

TOWN OF NISKAYUNA
Planning Board and Zoning Commission

Agenda
August 28, 2023
7:00 PM

REGULAR AGENDA MEETING

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - 1. Aug 14, 2023
- IV. PUBLIC HEARINGS**
- V. PRIVILEGE OF THE FLOOR**
- VI. UNFINISHED BUSINESS**
- VII. NEW BUSINESS**
- VIII. DISCUSSION ITEMS**
 - 1. 2861 Troy – Schenectady Rd. – Brookdale Sr. Living -- An application for a 10' x 12' storage shed.
 - 2. 2837 Aqueduct Rd. – Rivers Ledge Sr. Center – A site plan application for a 55-unit apartment building containing 2,000 sq. ft. of mixed-use commercial space and a 3,000 sq. ft. commercial space outbuilding.
 - 3. 2890 River Rd. -- An application for Sketch Plan Approval – 4 Lots or Less for a 4-lot subdivision.
- IX. REPORTS**
 - 1. 1851 Union St / 1245 Ruffner Road – Mohawk Golf Club – An UPDATE on the State Environmental Quality Review (SEQR) process and an application for sketch plan approval including a Special Use Permit for a 22-lot Average Density Development (ADD) subdivision consisting of 10 single-family detached homes and 12 townhomes.
- X. COMMISSION BUSINESS**
- XI. ADJOURNMENT**

NEXT MEETING: Sept. 11, 2023 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
August 14, 2023

Members Present:

Kevin Walsh, Chairman
Chris LaFlamme
Genghis Khan
Patrick McPartlon
David D'Arpino
Leslie Gold
Nancy Strang
Joseph Drescher

Also Present:

Laura Robertson, Town Planner
Alaina Finan, Town Attorney
Clark Henry, Assistant Planner (virtual)
Trisha Bergami, Planning Department

I. CALL TO ORDER

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

II. ROLL CALL

Mr. Skrebutenas was absent/excused.

III. MINUTES

1. July 24, 2023

Mr. McPartlon made a motion to approve the Minutes from the 7/24/23 meeting. Ms. Gold seconded. All were in favor.

IV. PUBLIC HEARINGS

No public hearings tonight.

V. PRIVILEGE OF THE FLOOR

Mr. Foreman of 1900 Union Street spoke about the definition of frontage and having two front yards. Mr. Foreman stated he just wants to clarify that he feels that his property should not be considered to have a second front yard according to the description of the limited action to Route 7.

Chairman Walsh stated hearing and seeing no one else privilege of the floor is closed

VI. UNFINISHED BUSINESS

No unfinished business

VII. NEW BUSINESS

39 1. RESOLUTION: 2023 – 18: A Resolution for a lot line adjustment at 2386
40 Algonquin Rd. / 2383 Troy-Schenectady Rd.

41 Chairman Walsh read the following, RESOLVED, that the Planning Board and Zoning Commission does
42 hereby grant final lot line adjustment approval for 2386 Algonquin Rd. and 2383 Union St. (Editors Note:
43 The correct address should be **2383 Troy Schenectady Road**, not 2383 Union Street as written/read. This
44 has been corrected for the filed Resolution) as shown on the aforementioned 1-page survey drawing, with
45 the following conditions:

- 46 1. Prior to recording the plat – all ownership signatures on the lot line adjustment application shall be
47 notarized.

48 Mr. McPartlon made a motion to adopt the resolution, seconded by Mr. LaFlamme.

49 Mr. Pfeiffer of 2386 Algonquin Road stated he appreciated the Boards attention to this matter.

50 Mr. Henry called the roll as follows:

51 Mr. LaFlamme – Aye

52 Mr. Khan – Aye

53 Mr. McPartlon - Aye

54 Mr. D'Arpino – Aye

55 Ms. Gold – Aye

56 Mr. Drescher – Aye

57 Chairman Walsh – Aye

58 Chairman Walsh stated the Resolution was approved. He thanked everyone and stated he would sign the
59 plot plan after the meeting.

60 **VIII. DISCUSSION ITEMS**

- 61
62 1. 2861 Troy – Schenectady Rd. – Brookdale Sr. Living -- An application for a 10' x 12'
63 storage shed.

64 Chairman Walsh stated the applicant is not in attendance. The PODS that were on site during COVID for
65 extra supplies all have been removed except one. The site plan states they will remove the last remaining
66 POD and put up a 10' x 12' shed.

67 Ms. Robertson recommended that a certain level or standard should be kept with the appearance of the
68 shed. Especially being commercial property. The shed that was chosen is not much nicer than the POD
69 that is already there. She feels that maybe the Architectural Review Board should take a quick look at
70 this.

71 Chairman Walsh felt this shed looked better than the POD that is there and doesn't want to add more
72 work if its not required, but he stated it is up to the board.

73 Ms. Gold stated that it is a commercial property but it also provides residence for a lot of people. She
74 feels this shed is not attractive and they should get one that fits in better with the appearance and looks
75 more residential. She also stated there is nothing inexpensive about the PODS that were on the property.

76 Chairman Walsh asked for a project lead being as the applicant wasn't in attendance to discuss this with.
77 He stated the lead would need to contact the applicant and tell them that the Board would prefer a
78 fabricated decent looking shed and have a discussion with them.

79 Mr. LaFlamme volunteered to be project lead.

80 Mr. Khan stated that he is in favor of a nicer shed because this is visible and going to be adjacent to other
81 properties.

82

83 **IX. REPORTS**

84 Ms. Robertson stated she doesn't have anything to report unless anyone had any questions.

85 Ms. Gold asked if the webinar on Wednesday was going to be recorded and available after.

86 Ms. Robertson said if it is recorded, she will forward it so everyone can watch it on their own if they are
87 not able to join the webinar.

88 Mr. McPartlon asked about the Union Street tenant and if they are within the city of Schenectady.

89 Ms. Robertson said that the building is 80 percent in the Town of Niskayuna but that tenant is in the City
90 of Schenectady. Much research was done on the past practice for that tenant space and it was clear that
91 the use of the space (retail/service) cannot change without triggering a review of parking. This is difficult
92 because the area is already under parked but the grandfather status only applies to existing uses.

93 Chairman Walsh asked about 3900 State Street.

94 Ms. Robertson said she has not heard back from them but they did initially reach out and say they wanted
95 to un-pause the project.

96 Chairman Walsh asked about 2890 River Road and asked Ms. Robertson to brief the Board on where it
97 stands.

98 Ms. Robertson said that they had an incomplete application for a four lot subdivision and held an internal
99 meeting with them because of all the complicating pieces. The applicant has submitted a building permit
100 to demolish the home. He needs to decide if he wants to demolish the home and put up one single family
101 home or he can complete his application and go to the Planning Board for a subdivision review.

102 The Board asked about the single family homes on Balltown Road. Ms. Finan stated there was nothing
103 from legal on the Miller project.

104 Ms. Robertson stated that they did start asbestos removal on those homes and intend to submit a
105 demolition permit for them. Technically they were told no by the Town for the variances required so with
106 no pending project before the Town, those buildings can come down.

107 Mr. McPartlon asked about the corner of Van Antwerp and Union Street, he wanted to know if the City of
108 Schenectady will take the letter sent to them under consideration.

109 Ms. Robertson said Schenectady looked at that site preliminarily and said that it needed an approval from
110 the Town of Niskayuna for parking. The letter Ms. Robertson sent to them stated they couldn't have the

111 approval for parking because the use change required additional review and approval from Niskayuna, as
112 outlined. Ms. Robertson believed it was going back to the Schenectady Planning Board for them to
113 disapprove the tenant change because it did not have parking approval from the Town of Niskayuna.

114 Mr. McPartlon stated there was not a lot of detail on the use or what an event space would be used for.

115 Ms. Robertson said the tenant said it was an event center, similar to some sort of birthday party/party
116 center. The only thing in Niskayuna code that is similar is an Indoor Recreation Center which
117 encompasses having a bunch of people in one indoor space. Ms. Robertson said that parking is explored
118 whenever there is a tenant change to make sure the parking situation is fair for the surrounding businesses
119 and in this case, the parking demands increased substantially and would require additional approvals /
120 variances from the Town.

121 Chairman Walsh said if the applicant comes back with a parking plan, possibly for shared parking with
122 businesses across the road or something other than what is attached to the property, the Board would be
123 happy to look at it.

124 Mr. McPartlon asked about the proposal to for the lot line adjustment across the street of Union Ave. He
125 was interested in any updates.

126 Ms. Robertson said the people came for one meeting and were given feedback from the Board but they
127 never returned. She has no updates.

128 **X. COMMISSION BUSINESS**

129 **XI. ADJOURNMENT**

130 Mr. Khan made a motioned to adjourn the meeting, Ms. Gold seconded the motion. All were in favor. The
131 meeting was adjourned at 7:28 pm.

132 *The video recording for this meeting can be found at: <https://www.youtube.com/watch?v=kBzy1tQBm0>*



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII.1

MEETING DATE: 8/28/2023

ITEM TITLE: DISCUSSION: 2861 Troy Road – Brookdale Senior Living Center – a site plan application for a storage shed to replace an existing storage POD.

PROJECT LEAD: Chris LaFlamme

APPLICANT: Chris Socola, Maintenance Manger

SUBMITTED BY: Chris Socola, Maintenance Manager

REVIEWED BY:

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

ATTACHMENTS:

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

SUMMARY STATEMENT:

Chris Socola of Brookdale Senior Living Center submitted an Application for Site Plan Approval for a 10' x 12' storage shed on their property at 2861 Troy Road. The storage shed is proposed as a permanent solution to the previously approved storage POD currently on site.

Chris LaFlamme, Planning Board Project Lead for this application, walked the site with the applicant and recommended an upgrade to a wooden shed located near the 2nd garbage dumpster.

BACKGROUND INFORMATION

2861 Troy Road is located within the R-1 Low Density Residential Zoning District. The 5.93 acre parcel is currently occupied by the Brookdale Senior Living Center. The Center consists of one main "Z" shaped building located in the center of the property. The property is bordered by Troy Road on one side and single-family residential properties of approximately .4 acres each on all other sides (refer to Powerpoint slides).

During the Covid-19 pandemic the center's usage of personal protective equipment (PPE) increased drastically. Mr. Socola appeared before the PB and requested approval to place (3) storage PODs on the property to store inventory of PPE.

Section 220-30 "Portable storage units and temporary bulk waste containers" of the Town of Niskayuna Zoning code establishes requirements for temporary storage units and does not allow them to persist on a property beyond 90 days. In order for sites to maintain storage PODs indefinitely, site plan approval from the Planning Board is required (similar to Target and Serafini Properties) and the units are treated as accessory structures.

On 11/23/20 the Planning Board approved (3) storage PODS for a period of (1) year with Resolution 2020-35. Condition 1 in the resolution states that any permanent solution to the storage POD must be approved by the PB.

The need for PPE has returned to normal levels and (2) of the (3) storage PODs have been removed from the site. Mr. Socola is proposing to replace the remaining POD with a relatively inexpensive off-the-shelf 10' x 12' shed.

8/14/23 Planning Board (PB) meeting – Chris Socola of Brookdale Senior Living was unable to attend the meeting. The PB discussed the application and comments focused on the proximity of the proposed location of the shed to neighboring residential properties and the overall construction and appearance of the shed. The Board requested a more substantial residential shed that is concealed from the neighbor's views as much as possible. They noted that the proposed metal shed was visually not much different than a storage POD. Chris LaFlamme volunteered to be the project lead and stated he would reach out to Mr. Socola.

