

TOWN OF NISKAYUNA
Planning Board and Zoning Commission
Agenda
August 8, 2022
7:00 PM

REGULAR AGENDA MEETING

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

1. July 25, 2022

IV. PUBLIC HEARINGS

V. PRIVILEGE OF THE FLOOR

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

1. RESOLUTION: 2022-17: A Resolution for sketch plan approval of a 2-lot subdivision off of Empire Drive, SEQR determination and a call for a public hearing.
2. RESOLUTION: 2022-18: A Resolution for sketch plan approval of a 2-lot subdivision at 2239 Van Antwerp Rd, SEQR determination and a call for a public hearing.
3. RECOMMENDATION TO ZBA: 1747 Union St. – Raizada gas station -- A Recommendation to the Zoning Board of Appeals (ZBA) for an addition requiring an area variance for an additional 8.8% (128 sq. ft.) of expansion of the existing building.

VIII. DISCUSSION ITEM

1. 1515 Hillside Ave. – Hillcrest Apts. – site plan app. for new signage
2. 1739 Union St. -- Stewarts Shop – remodeling of shop partially on Schenectady property and partially on Niskayuna property, (85% / 15%, respectively)
3. 2341 Nott St. – ShopRite Plaza – site plan app. for placing a Chase Bank ATM machine in the plaza parking lot

IX. REPORTS

1. Planning Department Updates

X. COMMISSION BUSINESS

XI. ADJOURNMENT

NEXT MEETING: August 29, 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
July 25, 2022

Members Present:

Kevin Walsh, Chairman
David D'Arpino
Mike Skrebutenas
Patrick McPartlon (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

Mr. Khan, Ms. Shenfield and Mr. LaFlamme were absent / excused tonight.

III. MINUTES

July 11, 2022

Mr. Skrebutenas made a motion to approve the minutes and it was seconded by Ms. Strang.
There were no changes made to the minutes

Upon voting, the minutes were approved unanimously.

IV. PUBLIC HEARINGS

No public hearings tonight.

V. PRIVILEGE OF THE FLOOR

There were no residents wishing to be heard in person, via video conference or via submitted email for privilege of the floor.

VI. UNFINISHED BUSINESS

No unfinished business tonight.

VII. NEW BUSINESS

No new business tonight.

VIII. DISCUSSION ITEMS

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

The applicant, Mr. Robert Joralemon and Mr. Owen Speulstra from CT Male were present for the meeting. The applicant submitted 2 site plan versions that were requested by the Planning Board. The applicants discussed each version with the Board. The first version was a cul-de-sac design at the end of the existing stub road and the second version utilized 2 separate driveways connecting independently to the end of the existing stub road. Mr. Speulstra stated that they discussed with the Town that the applicants will extend the water line to the end of the property and include a new hydrant to connect to. There will be 2 individual sanitary laterals going to the manhole. He pointed out where the snow storage area will be. Ms. Robertson stated that this option is the one recommended by the Highway Superintendent. The Superintendent does not want a cul-de-sac to be developed in this situation for two lots.

Ms. Gold was concerned regarding the potential for more subdivision. Mr. Joralemon stated there are no plans to further subdivide. Ms. Gold suggested adding a note in the resolution that states “no further subdivision”. The applicant agreed with that addition. The Board discussed next steps which include a resolution for sketch plan approval, classification of a minor subdivision and calling for a public hearing. Mr. McPartlon discussed the SEQR determination with the Board. Ms. Robertson stated she will be showing this proposal to the CAC on 8/3.

2. 2239 Van Antwerp Rd. – Sketch plan application for a minor 2-lot subdivision of 2.08 acre property into lots of .56 acres and 1.53 acres, respectively

Mr. Bob Wilco was present to represent the applicant. He stated that the existing lot will become 24,392 sq. feet and the newly subdivided lot will be 1.53 acres. He stated that he would like to connect the new lot to the existing public sewer if possible. Mr. Wilco stated there are wetlands on the property but Army Corps wetlands only. He noted that he will need to have a 25 foot buffer away from the wetlands. He stated that will not be an issue but the house will probably need to be moved slightly. The Board noted that a sewer easement will be needed. They requested the sewer line be added to the site plan and the subdivision should reflect the easement.

Mr. McPartlon asked if the proposed grading plan reflected the possible runoff. He asked for the Engineering Department to comment on the plan. The Board discussed with the applicant which way the swales will be sending the water. The plan is that the water will be moving to the back of the property.

Chairman Walsh described the next steps of the project as: sketch plan approval, preparing a resolution to call for a public hearing and obtaining comments from the CAC once the project is reviewed at the 8/3/22 CAC meeting.

Chairman Walsh thanked the applicant for attending.

IX. REPORT

79 **1. Planning Department Updates**

80 Ms. Robertson stated that the daycare at 1850 Union Street will be at the Town Board tomorrow
81 night for their public hearing and potential special use permit approval.

82 **X. COMMISSION OF BUSINESS**

83 Mr. D'Arpino updated the Board that the Comprehensive Plan Committee had their first
84 meeting.

85 Mr. McPartlon asked if there were any updates regarding the additional shed that will be placed
86 at Hatchett Hardware. Ms. Robertson stated she will contact the owner. She added that she has
87 met with them regarding the landscaping plan. It has been approved and will begin to be
88 implemented.

89 **XI. ADJOURNMENT**

90 Chairman Walsh asked for a motion to adjourn. Mr. Skrebutenas made a motion to adjourn and
91 it was seconded by Ms. Strang. The meeting was adjourned at 7:45 pm.



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VII. 1

MEETING DATE: 8/8/2022

ITEM TITLE: RESOLUTION 2022-17: A Resolution for sketch plan approval of a 2-lot subdivision off of Empire Drive, SEQR determination and a call for a public hearing.

PROJECT LEAD: TBD

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.

Staff recommends approval of the tentative resolution to (1) take action on the resolution for sketch plan approval, (2) make a SEQR determination, and (3) call for a public hearing to be held at the 8/29/22 PB meeting.

RESOLUTION NO. 2022-17

AT A REGULAR MEETING OF THE PLANNING BOARD AND ZONING COMMISSION OF THE TOWN OF NISKAYUNA DULY CALLED AND HELD ON THE 8TH DAY OF AUGUST 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
NANCY STRANG

One of the purposes of the meeting was to take action on sketch plan approval, make a SEQR determination and call for a public hearing.

The meeting was duly called to order by the Chairman.

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

WHEREAS, Robert Joralemon, landowner, has made application to the Planning Board for a 2-Lot Minor Subdivision at tax map parcel 61.0-1-33.2 as shown on 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, and

WHEREAS, the zoning classification of the property is R-1: Low Density Residential, and

WHEREAS, this Planning Board and Zoning Commission has discussed the requirements of Chapter 189 of the Code of the Town of Niskayuna for street improvements, drainage, sewerage, water supply, fire protection and similar aspects, as well as the availability of existing services and other pertinent information, and

WHEREAS the Planning Board referred the Environmental Assessment Form to the Niskayuna Conservation Advisory Council (CAC) for their review and on August 3, 2022, the CAC recommended that a negative declaration be prepared with recommendations for the Planning Board to consider, and

WHEREAS the Planning Board, acting in accordance with the State Environmental Quality Review (SEQR) regulations and local law, has contacted all involved agencies, and they have concurred with the Planning Board that it should assume the position of lead agency for this project, and

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

NOW, THEREFORE, be it hereby

RESOLVED, that this Planning Board and Zoning Commission does hereby classify this sketch plan as a minor subdivision as defined by Chapter 189 of the Code of the Town of Niskayuna; and be it

FURTHER RESOLVED, that the Planning Board and Zoning Commission does hereby grant sketch plan approval for the concept subdivision 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, with the following conditions:

1. Sketch plan approval is a conceptual review of the proposed lot division for the purposes of classification and preliminary discussion as described in the Town of Niskayuna Zoning Sections 189-6 and 189-22. The location of proposed boundary lines, infrastructure, utilities and improvements are subject to change during the environmental review, engineering, public hearing and subdivision review process.

And be it hereby

FURTHER RESOLVED, that the Planning Board and Zoning Commission hereby determined that this project will not have a significant effect on the environment and hereby directs the Town Planner to file a negative SEQR declaration with the following comments:

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.

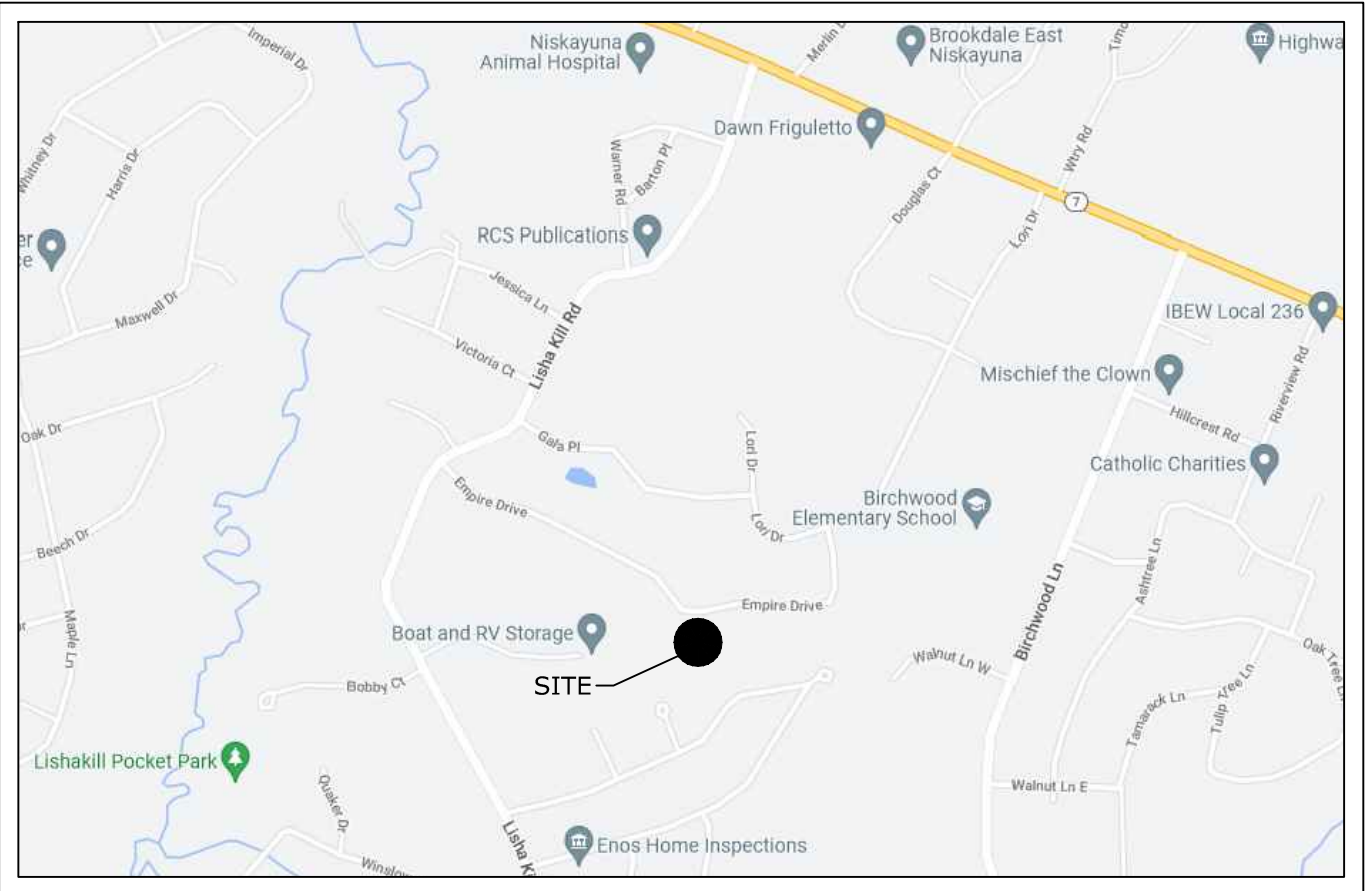
,and be it hereby

FURTHER RESOLVED that this Planning Board does hereby call for a public hearing to be held on Monday, August 29, 2022 at 7:00 pm in the Niskayuna Town Hall, 1 Niskayuna Circle, to consider the application of Robert Joralemon, for a 2-lot minor subdivision off of Empire Drive.

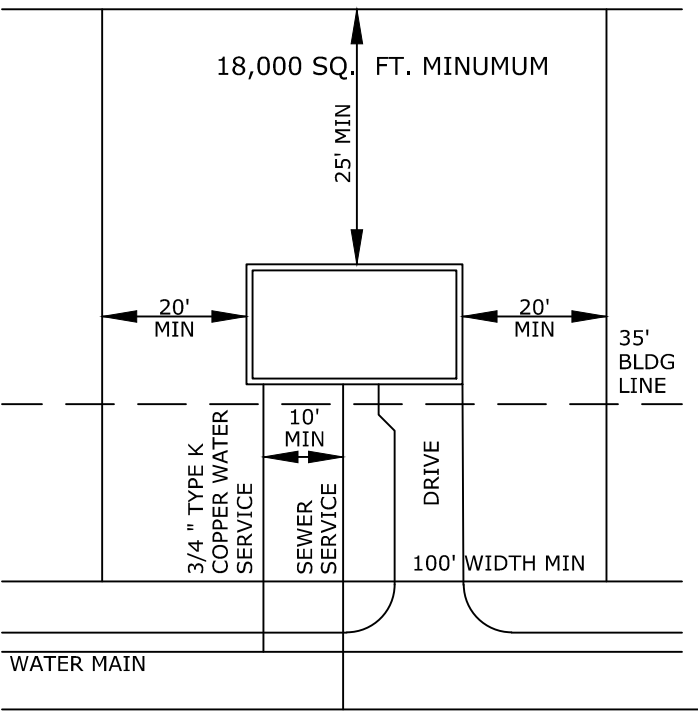
Upon roll call the foregoing resolution was adopted by the following vote:

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

The Chairman declared the same _____.



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.

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

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

ZONING DATA:

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

YARD REQUIREMENTS:

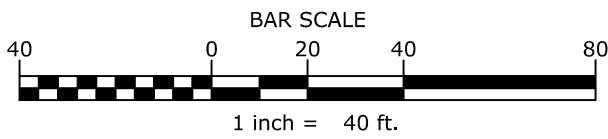
FRONT SETBACK MINIMUM: 35 FEET
SIDE SETBACK MINIMUM: 20 FEET (40 FEET BOTH)
REAR SETBACK MINIMUM: 25 FEET

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	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
					DESIGNED: MAC
					DRAFTED : MAC
					CHECKED : FGP
					PROJ. NO : 04.9065
					SCALE : 1"=40'
					DATE : JUNE 30, 2022

SKETCH PLAN-ALT 2 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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

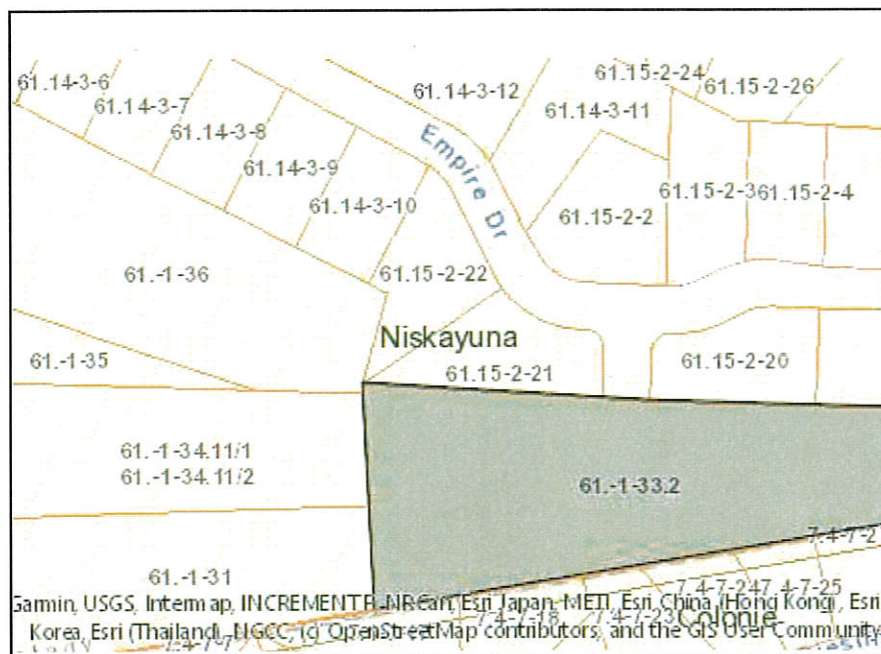
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

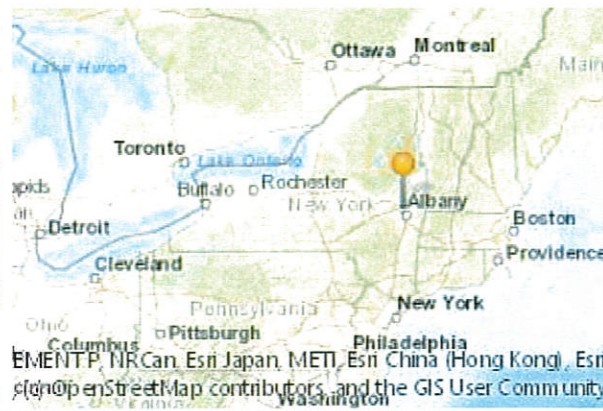
Part 1 – Project and Sponsor Information			
Name of Action or Project: 2-Lot Minor Subdivision			
Project Location (describe, and attach a location map): Tax Map Parcel 61.0-1-33.2, to the south of Empire Drive, access off paper street, to the east of Lisha Kill Road.			
Brief Description of Proposed Action: Proposed Two Lot Minor Subdivision. The purpose of this project is to subdivide Tax Map Parcel 61.0-1-33.2 into two separate tax lots, Lot 1: 1.83 acres and Lot 2: 2.0 acres			
Name of Applicant or Sponsor: Robert Joralemon		Telephone: 518-785-4916 E-Mail:	
Address: 630 Lishakill Road			
City/PO: Niskayuna		State: NY	Zip Code: 12309
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Niskayuna Planning Board Minor Subdivision Approval		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 3.83 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 3.83 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" 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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: _____ Date: <u>7/7/2022</u>		
Signature: <u>Robert W. JORDAN</u> Title: _____		

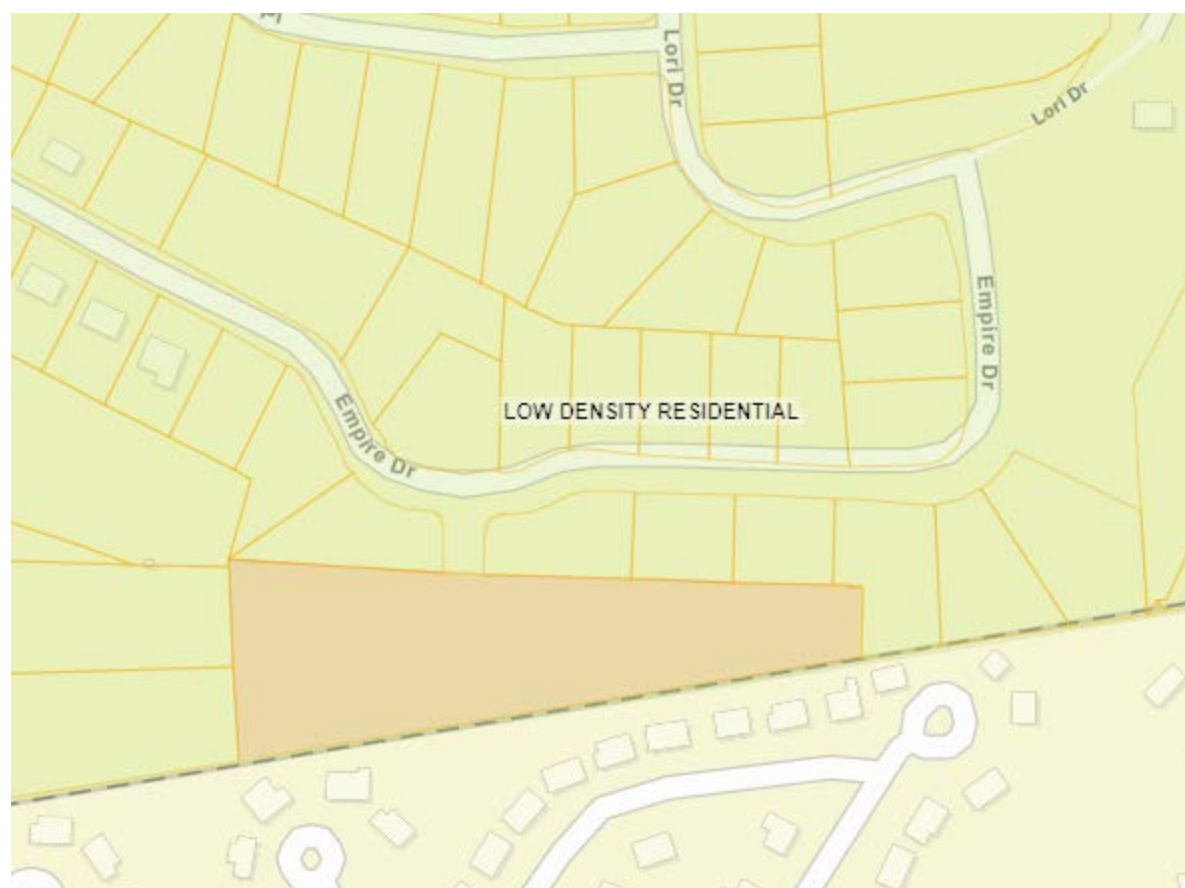


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No







TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VII. 2

MEETING DATE: 8/8/2022

ITEM TITLE: RESOLUTION: 2022-18: A Resolution for sketch plan approval of a 2-lot subdivision at 2239 Van Antwerp Rd, SEQR determination and a call for a public hearing.

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 a Sketch Plan Application for a minor 2-lot 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.

Staff recommends approval of the tentative resolution to (1) take action on the resolution for sketch plan approval, (2) make a SEQR determination, and (3) call for a public hearing to be held at the 8/29/22 PB meeting.

RESOLUTION NO. 2022-18

AT A REGULAR MEETING OF THE PLANNING BOARD AND ZONING COMMISSION OF THE TOWN OF NISKAYUNA DULY CALLED AND HELD ON THE 8TH DAY OF AUGUST 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
NANCY STRANG

One of the purposes of the meeting was to take action on sketch 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, Patrick Jarosz, representing the applicant, has made application to the Planning Board for a 2-Lot Minor Subdivision at 2239 Van Antwerp Rd. as shown on 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 with a most recent revision dated 5/31/22, and

WHEREAS, the zoning classification of the property is R-1: Low Density Residential, and

WHEREAS, this Planning Board and Zoning Commission has discussed the requirements of Chapter 189 of the Code of the Town of Niskayuna for street improvements, drainage, sewerage, water supply, fire protection and similar aspects, as well as the availability of existing services and other pertinent information, and

WHEREAS the Planning Board referred the Environmental Assessment Form to the Niskayuna Conservation Advisory Council (CAC) for their review and on August 3, 2022, the CAC recommended that a negative declaration be prepared with recommendations for the Planning Board to consider, and

WHEREAS the Planning Board, acting in accordance with the State Environmental Quality Review (SEQR) regulations and local law, has contacted all involved agencies, and they have concurred with the Planning Board that it should assume the position of lead agency for this project, and

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

NOW, THEREFORE, be it hereby

RESOLVED, that this Planning Board and Zoning Commission does hereby classify this sketch plan as a minor subdivision as defined by Chapter 189 of the Code of the Town of Niskayuna; and be it

FURTHER RESOLVED, that the Planning Board and Zoning Commission does hereby grant sketch plan approval for the concept subdivision drawing entitled "Subdivision of the Land of Ryan #2239 Van Antwerp Road" by Gilbert VanGuilder, PLLC Professional Land Surveyors dated May 3, 2022 with a most recent revision dated 5/31/22, with the following conditions:

1. Sketch plan approval is a conceptual review of the proposed lot division for the purposes of classification and preliminary discussion as described in the Town of Niskayuna Zoning Sections 189-6 and 189-22. The location of proposed boundary lines, infrastructure, utilities and improvements are subject to change during the environmental review, engineering, public hearing and subdivision review process.

And be it hereby

FURTHER RESOLVED, that the Planning Board and Zoning Commission hereby determined that this project will not have a significant effect on the environment and hereby directs the Town Planner to file a negative SEQR declaration with the following comments:

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.

,and be it hereby

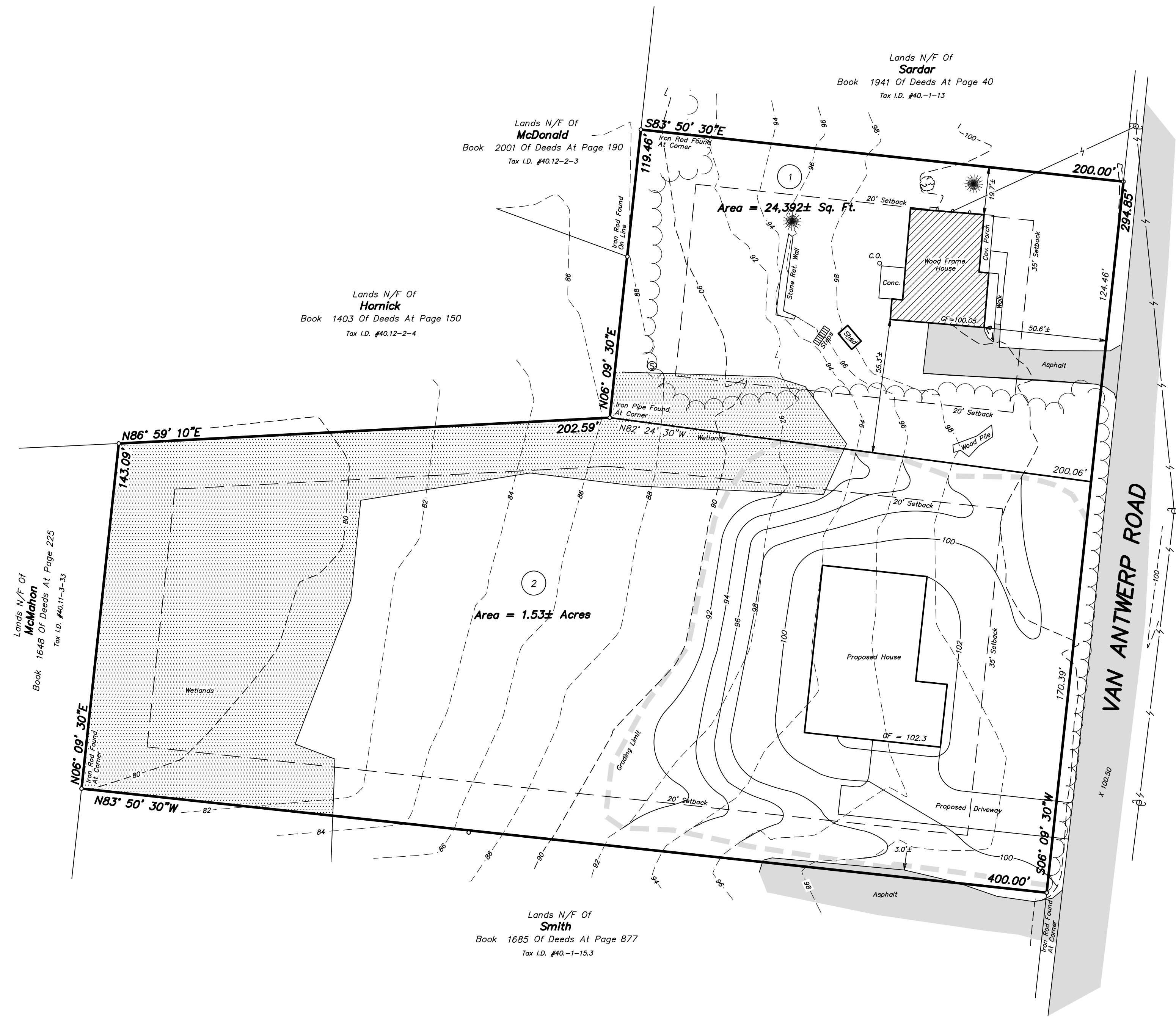
FURTHER RESOLVED that this Planning Board does hereby call for a public hearing to be held on Monday, August 29, 2022 at 7:00 pm in the Niskayuna Town Hall, 1 Niskayuna Circle, to consider the application of Patrick Jarosz, for a 2-lot minor subdivision at 2239 Van Antwerp Rd.

