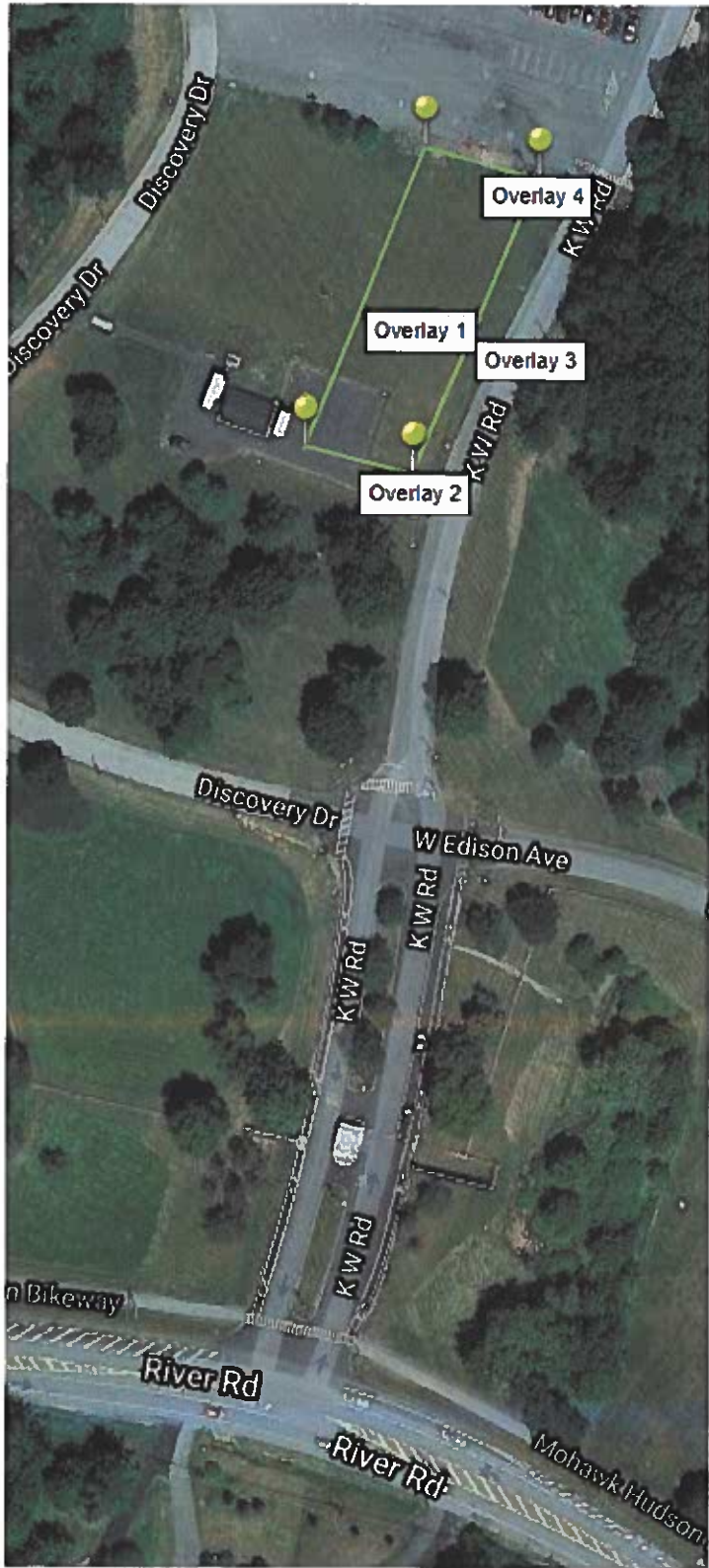
Each site plan application shall be accompanied by:

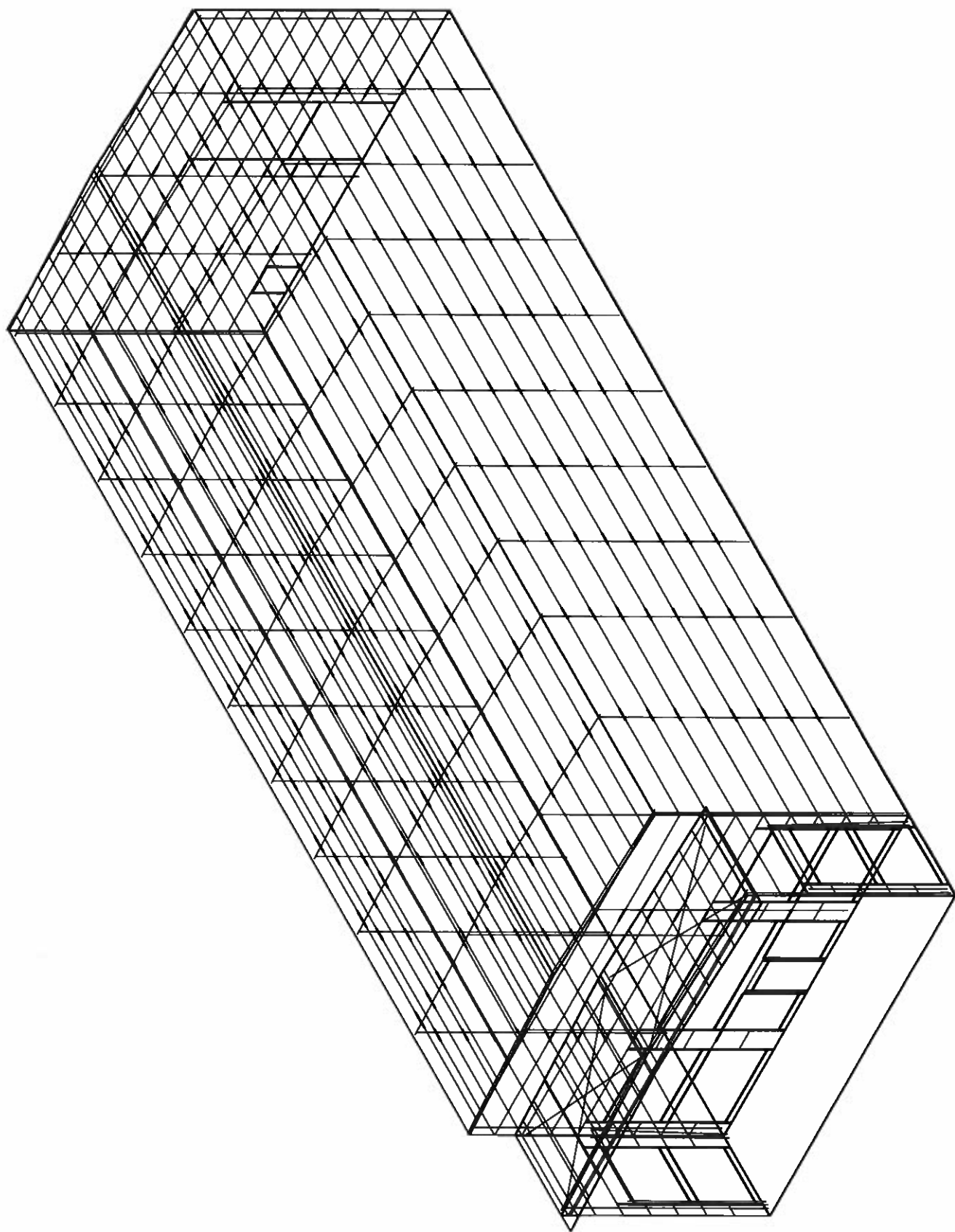
- ✓ 1. Digital copies in pdf format of all application forms and supporting documents.
2. A digital copy in pdf format and three (3) full size copies of any large scale plans or maps prepared by a licensed engineer, architect or surveyor.
- ✓
- a. The site plan shall include the following: the title 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.
- EXEMPT?
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".
- SITING -
MAYBE UNNEEDED
NOT TYPE I OR
TYPE II
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.