Mr. LaFlamme visited Brookdale Senior Living and spoke with Chris Socola. They walked the site and discussed how to best meet the needs of the Senior Living Center while also minimizing the impact on neighboring properties. Chris LaFlamme provided Mr. Socola with an email that included the following recommendations.

- Prior to the 3 storage PODs, a modest metal shed, similar to the shed that is being proposed in the application, was used for storage. The shed quickly deteriorated and collapsed.
- A more substantial wooden shed with a floor is recommended
- It is recommended that the shed be located near the 2nd dumpster so that it also acts as a buffer / shield

The Board should review Mr. LaFlamme's recommendations with Mr. Socola and determine the next steps for the project.



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 CHRIS SOCOLA

Number & Street 2861 TROY - SCHENECTADY RD

Address 2861 TROY - SCHENECTADY RD
NISKAYUNA NY 12309

Section-Block-Lot _____ - _____ - _____

Email CSOCOLA@BROOKDALE.COM

Telephone 518 782 7281 Fax 518 782 7382 Zoning District _____

Proposal Description:

TO PLACE 10'W x 12'D METAL STORAGE SHED IN BACK, JUST OFF
PARKING LOT. LANDSCAPER WILL LEVEL AREA WITH CRUSHED STONE
FOR DRAINAGE. I WILL THEN BUILD A BASE FROM PRESSURE TREATED 2x6
AND DRYPY PLYWOOD & ERECT SHED. LAST POD TO BE REMOVED WHEN
SHED IS ERECTED & MATERIAL TRANSFERRED TO SHED. THE SHED IS A
GALVANIZED METAL FRAME THAT USES T1-11 PANELS FOR THE WALLS

Signature of applicant: _____

Date: 7/14/2023

Signature of owner (if different from applicant): _____

Date: _____



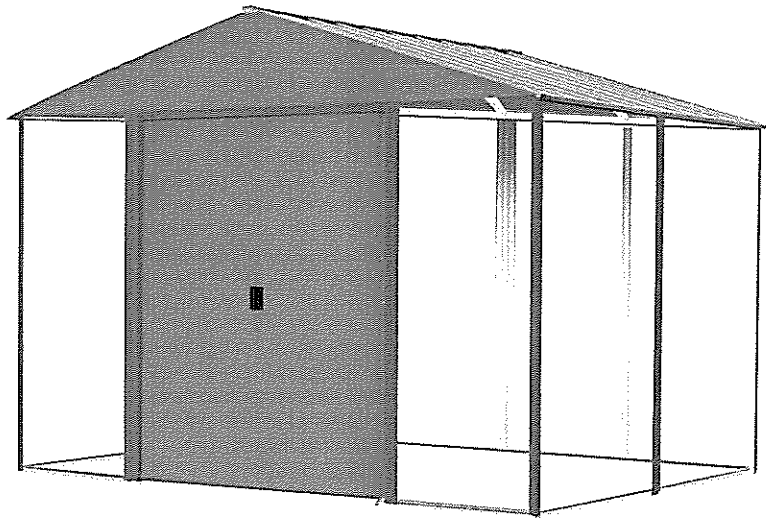
Google Earth

30 m

Camera: 334 m 42°46'47"N 73°50'33"W

88 m

Close X

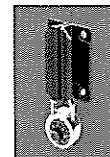
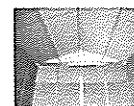
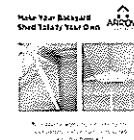
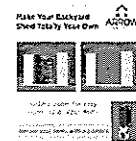
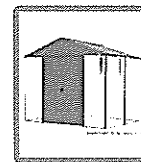


REPRESENTATIVE IMAGE - WOOD WALL PANELS NOT INCLUDED

Ironwood 10 ft. W x 12 ft. D Anthracite-Finish Galvanized Steel Custom Hybrid Shed Kit

by Arrow

Product Images

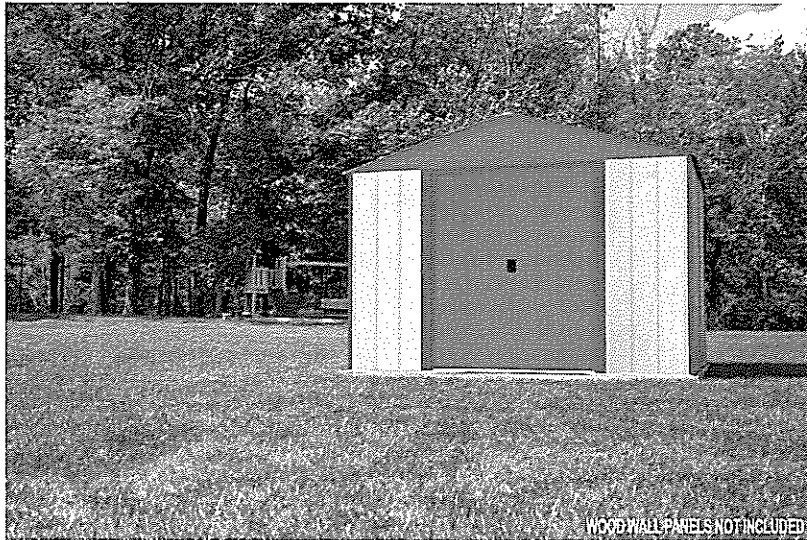


Hover Image to Zoom

Live Chat

Feedback

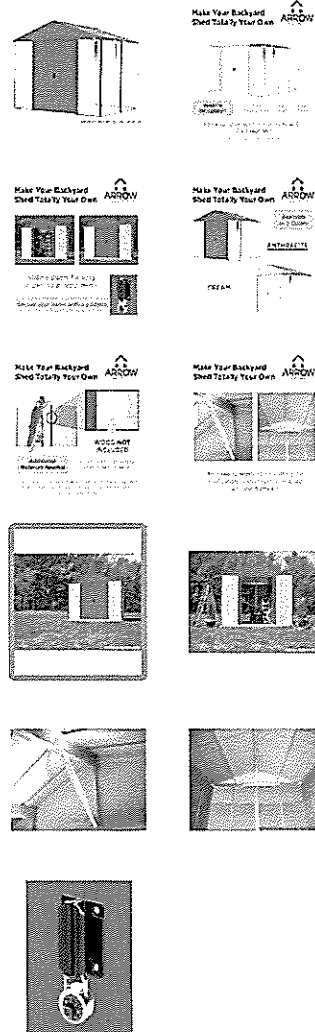
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Ironwood 10 ft. W x 12 ft.
D Anthracite-Finish
Galvanized Steel Custom
Hybrid Shed Kit

by **Arrow**

Product Images



Hover Image to Zoom

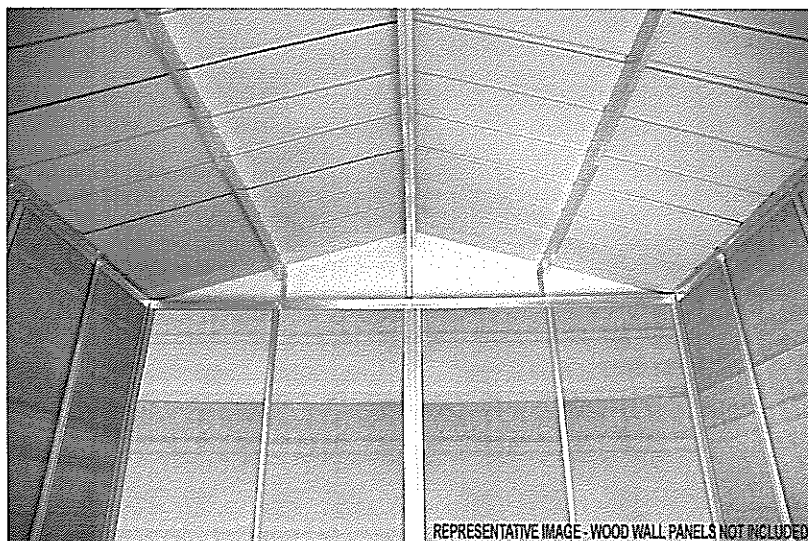
Live Chat

Feedback

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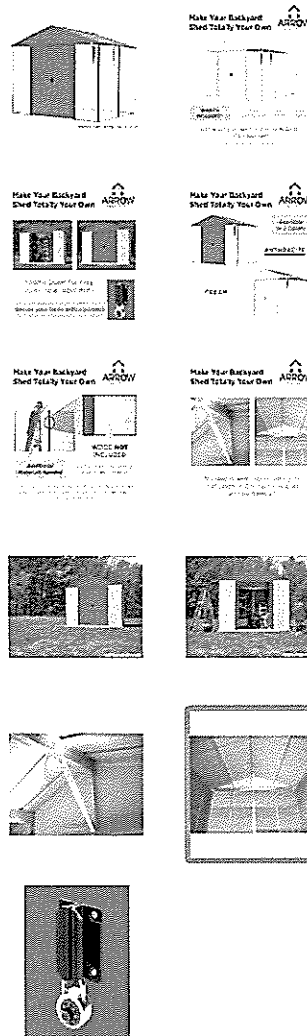
Ironwood 10 ft. W x 12 ft. D Anthracite-Finish Galvanized Steel Custom Hybrid Shed Kit

by Arrow



Hover Image to Zoom

Product Images



Live Chat

Feedback

2861 Troy Road



2861 Troy Road



Blue line indicates path followed driving to the PODs

2861 Troy Road



View to the right as you drive in Brookdale's driveway

2861 Troy Road



Circling behind Brookdale building.
Homes shown in previous slide are off to the right

2861 Troy Road



Closer view of the PODs

2861 Troy Road



View showing closest home behind PODs

2861 Troy Road



View from end of Brookdales's driveway looking back
towards closest home – on right as one drives in

2861 Troy Road



View from end of driveway after passing PODs on the left, closest home to PODs shown on the left



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 2

MEETING DATE: 8/28/2023

ITEM TITLE: DISCUSSION: 2837 Aqueduct Rd. (Rivers Ledge) – site plan app for a building containing 55 senior apartments and 2,000 sq. ft. of mixed-use commercial space.

PROJECT LEAD: Genghis Khan & Chris LaFlamme

APPLICANT: Chuck Pafundi, agent for the owner

SUBMITTED BY: Laura Robertson, Town Planner

REVIEWED BY:

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

ATTACHMENTS:

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

SUMMARY STATEMENT:

Chuck Pafundi, Project Manager for the River's Ledge development project, submitted an Application for Site Plan Review for a Rivers Ledge Senior Center building. The design includes a building containing 55 senior apartment units and 2,000 sq. ft. of mixed-use commercial space near the west end of the River's Ledge Phase I property line and a second 3,000 sq. ft. commercial building located approximately 380' to the east at the River's Ledge site off of Aqueduct Road. The originally proposed underground parking has been replaced with several detached parking garages.

Revised versions of a 13-page site plan and photo renderings of the proposed Sr. Center building and 4 covered parking garages were provided on 8/13/23. The majority of the PB's requests have been addressed in the new revision of the design, however a few action items remain unaddressed. A list of these items is included at the end of this Agenda Statement.