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

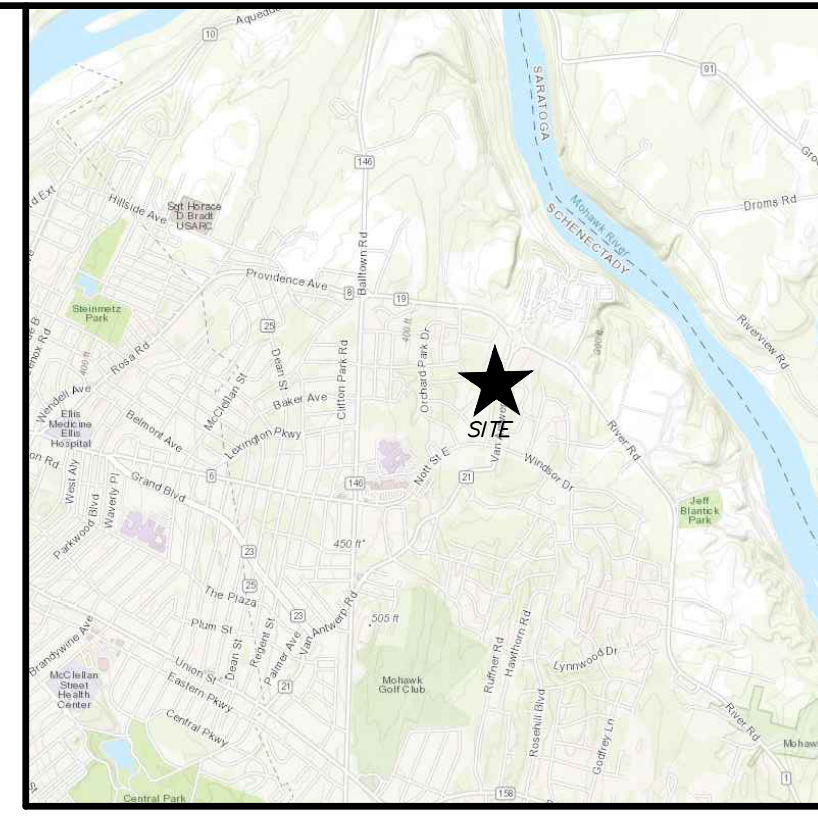
KEVIN A. WALSH, CHAIRMAN
GENGHIS KHAN
MICHAEL A. SKREBUTENAS
CHRIS LAFLAMME
PATRICK MCPARTLON
DAVID D'ARPINO
DACI SHENFIELD
LESLIE GOLD
NANCY STRANG

The Chairman declared the same _____.

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 2086 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 SEEDD 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 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.



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.

PLANNING BOARD CHAIRMAN _____ DATE _____

TOWN ENGINEER _____ DATE _____

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

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.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

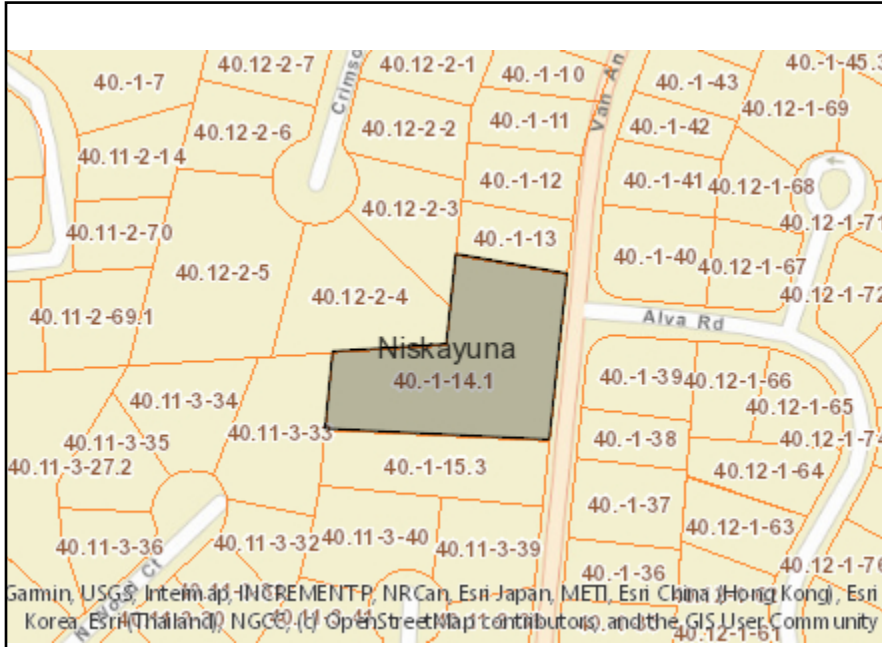
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:			State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned _____ acres or controlled by the applicant or project sponsor?				
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban) <input type="checkbox"/> Forest Agriculture Aquatic Other(Specify): <input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<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?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
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?	<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?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

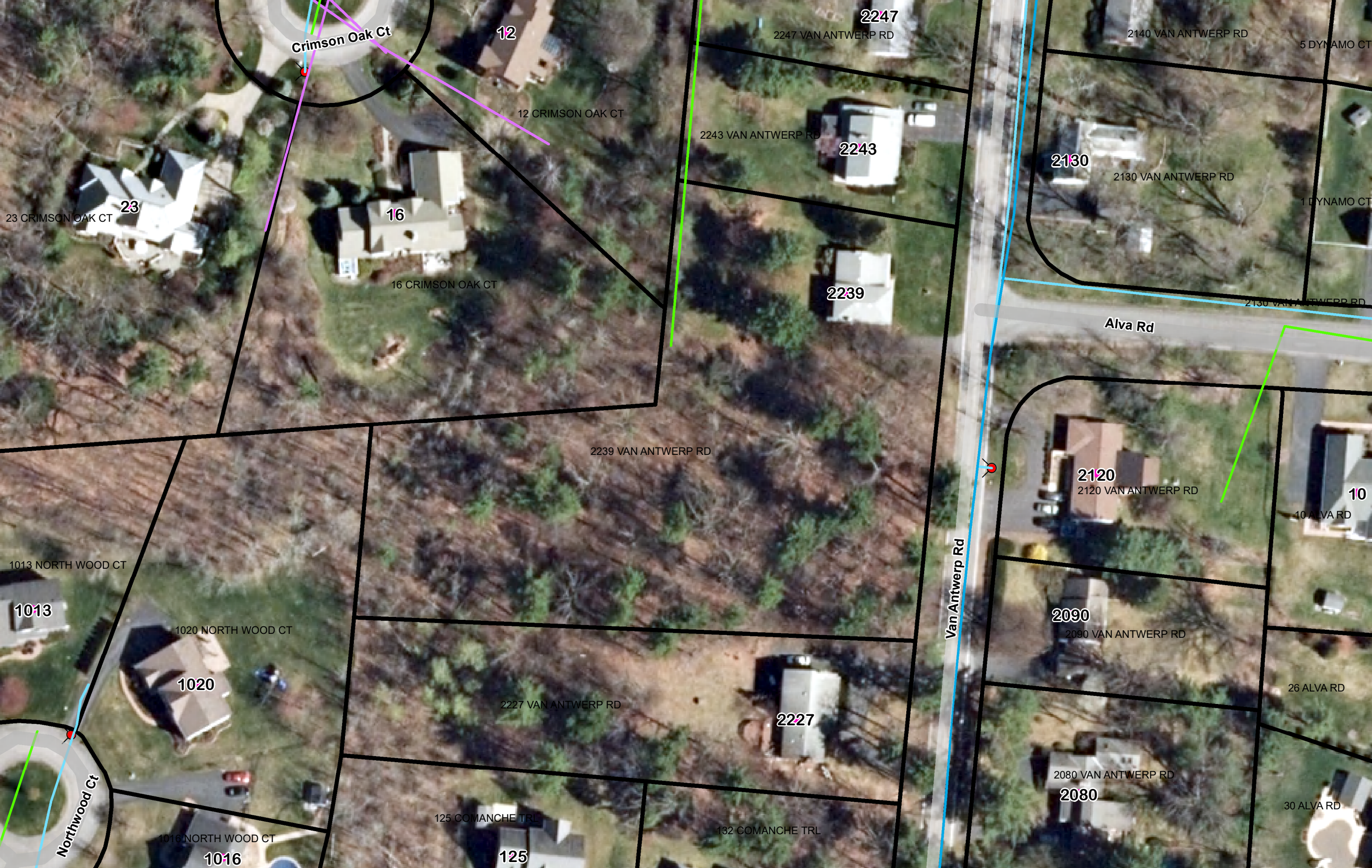
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional Wetland <input type="checkbox"/> Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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



Crimson Oak Ct

12

12 CRIMSON OAK CT

16

16 CRIMSON OAK CT

23

23 CRIMSON OAK CT

2247
2247 VAN ANTWERP RD

2243 VAN ANTWERP RD

2243

2239

2239 VAN ANTWERP RD

2140 VAN ANTWERP RD

5 DYNAMO CT

2130 VAN ANTWERP RD

2130

1 DYNAMO CT

2130 VAN ANTWERP RD

Alva Rd

2120

2120 VAN ANTWERP RD

10

10 ALVA RD

2090

2090 VAN ANTWERP RD

26 ALVA RD

2080 VAN ANTWERP RD

2080

30 ALVA RD

1013 NORTH WOOD CT

1013

1020 NORTH WOOD CT

1020

Northwood Ct

1016 NORTH WOOD CT

1016

125 COMANCHE TRL

125

132 COMANCHE TRL

2227

2227 VAN ANTWERP RD



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VII. 3

MEETING DATE: 8/8/2022

ITEM TITLE: RECOMMENDATION: A Recommendation to the ZBA for an addition requiring an area variance for an additional 8.8% (128 sq. ft.) of expansion of the existing building at 1747 Union Street.

PROJECT LEAD: TBD

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

7/29/2022 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 Stewart's Shops on Balltown Rd. and the Mobil gasoline service station on Route 7. The document is 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.

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.

The Planning Board should review the new site plan and make a recommendation to the ZBA regarding the area variance.



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

TO: File

FROM: Laura Robertson, Town Planner

DATE: August 8, 2022

RE: 1747 Union Street - Raizada Mart Gas Station addition

At a regular Planning Board and Zoning Commission (PB) meeting held on August 8, 2022 the PB reviewed the appeal by Sal Khshnood for a variance from Niskayuna Zoning Code Section 220-10 as it applies to the property at 1747 Union St., 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 12 ft. x 41 ft. (492 sq. ft.) addition to the existing single-story 1,455 sq. ft. 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 size (area) of the proposed addition is required.

Niskayuna Zoning Code Section 220-10 (E) (1) for retail and service stores states: "permitted principal uses limited to reuse and/or expansion by not more than 25% of an existing building." As applied to the 1,455 sq. ft. existing building the allowable area of expansion would be 364 sq. ft. ($1,455 * .25 = 364$). 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 dated 7/1/22 with no subsequent revisions shows a 12 ft. x 41 ft. (492 sq. ft.) addition to the existing building, or a 33.8% ($492/1,455*100=33.8$) expansion. Therefore a 128 ($492-364=128$) square foot (or 8.8%) ($33.8-25=8.8$) variance is required.

The Conservation Advisory Council (CAC) reviewed the project during their regularly scheduled meeting on 8/3/22 and requested adding more landscaping to the property.

The Complete Streets Committee reviewed the project on 7/29/2022 and requested better delineation of the entrances and exits onto Van Antwerp Road to protect pedestrians.

The Planning Board made the following recommendations:

Effect on the Comprehensive Plan -

Suitability of Use -

RECOMMENDATION -

ADDITION
1747 UNION STREET
SCHENECTADY, NY 12345

SHEET

G01
G02
G03
S01
A01
A02
A03

OVERVIEW NOTES
NOTES
NOTES
PROPOSED SITE PLAN
EXISTING FLOOR PLAN
PROPOSED FLOOR PLAN
ELEVATION AND RENDERING

FRAMING NOTES:

1. STRUCTURAL FRAMING MEMBERS SHALL BE SPF #2 OR BETTER UNLESS OTHERWISE STATED.
2. FLOOR SHEATHING SHALL BE GLUED AND NAILED TO FLOOR JOISTS ACCORDING TO NAILING SCHEDULE. ROOF AND WALL SHEATHING SHALL BE NAILED ACCORDING TO NAILING SCHEDULE.
3. SILL PLATES SHALL BE PRESSURE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY.
4. FRAMING MEMBERS SHALL NOT BE CUT OR NOTCHED IN EXCESS TO:
BEARING WALL OR NON BEARING WALL MEMBERS: IRC R602.6.
FLOOR MEMBERS: RESIDENTIAL CODE OF 2015 IRC R502.8
5. PROVIDE SOLID BLOCKING FOR FLOOR JOISTS UNDER ALL INTERMEDIATE BEARING WALLS AND AT ENDS BY FULL DEPTH BLOCKING, PROVIDE BLOCKING EVERY 8' MAX. OF FLOOR JOIST SPAN.
6. ENGINEERED WOOD PRODUCTS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
7. ALL WOOD INCLUDING POSTS LOCATED NEARER THAN 18" (12" FOR GIRDERS) TO EARTH OR LOCATED ON CONCRETE PLACED ON EARTH SHALL BE PRESSURE TREATED OR WOOD OF NATURAL RESISTANCE TO DECAY.
8. HEADERS ARE TO BE BUILT UP (PER CODE) IN FRAMED WALLS U.N.O.-SUPPORT EACH HEADER W/ DOUBLE TRIMMER STUDS WHERE OPENINGS ARE 48" WIDE OR GREATER.
9. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL). FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:

1.1. IN CONCEALED SPACES OF STUD WALLS, INCLUDING FURRED SPACES, AT CEILING AND FLOOR LEVELS. CONCEALED HORIZONTAL FURRED SPACES SHALL ALSO BE FIRE BLOCKED AT INTERVALS NOT TO EXCEED 10 FT. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER SHALL BE ALLOWED AS FIRE BLOCKING.

1.2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, TO RESIST FIRE PASSAGE OF FLAME AND PRODUCTS OR COMBUSTION.
FIRE BLOCKING OF CORNICES OR A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
10. JOISTS EXCEEDING A NOMINAL 2 X 4 SHALL BE SUPPORTED Laterally BY SOLID BLOCKING, DIAGONAL BRIDGING, OR A CONTINUOUS 1 X 3 STRIP NAILED ACROSS THE BOTTOM OF JOISTS PERPENDICULAR TO JOISTS AT INTERVALS NOT EXCEEDING 8 FT.
11. PROVIDE FULL BEARING SUPPORT FOR ALL BEAMS (EX. 4X BEAMS SUPPORTED BY (2) 2X OR 4X POSTS, 6X/8X BEAMS SUPPORTED BY 6X/8X POST, ETC).
12. HARDWARE IS TO BE "SIMPSON STRONG-TIE" OR EQUAL.
13. ANY WOOD EXPOSED TO EXTERIOR ELEMENTS IS TO BE PRESSURE TREATED, COMPOSITE, WOOD SPECIES OF NATURAL RESISTANCE TO DECAY, STAINED, SEALED, PAINTED, OR WRAPPED W / VINYL OR NON CORROSIVE METAL
14. ALL EXTERIOR WALL HEADERS = (2) 2x10 UNLESS NOTED DIFFERENT. ALL INTERIOR NON-BEARING WALL HEADERS = (2) 2x6 UNLESS NOTED DIFFERENT.

CONSTRUCTION TYPE: V

DESIGN PROVISIONS.....2020 RESIDENTIAL CODE OF NYS

DESIGN LOADS:

ROOF.....40 PSF (SNOW) 15 PSF (DEAD)
ATTIC (W / STORAGE).....20 PSF (LIVE)
ATTIC (W/O STORAGE).....10 PSF (LIVE)
CEILING.....10 PSF (DEAD)
FLOOR (SLEEPING).....30 PSF (LIVE) 12 PSF (DEAD)
FLOOR (NON-SLEEPING).....40 PSF (LIVE) 12 PSF (DEAD)
STAIRS.....40 PSF (LIVE)
HANDRAILS.....200 LBS (ANY POINT/DIRECTION)
DECKS.....40 PSF (LIVE)
EXTERIOR BALCONY.....40 PSF (LIVE)

WIND LOADS:

BASIC WIND SPEED (3 SECOND)
GUST.....110MPH
IMPORTANCE FACTOR
(Iw).....1.0
HIGHEST POINT OF ROOF
(FT).....N/A
TOPOGRAPHIC FACTOR
(Kzt).....1.0
EXPOSURE CATEGORY: C

NAILING SCHEDULE: PER R602.3(1)

TOP PLATE TO STUD (END NAIL).....2-16D COMMON
STUD TO SOLE PLATE (END NAIL).....2-16D COMMON
STUD TO SOLE PLATE (TOE NAIL).....4-8D COMMON OR 3-16D BOX
DOUBLE TO PLATES.....10D BOX @ 12" OC
DBL TOP PLATE LAP SPLICE.....8-16D COMMON
TOP PLATES LAPS (INTERSECTION).....3-10D BOX
SOLE PLATE TO JOISTS OR BLOCKING.....16D COMMON @ 16" OC
CEILING JOISTS TO TOP PLATE (TOE-NAIL).....3-8D COMMON
CEILING JOISTS OVER PARTITION.....4-10D BOX
CEILING JOISTS TO PARALLEL RAFTER.....PER R802.5.1(9)
RAFTER TO TOP PLATE (TOE-NAIL).....3-16D BOX
1X BRACE TO STUD/PLATE.....2-8D COMMON
JOISTS TO SILL PLATE (TOE-NAIL).....3-8D COMMON
RAFTER TO RIDGE, HIP OR VALLEY (TOE-NAIL).....4-16D BOX
RAFTER TO RIDGE, HIP OR VALLEY (END-NAIL).....3-16D BOX
RAFTER-TIES TO RAFTER.....4-8D BOX
SUBFLOOR TO FLOOR JOISTS.....6D COMMON @ 6"OC EDGE 12" OC FIELD
WALL SHEATHING TO STUD.....6D COMMON @ 6" OC EDGE 12" OC FIELD
ROOF SHEATHING TO RAFTER/TRUSS.....8D COMMON @ 6" OC EDGE 12" OC FIELD

Cobble Court Engineering PLLC
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DANIEL C. KAUFMAN NYS
P.E. #086813
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, PLOTS OR REPORTS TO WHICH THE SEAL OF PROFESSIONAL

RECORD OF WORK:		BY:						
DATE:	DESCRIPTION:							

GAS STATION ADDITION

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

START DATE: 7/1/22



DATE: 8/1/2022

FILE:

PAGE CONTENT:
COVER SHEET / NOTES

DESIGNER: MIKE T.	ENGINEER: DCK
PAPER SIZE: C (18"x24")	SCALE: AS NOTED

SHEET:
G01

GENERAL NOTES:

DESIGNED IN ACCORDANCE WITH THE 2020 BUILDING CODE OF NYS

DIMENSIONS TO, OF, AND IN EXISTING STRUCTURE SHALL BE VERIFIED IN FIELD BY CONTRACTOR.

DO NOT SCALE DRAWINGS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN DIMENSIONS BETWEEN EXISTING CONDITIONS AND / OR ARCHITECTURAL DRAWINGS AND THE STRUCTURAL DRAWINGS.

DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.

DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.

DIMENSION AND NOTES THAT INCLUDE THE WORD "TYPICAL" REFER TO ALL SIMILAR DETAILS UNLESS OTHERWISE STATED.

THE NOTES ON THIS DRAWING ARE TYPICAL UNLESS NOTED OTHERWISE.

BRACE BUILDING UNTIL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: ROOF DECK, CONNECTION TO EXISTING BUILDING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION AND COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS.

CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF PROPOSED DEVIATIONS OR SUBSTITUTIONS FROM DIMENSIONS, MATERIALS, OR EQUIPMENT SHOWN ON THE DRAWINGS AND MAKE ONLY THOSE DEVIATIONS OR SUBSTITUTIONS ACCEPTED BY THE ENGINEER.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY.

ALL DOORS AND WINDOWS TO BE INSTALLED ACCORDING TO THE MANUFACTURERS PRODUCT INSTALLATION INSTRUCTIONS.

UNLESS SPECIFIED, ALL ROOM FINISHES, APPLIANCES, FIXTURES, HARDWARE, TRIM AND ARCHITECTURAL DETAILS ARE TO BE DETERMINED AND INSTALLED ACCORDING TO ALL BUILDING CODES AND THE MANUFACTURERS PRODUCT INSTALLATION INSTRUCTION.

INSTALL 1/2" GYPSUM ON WALLS AND CEILING. INSTALL MOISTURE RESISTANT GREENBOARD GYPSUM IN ALL BATH, KITCHEN, AND OTHER WET AREAS.

ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE STATE AND LOCAL BUILDING CODE REQUIREMENTS. DETAILS OF CONSTRUCTION UNLESS NOTED OTHERWISE

CONTRACTOR SHALL PERFORM ALL MISCELLANEOUS REMOVALS, MODIFICATIONS, CONSTRUCTION AND CLEAN-UP REQUIRED TO COMPLETE THE GENERAL SCOPE OF THIS PROJECT.

NO SITE INSPECTIONS DURING CONSTRUCTION ARE TO BE MADE BY THIS OFFICE. CONTRACTOR TO BE RESPONSIBLE FOR MATERIALS AND WORKMANSHIP. SUBSTITUTIONS FOR MATERIALS SPECIFIED TO BE MADE WITH PERMISSION OF LOCAL BUILDING DEPARTMENT.

ALL PLUMBING, HVAC, ELECTRICAL AND FIRE SYSTEMS ARE BY OTHERS. LOCATION DESIGN AND INSTALLATION OF ALL NOTED ABOVE ARE TO BE COMPLETED BY LICENSE INDIVIDUALS ACCORDING TO ALL BUILDING CODE AND THE MANUFACTURERS PRODUCT INSTALLATION INSTRUCTION.

CONTRACTOR TO BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING, ELECTRICAL, MECHANICAL, SANITARY AND ENERGY CONSERVATION CODES, STATE AND / OR LOCAL.

CONTRACTOR TO BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

THE CONTRACTOR / OWNER SHALL REQUEST LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.

THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND HIS AGENTS THROUGH ADEQUATE INSURANCE COVERAGE AGAINST ANY CLAIMS ARISING FROM INJURIES DURING CONSTRUCTION, OR FAILURE TO MAINTAIN SAFE CONDITIONS ON THE CONSTRUCTION SITE.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR, OWNER OR BUILDER OF THIS RENOVATION TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THESE DRAWINGS.

THESE PLANS COMPLY WITH ALL THE CODES, PROVISIONS AND INTENT OF THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE PURSUANT TO ARTICLE 2 OF THE ENERGY LAW. LOCAL CODE REQUIREMENTS SHALL TAKE PRECEDENCE WHERE DISCREPANCIES OCCUR.

ANY ERRORS, OMISSIONS OR DISCREPANCIES IN THESE PLANS SHALL BE REPORTED IN WRITING TO THE ENGINEER BEFORE START OF CONSTRUCTION AND SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209.

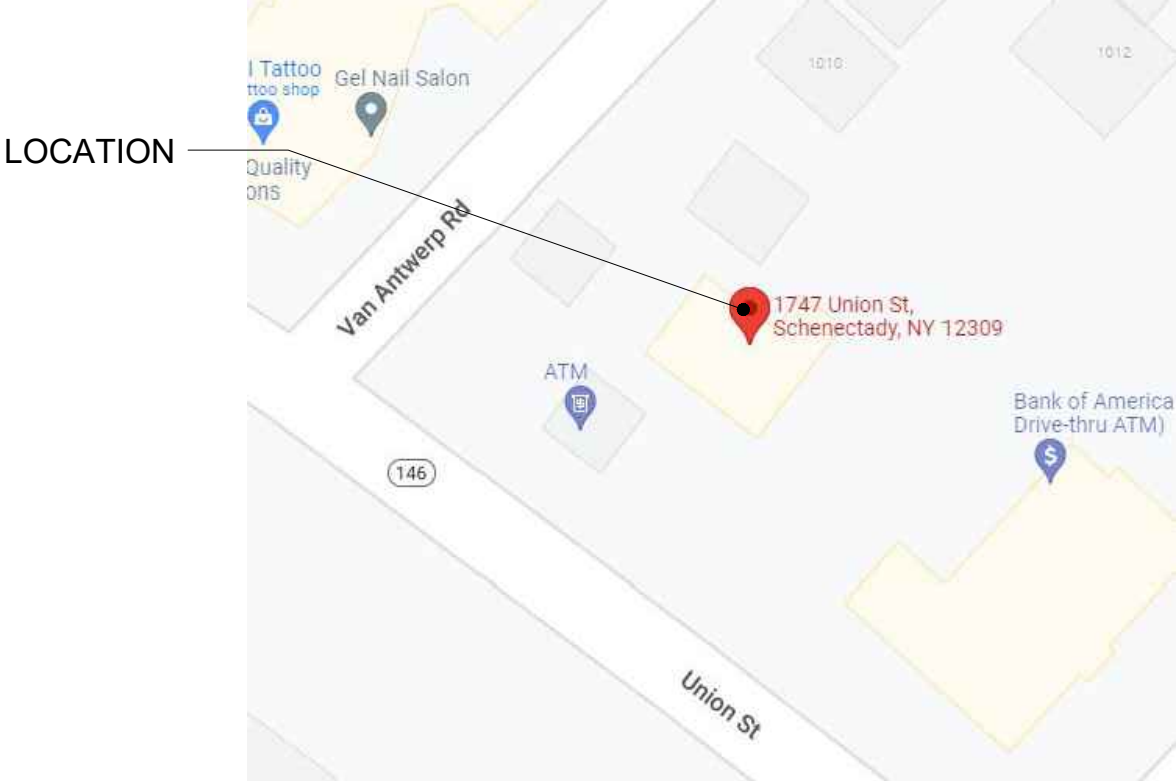
HOLD HARMLESS THE ENGINEER, THE CONSTRUCTION MANAGER, THE OWNER AND THEIR AGENTS LOSS, DAMAGE, LIABILITY OR ANY EXPENSE ARISING IN ANY MANNER BY THE INDEPENDENT CONTRACTOR OR THEIR RESPECTIVE EMPLOYEES, INCLUDING SHALL BE THE STATE SCAFFOLDING ACT.

THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COMPLETED WORK.

CONTRACTOR IS TO FOLLOW ALL MANUFACTURERS PRODUCT INSTALLATION AND INSTRUCTION.

WHENEVER A VALUE OR SIZE IS IN CONFLICT THE MORE STRINGENT VALUE OR SIZE WILL APPLY.

SMOKE DETECTORS AND CARBON MONOXIDE ALARMS TO BE INSTALLED ACCORDINGLY THROUGHOUT THE BUILDING.



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RECORD OF WORK:		BY:						
DATE:	DESCRIPTION:							

GAS STATION ADDITION

ADDRESS:
1747 UNION STREET
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RAIZADA MART
SAL KHAN

START DATE: 7/1/22



DATE:

FILE:

PAGE CONTENT:
NOTES

DESIGNER: MIKE T.	ENGINEER: DCK
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PAPER SIZE: C (18"x24")	SCALE: AS NOTED
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SHEET:
G02

FOUNDATION NOTES:

1. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIALS AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
2. SOIL BEARING PRESSURE ASSUMED TO BE 2500 PSF.
3. ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL COMPACTED TO 95%.
4. CONCRETE:

BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER: 3000 PSI

BASEMENT & INTERIOR SLABS ON GRADE: 3000 PSI

BASEMENT WALLS & FOUNDATIONS EXPOSED TO WEATHER: 3000 PSI
5. CONCRETE SIDEWALKS TO HAVE TOOLED JOINTS AT 5' O.C. (MINIMUM)
6. REINFORCED STEEL TO BE A-615 GRADE 40. WELDED MESH WIRE TO BE A-185.
7. COVER ENTIRE CRAWLSPACE WITH 6 MILL BLACK "VISQUEEN" AND EXTEND UP FOUNDATION WALLS TO P.T. MUDSILL.
8. PROVIDE A MINIMUM OF 1 SQ. FT OF VENTILATION AREA FOR EACH 150 SF OF CRAWLSPACE AREA. VENTS ARE TO BE CLOSABLE WITH OPENINGS IN CORROSIVE RESISTANT SCREEN. POST NOTICE RE: OPENING VENTS ARE FOR ELECTRICAL PANEL.
9. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH #55 ROLL ROOFING.
10. PROVIDE CRAWLSPACE DRAIN AS PER CODE.
11. DAMP PROOF BASEMENT WALL BEFORE BACKFILLING, PROVIDING A 4" PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING.
12. DAY STRENGTH AND NOT BEFORE STRUCTURAL FLOOR FRAMING (INCLUDING SUB-FLOOR) IS IN PLACE (FRAMING MUST BE FULLY NAILED AND ANCHORED).
13. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3500 PSI AT 28 DAYS FOR ALL CONCRETE.
14. CONCRETE SHALL BE AIR ENTRAINED AND SHALL BE PLACED IN ACCORDANCE WITH ACI 318-11 LATEST EDITION.
15. FORMS SHALL CONFORM TO THE SHAPE, LINES GRADE AND DIMENSIONS INDICATED ON THE DRAWINGS. THEY SHALL BE SUBSTANTIAL AND SUFFICIENTLY TIGHT TO PREVENT LEAKAGE OF MORTAR, AND SHALL NOT DEFLECT UNDER THE WEIGHT OF THE WET CONCRETE OR CONSTRUCTION LOADS. THEY SHALL BE PROPERLY BRACED OR TIED TOGETHER SO AS TO MAINTAIN POSITION AND SHAPE, AND INSURE THE SAFETY OF WORKMEN AND PASSERBY.
16. IF APPLICABLE, CONCRETE POUR FOR THE HOUSE FOUNDATION AND THE GARAGE FOUNDATION ARE TO BE A CONTINUOUS POUR WHERE MEET.
17. CONCRETE CONSTRUCTION JOINTS ARE TO BE INSTALLED EVERY 100' MAXIMUM AROUND THE BASEMENT WALL PERIMETER TO AVOID WALL CRACKS.

PLACING CONCRETE:

PLACING CONCRETE BEFORE INITIAL SET HAS OCCURRED, AND IN NO EVENT AFTER IT HAS CONTAINED ITS WATER CONTENT FOR MORE THAN ONE HOUR. PLACE ALL CONCRETE ON CLEAN, DAMP SURFACES, FREE FROM WATER, OR UPON PROPERLY CONSOLIDATED FILLS, BUT NEVER UPON SOFT MUD, DRY POROUS EARTH, OR FROZEN GROUND.