RECEIVED

FEB 23 2022

PLANNING OFFICE
NISKAYUNA, NY

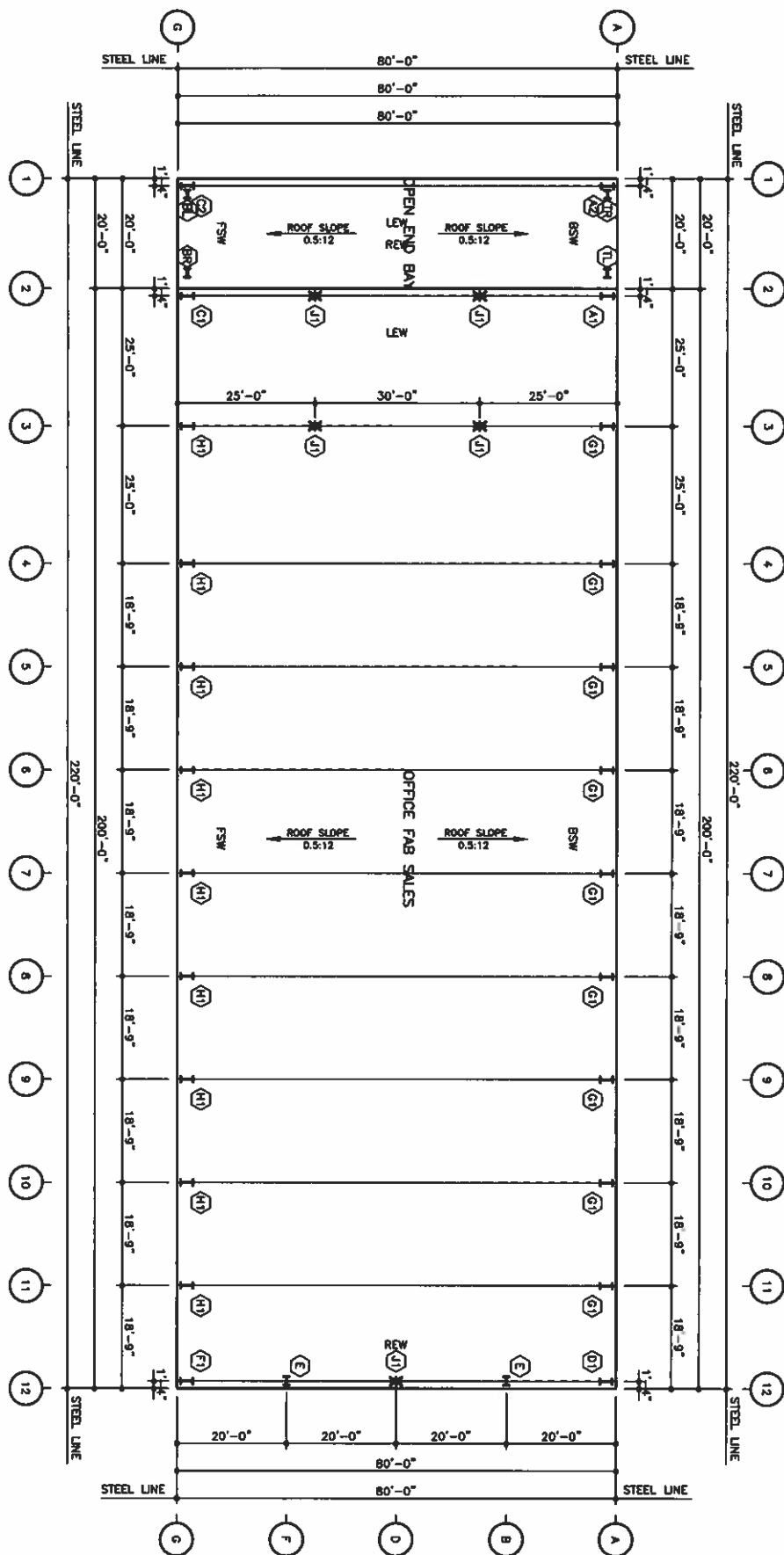




WALL LUNCH PERIOD SCHEDULE											
TO	FROM	ON	OFF	ON	OFF	ON	OFF	ON	OFF	ON	OFF
07:00	07:15	07:30	07:45	08:00	08:15	08:30	08:45	09:00	09:15	09:30	09:45
10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45
13:00	13:15	13:30	13:45	14:00	14:15	14:30	14:45	15:00	15:15	15:30	15:45
16:00	16:15	16:30	16:45	17:00	17:15	17:30	17:45	18:00	18:15	18:30	18:45
19:00	19:15	19:30	19:45	20:00	20:15	20:30	20:45	21:00	21:15	21:30	21:45
22:00	22:15	22:30	22:45	23:00	23:15	23:30	23:45	24:00	24:15	24:30	24:45

WISCONSIN

Finish floor elevation assumed to be 100'-0" unless noted otherwise. (Pier, Tube, or I-Shape) and will be determined at final design.