BACKGROUND INFORMATION

The lot at 2837 Aqueduct Road, known as Rivers Ledge of Niskayuna, received approval as a Planned Unit Development with 2 phases – the first phase was the 16 ten-unit apartment buildings and club house (& Rec Center) that is under construction now and the second phase was 100 senior living apartments and commercial space.

Phase 2 – Revision 1

The initial, Rev 1, version of a proposed Senior Center building is included in a drawing entitled "Overall Layout Plan 2837 Aqueduct Road" by Arico Associates dated January 2017 with a most recent revision status of 1 dated 4/14/17. The specific details of the 100 unit proposed building

are not included on the above referenced drawing however the water and wastewater impact of the Senior Center were included in relevant design calculations.

Phase 2 – Revision 2

The Rev 2 proposal includes a building containing 60 senior apartment units and 2,000 sq. ft. of mixed-use commercial space with 60 below grade garage parking spaces and 65 outdoor parking spaces. A proposed standalone 3,000 sq. ft. commercial building including 11 parking spaces is also included.

The Rev 2 version of the design was reviewed at the 11/3/21 Architectural Review Board (ARB) meeting, the 11/3/21 Conservation Advisory Council (CAC) meeting and the 11/8/21 Planning Board (PB) meeting. A brief summary of salient points from those meetings is included below.

11/3/21 Architectural Review Board (ARB) – The Planning Office presented the initial version of the site plan drawing and elevation drawing for the proposed buildings. A very general overview of the project was provided and it was noted that a more formal review will be held at a future meeting.

11/3/21 Conservation Advisory Council (CAC) – The Planning Office presented the initial version of the site plan drawing and elevation drawing for the proposed buildings. It was noted that the building was proposed as a 100-unit apartment building during the initial approval process for the Planned Utility District (PUD) but the presence of wetlands necessitated the reduction in the size of the building to its current size. Army Corps of Engineers approval will be required. The visibility of this building from Aqueduct Road was acknowledged and the need for appropriate facades and screening is required to keep the rural character of Aqueduct Road.

11/8/22 Planning Board (PB) meeting -- Staff's initial thoughts are the reduction in disturbance to the wetlands is good, and a standalone commercial building could lend itself to a sit down restaurant or something that can complement the Mohawk Hudson bike hike trail's recreational use – but the height of the mixed use building is a problem and the mixed use commercial space could benefit from facing the bike path and having an outdoor seating and tables feature (originally discussed in the PUD concept). Niskayuna zoning code Section 220-17 Height Regulations does not allow buildings over 35 feet high. As proposed, the 3-story apartment building is 44' 4". Therefore, a variance of 9' 4" (44' 4" – 35' = 9' 4") would be required from the Zoning Board of Appeals. The rural character of the road is not incorporated into the façade, the public parking has been reduced, and the sidewalk connection is not yet shown.

Phase 2 – Revision 3

A Rev 3 version of a proposed Rivers Ledge Senior Center was submitted to the Planning Office on 5/19/22. This version includes a building containing 66 senior apartments and 2,000 sq. ft. of mixed-use commercial space. The plan includes 66 below grade and 78 grade level parking spaces. A small parking area containing 7 parking spaces is also included to provide access to nearby Aqueduct Park. A second building consisting of 3,000 sq. ft. of commercial space with 11 nearby parking spaces is also included.

The following documents were provided as part of the Rev 3 proposal.

1. A 12-page drawing set entitled "Overall Plan – Phase 2" by Brett L. Steenburgh, P.E., PLLC dated 5/11/22 with no further revisions.

2. A 24-page drawing set intended for the Niskayuna Architectural Review Board (ARB) with the first page entitled "Exterior Perspective – View from Aqueduct Road" by HCP Architects dated 5/3/22 with no subsequent revisions.
3. A 1-page drawing entitled "First Floor Plan – East Wing" by HCP Architects dated 5/11/22 with no subsequent revisions.
4. A 144 page "Sewer Report" entitled "Addendum to the Project Narrative for Sanitary Sewer District #1 Extension #123" by Brett L. Steenburgh, P.E. PLLC dated February 3, 2020 with no subsequent revisions.
5. A 706-page "SWPPP Report" entitled Storm water Pollution Prevention Plan for the Development of Rivers Ledge of Niskayuna" by Arico Associates Engineers, Land Planners & Consultants dated April 2017 with a most recent revision of January 2018.
6. A 59-page "Water Report" entitled "Addendum to the Engineers Report Sanitary Water District #1 Extension #168" by Brett L. Steenburgh, P.E. PLLC dated December 11, 2020 with no subsequent revisions.

SUMMARY FROM THE PLANNED UNIT DEVELOPMENT SITE PLAN APPROVAL

Condition 3 of the Rivers Ledge Planned Unit Development Site Plan Approval (last amended 9/27/2021 via PB Resolution 2021-31) required the following:

The following general site plan improvements and requirements shall be addressed for Phase II of Rivers Ledge of Niskayuna.

- a) *The Developer shall work to preserve and protect the rural character of Aqueduct Road through the facades and landscaping of the properties along Aqueduct Road. The building designs shall remain the same height and character as those renderings presented to the Conservation Advisory Council on May 3, 2017.*
- b) *A landscaping design should be established to mitigate the loss of any wetlands and forests, with special attention to the Aqueduct Road corridor. The Tree Council shall survey the trees to be removed and approve the replanting plan. The developer shall work with the Town to preserve the Northern Long-Eared Bat habitat trees wherever possible, and replace and replant similar species if they must be removed.*
- c) *Where applicable, the Developer shall work with the Planning Board to reduce impacts to wetlands wherever possible. Mitigation for the wetlands shall be local first, in place and in kind and the Developer shall go to great lengths in a good faith effort to mitigate any wetland impacts within the local watershed area.*
- d) *The applicant shall be responsible for the construction of a public parking area between Aqueduct Road and the Mohawk Hudson Hike Bike Trail. Prior to final PUD approval, all access easements necessary for the public parking shall be granted to the Town of Niskayuna.*
- e) *Phase II includes the construction of senior living apartments. Transit has not been addressed in the previous site plans. The Developer shall contact CDTA and explore the possibility of extending service to Phase II of the Rivers Ledge PUD.*
- f) *The Developer shall be responsible for the parkland, sewer trunk and water trunk fees as outlined on a per unit cost in Town Board Resolution #2016-218.*
- g) *The applicant shall strive to meet the objectives of the Planned Unit Development Code, Section 220-34 and all multi-family dwelling regulations outlined in Chapter 220-26 of the Town of Niskayuna Zoning Code.*

- h) The applicant shall install a sidewalk from the edge of the Rivers Ledge of Niskayuna property line down Aqueduct Road to the entrance to the Aqueduct Park on Aqueduct Road.*

5/23/22 Planning Board (PB) meeting – Mr. Pafundi attended the meeting and presented the Rev 3 version of the proposed Senior Center. He noted that since they last appeared before the PB (11/8/21) their design team completely redesigned their approach. One of their primary goals was to break up the long length of the building with the use of a row house look and a variety of façade depths, colors, etc. He noted that they were able to maintain the requirement of 1 parking space for each apartment unit in the building. PB members noticed and commented on the height of the building being 41' (35' is max. allowed per zoning code) and would therefore still require a variance. The PB suggested that Mr. Pafundi utilize a mixture of roof lines – dormers, gable, mansard roof, etc. to soften the building appearance.

Mr. Pafundi stated that he can have his architects and civil engineers work together to create a rendering of how the building will appear with the existing trees and vegetation around it. Mr. Pafundi noted that he is working with the Army Corps of Engineers regarding wetlands.

The PB established the following action items.

- Applicant – work with design team regarding the PB's façade comments
 - Create a rendering showing proposed building with exiting trees around it to help w/scale
 - Explore ways to shorten the height of the building and also make it appear shorter
- PO – schedule a review with the ARB
- PO – provide pictures of Notts Landing to Mr. Pafundi

On Monday June 6, 2022 Mr. Pafundi emailed the Planning Office stating that he and his design team evaluated the following 3 design options.

1. Reduce the height of the building to comply with the 35' maximum zoning code height.
2. Employ design features such as dormers, gable roofs, mansard roofs, etc. to reduce the visual impact of a building that is taller than 35'. (Make the building appear <= 35').
3. Proceed with the design as it was presented at the 5/23/22 PB meeting and request a variance for building height from the Zoning Board of Appeals (ZBA).

In the email Mr. Pafundi stated that they would like to proceed with option 3. A scaled rendering of the 41' high building and the surrounding trees was also provided.

6/8/22 Conservation Advisory Council (CAC) meeting – the Planning Office described the details of the Rev 3 version of the proposed Senior Center Building to the CAC. After an engaged discussion the CAC members concurred on offering the following suggestions.

- They would like to see what a 2-story rendition would like that complies with the 35' height requirement because they are concerned about the height.
- They asked for green energy practices to be utilized – solar, EV charging stations, etc.
- They asked the Planning Board to require pesticide free maintenance of the building grounds, especially with all the wetland around
- They asked for a path or walkway to connect all of the buildings, including the small commercial building, to the bike path.

- They requested outdoor seating and outdoor recreation space for the senior center building and outdoor seating for the commercial building.
- They appreciated the reduction in wetland impacts.

6/13/22 Planning Board (PB) meeting – Mr. Pafundi attended the meeting and explained that the developer would like to pursue approval of the 41' high building as shown in the "Rev 3" design. He noted that their design team believes the extra 6' ($41 - 35 = 6$) of building height allows for a more residential looking pitched roof design. He requested that the Planning Board proceed with the "Rev 3" design and make a recommendation either for or against the design so that he could pursue an area variance for 6 additional feet of building height with the ZBA. Ms. Robertson displayed the colored rendering that was included in the PB meeting packet that showed a scaled side elevation view of the building including the nearby trees. After discussion the PB requested the following additional detail for the 7/11/22 PB meeting and agreed to make a recommendation on the ZBA application at that meeting.

6/15/22 Architectural Review Board (ARB) meeting – the ARB reviewed the most recent images of the building and discussed the upcoming ZBA meeting.

7/6/22 Conservation Advisory Council (CAC) meeting – Mr. Pafundi attended the meeting and repeated the presentation he made to the Planning Board at their 6/13/22 meeting. He responded to each of the CAC's requests from their 6/8/22 meeting and explained why some could be implemented and why others could not. Mr. Pafundi and the CAC discussed several potential additions to the site plan including the following.

- Add a sidewalk and cross walk that connects the small commercial building that is part of the Senior Center site plan to the bike path.
- Add an outdoor seating and potentially dining area between the Senior Center and River Run Drive.
- Add more landscape screening between the Senior Center building and Aqueduct Road
 - Utilize a mixture of evergreen and deciduous trees
 - Retain as many existing trees as possible
- Utilize pesticide free landscaping practices

Mr. Pafundi noted that he is working with his team to produce architectural renderings of the Senior Center as viewed from the Rexford side of the Mohawk River. The Planning Board previously asked for renderings that show where the air conditioning units will be located on the buildings.