PLACING CONCRETE CONTINUED:

- DEPOSIT CONCRETE CONTINUOUSLY AND AS RAPIDLY AS PRACTICAL UNTIL THE UNIT OF OPERATION IS COMPLETED.
- CONSOLIDATE ALL CONCRETE BY VIBRATION SO THAT THE CONCRETE IS THOROUGHLY WORKED AROUND THE REINFORCEMENT, AROUND IMBEDDED ITEMS, AND INTO CORNERS OF FORMS, ELIMINATING ALL AIR OR STONE POCKETS WHICH MAY CAUSE HONEY-COMBING, PITTING, OR PLANES OF WEAKNESS. USE MECHANICAL VIBRATORS WITH A MINIMUM FREQUENCY OF 7,000 REVOLUTIONS PER MINUTE, OPERATED BY COMPETENT WORKMEN. USE OF VIBRATORS AT MANY POINTS FROM 18 TO 30 INCHES APART FOR A 5 TO 10 SECOND DURATION. KEEP A SPARE VIBRATOR ON THE JOB DURING ALL CONCRETE PLACING OPERATIONS.
- EXERCISE CARE IN PLACEMENT OF CONCRETE FOR SLABS OR GRADE OVER A VAPOR BARRIER. AVOID PUNCTURING OR TEARING VAPOR BARRIER DURING TRANSPORTATION AND PLACEMENT.
- THE PLACING OF CONCRETE SHALL BE CARRIED ON CONTINUOUSLY BETWEEN CONSTRUCTION JOINTS SHOWN ON THE DRAWINGS. IF FOR ANY REASON IT SHALL BECOME NECESSARY TO STOP THE PLACING OF CONCRETE AT PLACES OTHER THAN THOSE INDICATED ON THE DRAWINGS, SUCH PLACES SHALL HAVE THE APPROVAL OF THE ENGINEER AND THE MANNER OF MAKING THE JOINT SHALL BE APPROVED. EXTRA REINFORCING MAY BE REQUIRED IF ADDT'L CONSTRUCTION JOINTS ARE USED.
- PROVIDE ADEQUATE PROTECTION AGAINST RAIN, SLEET, AND SNOW BEFORE AND DURING PLACEMENT AND FINISHING OF CONCRETE. PROVIDE ADEQUATE PROTECTIVE MEASURES TO MAINTAIN THE TEMPERATURE OF THE CONCRETE AS SPECIFIED.
- TIE HOLES LEFT BY WITHDRAWAL OF RODS OR THE HOLES LEFT BY REMOVAL OF END OF TIES SHALL BE FILLED WITH MORTAR. FOR HOLES PASSING ENTIRELY THROUGHOUT THE WALL, A PLUNGER TYPE GREASE GUN OR OTHER DEVICE SHALL BE USED TO FORCE THE MORTAR THROUGH THE WALL STARTING AT THE BACK FACE.
- ANY CONCRETE WORK NOT FORMED AS SHOWN ON THE PLANS OR FOR ANY REASON IS OUT OF ALIGNMENT OR LEVEL OR SHOWS A DEFECTIVE SURFACE SHALL BE CONSIDERED AS NOT CONFORMING WITH THE INTENT OF THESE SPECIFICATIONS AND SHALL BE REMOVED FROM THE JOB BY THE CONTRACTOR AT HIS EXPENSE UNLESS THE ENGINEER GRANTS PERMISSION TO PATCH THE DEFECTIVE AREA WHICH SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING PROCEDURE. PERMISSION TO PATCH ANY SUCH AREA SHALL NOT BE CONSIDERED A WAIVER OF THE ENGINEERS RIGHT TO REQUIRE COMPLETE REMOVAL OF THE DEFECTIVE WORK IF THE PATCHING DOES NOT, IN HIS OPINION, SATISFACTORILY RESTORE THE QUALITY AND APPEARANCE OF THE SURFACE.
- IF APPLICABLE THE COMPRESSIVE STRENGTH OF EXISTING CONCRETE SLAB (f ' c)=2500 PSI MINIMUM
- STEPPED FOOTING TO BE INSTALLED PER SITE REQUIREMENTS. MIN 24 IN. DOWN AND 48 IN. OVER.
- STEEL REINFORCEMENT
1. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM NEW BILLET STEEL, GRADE 60, DEFORMED BARS, IN ACCORD WITH STANDARD SPECIFICATIONS ASTM A 15 LATEST EDITION.
2. STEEL REINFORCEMENT SHALL CONSIST OF FURNISHING AND PLACING BAR STEEL OR STEEL FABRIC REINFORCEMENTS AS SHOWN ON THE PLANS AND REQUIRED BY THE CONTRACT. FOR REINFORCEMENT IN FLOOR SLABS PLACED ON EARTH, THE REINFORCING SHALL BE SUPPORTED BY MASONRY BLOCKING OF PROPER HEIGHT TO INSURE THAT THE REINFORCING MATERIAL WILL BE PLACED IN THE CENTER OF SUCH SLABS. WHERE WIRE MESH IS USED IN FLOOR SLABS, IT SHALL BE 6" BY 6" / #6 X #6 GAUGE WELDED WIRE. ALL MESH SHALL BE LAPPED A MINIMUM OF 6 INCHES. UNLESS THE PLANS SHOW SPECIFIC SPACING, THE MINIMUM CLEAR SPACING BETWEEN THE EDGE OF THE BARS AND THE EXTERIOR SURFACE OF ALL POURED CONCRETE SHALL BE 1-1/2 TIMES THE MAXIMUM NOMINAL SIZE OF THE CONCRETE AGGREGATE. HOWEVER CLEAR SPACING SHALL NOT BE LESS THAN 3" WHEN THE CONCRETE IS CAST AGAINST EARTH. IF FOR ANY REASON, REINFORCING STEEL HAS TO BE PLACED CLOSER THAN 1-1/2 INCHES TO ANY FORM, THE CONTRACTOR SHALL OBTAIN THE ENGINEER'S APPROVAL OF SUCH PLACEMENT BEFORE THE POUR IS MADE.

Cobble Court Engineering PLLC

511 Walnut Drive

Clifton Park, NY 12065

Phone # (518) 956-1282

dkengnypa@outlook.com

DANIEL C. KAUFMAN NYS

P.E. #086813

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, PLOTS OR REPORTS TO WHICH THE SEAL OF PROFESSIONAL

RECORD OF WORK:								
DATE:	DESCRIPTION:	BY:						

GAS STATION ADDITION

ADDRESS:

1747 UNION STREET

SCHENECTADY, NY 12309

RAIZADA MART

SAL KHAN

START DATE: 7/1/22



DATE:

FILE:

PAGE CONTENT:
NOTES

DESIGNER: MIKE T.	ENGINEER: DCK
PAPER SIZE: C (18"x24")	SCALE: AS NOTED

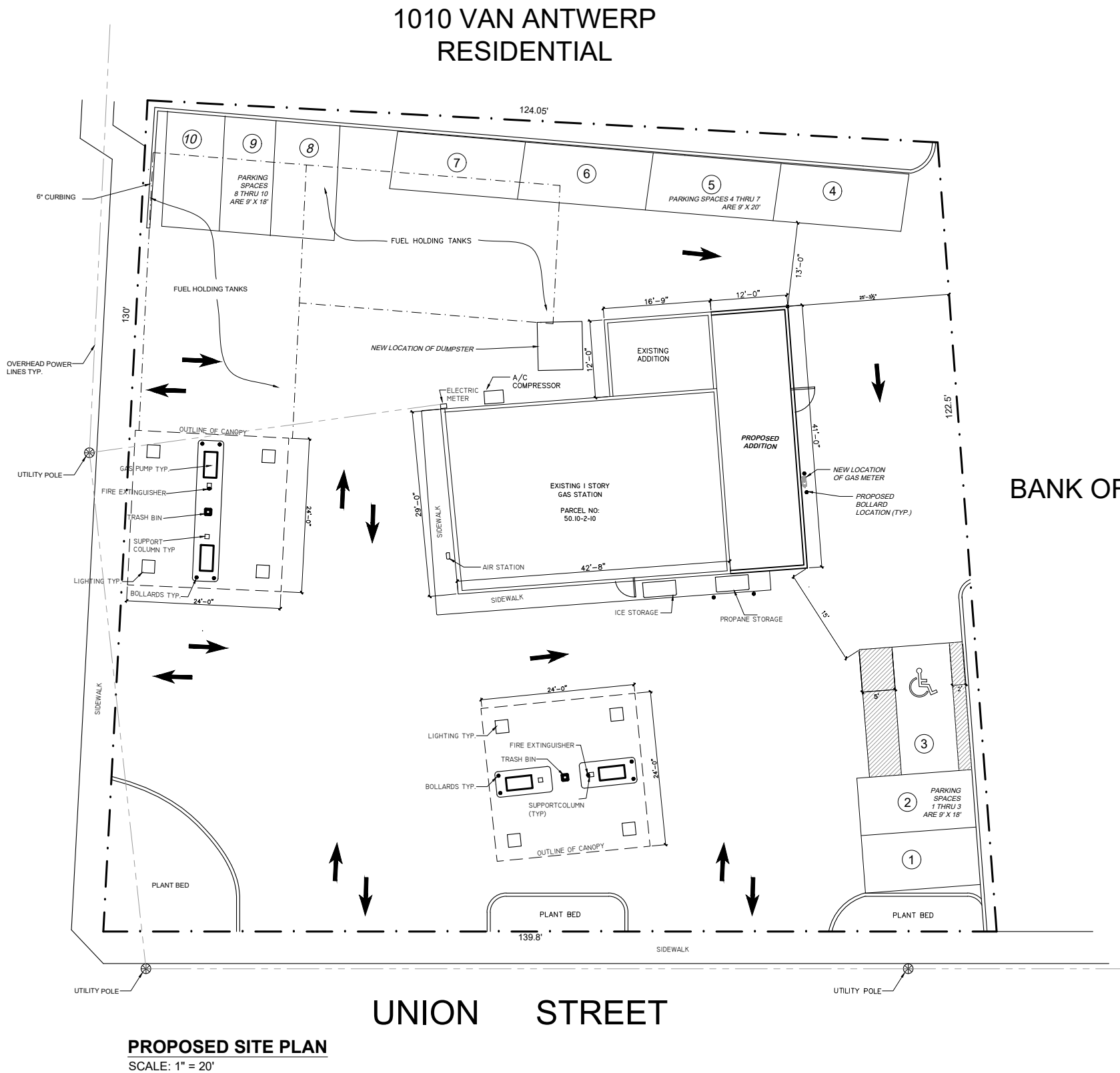
SHEET:
G03

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

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

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

VAN ANTWERP ROAD



BANK OF AMERICA

Cobble Court Engineering PLLC
511 Walnut Drive
Clifton Park, NY 12065
Phone # (518) 956-1282
dckengnypa@outlook.com
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RECORD OF WORK:	
DATE:	DESCRIPTION:
8/1/2022	ZBA Sub.

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

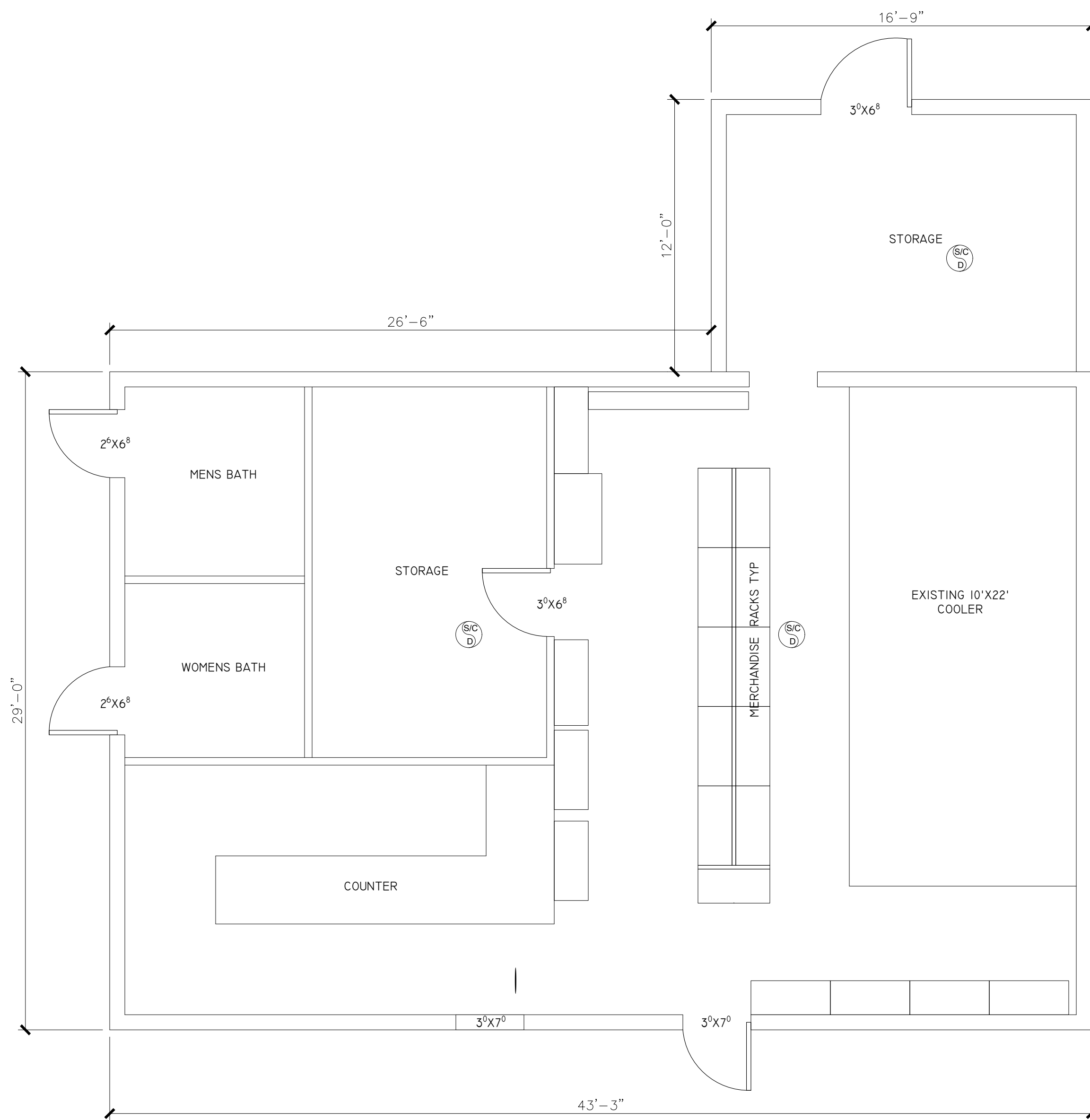
DESIGNER:
MIKE T.

ENGINEER:
DCK

PAPER SIZE:
C (18"x24")

SCALE:
AS NOTED

SHEET:
S01



EXISTING FLOOR PLAN

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

Cobble Court Engineering PLLC
511 Walnut Drive
Clifton Park, NY 12065
Phone # (518) 956-1282
dckengnypa@outlook.com
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RECORD OF WORK:		
DATE:	DESCRIPTION:	BY:
8/1/2022	ZBA SUB.	

GAS STATION ADDITION

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

START DATE: 7/1/22



DATE:

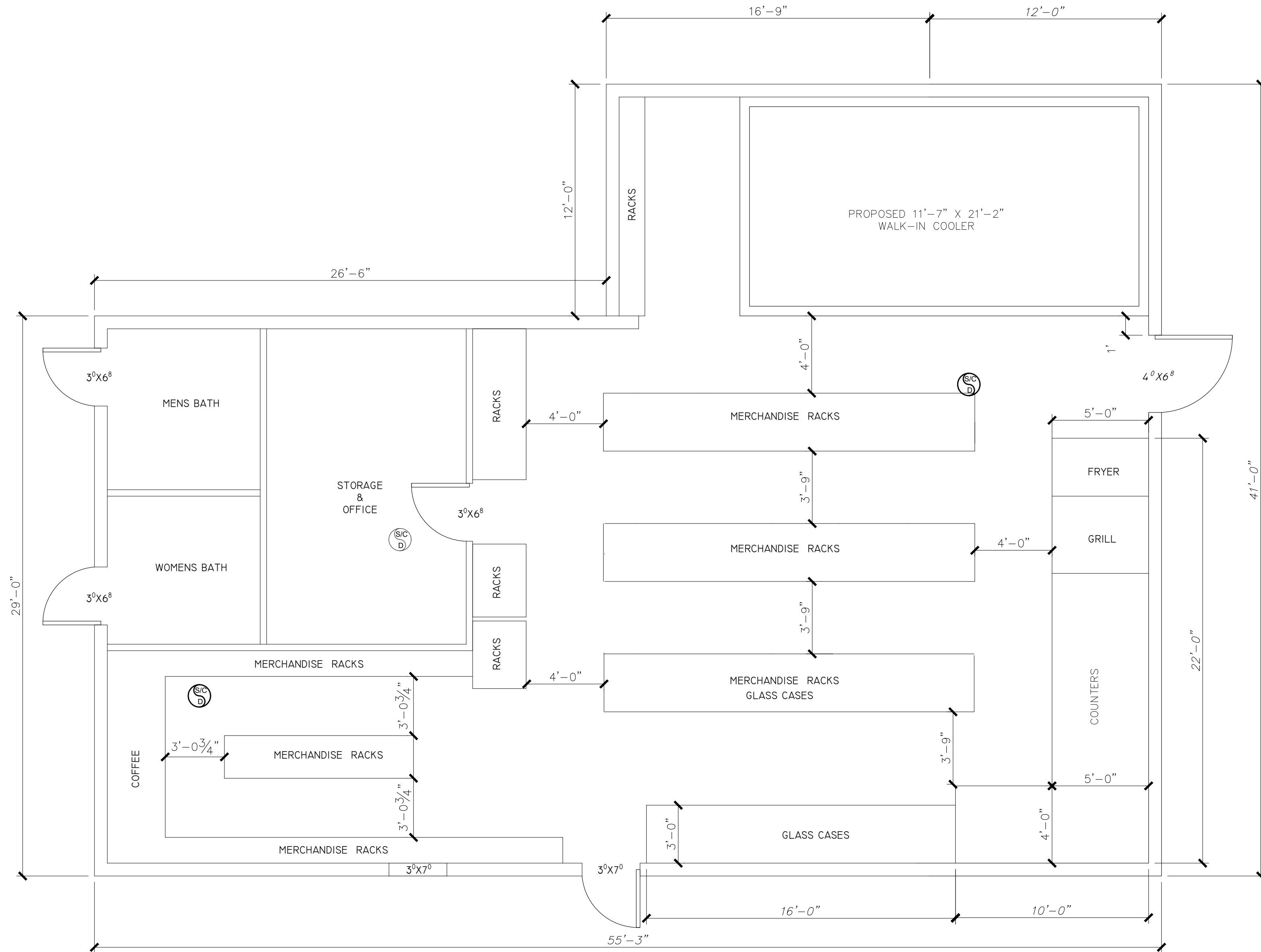
FILE:

PAGE CONTENT:
EXISTING FLOOR PLAN

DESIGNER: MIKE T.	ENGINEER: DCK
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PAPER SIZE: C (18"x24")	SCALE: AS NOTED
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SHEET:	A01
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PROPOSED FLOOR PLAN

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

Cobble Court Engineering PLLC
511 Walnut Drive
Clifton Park, NY 12065
Phone # (518) 956-1282
dckengnypa@outlook.com
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RECORD OF WORK:	
DATE:	DESCRIPTION:
8/1/2022	ZBZ SUB.

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

START DATE: 7/1/22



DATE:

FILE:

PAGE CONTENT:
PROPOSED FLOOR PLAN

DESIGNER:
MIKE T.

ENGINEER:
DCK

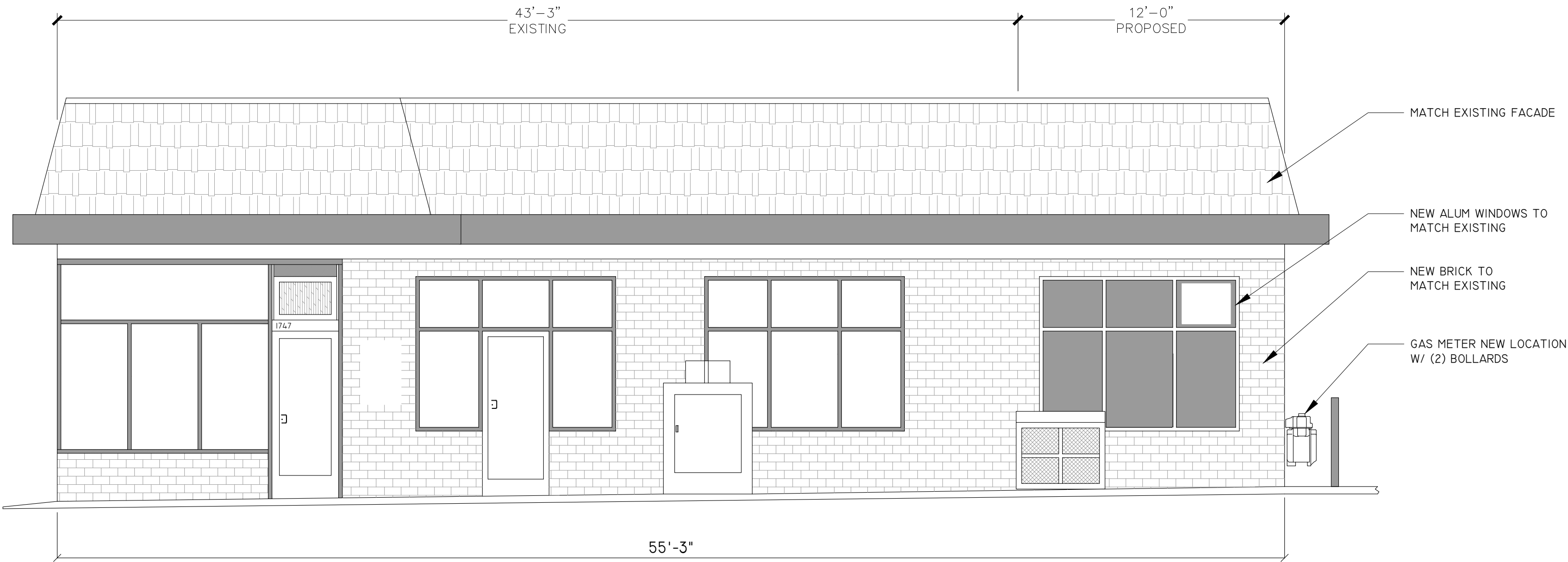
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SCALE:
AS NOTED

SHEET:
A02



PROPOSED RENDERING



PROPOSED FRONT ELEVATION

SCALE: 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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WAY ANY PLANS, SPECIFICATIONS, PLOTS OR
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RECORD OF WORK:	
DATE:	BY:
8/1/2022	ZBA SUB

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

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: Addition to Raizada Mart			
Project Location (describe, and attach a location map): 1747 Union Street, Schenectady, NY			
Brief Description of Proposed Action: Adding an Additon to the east side of the gas station building of 12' wide by 41' long. Refer to sheet SO1 of the construction plans. The addition will improve access to food & drink for the local community.			
Name of Applicant or Sponsor: Daniel C Kaufman P.E		Telephone: (518) 956-1282	
		E-Mail: dckengnypa@outlook.com	
Address: 511 Walnut Drive			
City/PO: Clifton Park		State: NY	Zip Code: 12065
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:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			



←
NORTH

LOCATION MAP

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: <u>The stormwater established direction of flow will not be changed by the Addition.</u>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Daniel C Kautman P.E.</u> Date: <u>7/6/2022</u> Signature: <u>Daniel C Kautman</u> Title: <u>Professional Engineer</u>		

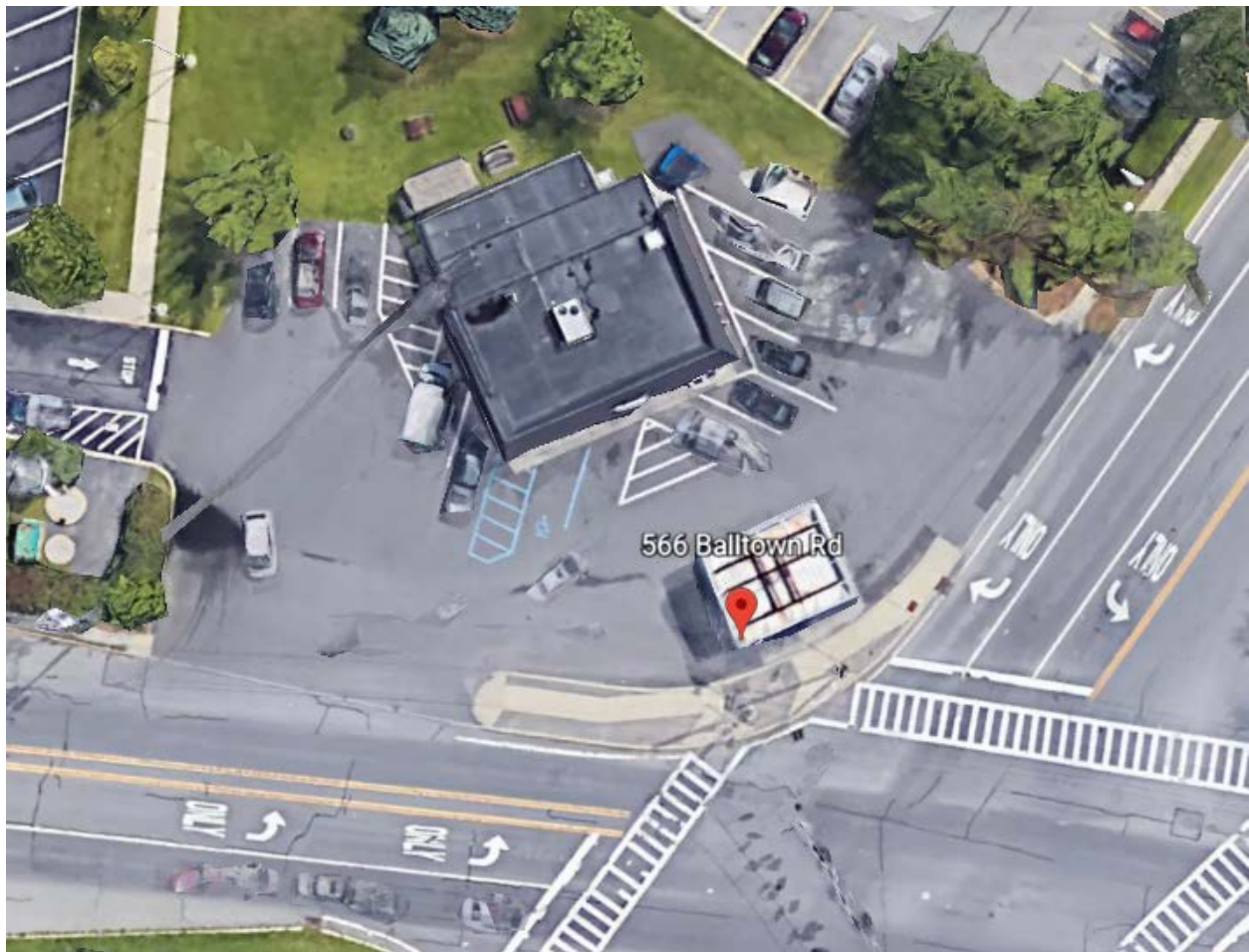
Convenience Store vs. Gas Station Service Center Analysis

566 Balltown Road – Stewart's Shop

- C-N Neighborhood Commercial zoning district
- Retail and service stores are permitted principal uses in the C-N district
- Expansion project in 2016
 - Resolution 2016-15 for 120 sf building addition (5% addition to existing 2,587 sq. ft.)
- Parking requirement: $2,707 \text{ sq. ft.} / 225 = 12$ (plus 1 space for each employee) = 14 spaces required
- Aerial view, below shows 12 spaces including 1 handicap space

Notes

1. Project was a small addition – no traffic study required
2. No mention of parking spaces in materials in Town archives