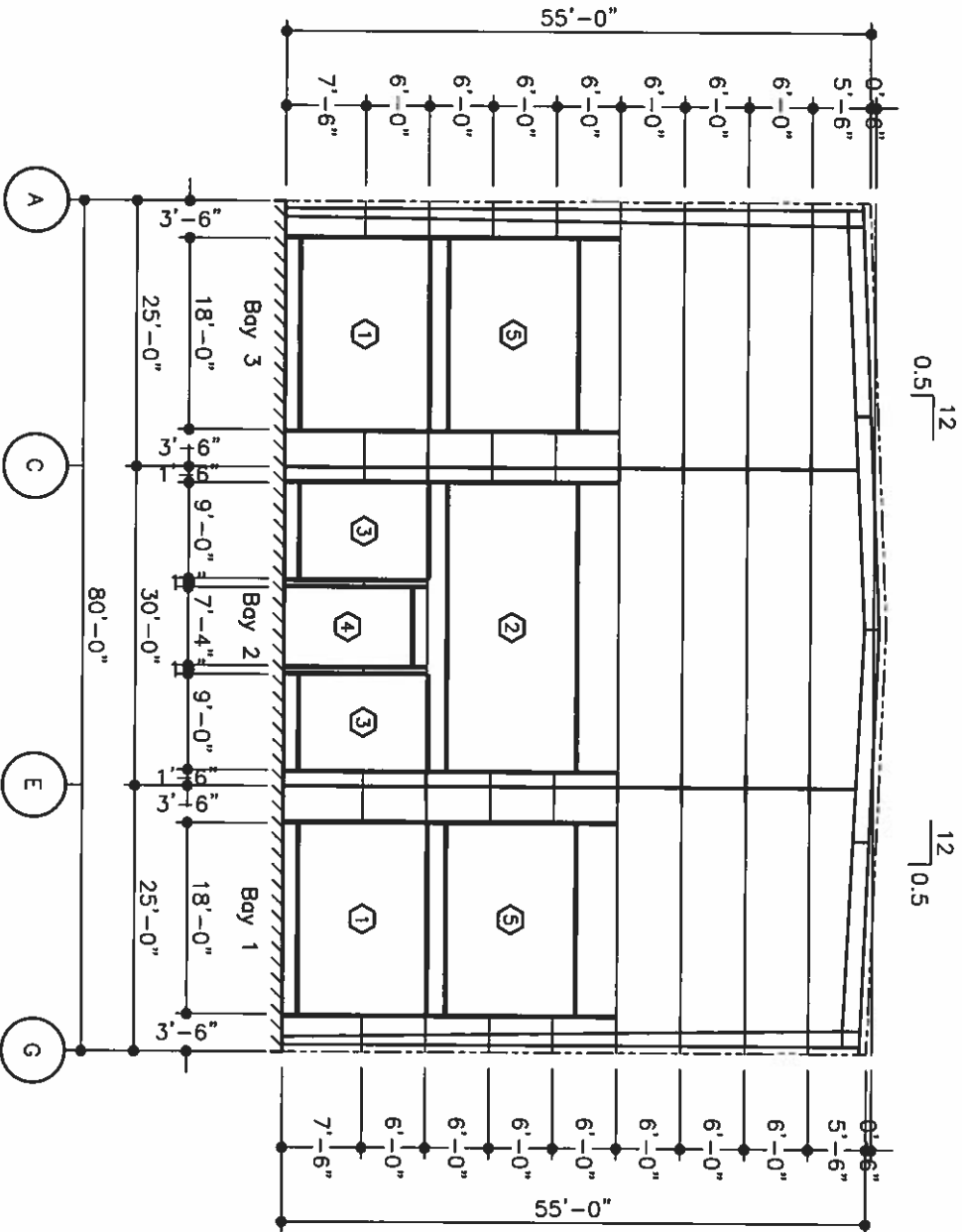


DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME: GE CRYO		 AMERICAN BUILDINGS COMPANY A PULBRO COMPANY Selling exclusively by  eQuote	
SHEET TITLE: PRELIMINARY ANCHOR BOLT PLAN		2/21/2022 2:57 PM SCHENECTADY, NY			
SHEET NUMBER: AB1		CUSTOMER NAME: SNK ENTERPRISES			
QUOTE NUMBER: 2-21		TROY, NY			

OPEN END BANFFICE FAB SALES

KEY PLAN

FRAMED OPENING SCHEDULE				
QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1 2	18'-0"	12'-0"	1'-6"	FACTORY
2 1	27'-0"	12'-0"	15'-6"	FACTORY
3 2	9'-0"	12'-0"	1'-6"	FACTORY
4 1	7'-4"	12'-0"	0'-0"	FACTORY
5 2	18'-0"	12'-0"	15'-6"	FACTORY



ELEVATION AT LINE 2

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 2/21/2022 2:57 PM

PRELIMINARY STRUCTURAL ELEVATIONS

SHEET NUMBER: ST5

QUOTE NUMBER: 2-21

PROJECT NAME:

GE CRYO

SCHENECTADY, NY

CUSTOMER NAME:

SNK ENTERPRISES

TROY, NY



Quoted By eQuote

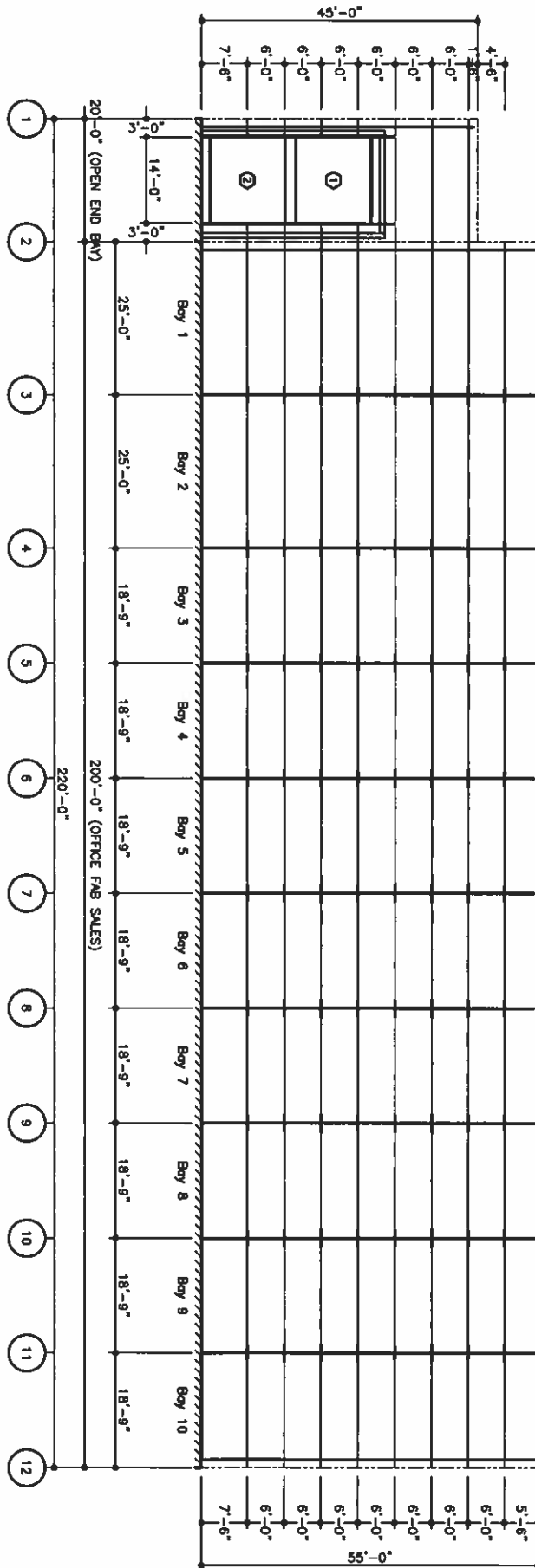


OPEN
END
OFFICE
FAB
SALES

KEY PLAN

NO.	QTY.	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	1	14'-0"	12'-0"	13'-0"	FACTORY
2	1	14'-0"	12'-0"	1'-0"	FACTORY