7/11/22 Planning Board (PB) meeting – Mr. Pafundi attended the meeting and addressed the questions that were raised at the 6/13/22 PB meeting. He confirmed that the HVAC units will not be visible from the sidewalks, streets or anywhere outside and around the building. He noted that the design team is still working on preparing renderings of how the proposed Senior Center building will appear when viewed from the Alplaus side of the Mohawk River. He expected to have the renderings in time for the 8/24/22 ZBA meeting. He also noted that the final package has been submitted to the Army Corps of Engineers and that the first comments from the Town's TDE were received on 7/7/22. The PB inquired about how the "barbell" ends of the building connect with the main building roofline. Mr. D'Arpino requested an aerial roof plan. Mr. Pafundi agreed to provide the plan. The PB discussed the effect on the comprehensive plan, the suitability of use and then recommended with a vote of 7-0 that the ZBA grant the requested area variance for building height.

8/3/22 Schenectady County Planning and Zoning Coordination Referral – The Commissioner of Economic Development and Planning received the Town's referral and approved the proposal on 8/3/22.

8/17/22 Architectural Review Board (ARB) – The ARB reviewed the most recent documents and renderings of the proposed Senior Center at their 8/17/22 meeting. The Planning Office had prepared a Power Point presentation of several existing “row house” type buildings in the Capital District for reference. The presentation includes buildings in Ballston Spa, Saratoga, Green Island as well as generic “row house images” that were obtained with a simple Goggle search. The ARB still has concerns regarding the mass and scaling of the buildings. They agreed that a roofline plan is necessary to assess how the building would be constructed and how it would appear from various viewing angles. The ARB agreed to schedule a follow up working session with Mr. Pafundi and HCP Architects.

8/24/22 ZBA meeting – The Zoning Board of Appeals reviewed the application for an area variance for 6 additional feet of building height and granted the variance at their 8/24/22 meeting. They requested that the applicant work with the Planning Board to remove white siding from the proposed new building (per Alplaus resident request at meeting).

8/29/22 Planning Board (PB) meeting – Mr. Pafundi was not able to attend the 8/29/22 PB meeting. Chairman Walsh and Ms. Robertson updated the Board regarding the ZBA's granting of the area variance for building height. The PO and PB discussed the next steps for the project and the outstanding action items from the 7/11/22 PB meeting.

Mr. Pafundi and his engineer Mr. Steenburgh submitted a “site section view” drawing to the Planning Office on 9/8/22. The drawing shows a cross section view of an elevation view of the Alplaus side of the Mohawk River, the Mohawk River, and the Niskayuna side of the Mohawk River. The drawing shows the general elevation differences between the homes on the Alplaus side of the river and the Rivers Ledge site. The Planning Office reviewed their notes from previous meetings and compiled the following list of open action items for review at the 9/12/22 meeting.

1. Add a sidewalk and cross walk that connects the small commercial building to the existing bike path.
2. Add outdoor seating / dining area between the Sr. Center and River Run Drive.
3. Add more landscape screening between the Sr. Center building and Aqueduct Rd.
 - a. Utilize a mixture of evergreen and deciduous trees.
 - b. Retain as many existing trees as possible.
4. Per resolution 2021-31 Condition 3 (h) install a sidewalk from the edge of the Rivers Ledge of Niskayuna property line down Aqueduct Road to the entrance to the Aqueduct Park on Aqueduct Road.
5. Remove white siding from the proposed buildings.
6. Provide a roof plan for the Sr. Center building.
7. Meet with the ARB to continue to refine the façade design of the building.

9/12/22 Planning Board (PB) meeting – Mr. Steenburgh attended the meeting on behalf of the applicant. Ms. Robertson informed the PB that the area variance for a building height of 41' (6' variance) was approved by the ZBA at their 8/24/22 meeting. Ms. Robertson noted that nearby residents had requested that white siding not be used on the Senior Center building due to the high level of reflectiveness and brightness. Mr. Steenburgh agreed. He also noted that a roof plan will be provided for the 10/3/22 meeting.

A roof plan drawing was received and is included in the meeting packet.

10/3/22 Planning Board (PB) meeting – There were no representatives on behalf of the applicant at the meeting. The PB briefly discussed the roof plan. Mr. D’Arpino explained how the HVAC system will be stored and concealed. The Planning Office noted that the Weston and Sampson engineering firm has been selected as the TDE for the project. The PB requested additional information and details for the smaller 3,000 sq. ft. building.

On 1/10/23 Mr. Steenburgh emailed the Planning Office stating that construction costs associated with the underground parking have made the project cost prohibitive. The email includes a revised sketch plan that includes 55 car port parking spaces to meet the one covered space per unit as required in the Town zoning code. The revision status of the drawing was not changed but a hard copy version is stamped “Received Jan 10 2023 Planning Office Niskayuna, NY” and saved in the paper folder archives. The sketch plan now includes 55 covered parking spaces and 69 uncovered parking spaces.

A new 23-page design package entitled “Exterior Perspective – View from Aqueduct Road, Rivers Ledge Development Senior Building, Aqueduct Road, Niskayuna, NY 12309 by HCP Architects dated 12/12/22 was also included with the email. The design package includes renderings of the exterior of the revised building, window and siding specifications, interior floor plans and manufacturer’s spec. sheets for several other key components of the proposed design.

While the Planning Office does not object to changing the parking to above ground, the Board should explore the visual change/impact to the Mohawk Hudson Bike Hike Trail, what the materials for the proposed garages would be, whether the main building height can be lowered as a result of the loss of the underground parking, what the impact is to landscaping and screening. The PO notes the conditions for Phase 2 of the PUD includes:

1. Preserving and protected the rural character of Aqueduct Road
2. Mitigate the loss of wetlands with landscaping and protect northern long-eared bat trees
3. Reduce impacts to wetlands (as proposed one building reduces impacts)
4. Construct a public parking lot (shown in proposed plan)
5. Explore transit opportunities / bus stop on premises
6. Meet multi-family dwelling regulations wherever possible
7. Install a sidewalk from the edge of Rivers Ledge property line down Aqueduct Road to the entrance to Aqueduct Park on Aqueduct Road (not shown)

The Board should review and discuss the revised design.

2/23/2023 Planning Board (PB) meeting – Mr. Steenburgh, engineer for the applicant, attended the meeting and presented the new design on the applicant’s behalf. The Board expressed dismay that the underground parking that was included in the original proposal was not included as part of the most recent proposal for the senior center building and asked the applicant to look into several alternative designs to keep the feel of the PUD. Some of the considerations were:

1. Look at underground parking again
2. Look at moving underground parking adjacent to building
3. Look at breaking up the sea of asphalt around this building
4. Consider less covered parking – only covered parking to one side of building
5. Consider inside of building – entrances and exits are not conducive to walking to covered parking – consider covered entry or walkway to parking

2/27/2023 Planning Board (PB) meeting – Mr. Chuck Pafundi, applicant for the project and Project Manager for the Rivers Ledge development, attended the meeting to discuss some of their findings following the last Planning Board meeting and discuss options to pursue for approval. The Planning Board discussed that if the project had to move to detached garages, they would want to ensure one covered space per unit (55 total). They requested the following information:

1. Renderings of the garages to review the aesthetics
2. An elevation profile of the site which included the garages and their relation to Aqueduct Road, the main building and the bike path.
3. Setbacks labeled for the garages
4. Height dimensions for the garages
5. Landscape buffering to bike path
6. A reconfiguration of the building with entrances that face the parking garages

3/1/23 Conservation Advisory Council (CAC) meeting – The project was a Discussion Item at the 3/1/23 CAC meeting. The CAC discussed that it would be difficult for residents to have to clean the snow of their cars without a covered spot.

3/3/2023 Complete Streets – The Complete Streets recommended the applicant incorporate covered bike racks for the commercial area (as well as bike rack storage or outside covered storage bike rack for residents) into this proposal and locate a free bike maintenance station similar to several that have been installed in nearby communities. They also requested that since more trees and brush were being removed along the bike path – more should be put back to screen the garages. They did not want the garages to look like a long wall along the bike path.

3/9/2023 Tree Council – Tree Council briefly reviewed the site plan changes and agreed to be ready to review additional landscaping plans and screenings.

Mr. Pafundi provided the Planning Office with colored renderings of proposed garages on 3/7/23 and asked to be on the agenda for the 3/13/23 PB meeting.

3/13/23 Planning Board (PB) meeting – Chuck Pafundi attended the meeting on behalf of the developer and presented and explained the new site plan drawing and colored renderings of the proposed parking garages to the Board. The Board discussed the project and requested the following additional items.

- A relative height rendering showing the Senior Center building, the garages and grade level for Aqueduct Rd, the bike path, the Mohawk River and the bank of the river.
- A rendering of the back entrance of the Sr. Center building.

The Board also commented on a few design aspects of the proposed parking garages and requested that the ARB review and provide feedback on them.

8/13/23 – Brett Steenburgh P.E., engineer for the developer, provided the Planning Office with an updated site plan drawing for the Senior Center dated 8/2/23, a 3-page photo rendering package consisting of a relative height rendering requested by the Board dated 3/21/23 and colored renderings of the proposed parking garages dated 3/20/23.

8/16/23 Architectural Review Board (ARB) meeting – The ARB reviewed the new files and documents. They were pleased with the overall appearance of the buildings and the surrounding landscaping. They provided Mr. Steenburgh with a marked up rendering and recommended

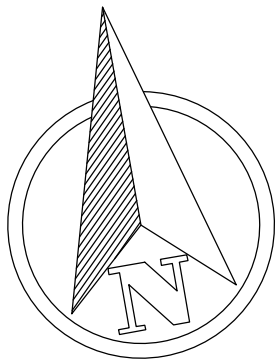
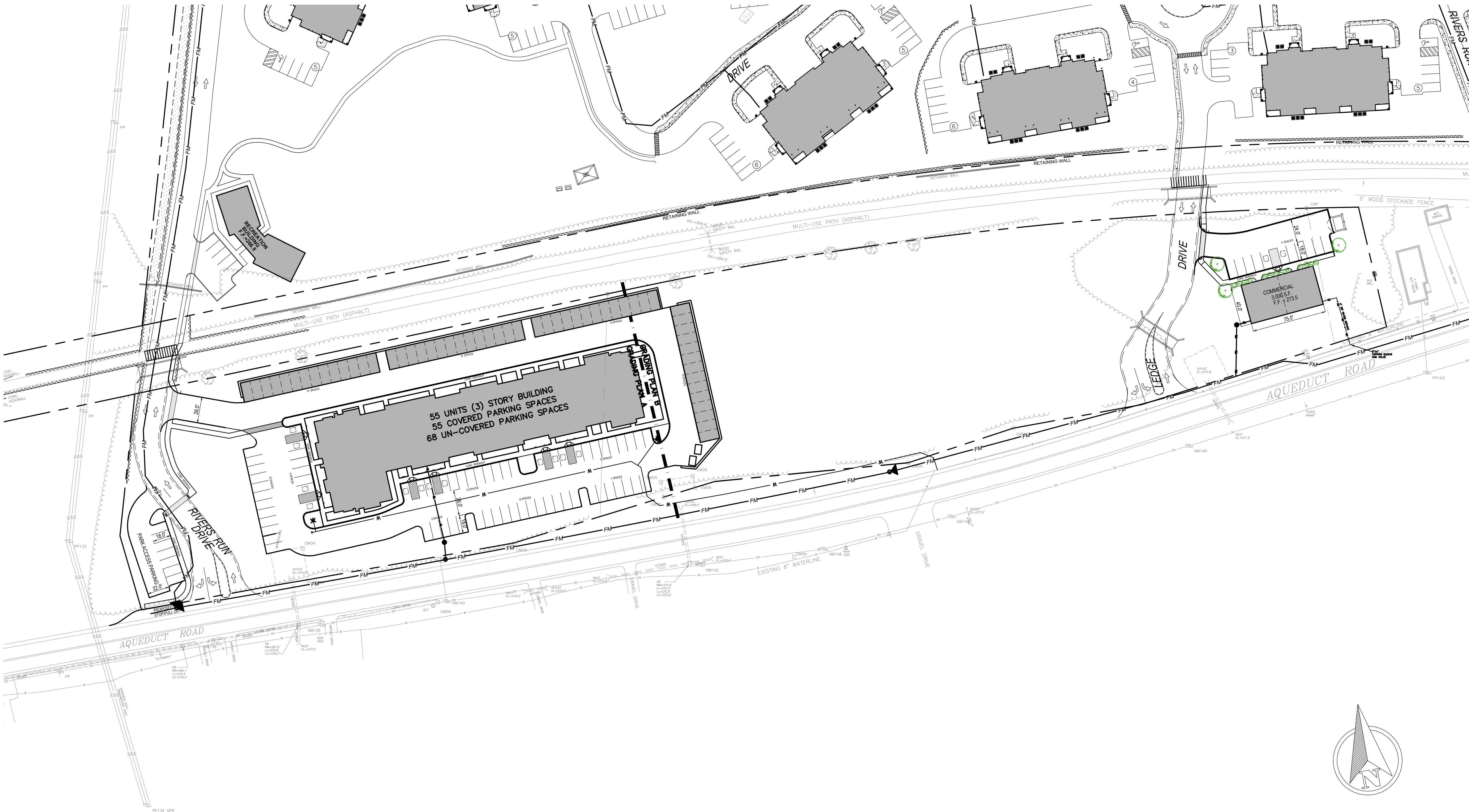
removing the courses of shingles under the gable roof portion of the garage. They also recommended that the gable feature be carried over to the back of the building.