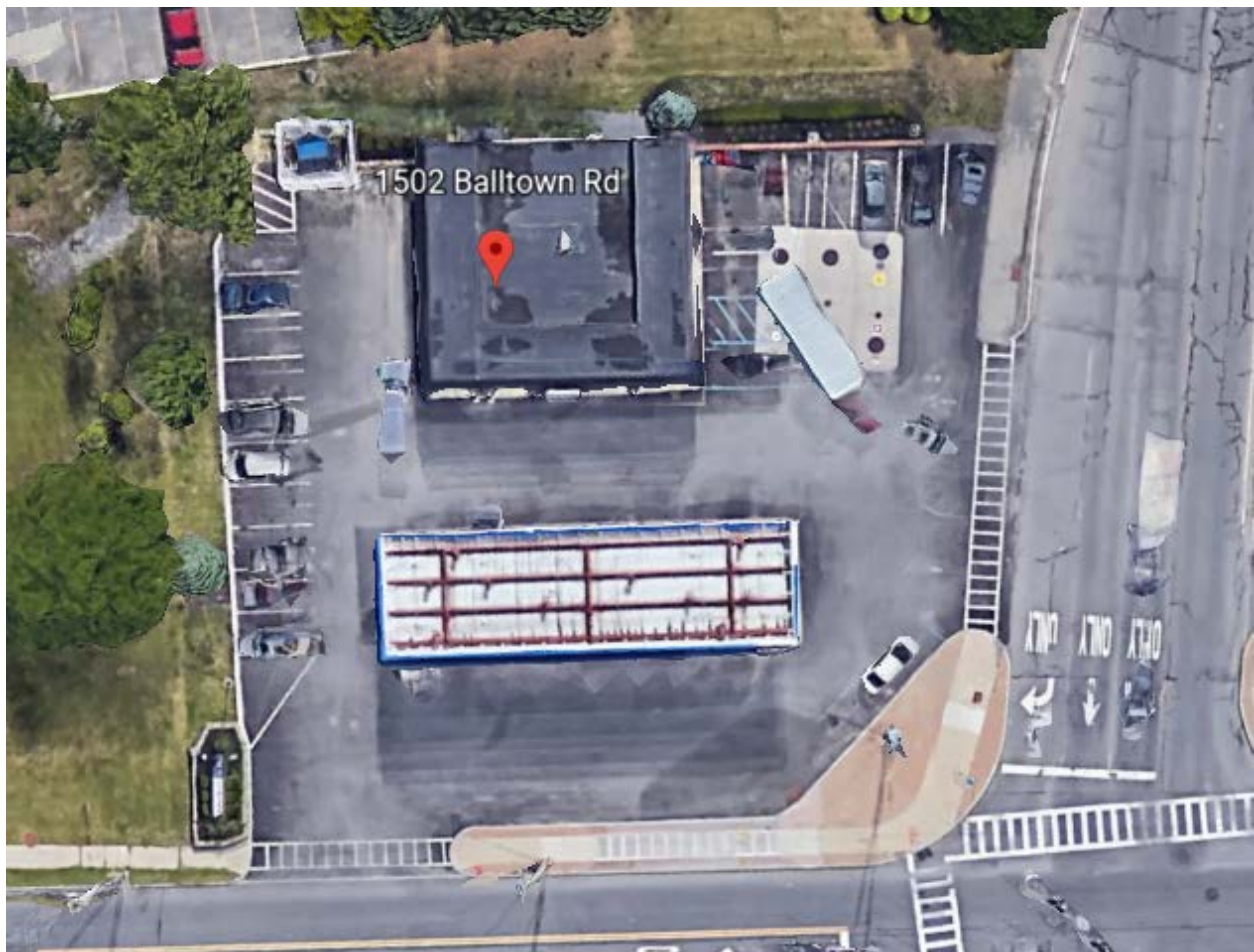


1502 Balltown Rd. – Stewart's Shop

- C-N Neighborhood Commercial zoning district
- Prior to 2014 the site was a 3 bay gasoline service station
 - Gasoline service stations are a special principal use in the C-N district
- 2014 project replaced the existing 3 bay automobile repair station with a Stewart's Shop
 - Retail and service stores are permitted principal uses in the C-N district
- Parking requirement: $1,980 \text{ sq. ft.} / 225 = 8.8 = 9 \text{ spaces}$ (plus 1 space for each employee) = 11
- Aerial view, below shows approx. 16 spaces

Notes

1. Initial analysis included traffic trip count study
2. No mention of parking spaces in materials in Town archives

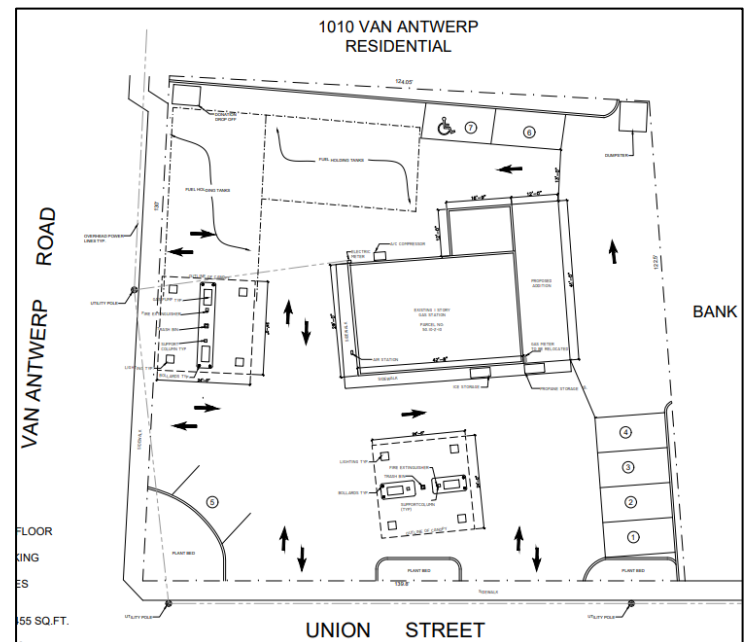
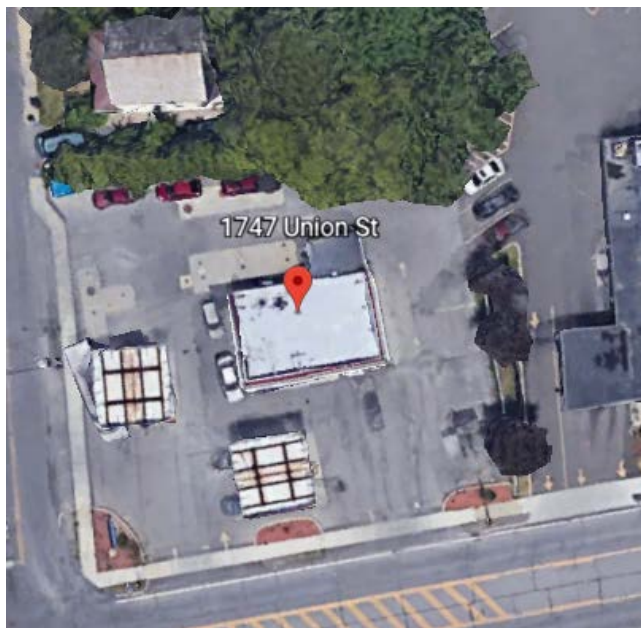


1747 Union St. – (evaluated as a convenience store – same as Stewart’s Shops)

- C-N Neighborhood Commercial zoning district
- Retail and service stores are permitted principal uses in the C-N district
- Section 220-10 District Regulations E (1) states: “Permitted principal uses limited to reuse and/or expansion by not more than 25% of an existing building....(c) Retail and service stores...”
 - Project adds 492 sq. ft. of space to existing 1,455 sq. ft. or **34%** increase
 - Proposed addition needs to be reduced to 363 sq. ft. (25% of existing building), or
 - Applicant must request relief from this code requirement
- Parking requirement: $1,947 \text{ sq. ft.} / 225 = 8.7 = 9$ spaces (plus 1 space for each employee) = 10
- Aerial view, below shows approx. 7 spaces

Notes

1. PO e-mailed applicant on 7/13/22 informing them of their options



2339 Troy / Schenectady Rd. – Hari's Mobil

- R-1 Low Density Residential zoning district
- Automotive repair facilities are not allowed in the R-1 district
- The gas station and service center is currently a legal nonconforming use
- Current configuration
 - 1,344 sq. ft. building w/247 sq. ft. of that being retail space
 - Service center includes 2 service bays
 - Parking requirement from Schedule I-D, Part 2, C-N District*
 - “3 spaces for each service bay plus 1 space for each employee”
 - Therefore requires 6 parking spaces plus 1 additional space for each employee
 - Estimate total requirement as approximately 9 space
- Project proposed in October 2017
 - Proposed an 1,830 sq. ft. addition to the existing 1,344 sq. ft. building (136% increase)
 - Included expanding retail space from 247 sq. ft. to 950 sq. ft.
 - Also included proposal for an additional new 2,625 sq. ft. service center with 5 bays
 - Project was denied because Section 220-53 of the zoning code limits structural alteration of a nonconforming building to add no more than 10% to the usable floor area as it existed on July 1, 1971.
 - A use variance is required for the 136% addition and the 2,625 sq. ft. new building
 - Parking requirement would be impacted as calculated, above
 - The Town receives more than 60 letters from concerned residents and the applicant drops the request





TOWN OF NISKAYUNA

PLANNING DEPARTMENT

One Niskayuna Circle
Niskayuna, New York 12309-4381

Laura Robertson
Town Planner

(518) 386-4530
FAX: (518) 386-4556

BUILDING AND ZONING PERMIT DENIAL

Address: 1747 Union Street
K & K Niskayuna LLC

Application Date: 7/6/22

Sal Khushnood
209 Tamar Dr
Niskayuna, NY 12309
Ksalo537@gmail.com

Dear Mr. Khushnood:

You are hereby notified, as required by Section 220-67 F of the Zoning Ordinance of the Town of Niskayuna, that the Application for Site Plan Review for a proposed 12 ft. x 41 ft. addition to the existing building at 1747 Union Street has been denied by reason of failure to comply with the provisions of Niskayuna Zoning Code Section 220-10 (E) (1). The property is located within the C-N Neighborhood Commercial Zoning District.

District regulations - Section 220-10 (E) (1) states that "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.

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 cursive script, appearing to read "Laura Robertson".

Laura Robertson, Deputy Code Enforcement Officer

8/3/22

Date

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: 8/8/2022

ITEM TITLE: DISCUSSION: 1515 Hillside Ave. – Application for Site Plan Review to replace the existing monument sign panels (colors, fonts, design) and the addition of several new freestanding directional signs.

PROJECT LEAD: TBD

APPLICANT: Richard Crawford, 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:

Richard Crawford, agent for the new owners, submitted an Application for Site Plan Review to replace the existing monument sign panels and the addition of several new freestanding directional signs at the 14.43 acre Hillcrest Apartment site at 1515 Hillside Ave.

BACKGROUND INFORMATION

The property is located within the R-3 High Density Residential zoning district.

A 2-page survey drawing entitled “ALTA / ACSM Land Title Survey, Lands Now or Formerly of, Hillcrest Apartments, LLC” by C.T. Male Associates dated 4/20/15 (sheet 1) and 4/23/15 (sheet 2) with no subsequent revisions was provided with the application.

A 14-page document entitled “Sign Summary” by Bartush Signs dated 8/18/21 with a most recent revision of 7/20/22 was also provided with the application.

SIGN	Type	Notes
1	Access Point	Code Compliant
2	Directional	Waiver for 8 sf sign area required
3	Access Point	Code Compliant
4	Directional	Code Compliant
5	Directional	Waiver for 3 sf sign area needed
5B	Leasing Sign	To be Removed

RELEVANT ZONING CODE SECTIONS

Schedule I-C Part 2 R-3 District

- Refers to Section 220-26 for sign requirements and regulations for multiple-family dwelling units

Section 220-22 Signs

Section 220-26 Multiple-family dwellings

The 14-page document was reviewed against the relevant portions of the zoning code resulting in the following.

Sign 1 – Main ID Sign at Corner

- Access point sign - replacement
- Replace existing 32sf panels with code conforming panels of the same size

Sign 2 – Secondary Building ID Sign – West

- Directional sign -- new
- There is currently no existing sign at this entry point to the property
- Section 220-26 J Signs states “....any number of directional signs, each not to exceed four square feet in area and eight feet above average grade, may be permitted.”
- As proposed, the proposed new directional sign measures 12sf. in area and is 6’ high
- *Therefore, a waiver of 8sf of directional sign area is needed*

Sign 3 – Secondary ID Sign – Rosa Road

- Access point sign – replacement
- Replace existing 13.8sf panels with code conforming panels of the same size

Sign 4 – Leasing Center Directional Sign

- Directional sign – replacement
- Replace existing 21sf directional sign with a new code conforming 20sf directional sign

Sign 5 – Leasing Center ID Sign

- Directional sign – replacement
- Replace existing 5.25sf sign with a new 7sf sign
- Section 220-26 J Signs states “....any number of directional signs, each not to exceed four square feet in area and eight feet above average grade, may be permitted.”
- As proposed, the new directional sign measures 7sf in area and is 6’ high
- *Therefore, a waiver of 3sf of directional sign area is needed*

Sign 5B – Leasing Center Wall Sign

- Wall sign is to be removed and not replaced

The applicant is appearing before the Planning Board this evening to introduce the project and address 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 HILLCREST VILLAGE APARTMENTS OWNER KofP LLC

Number & Street 1515 HILLSIDE AVENUE

Address 160 CLUBHOUSE DRIVE

Section-Block-Lot 31.00 - 1 - 78

KING OF PRUSSIA PA 19406

Email jveisz@morganproperties.com

Telephone 215.260.4478

Fax _____

Zoning District R-3 HIGH DENSITY RESIDENTIAL

Proposal Description:

REVISE EXISTING EXTERIOR SIGNS FOR HILLREST APARTMENTS TO NEW MORGAN

PROPERTIES COLORS, FONTS & DESIGN STANDARDS; PLUS ADD (1) ONE NEW

FREESTANDING DIRECTIONAL BUILDING ID SIGN (SIGN 2) TO IMPROVE

IDENTIFICATION AND INSURE PROPER TRAFFIC FLOW

Signature of applicant:  ESQUIRE Date: 7.20.22

AGENT FOR HILLCREST VILLAGE APARTMENTS OWNER KofP LLC

Signature of owner (if different from applicant): _____

Date: 7.20.22

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 VIIB 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.

MAP NOTES:

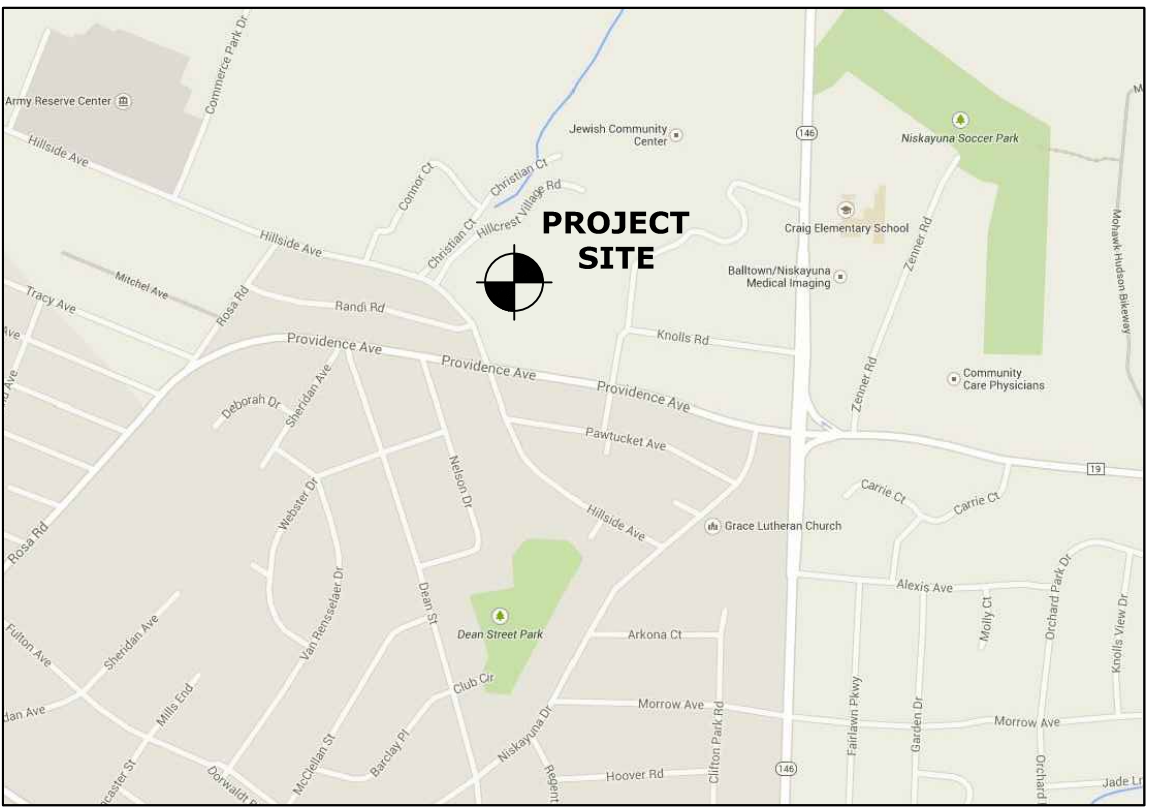
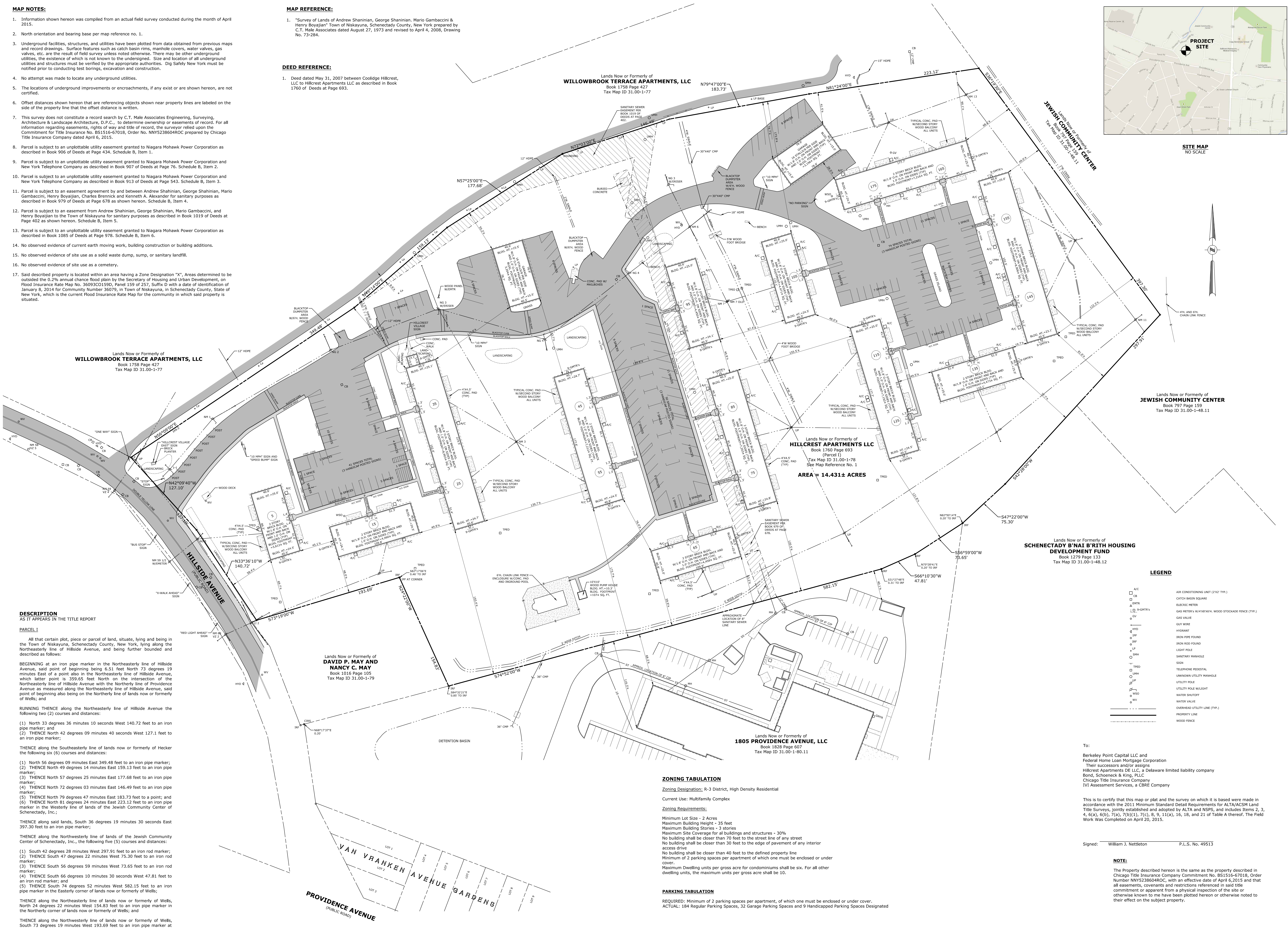
- Information shown hereon was compiled from an actual field survey conducted during the month of April 2015.
- North orientation and bearing base per map reference no. 1.
- Underground facilities, structures, and utilities have been plotted from data obtained from previous maps and record drawings. Surface features such as catch basin rims, manhole covers, water valves, gas valves, etc. are the result of field survey unless noted otherwise. There may be other underground utilities, the existence of which is not known to the undersigned. Size and location of all underground utilities and structures must be verified by the appropriate authorities. Dig Safely New York must be notified prior to conducting test borings, excavation and construction.
- No attempt was made to locate any underground utilities.
- The locations of underground improvements or encroachments, if any exist or are shown hereon, are not certified.
- Offset distances shown hereon that are referencing objects shown near property lines are labeled on the side of the property line that the offset distance is written.
- This survey does not constitute a record search by C.T. Male Associates Engineering, Surveying, Architecture & Landscape Architecture, D.P.C., to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, the surveyor relied upon the Commitment for Title Insurance No. 551516-67018, Order No. NNY5238604ROC prepared by Chicago Title Insurance Company dated April 6, 2015.
- Parcel is subject to an unplottable utility easement granted to Niagara Mohawk Power Corporation as described in Book 906 of Deeds at Page 434, Schedule B, Item 1.
- Parcel is subject to an unplottable utility easement granted to Niagara Mohawk Power Corporation and New York Telephone Company as described in Book 907 of Deeds at Page 76, Schedule B, Item 2.
- Parcel is subject to an unplottable utility easement granted to Niagara Mohawk Power Corporation and New York Telephone Company as described in Book 913 of Deeds at Page 543, Schedule B, Item 3.
- Parcel is subject to an easement agreement by and between Andrew Shahinian, George Shahinian, Mario Gambaccini, Henry Boyajian, Charles Brennick and Kenneth A. Alexander for sanitary purposes as described in Book 979 of Deeds at Page 678 as shown hereon, Schedule B, Item 4.
- Parcel is subject to an easement from Andrew Shahinian, George Shahinian, Mario Gambaccini, and Henry Boyajian to the Town of Niskayuna for sanitary purposes as described in Book 1019 of Deeds at Page 402 as shown hereon, Schedule B, Item 5.
- Parcel is subject to an unplottable utility easement granted to Niagara Mohawk Power Corporation as described in Book 1085 of Deeds at Page 978, Schedule B, Item 6.
- No observed evidence of current earth moving work, building construction or building additions.
- No observed evidence of site use as a solid waste dump, pump, or sanitary landfill.
- No observed evidence of site use as a cemetery.
- Said described property is located within an area having a Zone Designation "X", Areas determined to be outside the 0.2% annual chance flood plain by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 36092C0159D, Panel 159 of 257, Suffix D with a date of identification of January 8, 2014 for Community Number 36079, in Town of Niskayuna, in Schenectady County, State of New York, which is the current Flood Insurance Rate Map for the community in which said property is situated.

MAP REFERENCE:

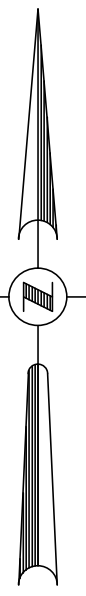
- "Survey of Lands of Andrew Shahinian, George Shahinian, Mario Gambaccini & Henry Boyajian" Town of Niskayuna, Schenectady County, New York prepared by C.T. Male Associates dated August 27, 1973 and revised to April 4, 2008, Drawing No. 73-284.

DEED REFERENCE:

- Deed dated May 31, 2007 between Coolidge Hillcrest, LLC to Hillcrest Apartments LLC as described in Book 1760 of Deeds at Page 693.



SITE MAP
NO SCALE



Lands Now or Formerly of
JEWISH COMMUNITY CENTER
Book 797 Page 159
Tax Map ID 31.00-1-48.11

LEGEND

- CB AIR CONDITIONING UNIT (2'X2' TYP.)
- CB CATCH BASIN SQUARE
- △ ETRH ELECTRIC METER
- △ ETRH GAS METER (W/4"X6" H. WOOD STOCKADE FENCE (TYP.))
- GUY VALVE
- GUY WIRE
- HYDRANT
- IRON PIPE FOUND
- IRON ROD FOUND
- LIGHT POLE
- SANITARY MANHOLE
- SIGN
- TELEPHONE PEDSTAL
- UNKNOWN UTILITY MANHOLE
- UTILITY POLE
- UTILITY POLE W/LIGHT
- WAD WATER SHUTOFF
- WAD WATER VALVE
- OVERHEAD UTILITY LINE (TYP.)
- PROPERTY LINE
- WOOD FENCE

To:

Berkley Point Capital LLC and
Federal Home Loan Mortgage Corporation
Their successors and/or assigns
Hillcrest Apartments DE LLC, a Delaware limited liability company
Bond, Schoenck & King, PLLC
Chicago Title Insurance Company
TV Assessment Services, a CBRE Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 16, 18, and 21 of Table A thereof. The Field Work was Completed on April 20, 2015.

Signed: William J. Nettleton P.L.S. No. 49513

NOTE:

The Property described hereon is the same as the property described in Chicago Title Insurance Company Commitment No. 551516-67018, Order Number NNY5238604ROC, with an effective date of April 6, 2015 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted to their effect on the subject property.

ZONING TABULATION

Zoning Designation: R-3 District, High Density Residential

Current Use: Multifamily Complex

Zoning Requirements:

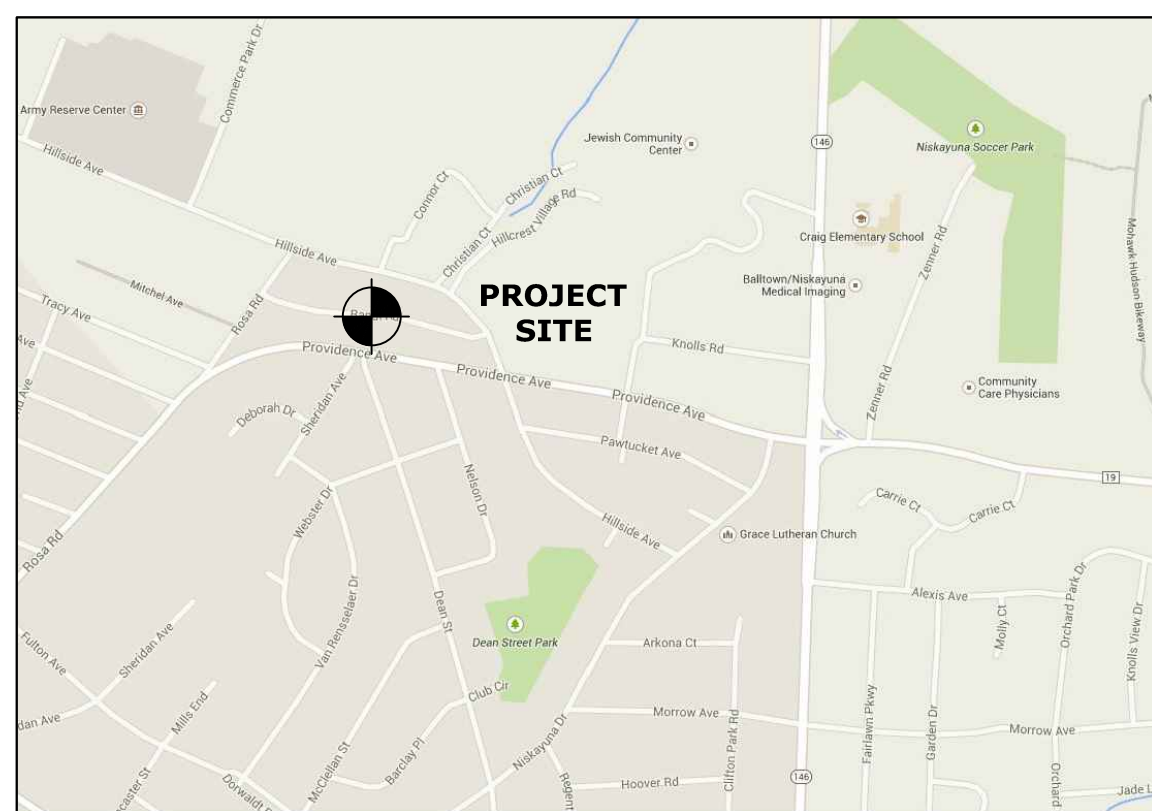
Minimum Lot Size - 2 Acres
Maximum Building Height - 35 feet
Maximum Building Stories - 3 stories
Maximum Site Coverage for all buildings and structures - 30%
No building shall be closer than 70 feet to the street line of any street
No building shall be closer than 30 feet to the edge of pavement of any interior access drive
No building shall be closer than 40 feet to the defined property line
Minimum of 2 parking spaces per apartment of which one must be enclosed or under cover.
Maximum Dwelling units per gross acre for condominiums shall be six. For all other dwelling units, the maximum units per gross acre shall be 10.

PARKING TABULATION

REQUIRED: Minimum of 2 parking spaces per apartment, of which one must be enclosed or under cover.

ACTUAL: 184 Regular Parking Spaces, 32 Garage Parking Spaces and 9 Handicapped Parking Spaces Designated

WILLIAM J. NETTLETON P.L.S. NO. 49513	DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR VIOLATION OF THE NEW YORK STATE EDUCATION LAW. © 2015 C.T. MALE ASSOCIATES APPROVED: WJN DRAFTED : MDD CHECKED : JAM PROJ. NO : 15.5219 SCALE : 1"=40' DATE : APR. 20, 2015	ALTA/ACSM LAND TITLE SURVEY LANDS NOW OR FORMERLY OF HILLCREST APARTMENTS, LLC 1515 HILLSIDE AVENUE TOWN OF NISKAYUNA SCHENECTADY COUNTY, NEW YORK C.T. MALE ASSOCIATES Engineering, Surveying, Architecture & Landscape Architecture, D.P.C. 50 CENTURY HILL DRIVE, LATHAM, NY 12110 518.786.7400 • FAX 518.786.7289	SHEET 1 OF 1 DWG. NO: 15-253
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SITE MAP
NO SCALE

MAP REFERENCE:

1. "Survey of Lands of Joseph J. Glickman" Town of Niskayuna, Schenectady County, New York prepared by C.T. Male Associates dated December 22, 1965 and revised to April 4, 2008, Drawing No. 65-S-84L.