FRAMED OPENING SCHEDULE



DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 2/21/2022 2:57 PM
PRELIMINARY STRUCTURAL ELEVATIONS

SHEET NUMBER: ST6
QUOTE NUMBER: 2-21

PROJECT NAME:

GE CRYO
SCHENECTADY, NY

CUSTOMER NAME:

SNK ENTERPRISES
TROY, NY

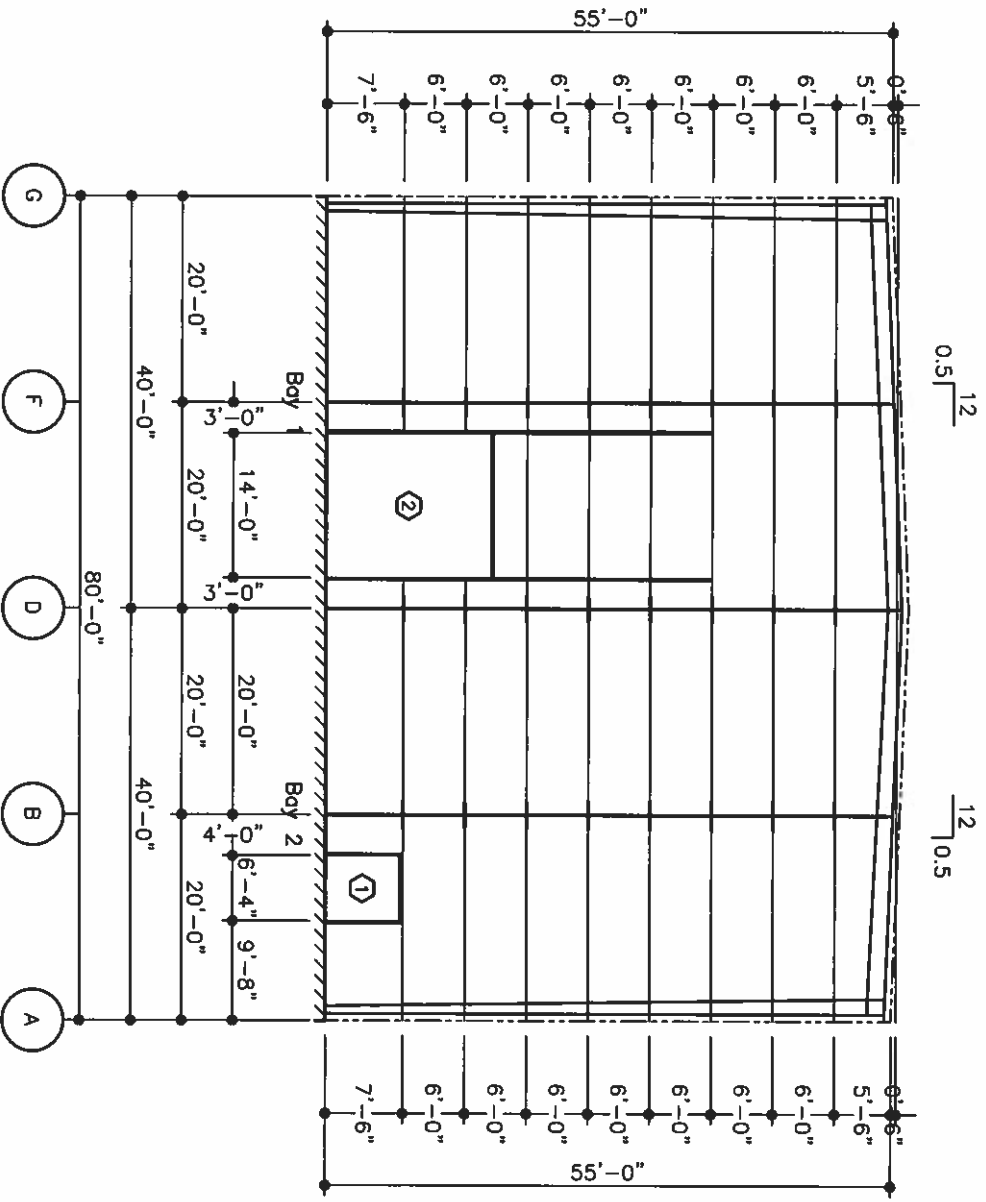
AMERICAN BUILDINGS COMPANY
A PALMERBROS COMPANY

Being Provided by
eQuote



OPEN END BAY OFFICE FAB SALES

KEY PLAN



ELEVATION AT LINE 12

FRAMED OPENING SCHEDULE				
ID	QTY	WIDTH	HEIGHT	SILL HEIGHT
1	1	6'-4"	7'-2"	0'-0"
2	1	14'-0"	16'-0"	0'-0"

DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME: GE CRYO		 AMERICAN BUILDINGS COMPANY A HUBBARD COMPANY eQuote
SHEET TITLE: PRELIMINARY STRUCTURAL ELEVATIONS		SCHEDULED DATE: 2/21/2022 2:57 PM		
SHEET NUMBER: ST7		CUSTOMER NAME: SNK ENTERPRISES		
QUOTE NUMBER: 2-21		TROY, NY		

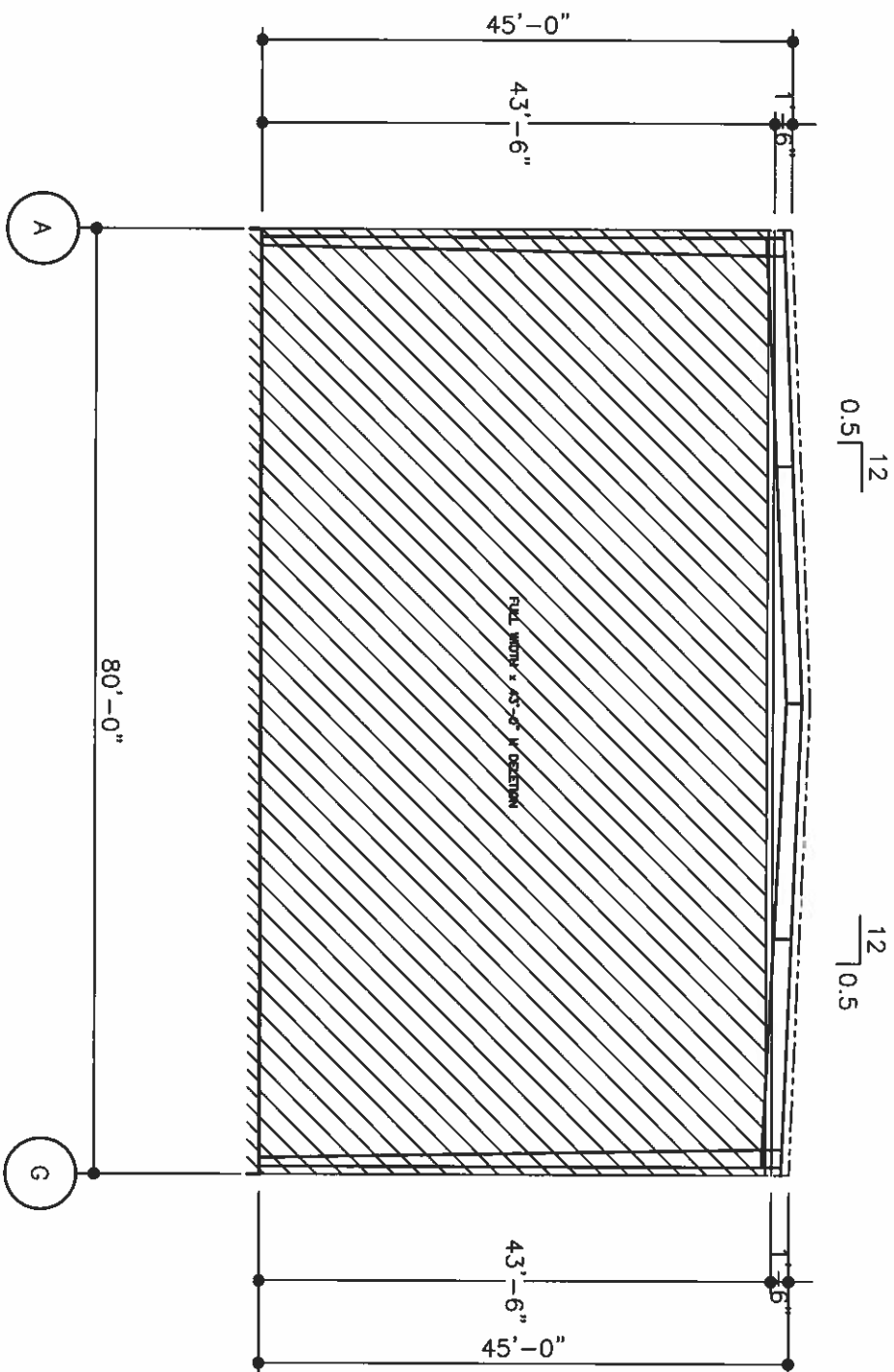


AMERICAN BUILDINGS COMPANY
A POLYMER COMPANY

Source:  eQuote

KEY PLAN

OPEN-~~END~~ BADFICE FAB SALES



ELEVATION AT LINE 1

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 2/21/2022 2:57 PM

PRELIMINARY STRUCTURAL ELEVATIONS

SHEET NUMBER:

ST9

QUOTE NUMBER:

2-21

PROJECT NAME:

GE CRYO

SCHENECTADY, NY

CUSTOMER NAME:

SNK ENTERPRISES

TROY, NY

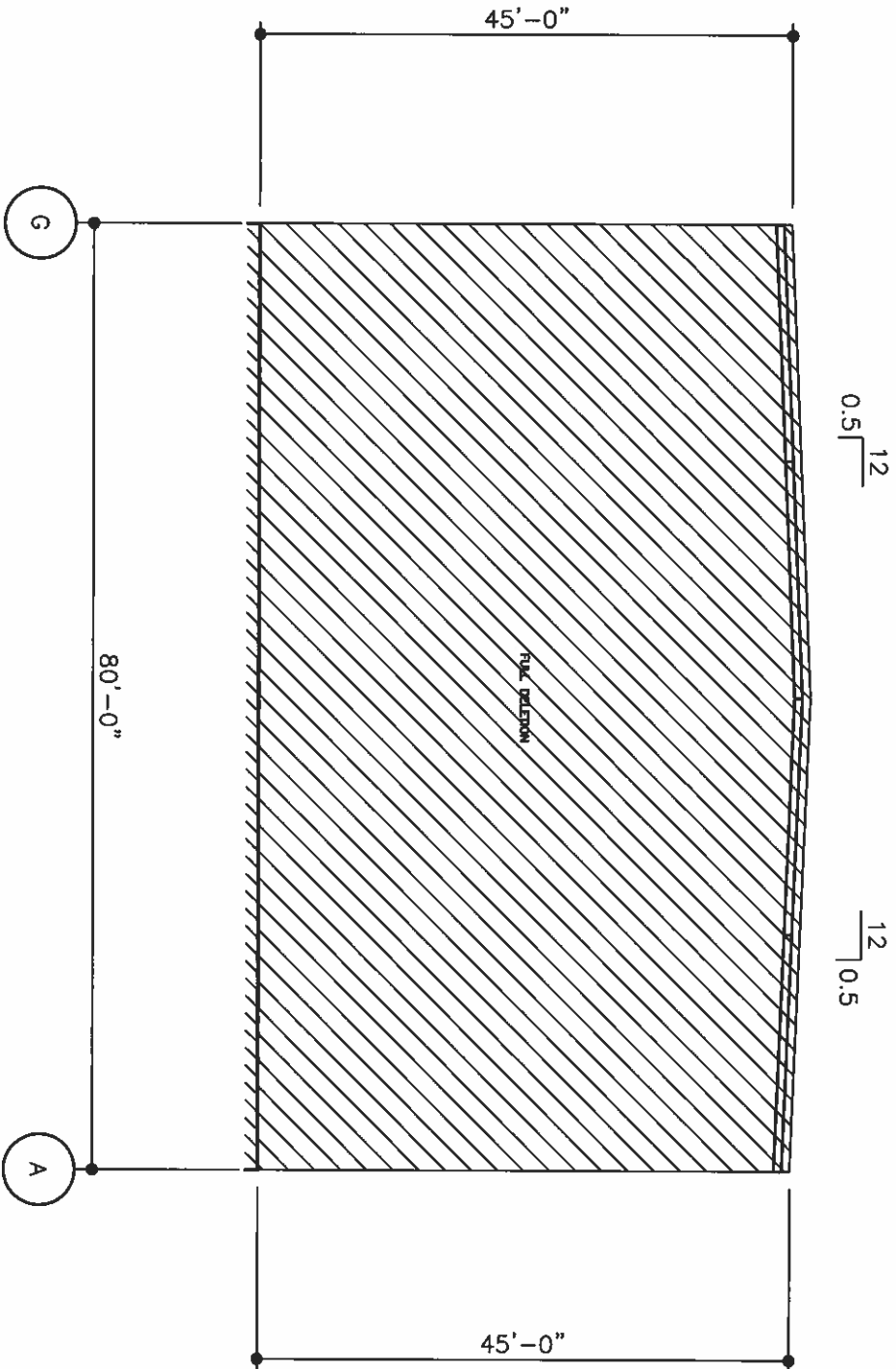


Quoted by eQuote



KEY PLAN

OPEN END BAY/OFFICE FAB SALES



DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 2/21/2022 2:57 PM

PRELIMINARY STRUCTURAL ELEVATIONS

SHEET NUMBER:

ST11

QUOTE NUMBER:

2-21

PROJECT NAME:

GE CRYO

SCHENECTADY, NY

CUSTOMER NAME:

SNK ENTERPRISES

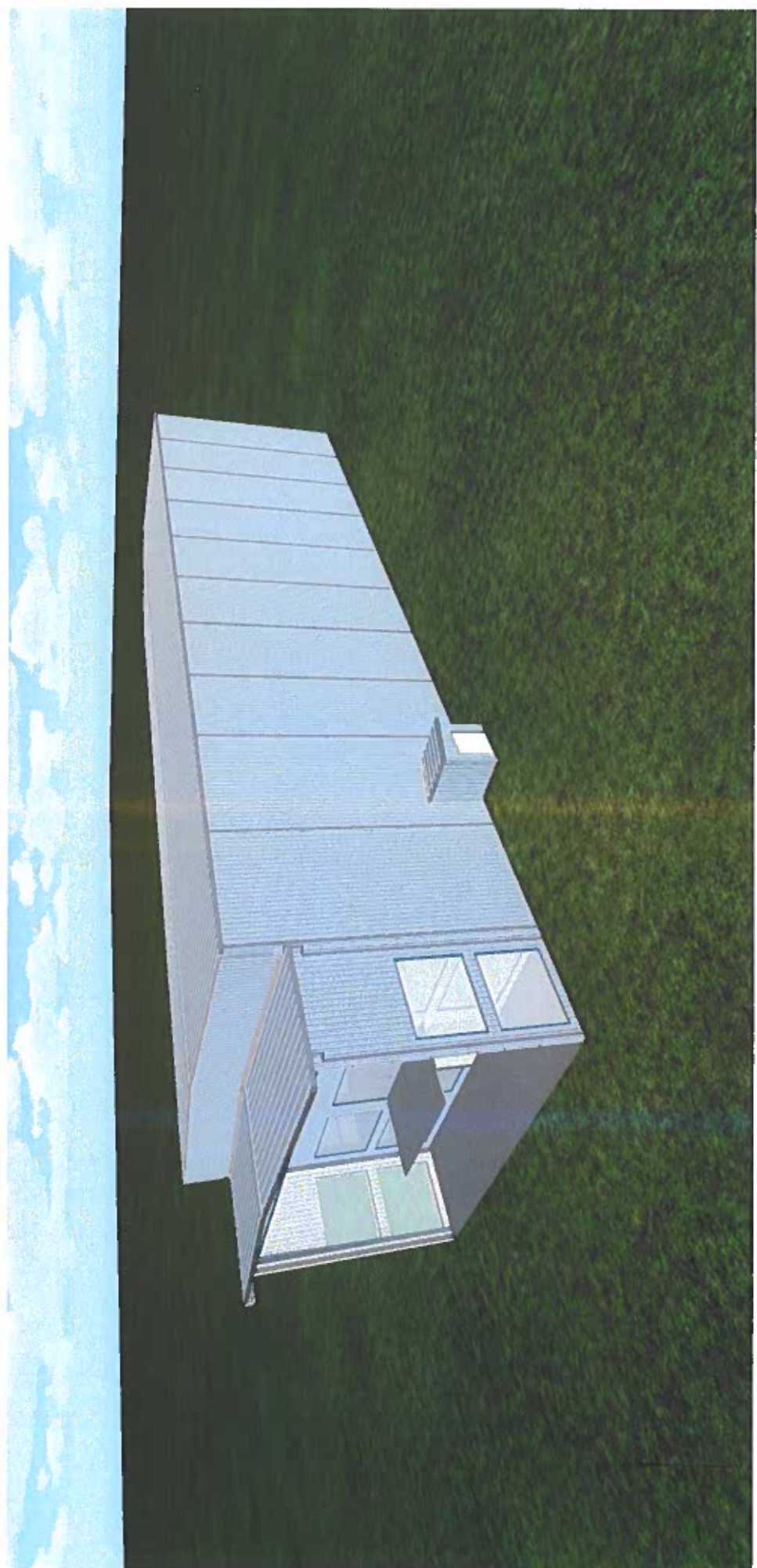
TROY, NY



Power Generated by
eQuote







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: _____



Laura Robertson
Town Planner

TOWN OF NISKAYUNA PLANNING DEPARTMENT

One Niskayuna Circle
Niskayuna, New York 12309-4381
(518) 386-4522
FAX: (518) 386-4592

BUILDING AND ZONING PERMIT DENIAL

**Address: One Research Circle
GE Global Research
Niskayuna, NY 12309**

Application Date: 2/23/22

GE Global Research
One Research Circle
Niskayuna, NY 12309
corrie.whalen@ge.com

Dear Mr. Whalen:

You are hereby notified, as required by Section 220-67 F of the Zoning Ordinance of the Town of Niskayuna, that your Application for Site Plan Review for a proposed new building on the GE Global Research campus at One Research Circle has been denied by reason of failure to comply with the provisions of Niskayuna Zoning Code Section 220-17 Height regulations. The property is located in the I-R Research and Development Zoning District.

A 12-page document package was submitted with the application. Eight (8) of the pages were entitled "GE Cryo Schenectady, NY" by American Buildings Company dated 2/21/22 with no subsequent revisions.

Your application is denied based upon the following requirements of the Zoning Ordinance:

Niskayuna Zoning Code Section 220-17 Height regulations A states: "No building or structure shall exceed a height of 35 feet above the average finished grade adjoining the building unless otherwise specified in this chapter. The finished grade of artificial berms or similar earthen structures created for insulation or other purposes adjacent to the building shall be disregarded in the determination of average finished grade".

As proposed in the aforementioned document package the new building measures 55' high. Therefore a 20' ($55' - 35' = 20'$) area variance for the height of the building is required.

Under the provisions of Section 220-69 the Zoning Ordinance of the Town of Niskayuna you may appeal this decision to the Zoning Board of Appeals and the undersigned within 60 days.

A handwritten signature in dark ink, appearing to read "Laura Robertson", is written over a horizontal line.

Laura Robertson, Deputy Code Enforcement Officer

2/28/22

Date