The PB should carefully review the new site plan drawing and photo renderings relative to the design requests that have been made by the PB, CAC and ARB at previous board meetings that include but are not limited to the following.

1. Add an outdoor seating / dining area – possibly between the Sr. Center Building and River Run Drive.
2. Explore transit opportunities / bus stop on premises.
3. Break up the sea of asphalt around the Sr. Center building
4. Show that the inside includes entrances and exits that are conducive to walking to the covered parking garages. Consider covered walkways from the building to the garages.
5. Include setback dimensions from the proposed garages to the property lines.

SITE STATISTICS

OWNER: RIVERS LEDGE OF NISKAYUNA
APPLICANT: RIVERS LEDGE OF NISKAYUNA
49 RAILROAD AVENUE
ALBANY, NY 12205
AREA = 5.25± ACRES
USE: SENIOR APARTMENTS AND MIXED USE COMMERCIAL
MAIN BUILDING: 55 SENIOR APARTMENTS + 2,000 S.F. COMMERCIAL
PARKING PROVIDED = 123 SPACES
GARAGE SPACES = 55 SPACES
OUTDOOR SPACES = 68 SPACES
BUILDING HEIGHT - 41'
STAND ALONE COMMERCIAL BLDG = 3,000 S.F.
PARKING PROVIDED = 11 SPACES
BUILDING HEIGHT - 16'



BRETT L. STEENBURGH MAP REFERENCE:
PLAN SET ENTITLED "RIVERS LEDGE NISKAYUNA" AS PREPARED BY
ARICO ASSOCIATES, ENGINEERS, LAND PLANNERS & CONSULTANTS
DATED MARCH 7, 2016 AND LAST REVISED FEBRUARY 2017.

OVERALL PLAN

PHASE 2 - RIVERS LEDGE OF NISKAYUNA

2837 AQUEDUCT ROAD

COUNTY OF SCHENECTADY

TOWN OF NISKAYUNA

STATE OF NEW YORK

DRAWN BY:

CHECKED BY:

DATE:

SCALE: 1" = 50'

SHEET 0-1

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NYS LIC. NO. 075456

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SITE STATISTICS

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APPLICANT: RIVERS LEDGE OF NISKAYUNA
49 RAILROAD AVENUE
ALBANY, NY 12205
AREA = 5.25± ACRES
USE: SENIOR APARTMENTS AND MIXED USE COMMERCIAL
MAIN BUILDING: 55 SENIOR APARTMENTS + 2,000 S.F. COMMERCIAL
PARKING PROVIDED = 124 SPACES
GARAGE SPACES = 55 SPACES
OUTDOOR SPACES = 69 SPACES
BUILDING HEIGHT - 41'
STAND ALONE COMMERCIAL BLDG = 3,000 S.F.
PARKING PROVIDED = 11 SPACES
BUILDING HEIGHT - 16'

LEGEND

- 1

2

3

4

5

6

7

8

9
- HANDICAP RAMP PER ADA STANDARDS

CONCRETE SIDEWALK

CONCRETE CURB

NOT USED

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

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

NO PARKING ANYTIME SIGN (MUTCD R7-1)

BEGIN RETAINING WALL

END RETAINING WALL
- 10

11

12

13

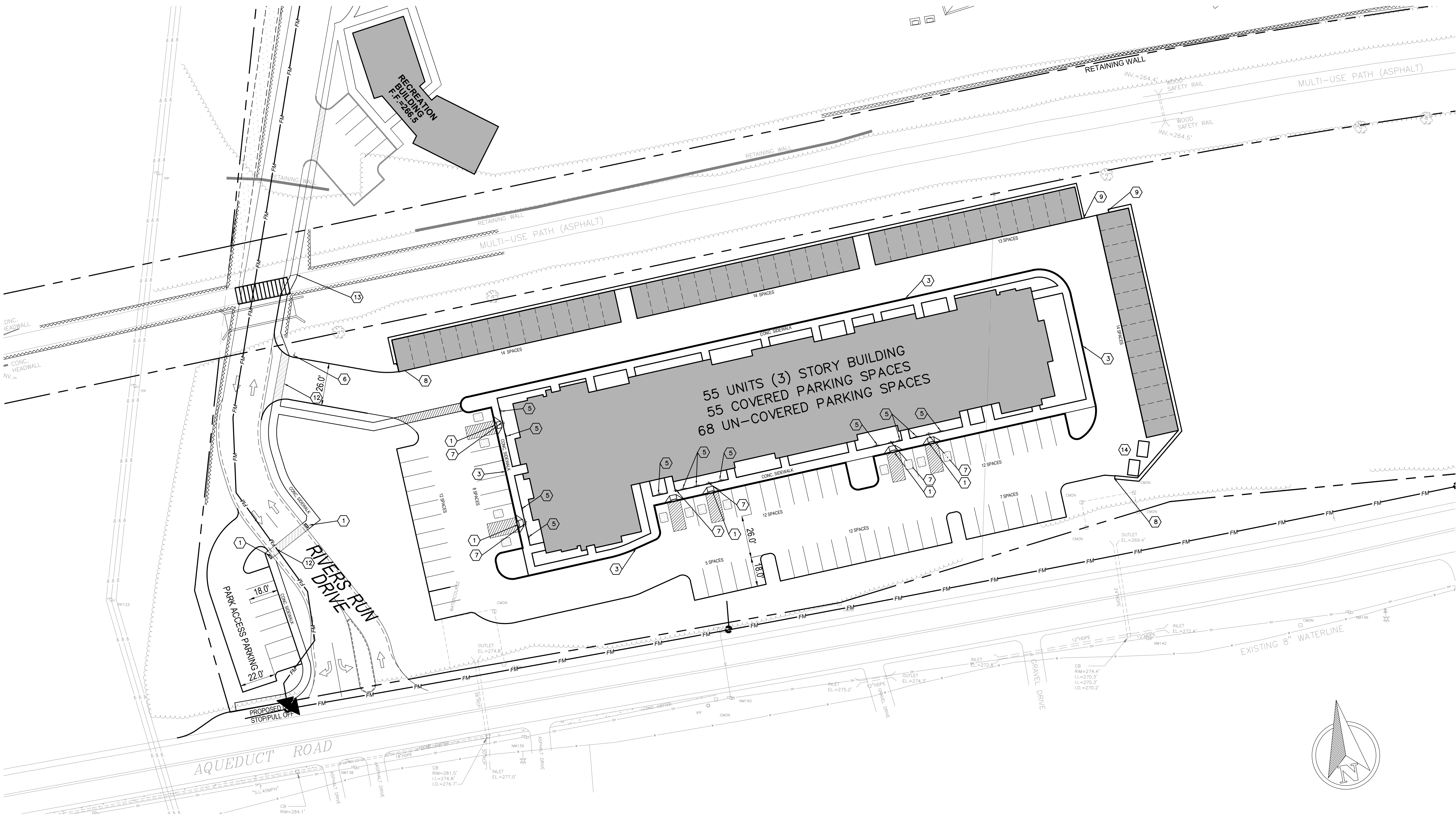
14
- NOT USED

NOT USED

CROSSWALK

CONNECT TO EX. SIDEWALK

DUMPSTER ENCLOSURE



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SITE PLAN

PHASE 2 - RIVERS LEDGE OF NISKAYUNA

2837 AQUEDUCT ROAD

COUNTY OF SCHENECTADY

TOWN OF NISKAYUNA

STATE OF NEW YORK

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CHECKED BY: [blank]

DATE: [blank]

SCALE: 1" = 30'