DEED REFERENCE:

1. Deed dated May 31, 2007 between Coolidge Hillcrest, LLC to Hillcrest Apartments LLC as described in Book 1760 of Deeds at Page 693.

Lands Now or Formerly of
NIAGARA MOHAWK POWER CORPORATION
ROSA ROAD STATION 137E

Lands Now or Formerly of
HILLCREST APARTMENTS LLC
Book 1760 Page 693
(Parcel 1)
Tax Map ID 49.06-1-2
See Map Reference No. 2
AREA = 9.078± ACRES

Lands Now or Formerly of
WILLOWBROOK TERRACE APARTMENTS, LLC
Book 1758 Page 427
Tax Map ID 31.00-1-77

Lands Now or Formerly of
HILLCREST APARTMENTS LLC
Book 1760 Page 693
(Parcel 1)
Tax Map ID 31.00-1-78
See Map Reference No. 1

Lands Now or Formerly of
**DAVID P. MAY AND
NANCY C. MAY**
Book 1016 Page 105
Tax Map ID 31.00-1-79

Lands Now or Formerly of
PROVIDENCE AVENUE ASSOCIATES, LLC
Book 1871 Page 535
Tax Map ID 40.06-1-1

MAP NOTES:

1. Information shown hereon was compiled from an actual field survey conducted during the month of April 2015.
2. North orientation and bearing base per map reference no. 1.
3. Underground facilities, structures, and utilities have been plotted from data obtained from previous maps and record drawings. Surface features such as catch basin rims, manhole covers, water valves, gas valves, etc. are the result of field survey unless noted otherwise. There may be other underground utilities, the existence of which is not known to the undersigned. Size and location of all underground utilities and structures must be verified by the appropriate authorities. Dig Safely New York must be notified prior to conducting test borings, excavation and construction.
4. No attempt was made to locate any underground utilities.
5. The locations of underground improvements or encroachments, if any exist or are shown hereon, are not certified.
6. Offset distances shown hereon that are referencing objects shown near property lines are labeled on the side of the property line that the offset distance is written.
7. This survey does not constitute a record search by C.T. Male Associates Engineering, Surveying, Architecture & Landscape Architecture, D.P.C., to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, the surveyor relied upon the Commitment for Title Insurance No. BS1516-67018, Order No. NNY5238604ROC prepared by Chicago Title Insurance Company dated April 6, 2015.
8. Parcel may be subject to an unplottable easement granted to New York Power and Light Corp. as described in Book 418 of Deeds at Page 134, Schedule B, Item 7.
9. Parcel may be subject to an unplottable easement granted to Niagara Mohawk Power Corporation and New York Telephone Company as described in Book 466 of Deeds at Page 461, Schedule B, Item 8.
10. Parcel may be subject to an unplottable drainage easement as described in Book 676 of Deeds at Page 483, Schedule B, Item 9.
11. Parcel may be subject to an unplottable drainage easement and right of way as described in Book 679 of Deeds at Page 378, Schedule B, Item 10.
12. Parcel is subject to an utility agreement granted to the Town of Niskayuna as described in Book 1590 of Deeds at Page 514 as shown hereon. Schedule B, Item 11.
13. Parcel may be subject to a drainage easement as described in Book 729 of Deeds at Page 240.
14. No observed evidence of current earth moving work, building construction or building additions.
15. No observed evidence of site use as a solid waste dump, sump, or sanitary landfill.
16. No observed evidence of site use as a cemetery.
17. Said described property is located within an area having a Zone Designation "X". Areas determined to be outside the 0.2% annual chance flood plain by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 36093CO1590, Panel 159 of 257, Suffix D with a date of identification of January 8, 2014 for Community Number 36079, in Town of Niskayuna, in Schenectady County, State of New York, which is the current Flood Insurance Rate Map for the community in which said property is situated.

LEGEND

A/C	AIR CONDITIONING UNIT (2'X2' TYP.)
BOL	BOLLARD
CB	CABLE TV FEDESTAL
CRF	GAPPED IRON ROD FOUND
CR	CATCH BASIN ROUND
CS	CATCH BASIN SQUARE
CO	CLEAN OUT
EM	ELECTRIC METER
FP	FLAGPOLE
GV	GAS VALVE
GW	GUY WIRE
HY	HYDRANT
IRP	IRON PIPE FOUND
IR	IRON ROD FOUND
LP	LIGHT POLE
SMH	SANITARY MANHOLE
SN	SIGN
TSP	TRAFFIC SIGNAL BOX
TR	TRAFFIC SIGNAL POLE
TRH	TELEPHONE MANHOLE
TRD	TELEPHONE PEDestal
U	UNKNOWN UTILITY MANHOLE
UP	UTILITY POLE
W/L	UTILITY POLE W/LIGHT
WS	WATER SHUTOFF
WV	WATER VALVE
Y	YARD LIGHT
UL	OVERHEAD UTILITY LINE (TYP.)
PR	PROPERTY LINE
WF	WOOD FENCE

DESCRIPTION

AS IT APPEARS IN THE TITLE REPORT

PARCEL 11

All that certain plot, piece or parcel of land, situate, lying and being in the Town of Niskayuna, County of Schenectady and State of New York, bounded and described as follows:

BEGINNING at a point in the Easterly line of Rosa Road, which point is in the Northwestern corner of the lands formerly of Tremarco Corporation (now occupied by Gulf Oil Corporation), said point also being 340.00 feet Northerly along the Easterly line of Rosa Road from the point of intersection of the Easterly line of Rosa Road with the Northerly line of Providence Avenue; and RUNNING THENCE along the easterly line of Rosa Road, North 33 degrees 32 minutes 30 seconds East 258.67 feet to lands now or formerly of Niagara Mohawk Power Corporation;

THENCE along the lands of Niagara Mohawk Power Corporation the following two (2) courses and distances:

- (1) South 74 degrees 38 minutes 15 seconds East 513.46 feet to a point; and
- (2) North 15 degrees 21 minutes 45 seconds East 154.10 feet to a point in the Southerly line of Hillside Avenue;

THENCE along the Southerly line of Hillside Avenue the following six (6) courses and distances:

- (1) South 75 degrees 42 minutes East 392.05 feet to a point; THENCE
- (2) South 50 degrees 01 minutes East 138.22 feet to a point; THENCE
- (3) South 42 degrees 33 minutes East 138.22 feet to a point; THENCE
- (4) South 32 degrees 40 minutes East 88.10 feet to a point; THENCE
- (5) South 21 degrees 58 minutes East 119.40 feet to a point; and THENCE
- (6) South 19 degrees 18 minutes East 60.74 feet to a point of intersection of the Southwesterly line of Hillside Avenue with the Northerly line of Providence Avenue;

THENCE along the Northerly line of Providence Avenue the following four (4) courses and distances:

- (1) North 80 degrees 46 minutes West 330.00 feet to a point; THENCE
- (2) North 09 degrees 51 minutes West 5.29 feet to a point; THENCE
- (3) North 80 degrees 46 minutes West 576.42 feet to a point of curvature; and THENCE
- (4) Westerly along a curve to the left a radius of 1,035.00 feet, a distance of 302.40 feet to the Southeast corner of the lands formerly of Tremarco Corporation (now occupied by Gulf Oil Corporation);

THENCE along the lands formerly of Tremarco Corporation (now occupied by Gulf Oil Corporation) the following two (2) courses and distances:

- (1) North 09 degrees 21 minutes West 200.00 feet to a point; and THENCE
- (2) South 70 degrees 07 minutes West 150.00 feet to the point and place of BEGINNING.

ZONING TABULATION

Zoning Designation: R-3 District, High Density Residential

Current Use: Multifamily Complex

Zoning Requirements:

Minimum Lot Size - 2 Acres
Maximum Building Height - 35 feet
Maximum Building Stories - 3 stories
Maximum Site Coverage for all buildings and structures - 30%
No building shall be closer than 70 feet to the street line of any street
No building shall be closer than 30 feet to the edge of pavement of any interior access drive
No building shall be closer than 40 feet to the defined property line
Minimum of 2 parking spaces per apartment of which one must be enclosed or under cover.
Maximum Dwelling units per gross acre for condominiums shall be six. For all other dwelling units, the maximum units per gross acre shall be 10.

To:

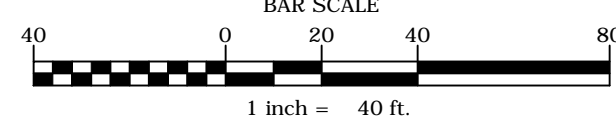
Berkeley Point Capital LLC and
Federal Home Loan Mortgage Corporation
Their successors and/or assigns
Hillcrest Apartments DE LLC, a Delaware limited liability company
Bond, Schoenick & King, PLLC
Chicago Title Insurance Company
IVI Assessment Services, a CBRE Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 16, 18, and 21 of Table A thereof. The Field Work Was Completed on April 23, 2015.

Signed: William J. Nettleton P.L.S. No. 49513

NOTE:

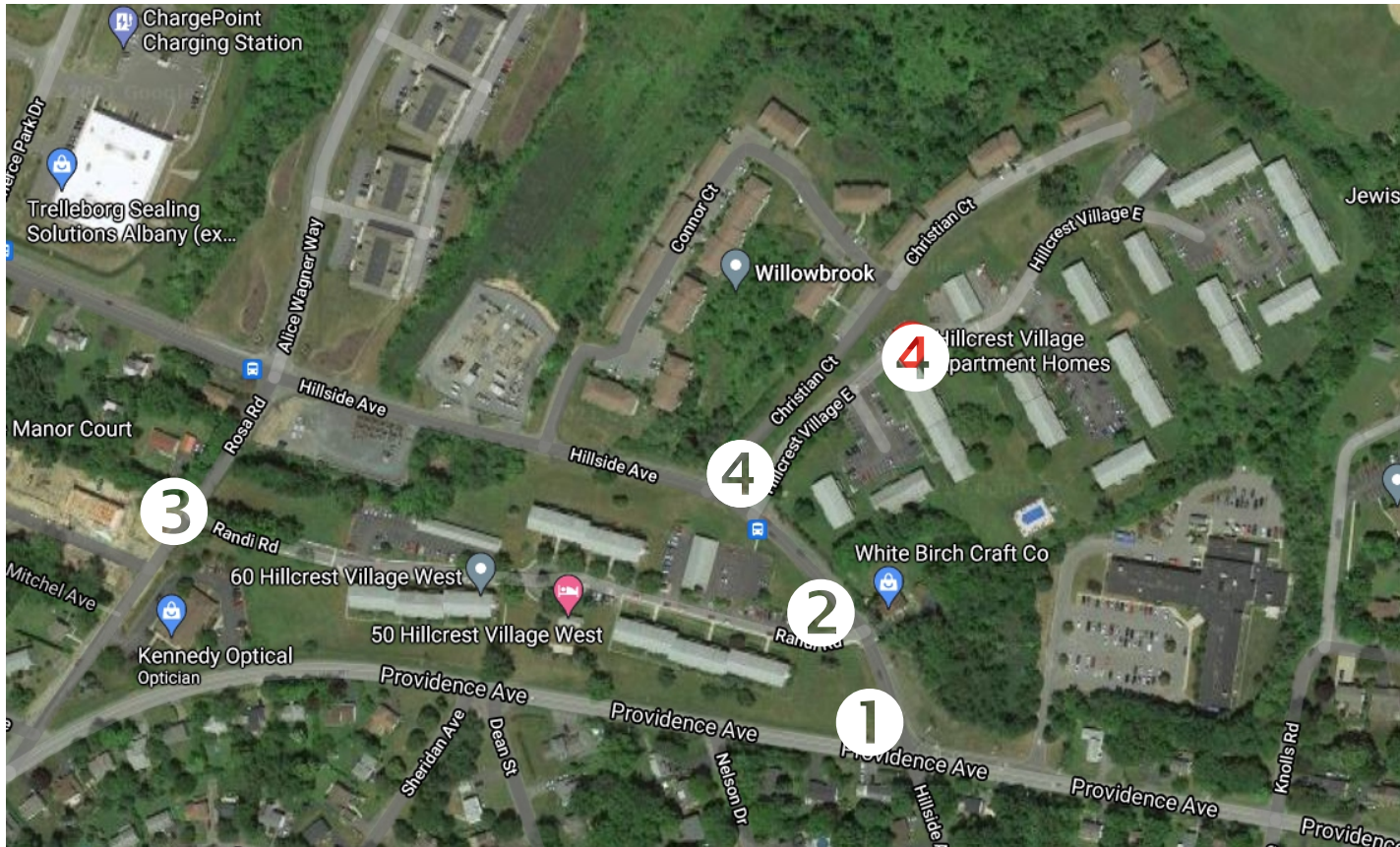
The property described hereon is the same as the property described in Chicago Title Insurance Company Commitment No. BS1516-67018, Order Number NNY5238604ROC, with an effective date of April 6, 2015 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted to their effect on the subject property.



WILLIAM J. NETTLETON P.L.S. No. 49513	DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW	ALTA/ACSM LAND TITLE SURVEY
							LANDS NOW OR FORMERLY OF
							HILLCREST APARTMENTS, LLC
							1685 PROVIDENCE AVENUE
							TOWN OF NISKAYUNA
							SCHENECTADY COUNTY, NEW YORK
							C.T. MALE ASSOCIATES
							Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.
							50 CENTURY HILL DRIVE, LATHAM, NY 12110
							518.786.7400 • FAX 518.786.7299
							SHEET 1 OF 1
							DWG. NO: 15-257

MORGAN PROPERTIES MC CONVERSION: HILLCREST

EXTERIOR SIGNAGE REBRANDING



SIGN SUMMARY

- 1 MAIN ENTRANCE
SIGN BRICK MONUMENT
- 2 NEW SECONDARY
ID SIGN
- 3 SECONDARY
ENTRANCE SIGN
- 4 LEASING CENTER
SIGNS
- 5 AWNINGS
- 6
- 7
- 8
- 9
- 10

**Bartush
Signs**
(& Crane Service)

302 NORTH WASHINGTON ST.
ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311
E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

SIGN 1 - MAIN ID SIGN AT CORNER

QUANTITY (2 PANELS)

SIGN ZONING RECAP:

EXISTING SIGN:

PANELS ON STRUCTURE

SIGN AREA: 4'-0" X 8'-0" = 32 SF PER PANEL

EXTERNAL ILLUMINATION

REPLACEMENT SIGN:

PANELS ON STRUCTURE

SIGN AREA: 4'-0" X 8'-0" = 32 SF PER PANEL

EXTERNAL ILLUMINATION

NO CHANGE TO: SIGN LOCATION, SIGN STRUCTURE
OR SIGN SETBACKS



Client:

MORGAN PROPERTIES
HILLCREST
APARTMENT HOMES

Location:

1515 HILLSIDE AVENUE
NISKAYUNA NY 12309

Date:

08-18-21 03-23-22
10-18-21 07-20-22

Dwg. By:

RBC

Dwg No:

HAH0818214017

DWG# 2 OF 14

**Bartush
Signs**
& Crane Service

302 NORTH WASHINGTON ST.
ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311

E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

SIGN 1 - MAIN ID SIGN AT CORNER

QUANTITY (2 PANELS)



SIGN CABINET OPTIONS

A. NON LIT FLAT COPY

3" ALUMINUM
WARM GRAY ACCENTS
SEPARATE FROM SIGN PANEL

COLORS FOR SIGN

BLACK



WHITE



GRAY



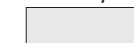
PMS WARM GRAY 9C

BLUE



MORGAN PROPERTIES
BLUE

SILVER/ALUMINUM



SIGN ELEVATION

1/2" = 1'-0"

SIGN #1 DETAILS -

FABRICATE & INSTALL (2) NEW SF SIGN PANELS FOR EXISTING V-SHAPED BRICK MONUMENT AT THE CORNER OF HILLSIDE AVENUE + PROVIDENCE AVENUE;

REMOVE THE EXISTING SIGN PANELS + DISPOSE OF SAME;

REPLACEMENT SIGN PANELS TO BE FABRICATED .125" ALUMINUM WITH ALUMINUM ANGLE SUB-FRAMING; NO VISIBLE SEAMS, FASTENERS OR RIVETS ON THE FACE OF THE SIGN PANELS;

PANELS TO BE SINGLE SIDED; SIGN FACE OPTIONS: SEE BOX IN UPPER RIGHT;



Client:

MORGAN PROPERTIES
HILLCREST
APARTMENT HOMES

Location:

1515 HILLSIDE AVENUE
NISKAYUNA NY 12309

Date:

08-18-21 03-23-22
10-18-21 07-20-22

Dwg. By:

RBC

Dwg No:

HAH0818214017

DWG#

3 OF 14

**Bartush
Signs**
& Crane Service

302 NORTH WASHINGTON ST.
ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311

E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

SIGN 2 - SECONDARY BUILDING ID SIGN - WEST

QUANTITY (1)

SIGN CABINET OPTIONS

A. NON LIT FLAT COPY

COLORS FOR SIGN

BLACK



WHITE



GRAY



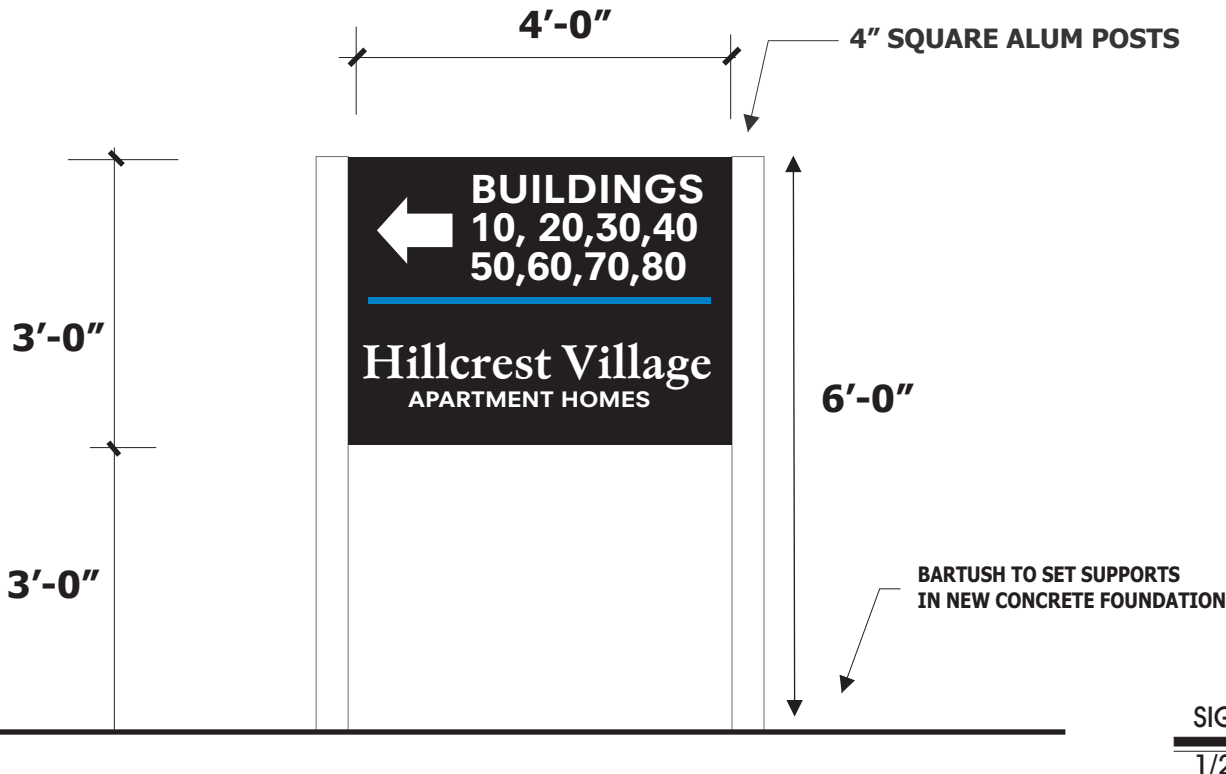
PMS WARM GRAY 9C

BLUE



MORGAN PROPERTIES
BLUE

SILVER/ALUMINUM



SIGN #2 DETAILS -

FABRICATE & INSTALL (1) NEW DF FS FREESTANDING ID SIGN;

SIGN TO BE FABRICATED ALUMINUM POST & PANEL STYLE: STANDARD DESIGN WITH 4" DEEP PANEL;

THERE IS NO SIGN AT THIS ENTRY POINT CURRENTLY;

SIGN TO DOUBLE SIDED; SIGN FACE OPTIONS: SEE BOX IN UPPER RIGHT;

DISPOSAL OF ANY EXCAVATED EARTH TO BE ON CUSTOMER'S SITE;

Client:

MORGAN PROPERTIES
HILLCREST
APARTMENT HOMES

Location:

1515 HILLSIDE AVENUE
NISKAYUNA NY 12309

Date:

08-18-21 03-23-22
10-18-21 07-20-22

Dwg. By:

RBC

Dwg No:

HAH0818214017

DWG#

4

OF

14

Bartush
Signs
& Crane Service

302 NORTH WASHINGTON ST.
ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311

E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

SIGN 2 - SECONDARY BUILDING ID SIGN - WEST

QUANTITY (1)

INSTALL NEW FS SIGN ON THIS
SIDE OF ENTRANCE BEHIND
HYDRANT



SIGN ZONING RECAP:

NEW SIGN

SIGN AREA: 3'-0" X 4'-0" = 12 SF PER PANEL
SIGN HEIGHT: 6'-0"
NO ILLUMINATION

Client:

MORGAN PROPERTIES
HILLCREST
APARTMENT HOMES

Location:

1515 HILLSIDE AVENUE
NISKAYUNA NY 12309

Date:

08-18-21 03-23-22
10-18-21 07-20-22

Dwg. By:

RBC

Dwg No:

HAH0818214017

DWG# 5 OF 14

**Bartush
Signs**
& Crane Service

302 NORTH WASHINGTON ST.
ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311

E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

SIGN 3 - SECONDARY ID SIGN - ROSA ROAD

QUANTITY (2 PANELS)



SIGN ZONING RECAP:

EXISTING SIGN:

PANELS ON STRUCTURE

SIGN AREA: 2'-4" X 6'-0" = 13.8 SF PER PANEL

EXTERNAL ILLUMINATION

REPLACEMENT SIGN:

PANELS ON STRUCTURE

SIGN AREA: 2'-4" X 6'-0" = 13.8 SF PER PANEL

EXTERNAL ILLUMINATION

NO CHANGE TO: SIGN LOCATION, SIGN STRUCTURE
OR SIGN SETBACKS

Client:

MORGAN PROPERTIES
HILLCREST
APARTMENT HOMES

Location:

1515 HILLSIDE AVENUE
NISKAYUNA NY 12309

Date:

08-18-21 03-23-22
10-18-21 07-20-22

Dwg. By:

RBC

Dwg No:

HAH0818214017

DWG# 6 OF 14

**Bartush
Signs**
& Crane Service

302 NORTH WASHINGTON ST.
ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311

E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

SIGN 3 - SECONDARY ID SIGN - ROSA ROAD

QUANTITY (2 PANELS)



SIGN CABINET OPTIONS

A. NON LIT FLAT COPY

COLORS FOR SIGN

BLACK



WHITE



GRAY



PMS WARM GRAY 9C

BLUE



MORGAN PROPERTIES BLUE

SILVER/ALUMINUM



SIGN #3 DETAILS -

FABRICATE & INSTALL (2) NEW SF SIGN PANELS FOR EXISTING BRICK MONUMENTS AT THE CORNER OF ROSA ROAD + RANDI ROAD;

REMOVE THE EXISTING SIGN PANELS + DISPOSE OF SAME;

REPLACEMENT SIGN PANELS TO BE FABRICATED .125" ALUMINUM WITH ALUMINUM ANGLE SUB-FRAMING; NO VISIBLE SEAMS, FASTENERS OR RIVETS ON THE FACE OF THE SIGN PANELS;

PANELS TO BE SINGLE SIDED; SIGN FACE OPTIONS: SEE BOX IN UPPER RIGHT;



Client:

MORGAN PROPERTIES
HILLCREST
APARTMENT HOMES

Location:

1515 HILLSIDE AVENUE
NISKAYUNA NY 12309

Date:

08-18-21 03-23-22
10-18-21 07-20-22

Dwg. By:

RBC

Dwg No:

HAH0818214017

DWG#

7 OF 14

Bartush
Signs
& Crane Service

302 NORTH WASHINGTON ST.
ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311

E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

SIGN 4 - LEASING CENTER DIRECTIONAL SIGN

QUANTITY (1)

SIGN ZONING RECAP:

EXISTING SIGN:

SIGN AREA: 3'-6" X 6'-0" = 21 SF

SIGN HEIGHT: 6'-8"

NO ILLUMINATION

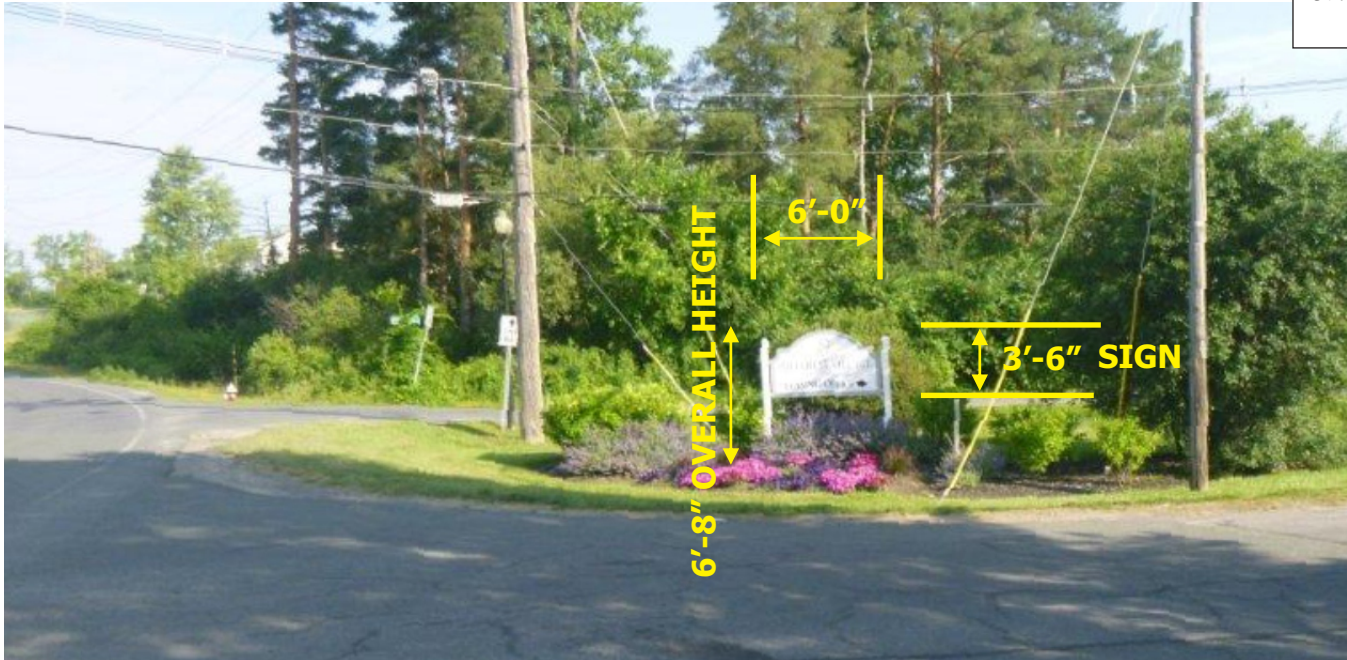
REPLACEMENT SIGN:

SIGN AREA: 3'-6" X 6'-0" = 21 SF

SIGN HEIGHT: 6'-8"

NO ILLUMINATION

NO CHANGE TO: SIGN LOCATION, SIGN STRUCTURE
OR SIGN SETBACKS



Client:

MORGAN PROPERTIES
HILLCREST
APARTMENT HOMES

Location:

1515 HILLSIDE AVENUE
NISKAYUNA NY 12309

Date:

08-18-21 03-23-22
10-18-21 07-20-22

Dwg. By:

RBC

Dwg No:

HAH0818214017

DWG#

8

OF

14

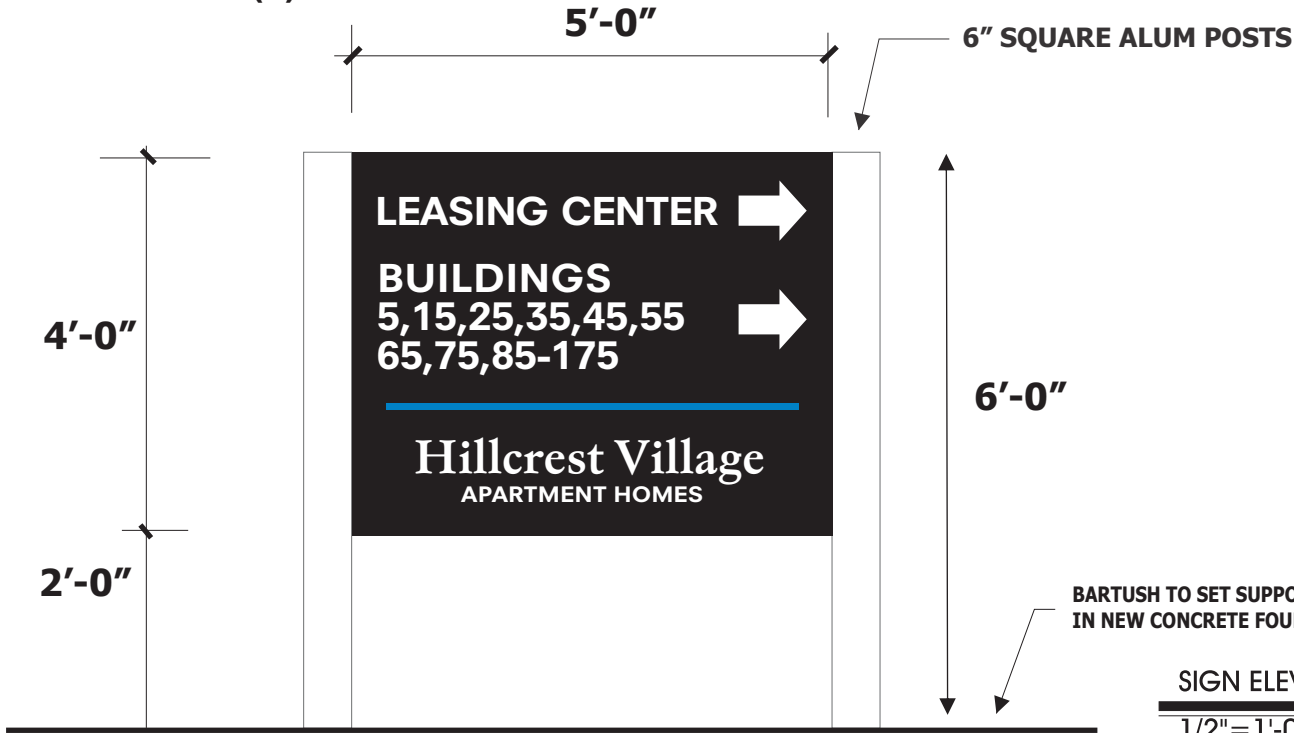
Bartush
Signs
& Crane Service

302 NORTH WASHINGTON ST.
ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311

E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

SIGN 4 - LEASING CENTER DIRECTIONAL SIGN

QUANTITY (1)



SIGN CABINET OPTIONS

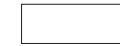
A. NON LIT FLAT COPY

COLORS FOR SIGN

BLACK



WHITE



GRAY



PMS WARM GRAY 9C

BLUE



MORGAN PROPERTIES
BLUE

SILVER/ALUMINUM



SIGN #4 DETAILS -

FABRICATE & INSTALL (1) NEW
REPLACEMENT DF FS FREESTANDING ID
SIGN;

REMOVE THE EXISTING SF POST & PANEL
SIGN & RE-USE THE LOCATION FOR THE
NEW SIGN;

REPLACEMENT SIGN TO BE FABRICATED
ALUMINUM; TO BE DOUBLE SIDED; SIGN
FACE OPTIONS: SEE BOX IN UPPER RIGHT;

DISPOSAL OF ANY EXCAVATED EARTH TO BE
ON CUSTOMER'S SITE;



Client:

MORGAN PROPERTIES
HILLCREST
APARTMENT HOMES

Location:

1515 HILLSIDE AVENUE
NISKAYUNA NY 12309

Date:

08-18-21 03-23-22
10-18-21 07-20-22

Dwg. By:

RBC

Dwg No:

HAH0818214017

DWG# 9 OF 14

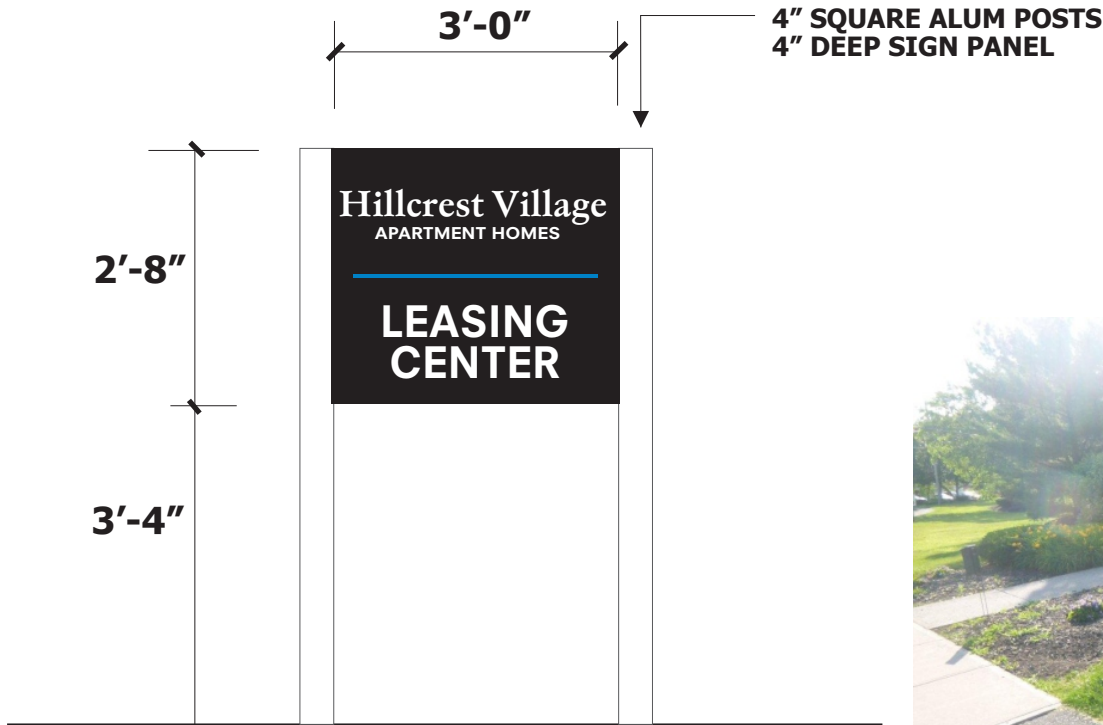
Bartush
Signs
& Crane Service

302 NORTH WASHINGTON ST.
ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311

E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

SIGN 5 - LEASING CENTER ID SIGN

QUANTITY (1)



SIGN #5 DETAILS -

MANUFACTURE & INSTALL (1) NEW FREESTANDING LEASING CENTER ID SIGN IN NEW MORGAN COLORS & STANDARDS;

SIGN TO BE CUSTOM FABRICATED EXTRUDED ALUMINUM POST & PANEL SIGN SYSTEM; FLAT .125" ALUMINUM FACE WITH NO VISIBLE RETAINER OR FRAMING; SIGN TO BE DOUBLE SIDED;

BARTUSH TO EXCAVATE FOR & SET NEW MOUNTING POSTS FOR THE NEW PROPOSED SIGNS; DISPOSAL OF EXCAVATED EARTH ON SITE;

SIGN CABINET OPTIONS

A. NON LIT FLAT COPY

COLORS FOR SIGN

BLACK



WHITE



GRAY



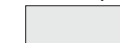
PMS WARM GRAY 9C

BLUE



MORGAN PROPERTIES
BLUE

SILVER/ALUMINUM



REMOVE & REPLACE THIS
SIGN - EXISTING
SIGN IS 21" X 36" = 5.25 SF

REPLACEMENT SIGN
@ 7.8 SF

Client:

MORGAN PROPERTIES
HILLCREST
APARTMENT HOMES

Location:

1515 HILLSIDE AVENUE
NISKAYUNA NY 12309

Date:

08-18-21 03-23-22
10-18-21 07-20-22

Dwg. By:

RBC

Dwg No:

HAH0818214017

DWG# 10 OF 14

**Bartush
Signs**
& Crane Service

302 NORTH WASHINGTON ST.
ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311

E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

SIGN 5 - LEASING CENTER ID SIGN

QUANTITY (1)



Client:
MORGAN PROPERTIES
HILLCREST
APARTMENT HOMES

Location:
1515 HILLSIDE AVENUE
NISKAYUNA NY 12309

Date:
08-18-21 03-23-22
10-18-21 07-20-22

Dwg. By:
RBC

Dwg No:
HAH0818214017

DWG# 11 OF 14

**Bartush
Signs**
& Crane Service

302 NORTH WASHINGTON ST.
ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311

E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

SIGN 5B - LEASING CENTER WALL SIGN

QUANTITY (1)



**REMOVE SIGN
DO NOT REPLACE
26" X 56"
= 10.1 SF**

Client:
MORGAN PROPERTIES
HILLCREST
APARTMENT HOMES

Location:
1515 HILLSIDE AVENUE
NISKAYUNA NY 12309

Date:
08-18-21 03-23-22
10-18-21 07-20-22

Dwg. By:
RBC

Dwg No:
HAH0818214017

DWG# 12 OF 14

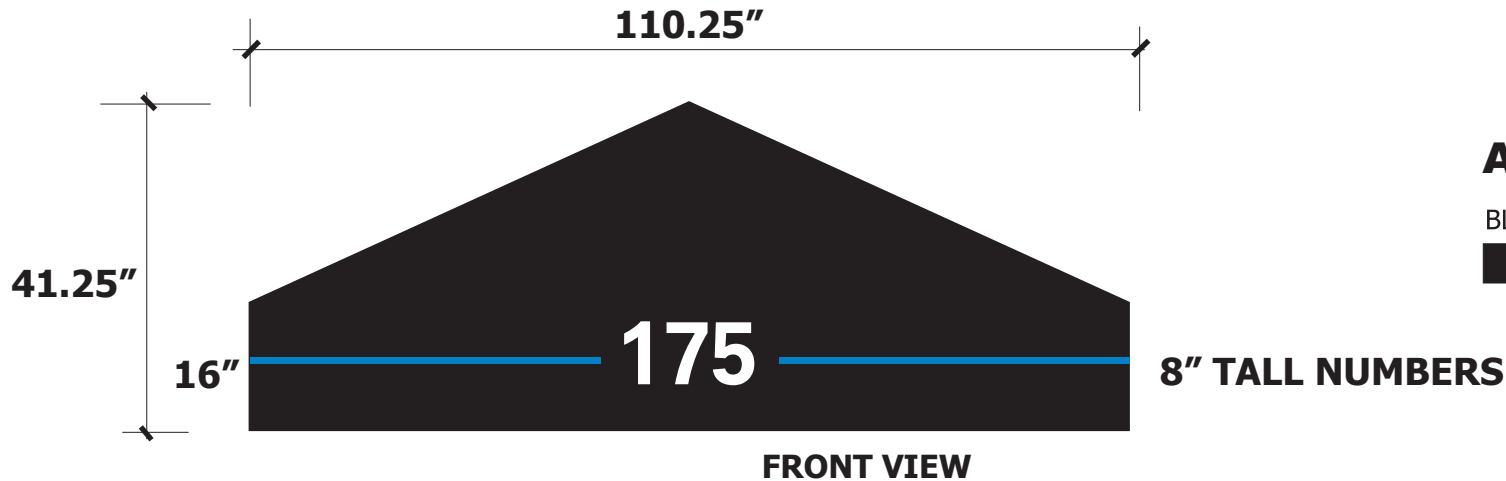
**Bartush
Signs**
& Crane Service

302 NORTH WASHINGTON ST.
ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311

E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

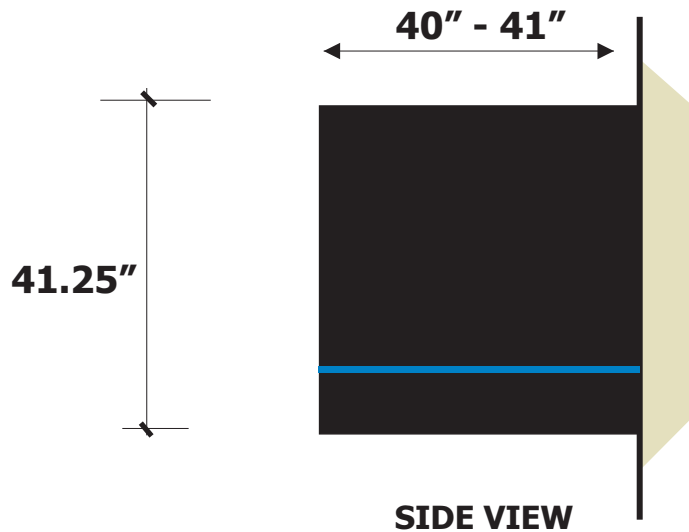
SIGN 6 - BUILDING ID AWNING CANOPIES

QUANTITY (18)



SIGN ELEVATION

1/2" = 1'-0"



AWNING COLORS

BLACK



WHITE



BLUE



MORGAN PROPERTIES
BLUE

SIGN #6 AWNING CANOPY DETAILS -

AWNINGS ARE LOCATED ON THE EAST SIDE OF THE PROPERTY;

RE-COVER EXISTING AWNING FRAMES;
COVER TO BE BLACK SUNBRELLA MATERIAL
WITH WHITE & BLUE HEAT TRANSFERRED
GRAPHICS ON THE FRONT + SIDES OF
AWNING COVERS;

AWNING CANOPIES ARE NON-LIT;
EXISTING SUPPORT STRUCTURE TO BE RE-
USED;

Client:

MORGAN PROPERTIES
HILLCREST
APARTMENT HOMES

Location:

1515 HILLSIDE AVENUE
NISKAYUNA NY 12309

Date:

08-18-21 03-23-22
10-18-21 07-20-22

Dwg. By:

RBC

Dwg No:

HAH0818214017

DWG# 13 OF 14

**Bartush
Signs**
& Crane Service

302 NORTH WASHINGTON ST.
ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311

E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

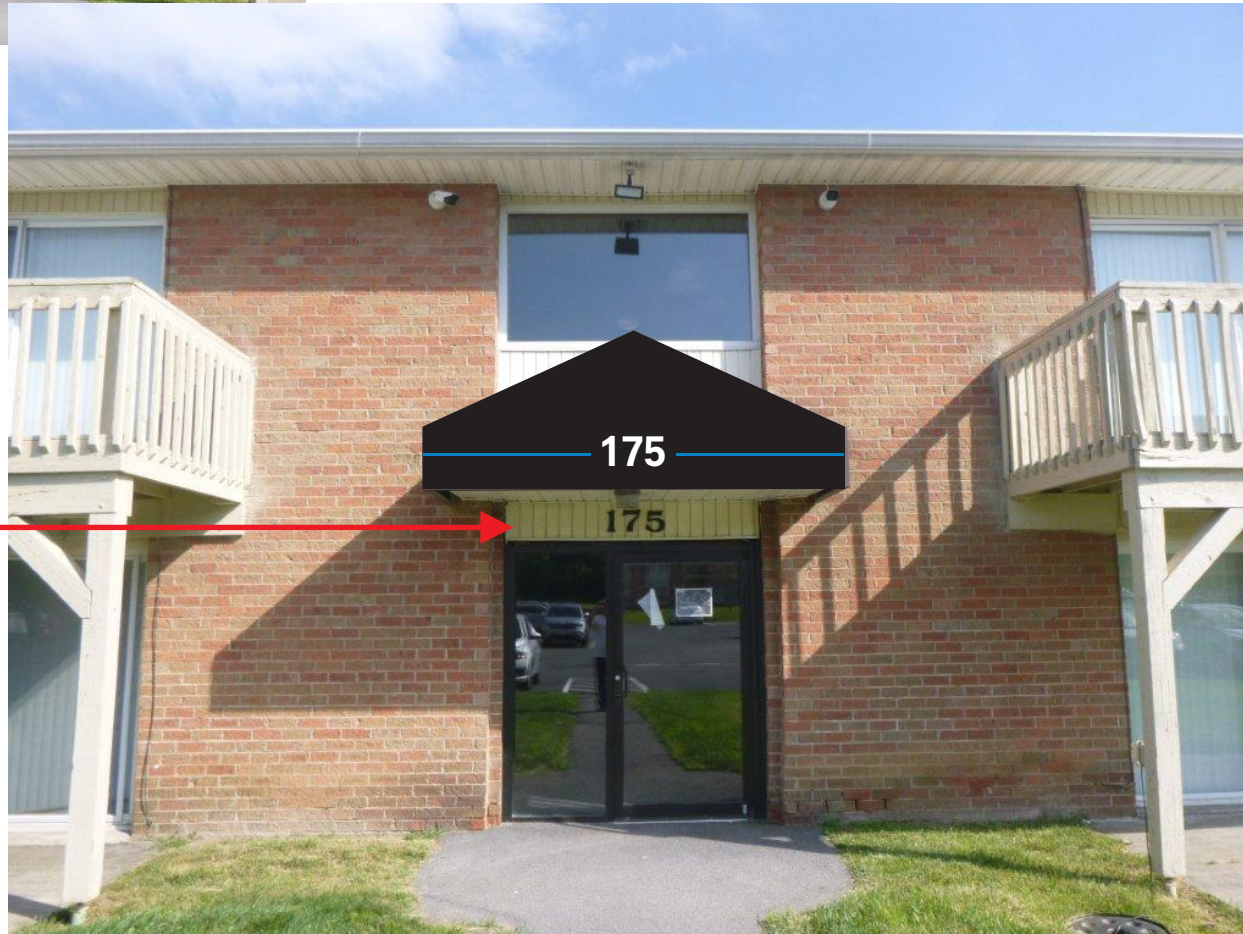
SIGN 6 - BUILDING ID AWNING CANOPIES

QUANTITY (18)



LEAVE RAISED
NUMBERS AS IS

REMOVAL WILL
EXPOSE
MOUNTING HOLES
IN METAL SIDING



Client:
MORGAN PROPERTIES
HILLCREST
APARTMENT HOMES

Location:
1515 HILLSIDE AVENUE
NISKAYUNA NY 12309

Date:
08-18-21 03-23-22
10-18-21 07-20-22

Dwg. By:
RBC

Dwg No:
HAH0818214017

DWG# 14 OF 14

Bartush
Signs
& Crane Service

302 NORTH WASHINGTON ST.
ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311

E-Mail: signsetc@bartush.com
Web Address: www.bartush.com



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 2

MEETING DATE: 8/8/2022

ITEM TITLE: DISCUSSION: 1739 Union St. – Application for Site Plan Review to remodel the existing Stewarts Shop that resides partially within the City of Schenectady and partially within the Town of Niskayuna.

PROJECT LEAD: TBD

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 1739 Union St. The shop is located partially on City of Schenectady property and partially on Town of Niskayuna property. The remodeling is to include the installation of new stone veneer and clapboard siding on the west and north facades of the building, painting the remaining brick and the installation of a new 7' 9" x 18' 3" 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 "Site Plan, Union Street – UNS – 183, 1739 Union Street – Schenectady, NY 12304, S-1" by Stewart's Shop dated 7/18/22 with no subsequent revisions was provided with the application.

A 1-page site plan drawing entitled "Building Elevations, Union Street – UNS – 183, 1739 Union Street – Schenectady, NY 12304, S-2" by Stewart's Shop dated 7/18/22 with no subsequent revisions was also provided with the application.

The applicant is appearing before the Planning Board this evening to introduce the project to them and address any questions that arise. The Planning Board should review the proposed changes to the store and discuss any concerns they have.



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 Stewart's Shops Corp. Number & Street 1739 Union St
Address PO Box 435 Section-Block-Lot 50.6-5-69
Saratoga Springs, NY 12866
Email jhoward@stewartssshops.com
Telephone 581-1201 Fax NA Zoning District _____
X4415

Proposal Description:

install stone veneer and clapboard siding
to west/north of building. Paint remaining
brick. Install 7'9" x 18'3" freezer to
rear of Stewart's Shop.

Signature of applicant: _____

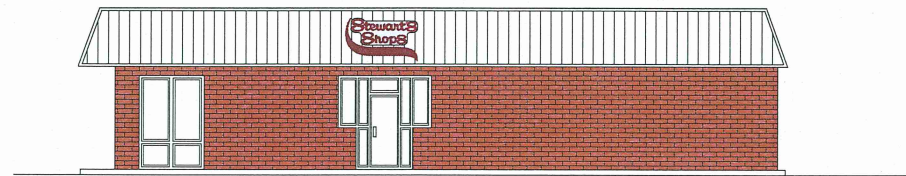
Jennifer Howard

Date: _____

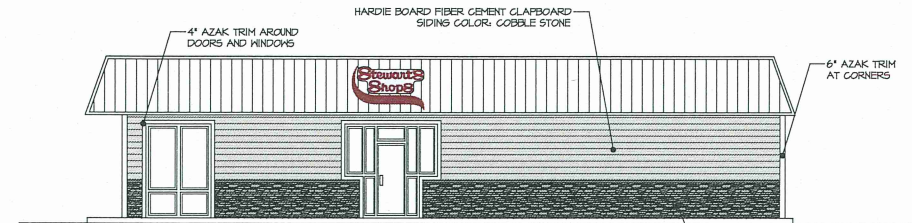
8/2/22

Signature of owner (if different from applicant): _____

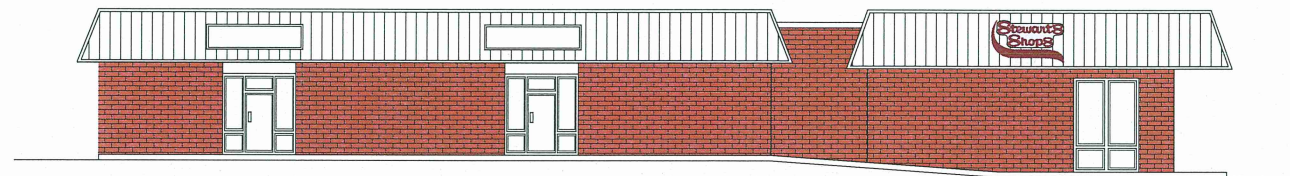
Date: _____



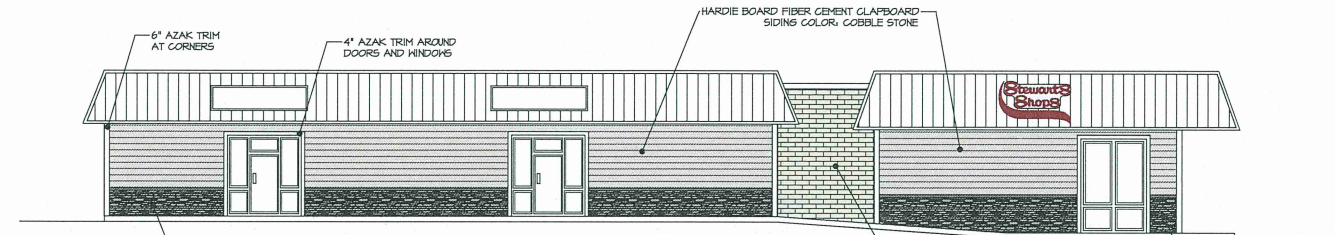
EXISTING BUILDING SIDE ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



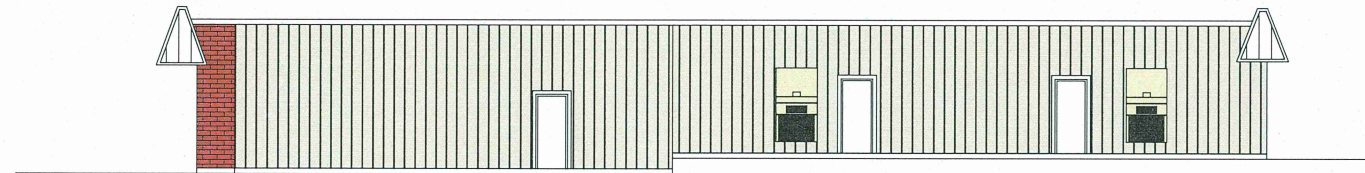
PROPOSED BUILDING SIDE ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



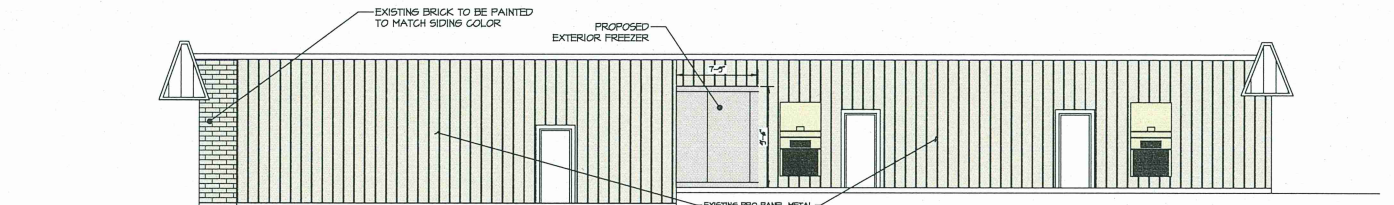
EXISTING BUILDING SIDE ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



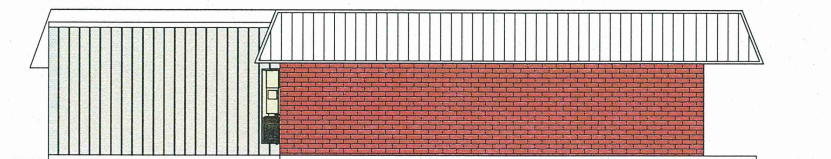
PROPOSED BUILDING SIDE ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



EXISTING BUILDING SIDE ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



PROPOSED BUILDING SIDE ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



EXISTING BUILDING SIDE ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



PROPOSED BUILDING SIDE ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

	STORE NAME, ABBREVIATION & NO.		UNION STREET - UNS - 183	
	SITE LOCATION		1739 UNION STREET - SCHENECTADY, 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: H/A SCALE: 1/8" = 1'-0" DATE: 7-18-2022 DRAWING NO.: S-2
		SARATOGA SPRINGS, NY 12866 TEL. (518) 581-1200 FAX (518) 581-1209		TITLE: BUILDING ELEVATIONS



Legend:

- Iron pin
- ⊙ Masonry nail
- Unmonumented property corner
- Stockade fence
- ⊙ Sewer manhole
- Curb inlet
- Catch basin
- ✖ Fire hydrant
- ⊙ Water valve
- ⊙ Water shutoff
- ⊙ Pedestrian crossing signal
- ▨ Detectable warning strip
- ⊙ Traffic signal control panel
- Overhead utilities
- Guy wire
- Streetlight
- ⊙ Monitoring well
- 4 Union Plot lot number
- ② Sullivan map lot number

PREPARED FOR:

**Stewart's
Shops**
P.O. Box 435
Saratoga Springs, N.Y. 12866

Deed Reference:

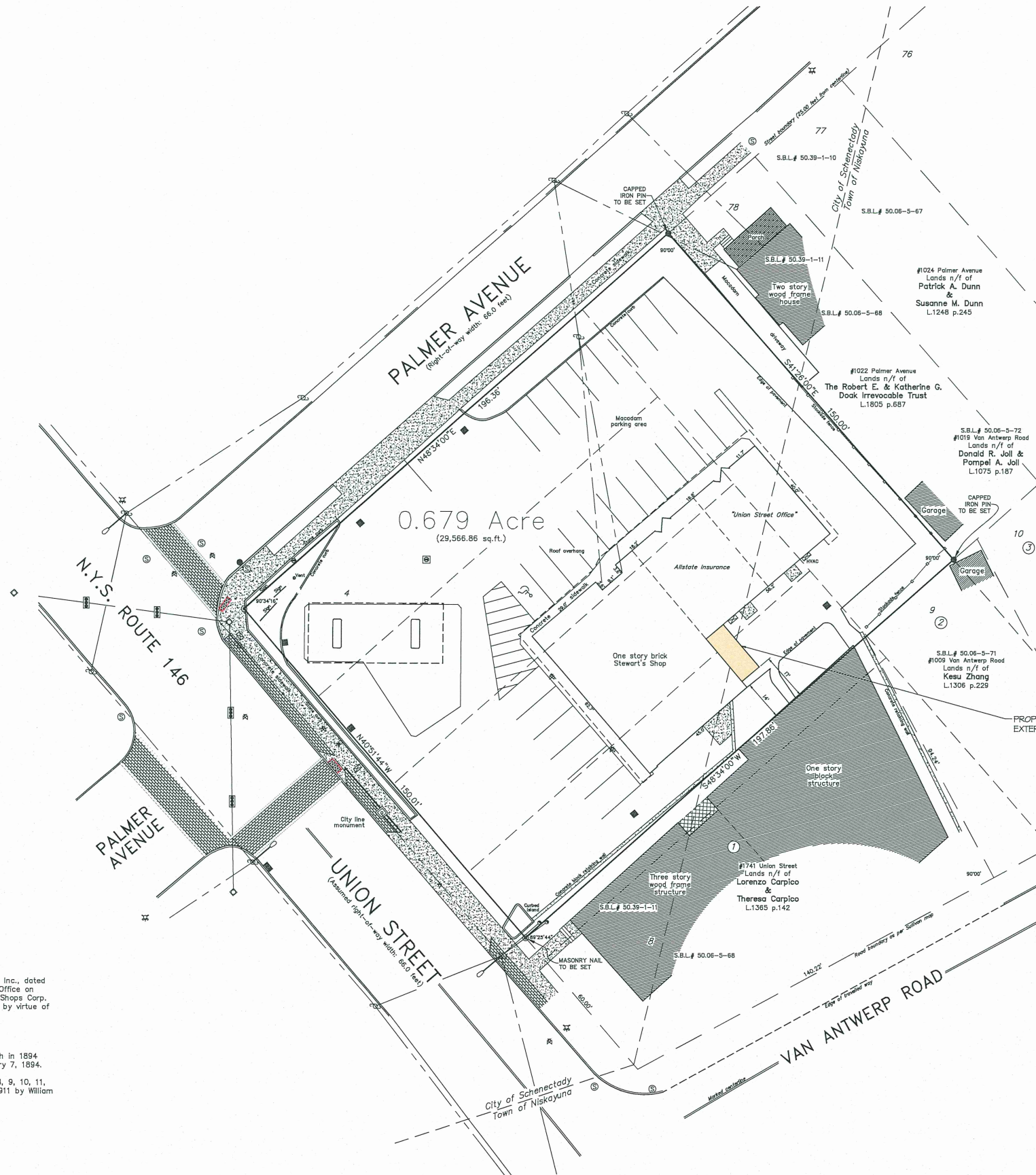
Upper Union Street Holding Corp. to Stewart's Ice Cream Company, Inc., dated October 21, 1997 and recorded in the Schenectady County Clerk's Office on October 30, 1997 in Liber 1526 of Deeds at page 209. Stewart's Shops Corp. is the successor corporation to Stewart's Ice Cream Company, Inc. by virtue of a name change.

Map References:

- "Map of Union Plot belonging to Amos Gates", made by D.C. Smith in 1894 and recorded in the Schenectady County Clerk's Office on February 7, 1894.
- "Map of Lots belonging to Ellen Sullivan ... being Lots numbered 8, 9, 10, 11, 12, 13 and part of 7 on Map of Union Plot ...", dated July 13, 1911 by William Gifford and recorded in the Schenectady County Clerk's Office.

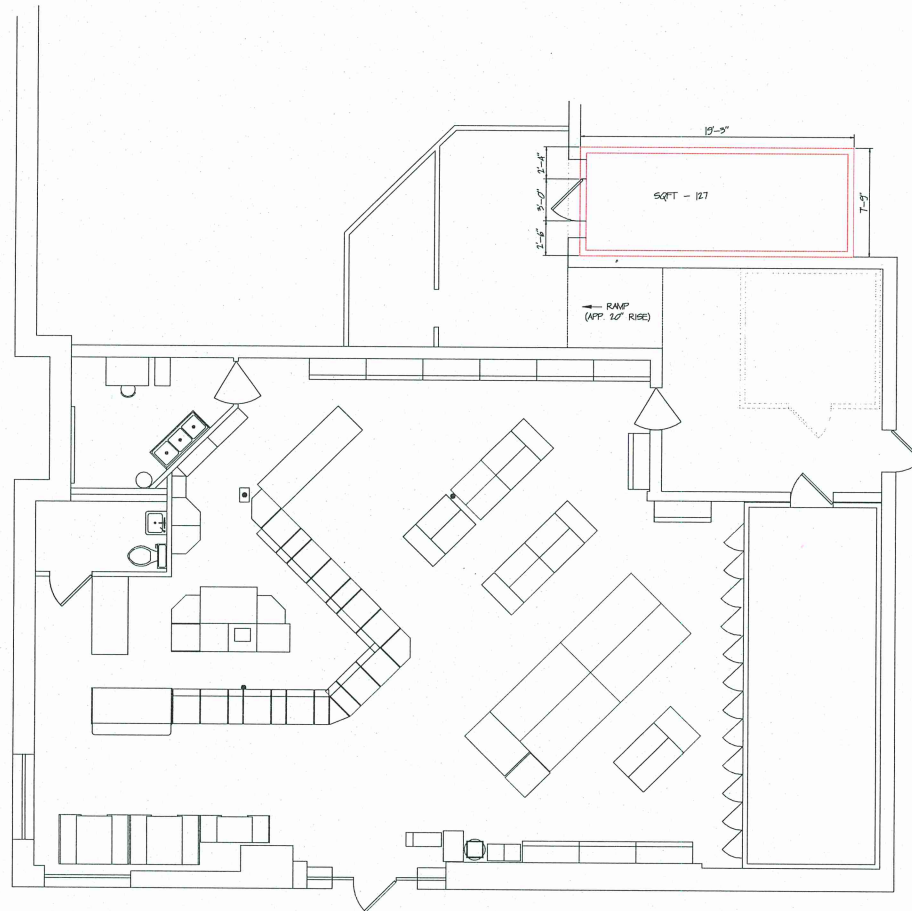
Notes:



- This survey was prepared without benefit of an up-to-date abstract of title and is therefore subject to any and all rights-of-way and/or easements of record, particularly for underground utilities.
- City/Town line shown hereon has been scaled from County tax maps and is approximate only, subject to precise field location.
- Elevations shown hereon have been determined with respect to an assumed vertical datum.



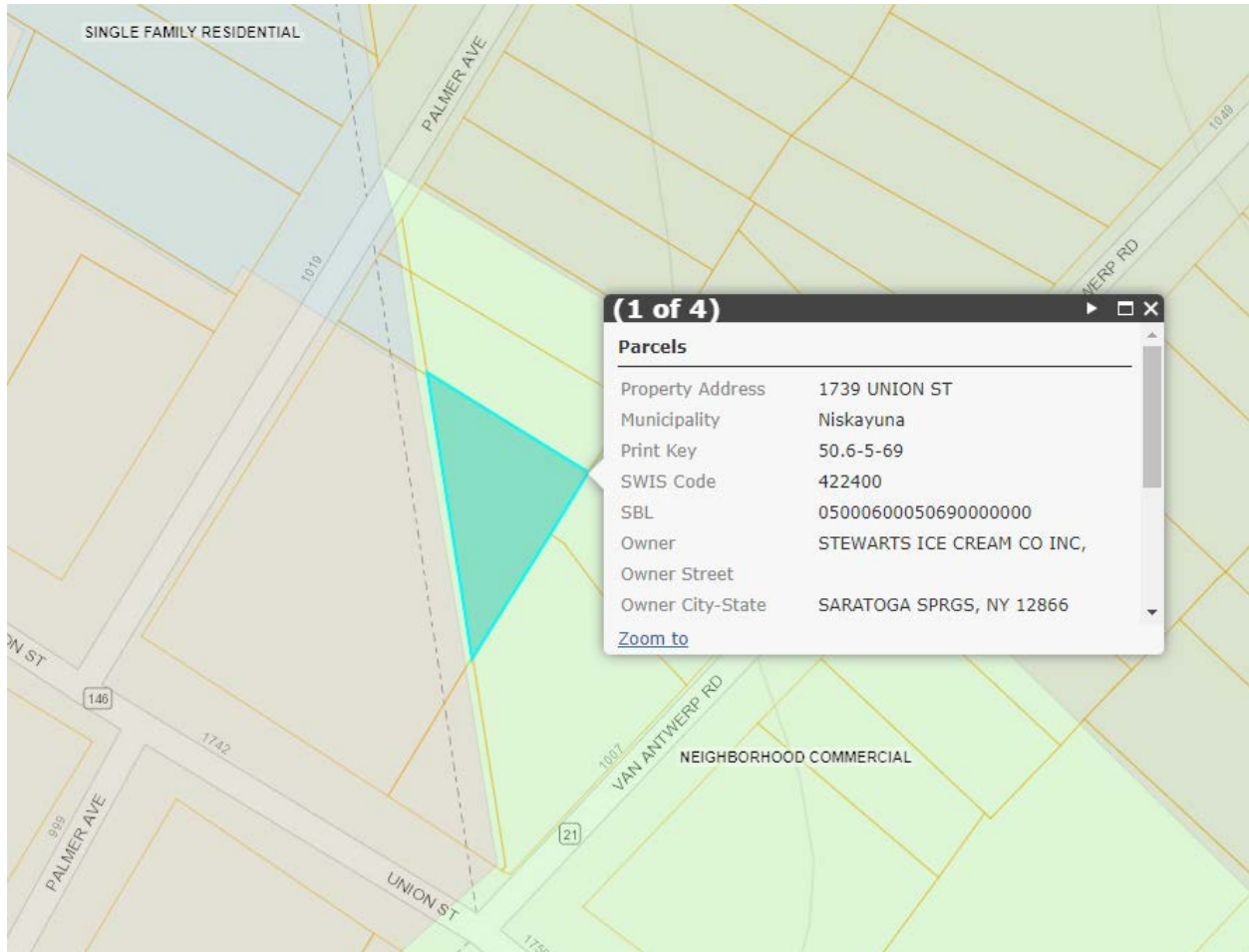
SITE LOCATION MAP
SCALE: N.T.S.

		STORE NAME, ABBREVIATION & NO.		UNION STREET - UNS - 183	
		SITE LOCATION		1739 UNION STREET - SCHENECTADY, NY 12304	
DATE	NO.	REVISIONS		 SARATOGA SPRINGS, NY 12866 TEL. (518) 561-1200 FAX (518) 561-1205	
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: MA SCALE: 1" = 20' DATE: 7-18-2022 DRAWING NO. S-1	
				TITLE: SITE PLAN	



 <p>ALL DRAWINGS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IN ALIEN AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW</p>	STORE NAME, ADDRESS AND CITY, STATE, ZIP		UNION STREET - UNS - 183	
	SITE LOCATION		1734 UNION ST - SCHENECTADY NY	
	DATE	NO.	REVISIONS	
 <p>SARATOGA SPRINGS, NY 12866 TEL. (518) 584-1300 FAX (518) 584-1304</p>		DRAWN BY: HP SCALE: 1/4" = 1'-0" DATE: 7/18/22 DRAWING NO.: FP-1		
TITLE		FLOOR PLAN		

1739 Union St. – Stewarts Shop
Zoning District – C-N Neighborhood Commercial





TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. **VIII. 3**

MEETING DATE: **8/8/22**

ITEM TITLE: DISCUSSION: 2341 Nott St. – ShopRite Plaza – site plan app. for placing a Chase Bank ATM machine in the plaza parking lot

PROJECT LEAD: Mike Skrebutenas

APPLICANT: Kristopher Miller, 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:

Kristopher Miller, agent for the owner of 2341 Nott St, submitted an Application for Site Plan Review for the placement of a Chase Bank ATM in a portion of the Shop Rite parking lot.

BACKGROUND INFORMATION

2341 Nott St. is located within the C-N Neighborhood Commercial zoning district and the Town Center Overlay District.

The scope of work for the ATM project in the eastern most portion of the Shop Rite parking lot includes an ATM on a concrete pad, bollards, signature canopy, vehicle height detector bar and pole lighting. Lane striping and directional arrows will also be painted on the asphalt paving.

A 6-page drawing set entitled "Chase Bank Nott and Balltown ATM 2341 Nott Street Schenectady, NY 12309" by BHDP Lawrence Digennaro, Architect 302 W. 3rd Street, Suite 500, Cincinnati, OH 45202 dated 7-19-21 with a most recent revision of Rev 1 dated 4-1-22 was provided with the application and stamped "Received Apr 07 2022" by the Planning Department.

Setbacks

Zoning 220 Attachment 17 Schedule I-D C-N District column 2 lists the setback requirements for Food markets as: Front = 20', side = 15', rear = 25'. As proposed, the location of the ATM complies with all setback requirements.

Parking

The total required parking for Phase II of ShopRite Plaza (this parcel) has an existing deficit of 36 spaces. This proposal would bring the deficit to 44 (reduce the parking by an additional 8 spaces). However, there are cross parking easements across all the parcels in the plaza. With the cross easements in place, the total existing plaza deficit is 19 and this proposal would bring the deficit up to 27. The Town does not receive complaints of not enough parking in the plaza however, and for a plaza that size the deficit is small. It is worth noting though, that parking is being removed from the parcel that has the least amount of parking to begin with.

Plaza Existing	Parking Summary			
	Required	Provided		
Phase I	465	482	17	Surplus
Phase II	203	167	36	Deficit
TOTAL	668	649	19	Deficit
Proposed				
TOTAL	668	641	27	Deficit

Please see further discussion on initial parking PDD requirements below.

Lighting

Light Pole and Fixture

Zoning code Chapter 220 Zoning Article VIIIA. Town Center Overlay District, Neighborhood Commercial and Highway Commercial Standards: establishes design criteria for an identifiable center of the Town to further define a sense of community and promote traditional architecture. Section 220-48.5 Pedestrian and streetscape amenities C minimum performance criteria (3) Lighting (c) states the following: "Pole-mounted lighting in accordance with Planning Board guidelines shall not exceed a pole height of 22 feet from finished grade".

As proposed, page A102 of the drawing set includes a light pole with an area light measuring 23' high (3' high concrete base + 20' high light pole) located at the entrance to the ATM machine. Therefore, a waiver of 1' (23 – 22) of pole height from finished grade is required.

Minimum performance criteria subsection (3) Lighting (d) includes the following: "Light sources for all lighting shall be metal halide".

As proposed, page A104 of the drawing set includes a lighting fixture described as "Model ALED2T150N (Type II) 4000K LED 120-277V 151.4 Watts LED area light". Therefore, a waiver for an LED light rather than a metal halide light is required.

Lighting of Outdoor Areas

Zoning code Chapter 220-48.5 C (3) Lighting states lighting shall follow "Article VIIIB Guidelines for Lighting of Outdoor Areas under Site Plan Review".

- Table 1 lists Neighborhood shopping areas as "Moderate Activity" areas.
- Table 2 lists the guideline for maintained horizontal illuminance for general parking and pedestrian areas as 0.3 Footcandles and driveway access as 0.8 Footcandles.

As proposed, page A105 of the drawing set includes a photometric plan of the project area. The area immediately around the ATM is illuminated to approximately 5 fc. The illumination at a 25' radius from the project site is illuminated to approximately 2 fc. The illumination level at a radius of 50' from the project site is typically significantly less than 1 fc and equivalent to the larger parking lot area.

Signs

Section 220-4 Signs of the Niskayuna zoning code establishes standards to promote signs that are visually compatible with their surroundings and are of appropriate design and materials.

Subsection D Prohibited signs: The following signs shall be prohibited in the Town Center Overlay District: includes (5) Pylon signs.

Pages A102, A103 and A104 of the aforementioned drawing set include design details for the proposed ATM. Several portions of the ATM station infrastructure and associated graphical displays should be reviewed by the Board relative to the requirements set forth in Section 220-4 of the zoning code. The drawings include a "non-illuminated signage option" that reads "CHASE" followed by the Chase Bank logo on one of the canopy legs.

Section 220-48.4 Signs E Minimum performance criteria (5) Logo states: "In the event that a picture logo is displayed on a sign, it shall be incorporated into the permitted sign area to comprise not more than 30% of the sign area". As proposed, the drawings show a two-sided "non-illuminated octagon signage option" located above the aluminum "signature canopy" that partially shields the ATM machine from weather. The logo comprises 100% of the sign area so a waiver for a sign with a logo covering 100% of the sign area may be required.

Summary Table of Zoning Relief

	Required	Provided	Notes
Parking Spaces	668	641	<i>Reduction in 8 parking spaces still above 625 requirement</i>
Light Pole	22' pole height	23' pole height	1' waiver for height
Lighting type	Metal Halide	LED	Waiver to LED
Signage Logo	Logo 30%	Logo 100%	Waiver on Logo %
"Chase" Sign		Chase sign on ATM	Addressed as part of waiver package

4/11/22 Planning Board (PB) meeting – Chris Quinn and Tom Riley spoke on behalf of Chase Bank and explained the project to the Board. The Planning Office noted the entire Shop Rite plaza is currently 19 parking spaces below code and the proposed ATM will consume 8 existing parking spaces leaving the shopping center 27 spaces below code. A discussion ensued regarding the impact the ATM is anticipated to have on the shopping center. The applicants stated that their data estimates 1,800 visits to the ATM per month (approx. 60 visits / day). They also indicated that ATMs rarely have more than 1 vehicle at the ATM and one additional vehicle waiting to use it. The Board agreed on the following action items for the Chase Bank site plan.

- Explore muting the colors used for the design of the ATM and associated apparatus to comply with Section 220-48.7 of the Niskayuna zoning code.

- Refresh all parking space striping.
- Repair existing parking lot potholes.
- Replant landscaping as advised by the Niskayuna Tree Council.

PDD PARKING

Planning Staff has researched the initial approval of the PDD by the Town Board and recognizes that the Town Board approved full build out of the PDD with a parking requirement of 625 spaces. The PDD was given a 20% reduction in the total required spaces of 781 by the Town Board due to shared parking across parcels. The Planning Board may have allowed a further reduction to 602 in 1996 – but the clearest direction staff can find is to ensure 625 parking spaces in the plaza.

Given these facts, the Planning Board has the authority to work with the developer on parking spot configuration, provided they do not dip below the 625 originally approved, so this project would not need a referral to the Zoning Board of Appeals. However, it should be noted the second floor of Phase 2 of the plaza is largely vacant, so requiring staff to park in the rear of the building and keep front spots open to customers would be critical to any reduction in parking – as well as ensuring the remainder of the PDD requirements are met – including landscaping, pedestrian crosswalks and vehicular flow.

4/25/22 Planning Board (PB) meeting – The project was on the posted agenda for the 4/25/22 PB meeting but late in the day on Friday 4/22/22 the applicant asked to be pushed out to the 5/9/22 meeting. This was to allow them additional time to complete the action items that were identified at the 4/11/22 meeting most notably concepts for a more muted color scheme more in line with the requirements of section 220-48.7 for the Town Center Overlay District (TCOD). The PB discussed the project very briefly at the 4/25/22. The discussion was limited to the new parking space information the Planning Office noted in the Agenda Statement, above.

5/4/22 Architectural Review Board (ARB) meeting – The ARB reviewed the drawings of the proposed ATM machine and associated apparatus. They agreed that the bright blue color should be restricted to the Chase Bank logo and that more muted colors should be used on the protective bollards and ATM housing panels. The Planning Office (PO) noted that the applicant is on the agenda for the 5/9/22 PB meeting and a new color scheme is expected to be introduced at that time. The ARB agreed to review the proposal again after 5/9/22.

The applicant is on the agenda this evening to provide an update on the action items that were identified at the 4/11/22 PB meeting.

5/9/22 Planning Board (PB) meeting – Tom Riley and Chris Quinn spoke on behalf of Chase Bank. Tom presented a revised plan for the ATM design that had not been sent to the Planning Office prior to the meeting. The bright “CHASE” blue had been changed to a nickel gray color on several parts of the ATM station and apparatus. The PB liked the redesign and determined it complied with the zoning code. Tom stated that he spoke with the landlord regarding concerns that were brought up by the Planning Office (PO) during the 4/25/22 meeting. These concerns include the following.

1. Restriping the parking spaces.
2. Defining and striping the crosswalks
3. Repair potholes in the parking lot
4. Meet with the Tree Council to develop a new landscape plan to replace trees that have died off.
5. Clear the overgrown growth away from the monument sign for the plaza.

The Board and the applicants discussed lighting at and around the proposed ATM. The PB asked for renderings showing what the ATM will look like from multiple vantage points – from the residences across the street, etc. Photometric plots were displayed and discussed. Tom noted that the CHASE safety standard for illumination at an ATM machine is 2 foot candles. Finally, the PB noted that the project should be reviewed by the Niskayuna Police and Fire Departments.

Action Items for the project are listed below.

1. Applicant – to provide colored renderings of what the ATM will look from various vantage points.
2. Applicant – revise photometric plots for the 22' light pole height.
3. PO – review the project with the Police and Fire Departments.

The project is on the agenda so the applicant can update the PB.



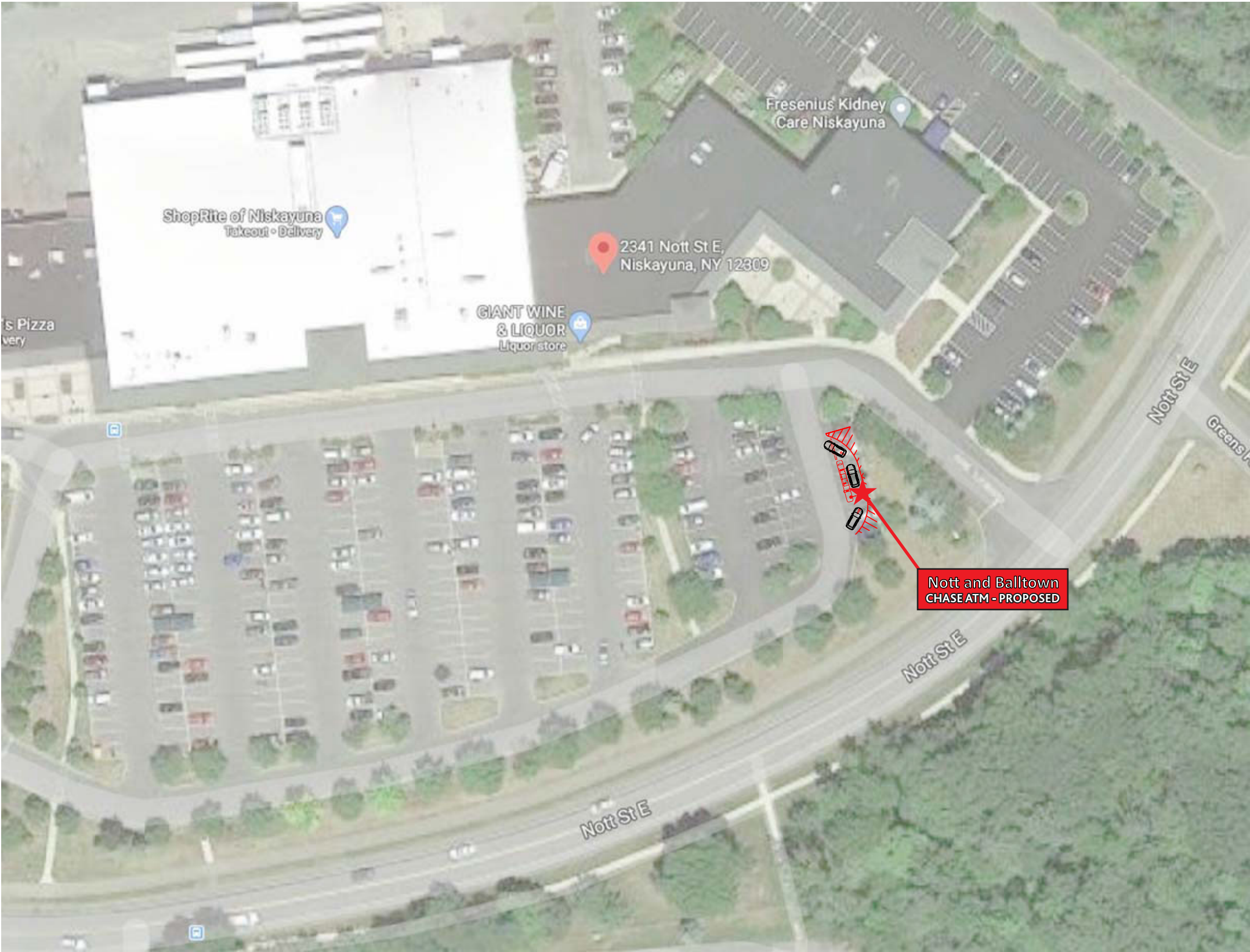
Nott and Balltown - ATM
38100P375091


2341 Nott St - Schenectady, NY 12309

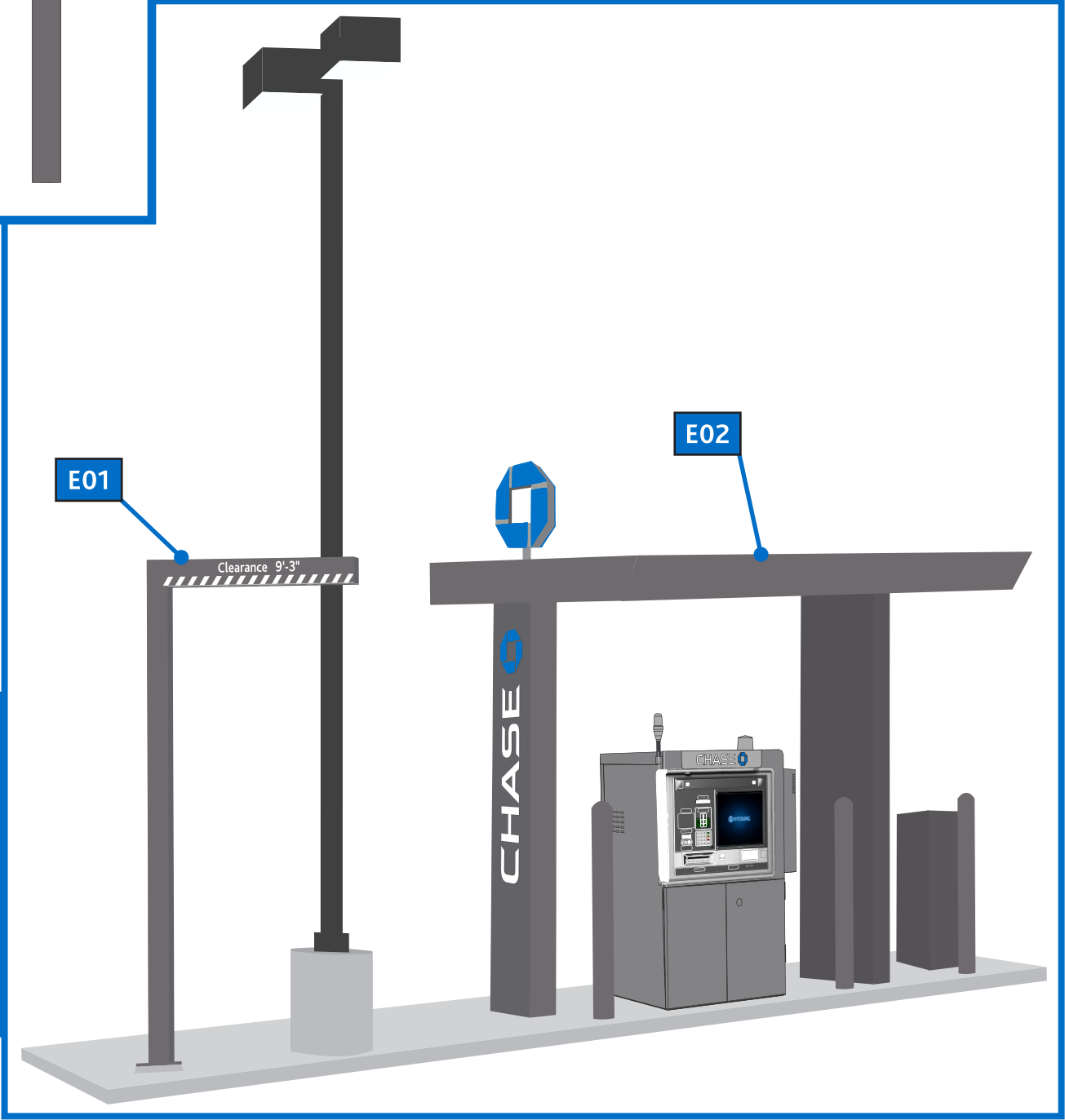
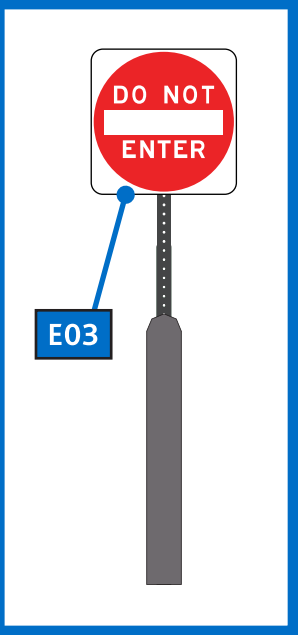
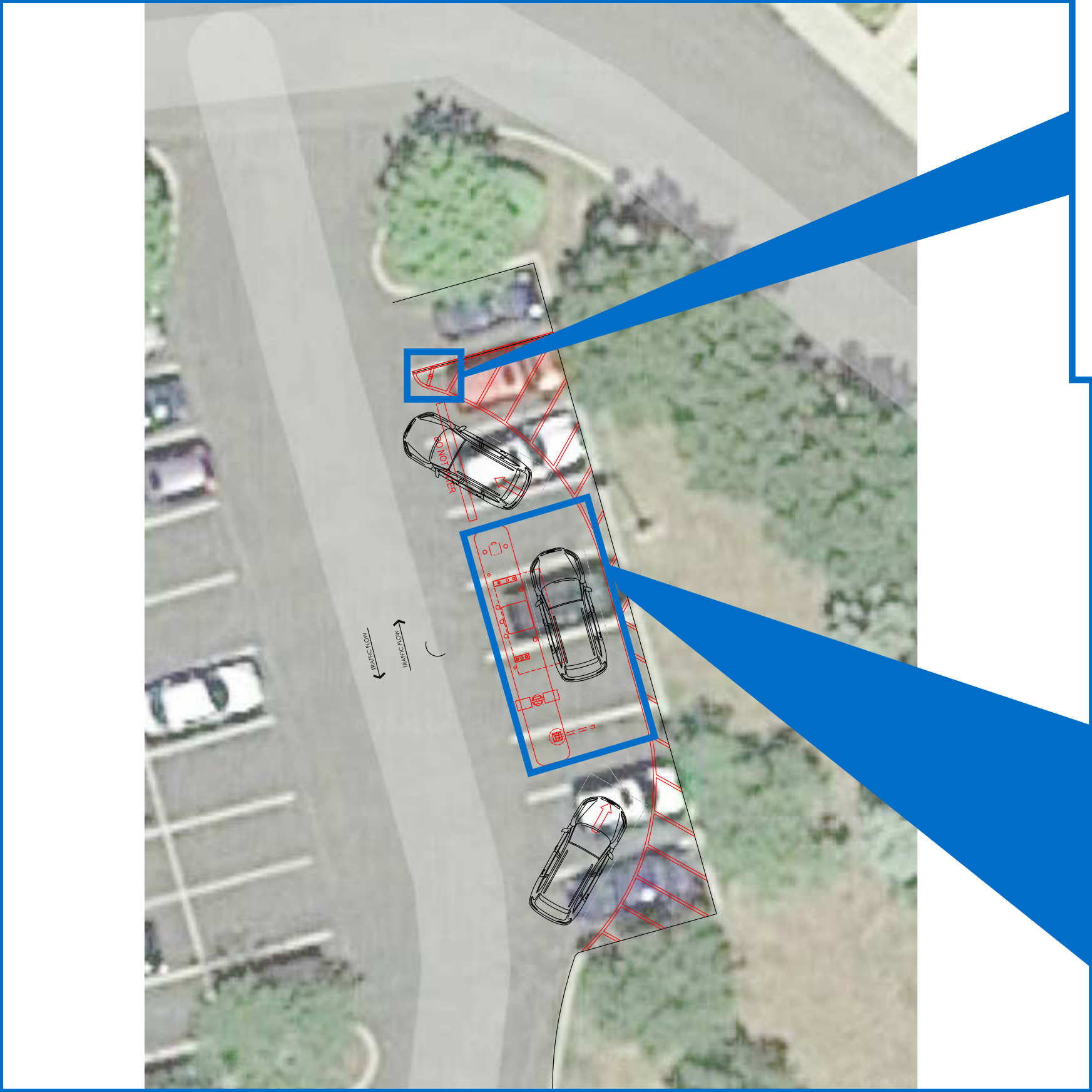