SHEET S-1

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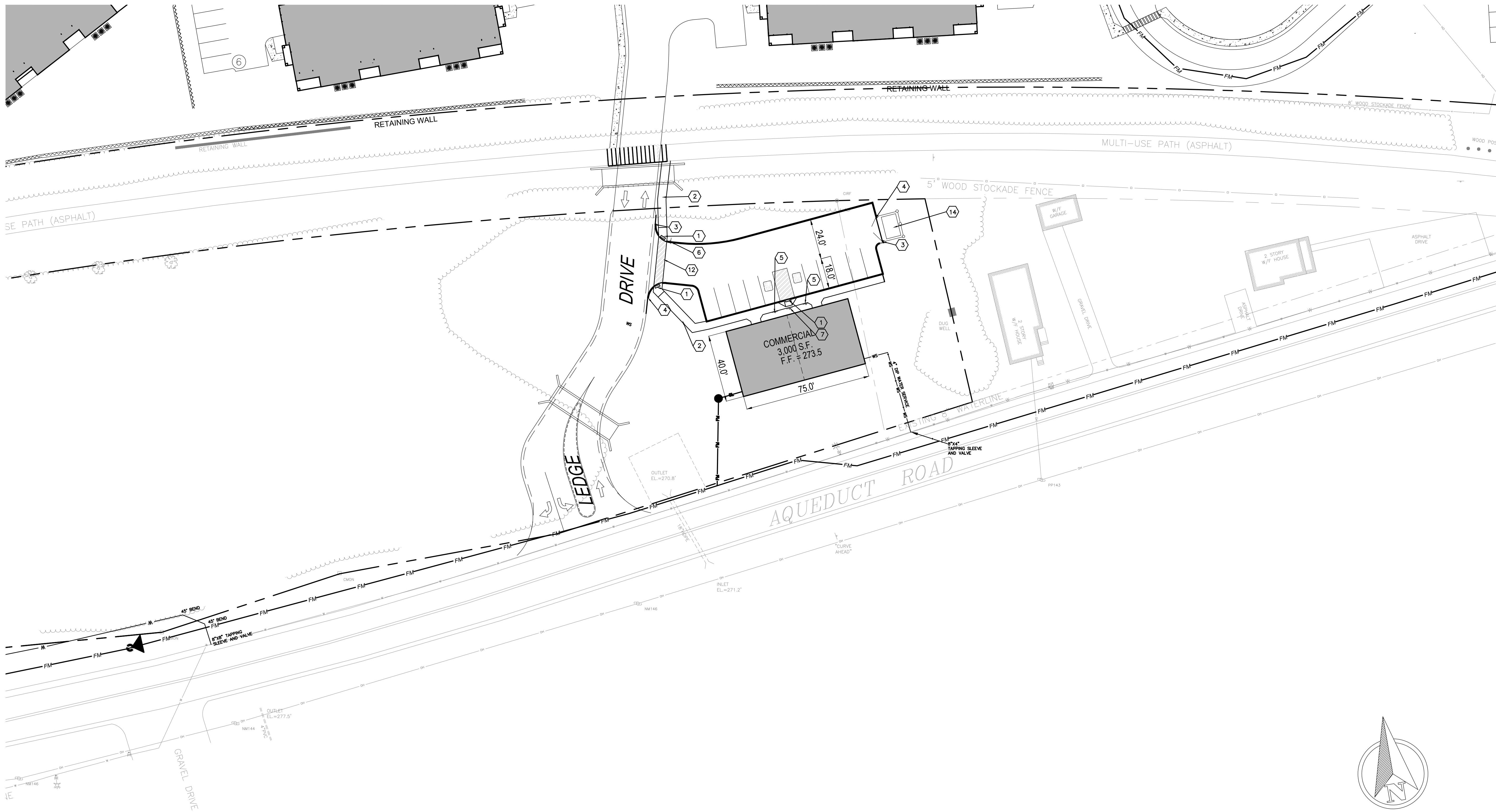
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1	8/2/23	UPDATED BUILDING FOOTPRINT	
2	8/2/23	REVISED AS PER THE COMMENTS	

SITE STATISTICS

OWNER: RIVERS LEDGE OF NISKAYUNA
APPLICANT: RIVERS LEDGE OF NISKAYUNA
49 RAILROAD AVENUE
ALBANY, NY 12205
AREA = 5.25± ACRES
USE: SENIOR APARTMENTS AND MIXED USE COMMERCIAL
MAIN BUILDING: 66 SENIOR APARTMENTS + 2,000 S.F. COMMERCIAL
PARKING PROVIDED = 144 SPACES
GARAGE SPACES = 66 SPACES
OUTDOOR SPACES = 78 SPACES
BUILDING HEIGHT - 3541'
STAND ALONE COMMERCIAL BLDG = 3,000 S.F.
PARKING PROVIDED = 11 SPACES
BUILDING HEIGHT - 16'

LEGEND

- | | | | |
|---|---|----|-------------------------|
| 1 | HANDICAP RAMP PER ADA STANDARDS | 10 | BEGIN GUIDE RAIL |
| 2 | CONCRETE SIDEWALK | 11 | END GUIDE RAIL |
| 3 | BEGIN CURB | 12 | CROSSWALK |
| 4 | END CURB | 13 | CONNECT TO EX. SIDEWALK |
| 5 | HANDICAP PARKING SIGN (MUTCD R7-8 W. R7-8P) | 14 | DUMPSTER ENCLOSURE |
| 6 | STOP SIGN (MUTCD R1-1 MIN. 30" X 30") | | |
| 7 | NO PARKING ANYTIME SIGN (MUTCD R7-1) | | |
| 8 | BEGIN RETAINING WALL | | |
| 9 | END RETAINING WALL | | |



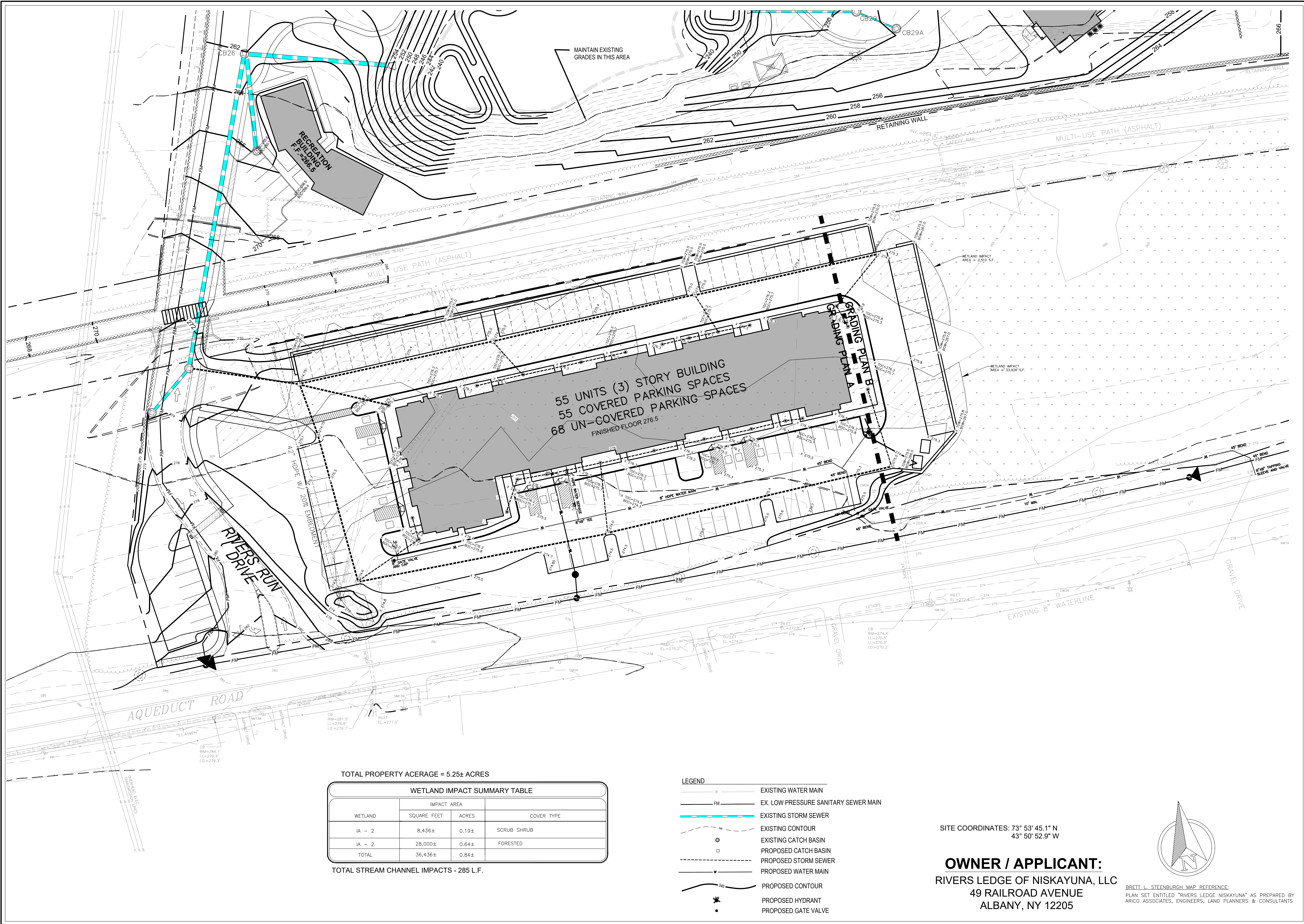
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SITE PLAN
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2837 AQUEDUCT ROAD
COUNTY OF SCHENECTADY TOWN OF NISKAYUNA STATE OF NEW YORK
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3	8/2/22	REVISED PER THE COMMENTS	
4	8/2/22	REVISED PER THE COMMENTS	
5	8/2/22	REVISED PER THE COMMENTS	
6	8/2/22	REVISED PER THE COMMENTS	
7	8/2/22	REVISED PER THE COMMENTS	
8	8/2/22	REVISED PER THE COMMENTS	
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10	8/2/22	REVISED PER THE COMMENTS	
11	8/2/22	REVISED PER THE COMMENTS	
12	8/2/22	REVISED PER THE COMMENTS	
13	8/2/22	REVISED PER THE COMMENTS	
14	8/2/22	REVISED PER THE COMMENTS	



TOTAL PROPERTY ACERAGE = 5.25± ACRES

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

TOTAL STREAM CHANNEL IMPACTS - 285 L.F.

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

SITE COORDINATES: 73° 53' 45.1" N
43° 50' 52.9" W

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

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PLAN SET ENTITLED "RIVERS LEDGE NISKAYUNA" AS PREPARED BY
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GRADING PLAN
PHASE 2 - RIVERS LEDGE OF NISKAYUNA
2837 AQUEDUCT ROAD