REVISION NOTES

REVISION #:
DATE:
DESCRIPTION:



<div>CHASE</div>	LOCATION	Nott and Balltown - ATM	LOCATION ID#	# 38100P375091	INITIAL DATE	07-18-2022	ALL DESIGNS DEPICTED HEREIN ARE THE SOLE PROPERTY OF CHASE, CREATED SPECIFICALLY FOR BRANDING APPLICATION. USE OF THIS INFORMATION FOR ANY PURPOSE OTHER THAN THE INTENDED USE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF THE OWNER.	<div> Pattison Sign Group Powering Your Brand</div>
	ADDRESS	2341 Nott St Schenectady, NY 12309	DRAWN BY		REVISION DATE			
			DRAWING#		REVISION#	PAGE#		
						2		



	SIGN TYPE	DESCRIPTION
E01	HB-U	Headache Bar
E02	CAN-ATM-SIG-OCT	ATM Signature Canopy w/ Octagon
E03	DOT	Double-Faced Do Not Enter/Stop - Pole-Mounted



LOCATION **Nott and Balltown - ATM**
ADDRESS 2341 Nott St
Schenectady, NY 12309

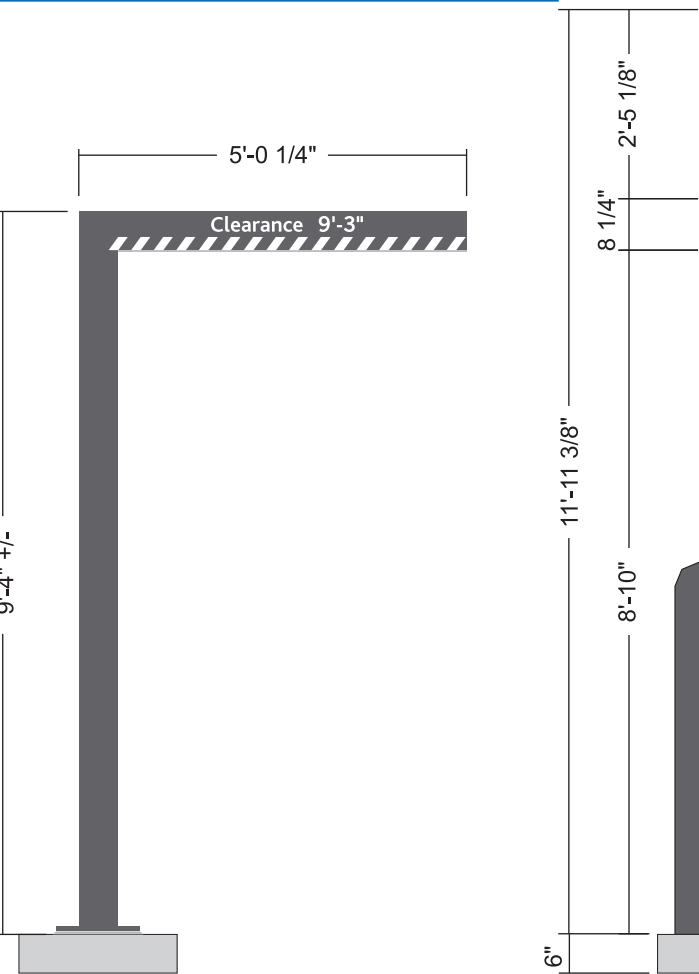
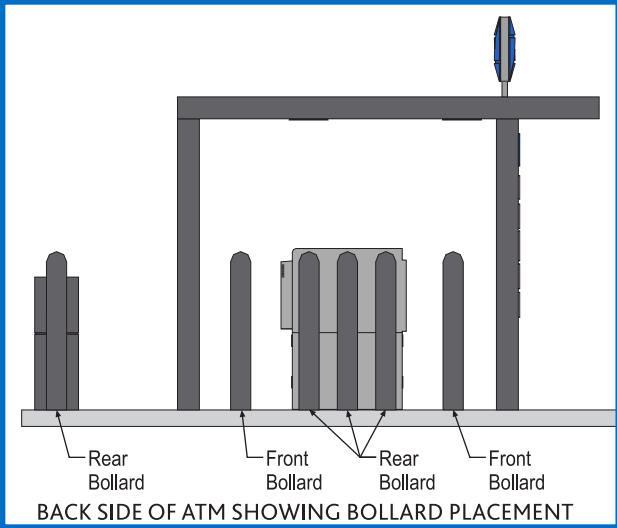
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DRAWING#

INITIAL DATE **07-18-2022**
REVISION DATE
REVISION#

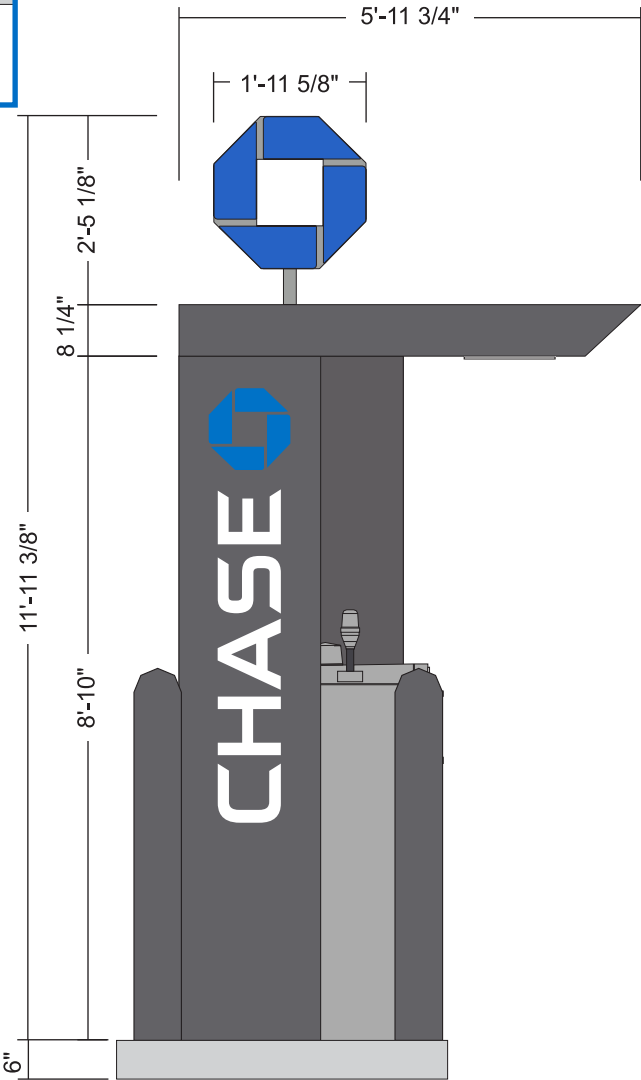
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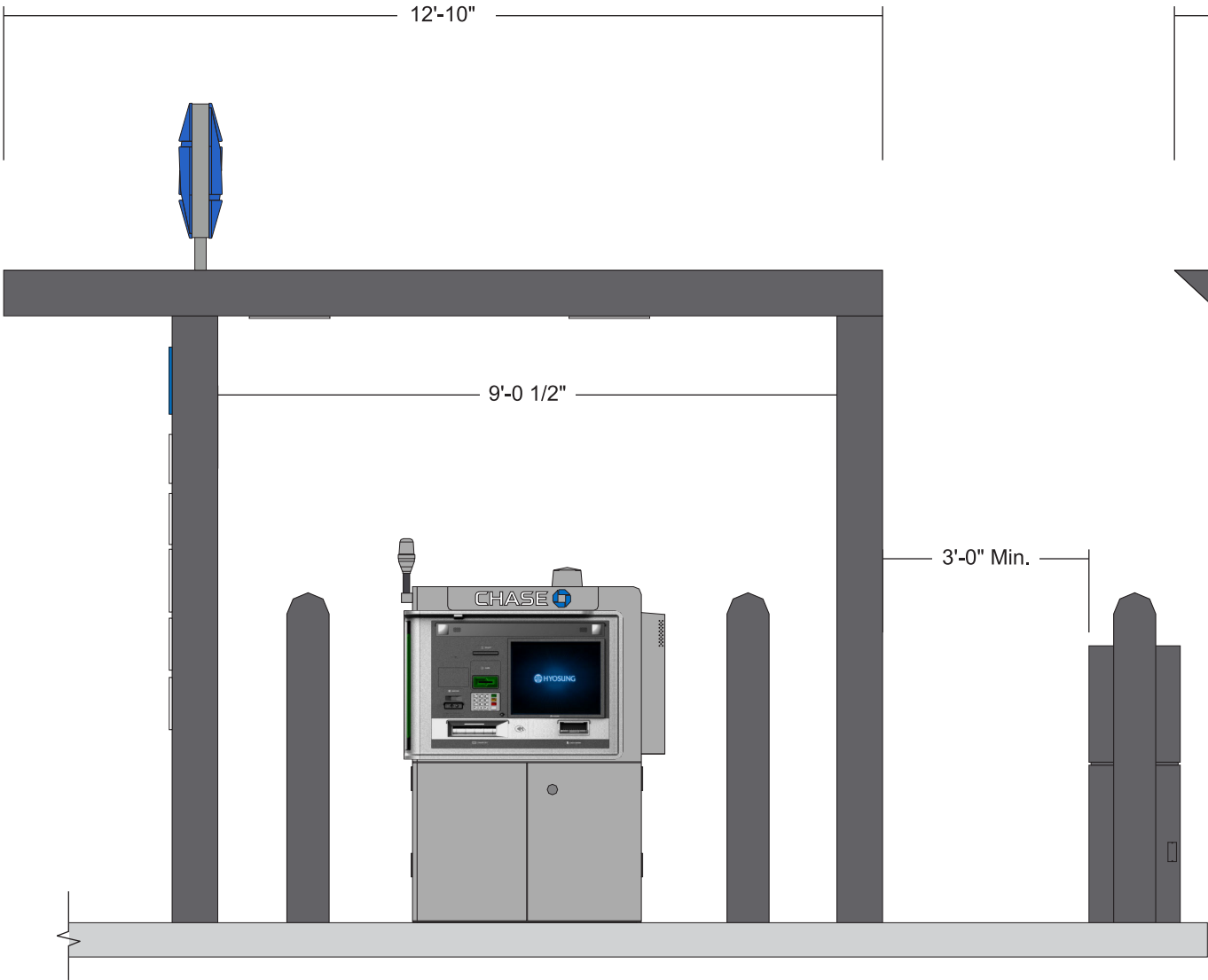




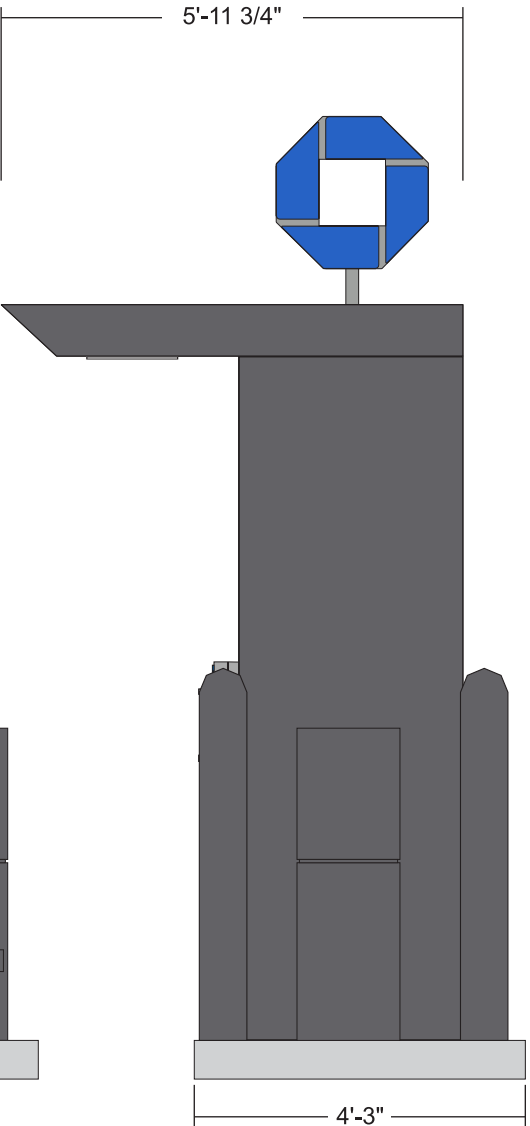
ELEVATION



APPROACH
ELEVATION



ELEVATION



DEPARTURE
ELEVATION

** Utility Pedestal
to be installed by GC*

E01 HB-U Headache Bar

E02 CAN-ATM-SIG-OCT ATM Signature Canopy w/ Octagon



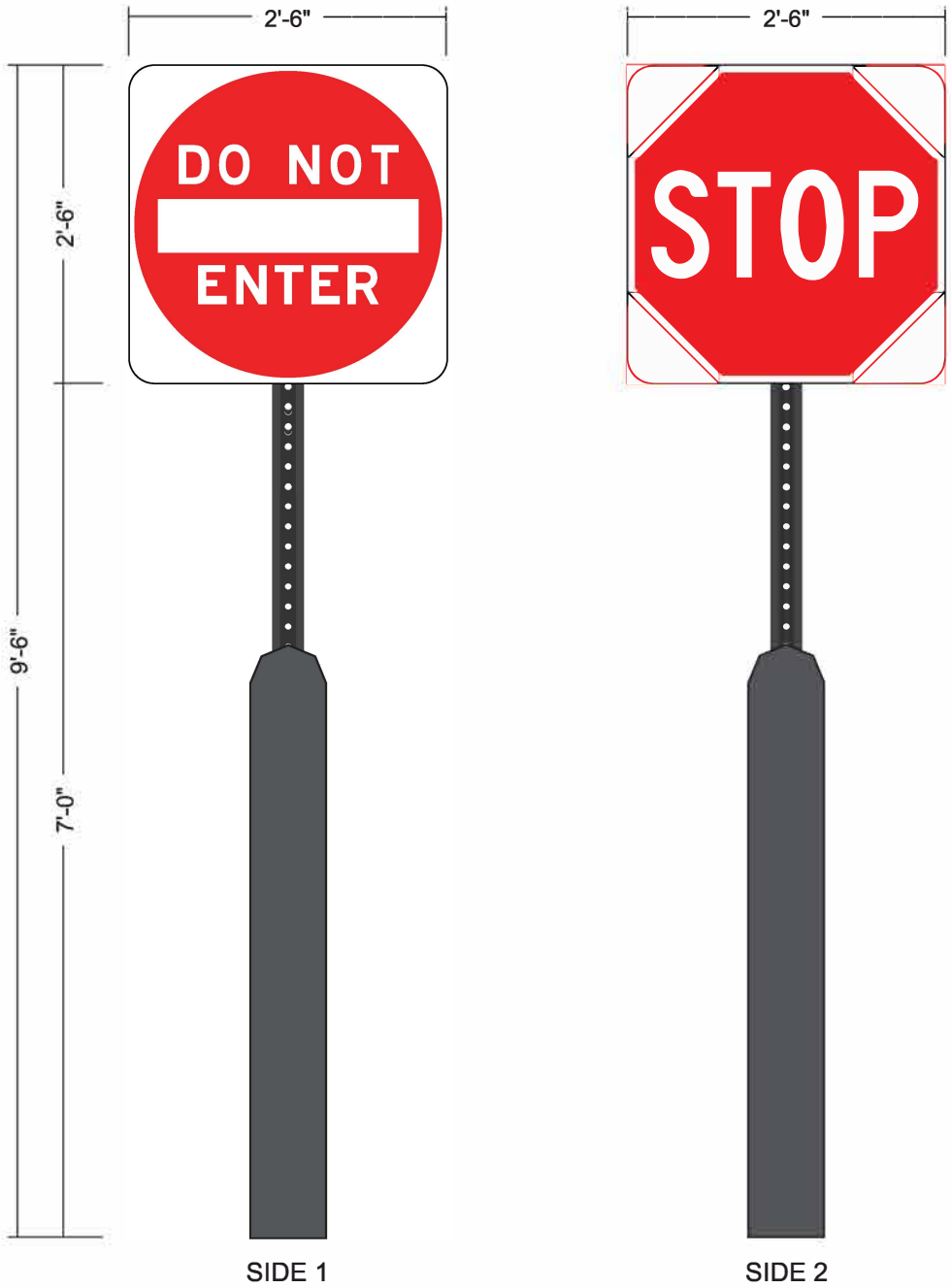
LOCATION **Nott and Balltown - ATM**
ADDRESS 2341 Nott St
Schenectady, NY 12309

LOCATION ID# **# 38100P375091**
DRAWN BY
DRAWING#

INITIAL DATE **07-18-2022**
REVISION DATE
REVISION# PAGE# 4

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ELEVATION
* Bollard base required

E03	DOT	Double-Faced Do Not Enter/Stop - Pole-Mounted
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SURVEY PHOTOS



LOCATION **Nott and Balltown - ATM**
ADDRESS 2341 Nott St
Schenectady, NY 12309

LOCATION ID# **# 38100P375091**
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DRAWING#

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SURVEY PHOTOS



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DRAWING#

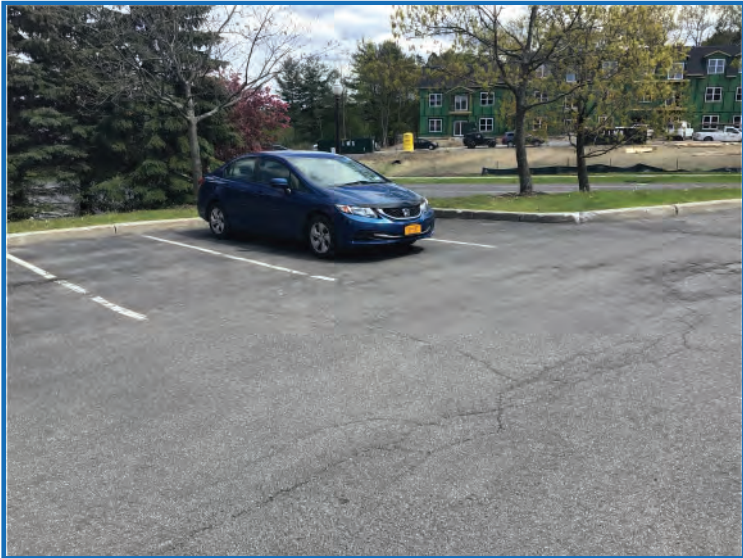
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REVISION DATE
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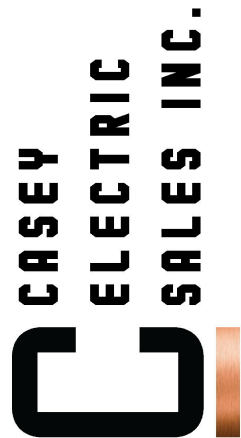
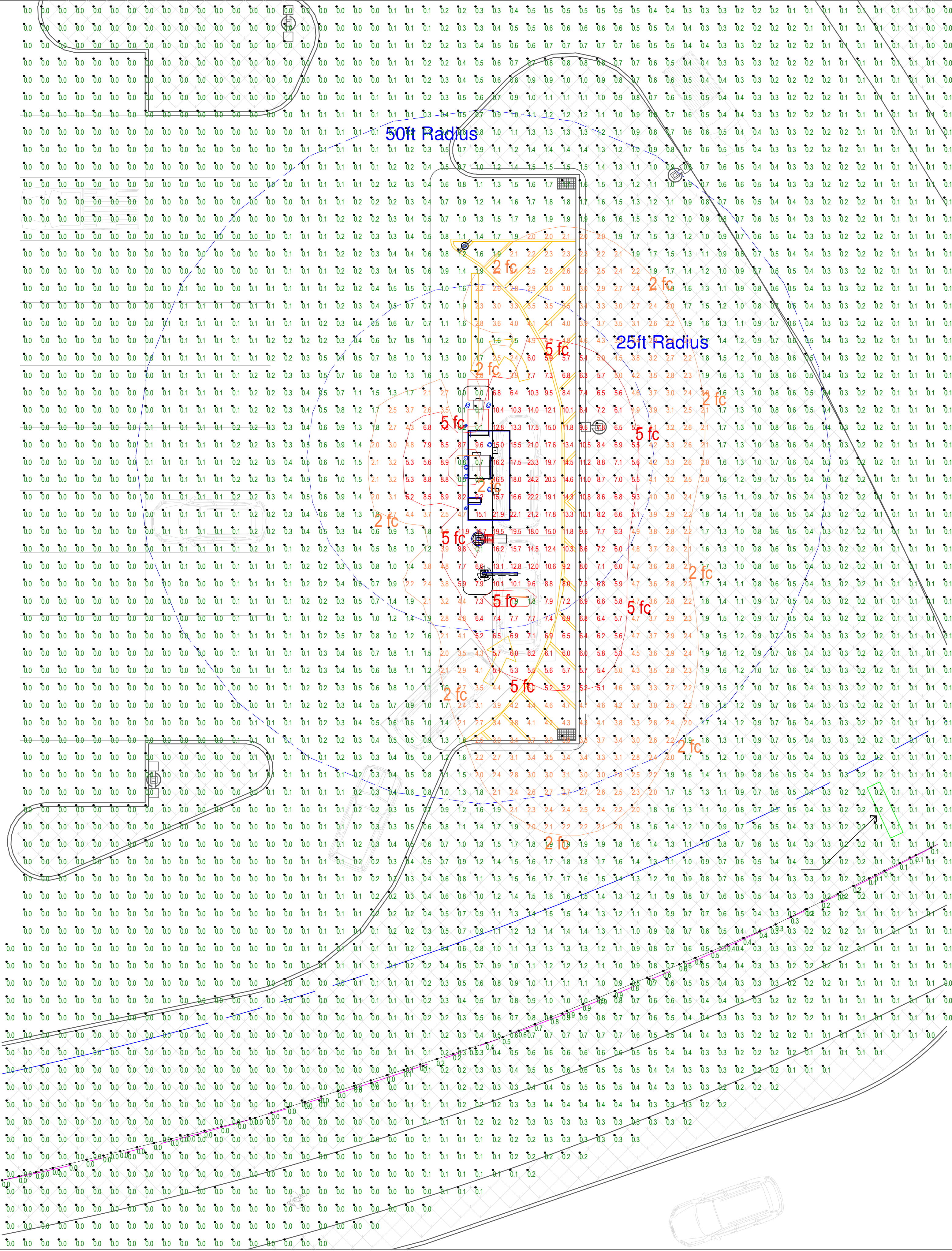
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SURVEY PHOTOS



Not to Scale



Prepared For:
TKO Installations

Prepared By:
Casey Electric Sales

Job Name:
Chase ATM - Nott and Balltown

Lighting Layout
Version B - Area + Canopy Lights
mt. height at 22' pole

Scale: as noted

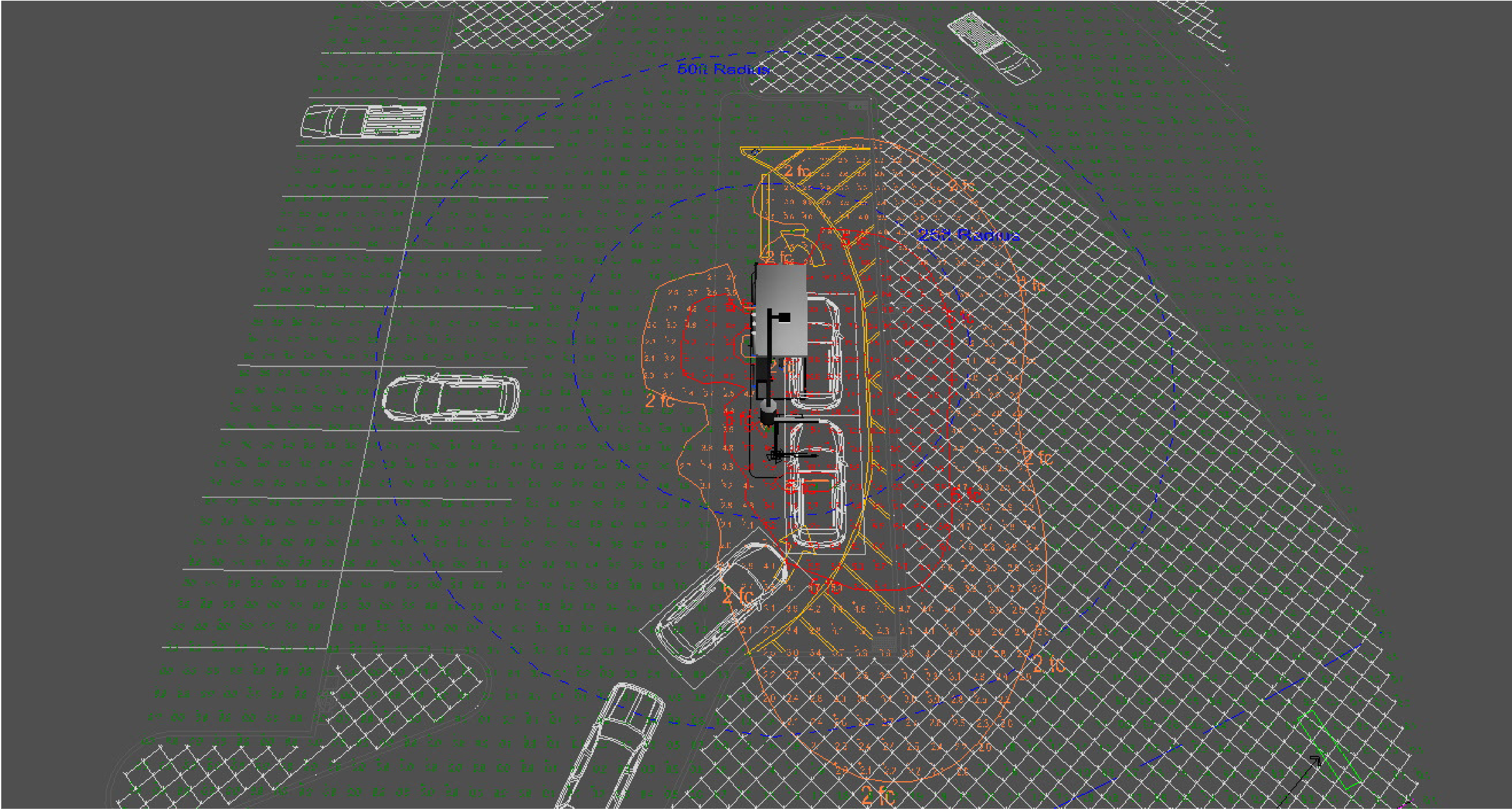
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PROJECT #

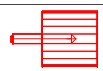

CASE #

Filename: Chase ATM Nott and Balltown Calcs 2021-07-30-Copy-40097.AGI

Drawn By: Jason Jeunette



Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts_1	Illuminance	Fc	0.86	24.2	0.0	N.A.	N.A.		2.5	2.5	Horizontal
Property Line	Illuminance	Fc	0.25	0.9	0.0	N.A.	N.A.		2.5	N.A.	Horizontal

Luminaire Schedule														
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename	BUG Rating	
	1		ALED2T150NPCT	SINGLE	17213	17213	1.000	ALED2T150N (TYPE II)	151.4	151.4	151.4	ALED2T150N.ies	B2-U0-G3	
	2		e-csa04_series_40k	SINGLE	4891	4891	1.000	E-CSA04A-W40Z	43.11	43.11	86.22	e-csa04_series_40k.ies	B2-U2-G2	

1PS4-11-20D2

1BCK-S4

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
3		221.725	137.876	22	0	0
4		222.558	150.547	9.478	0	0
5		222.676	144.702	9.478	0	0
Total Quantity: 3						

NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.

* The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB lighting design model. RAB is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

PROJECT #

Scale: as noted

CASE #

Date:7/18/2022

Job Name:
Chase ATM - Nott and Balltown

Lighting Layout
Version B - Area + Canopy Lights
mt. height at 22' pole

Prepared For:
TKO Installations

Prepared By:
Casey Electric Sales

Filename: C:\Users\CFaras\Dropbox\RAB\Archive\AG32 Lighting Designs\Distributors - L\GRAYBAR\Chase ATMs\Chase ATM - Nott and Balltown\Calculations\Chase ATM Nott and Balltown Calcs 2021-07-30-Copy-40097.AGI

Chase ATM - Nott and Balltown
Lighting Layout
Version B - Area + Canopy Lights
mt. height at 22' pole

Drawn By:Jason Jeunnette

PROJECT #

Scale: as noted

CASE #

Date:7/18/2022

Job Name:
Chase ATM - Nott and Balltown

Lighting Layout
Version B - Area + Canopy Lights
mt. height at 22' pole

Prepared For:
TKO Installations

Prepared By:
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