COUNTY OF SCHENECTADY TOWN OF NISKAYUNA STATE OF NEW YORK

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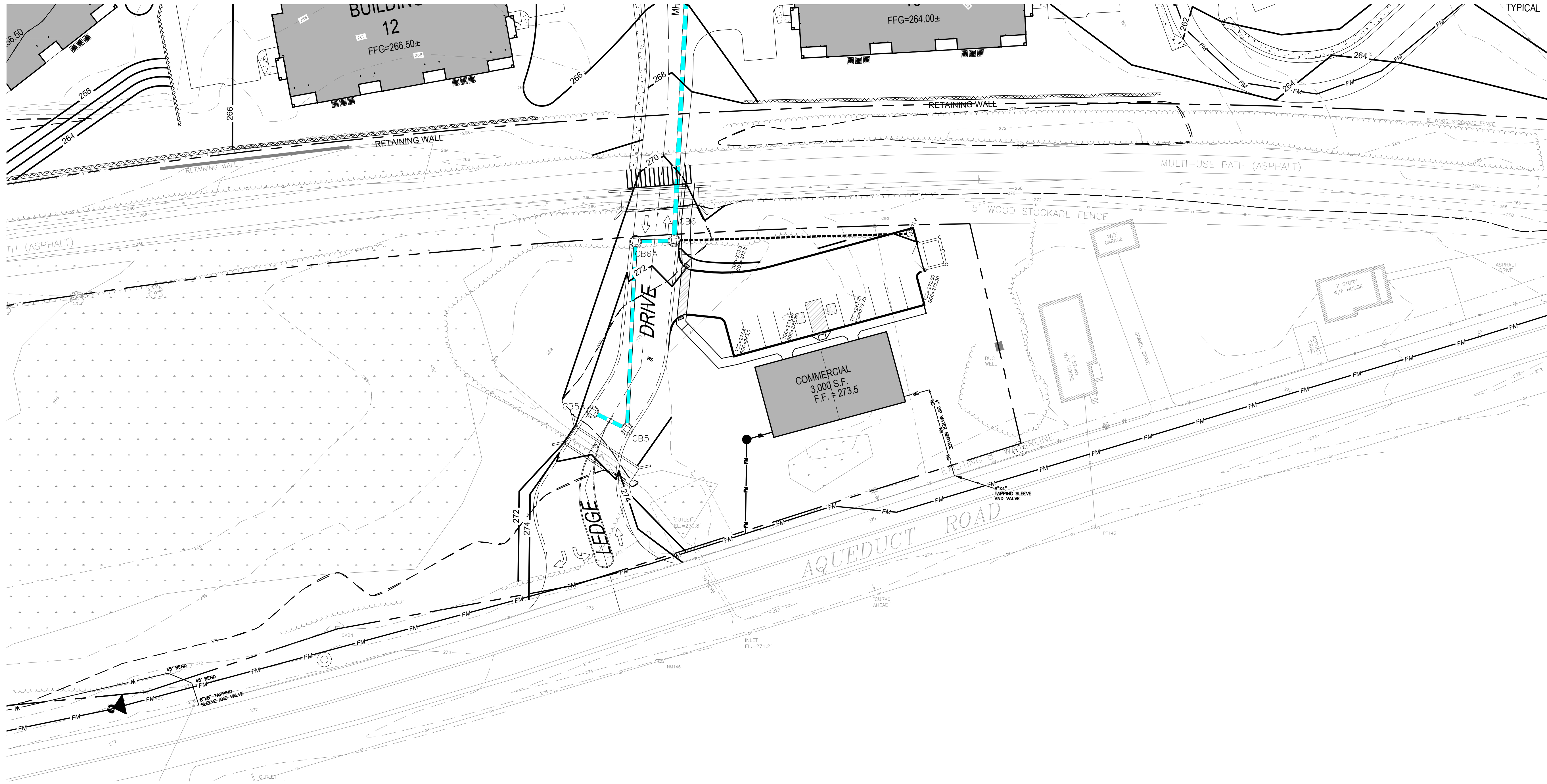
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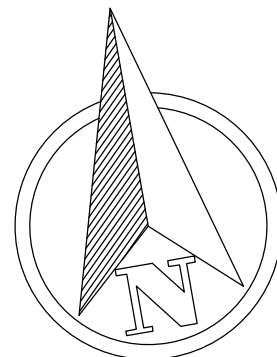
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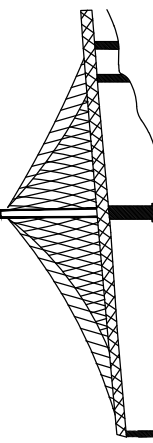
- LEGEND
- W — EXISTING WATER MAIN
 - FM — EX. LOW PRESSURE SANITARY SEWER MAIN
 - EXISTING STORM SEWER
 - EXISTING CONTOUR
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - PROPOSED STORM SEWER
 - W — PROPOSED WATER MAIN
 - PROPOSED CONTOUR
 - ★ PROPOSED HYDRANT
 - PROPOSED GATE VALVE



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

COUNTY OF SCHENECTADY TOWN OF NISKAYUNA STATE OF NEW YORK

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CADD FILE: JOB NO. DATE: MAY 11, 2022 SHEET G-2

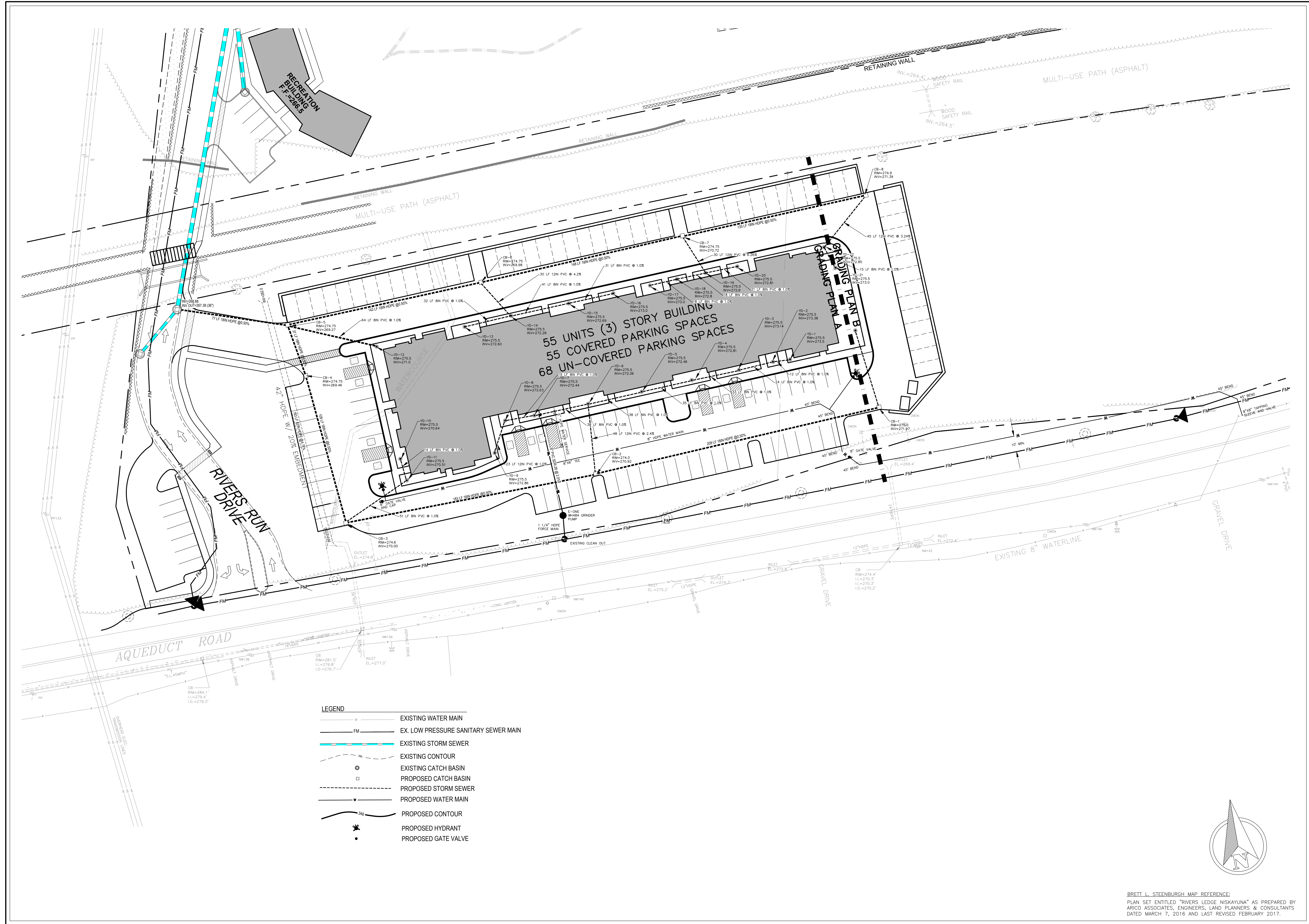
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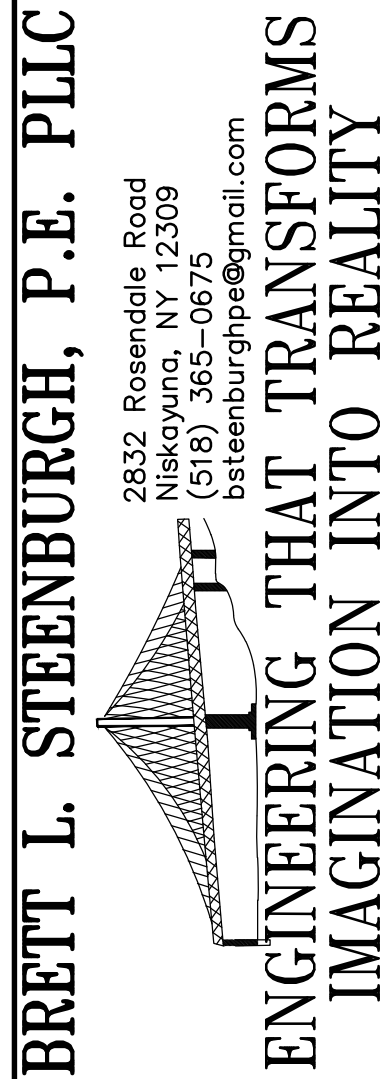


- LEGEND**
- EXISTING WATER MAIN
 - EX. LOW PRESSURE SANITARY SEWER MAIN
 - EXISTING STORM SEWER
 - EXISTING CONTOUR
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - PROPOSED STORM SEWER
 - PROPOSED WATER MAIN
 - PROPOSED CONTOUR
 - PROPOSED HYDRANT
 - PROPOSED GATE VALVE

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ARICO ASSOCIATES, ENGINEERS, LAND PLANNERS & CONSULTANTS
DATED MARCH 7, 2016 AND LAST REVISED FEBRUARY 2017.

UTILITY PLAN
PHASE 2 - RIVERS LEDGE OF NISKAYUNA
2837 AQUEDUCT ROAD
COUNTY OF SCHENECTADY TOWN OF NISKAYUNA STATE OF NEW YORK
DRAWN BY: [] CHECKED BY: [] SCALE: 1" = 30'
DATE: MAY 11, 2022 SHEET U-1

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2832 Rosendale Road
Niskayuna, NY 12309
(518) 365-0675
bsteenburgp@bsteenburgp.com
**ENGINEERING THAT TRANSFORMS
IMAGINATION INTO REALITY**



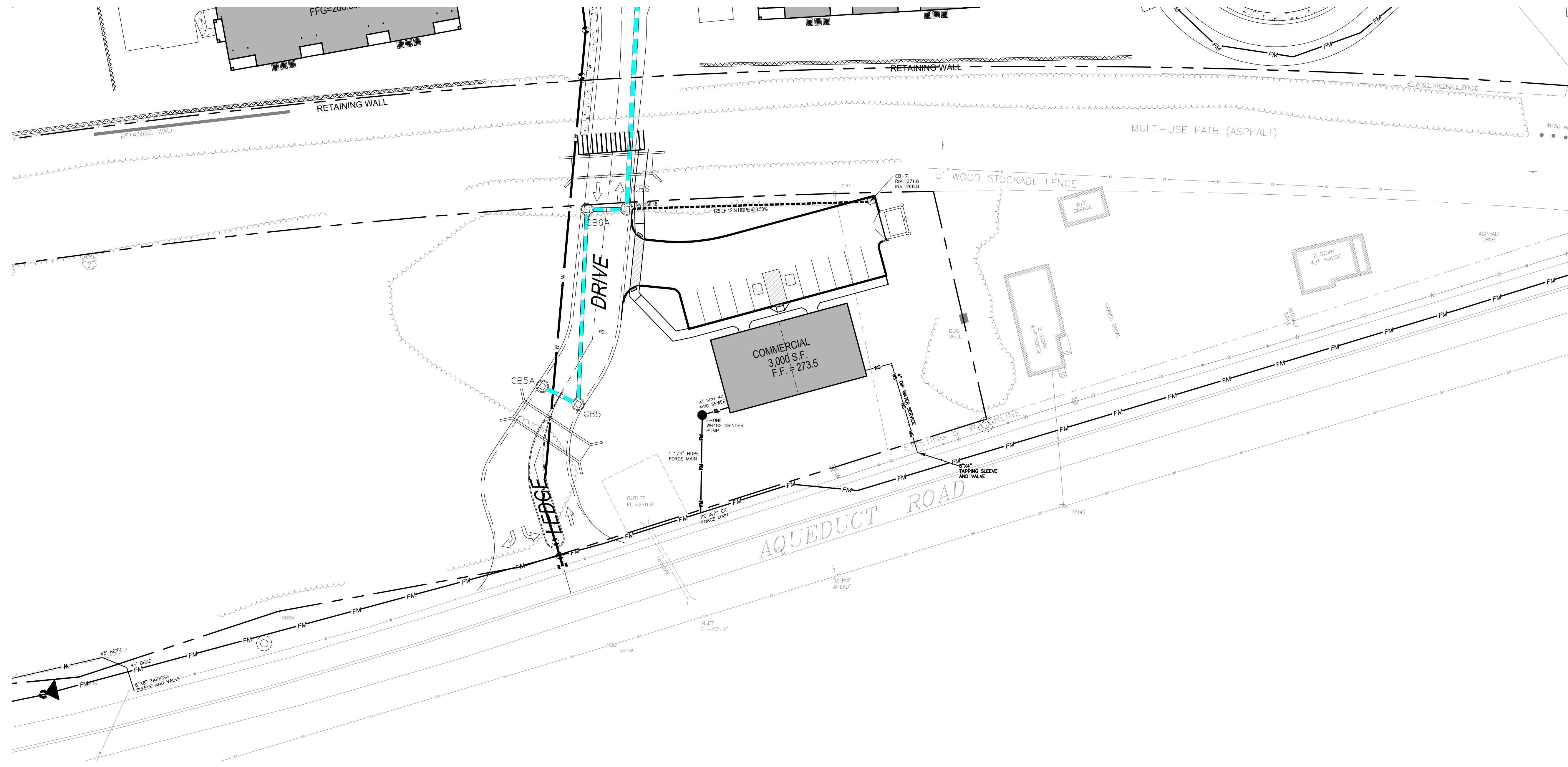
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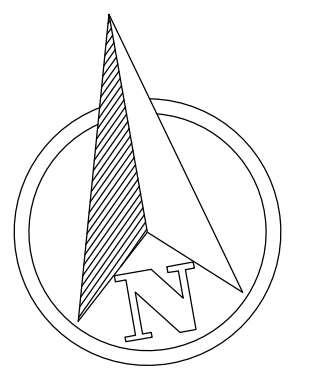
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NO.	DATE	REVISIONS
1	8/29/22	REVISED AS PER THE COMMENTS
2	8/29/22	UPDATED BUILDING FOOTPRINT

BY: []



- LEGEND**
- W — EXISTING WATER MAIN
 - FM — EX. LOW PRESSURE SANITARY SEWER MAIN
 - EXISTING STORM SEWER
 - - - - - EXISTING CONTOUR
 - ⊙ EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - - - - - PROPOSED STORM SEWER
 - W — PROPOSED WATER MAIN
 - 360 — PROPOSED CONTOUR
 - ★ PROPOSED HYDRANT
 - PROPOSED GATE VALVE



BRETT L. STEENBURGH MAP REFERENCE:
PLAN SET ENTITLED "RIVERS LEDGE NISKAYUNA" AS PREPARED BY
ARICO ASSOCIATES, ENGINEERS, LAND PLANNERS & CONSULTANTS
DATED MARCH 7, 2016 AND LAST REVISED FEBRUARY 2017.

UTILITY PLAN

PHASE 2 – RIVERS LEDGE OF NISKAYUNA
2837 AQUEDUCT ROAD

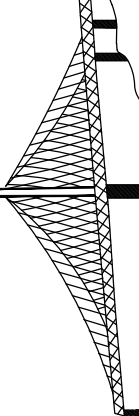
COUNTY OF SCHENECTADY
TOWN OF NISKAYUNA
STATE OF NEW YORK

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CADD FILE: [blank]
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SCALE: 1" = 30'

SHEET U-2

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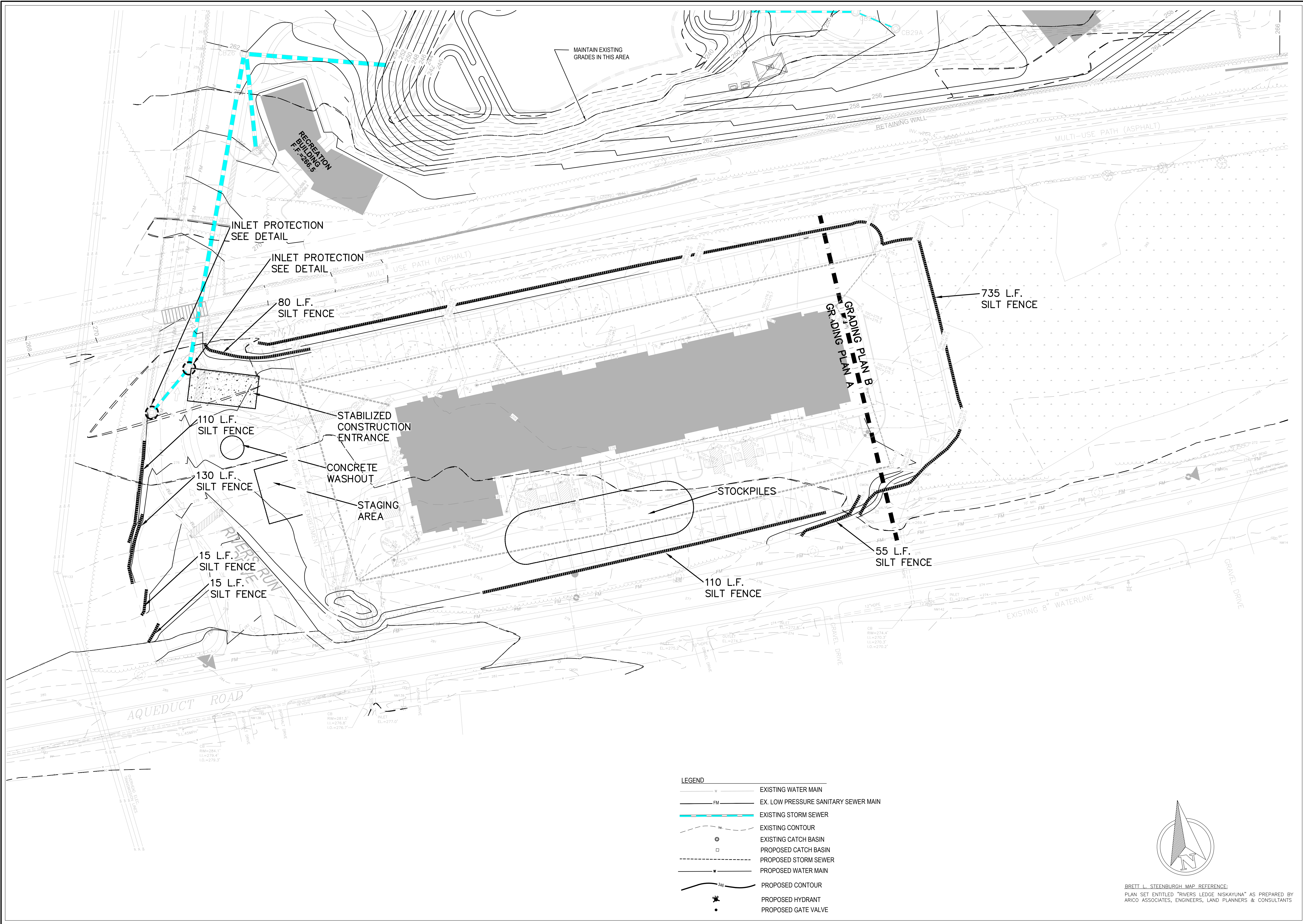


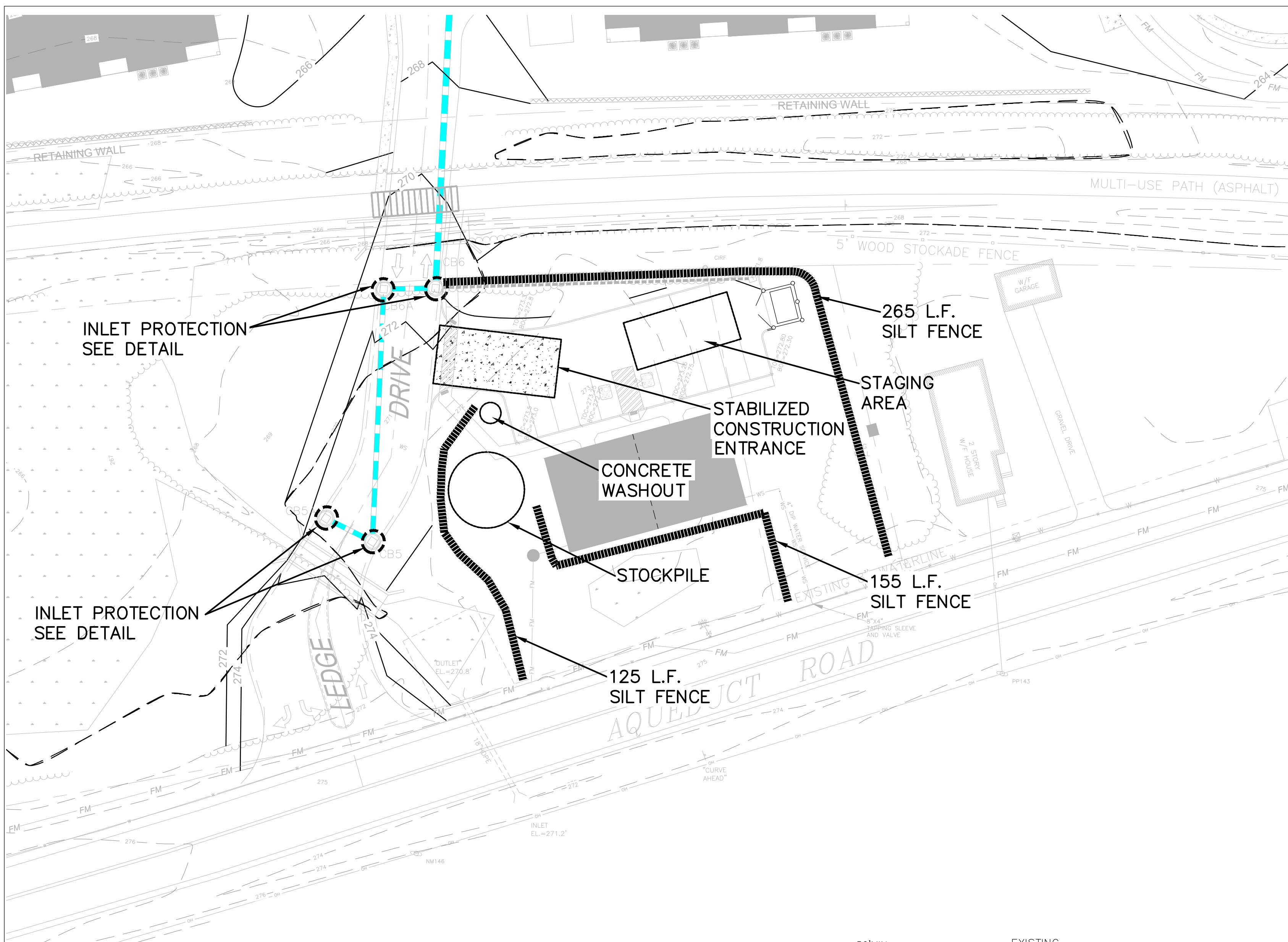
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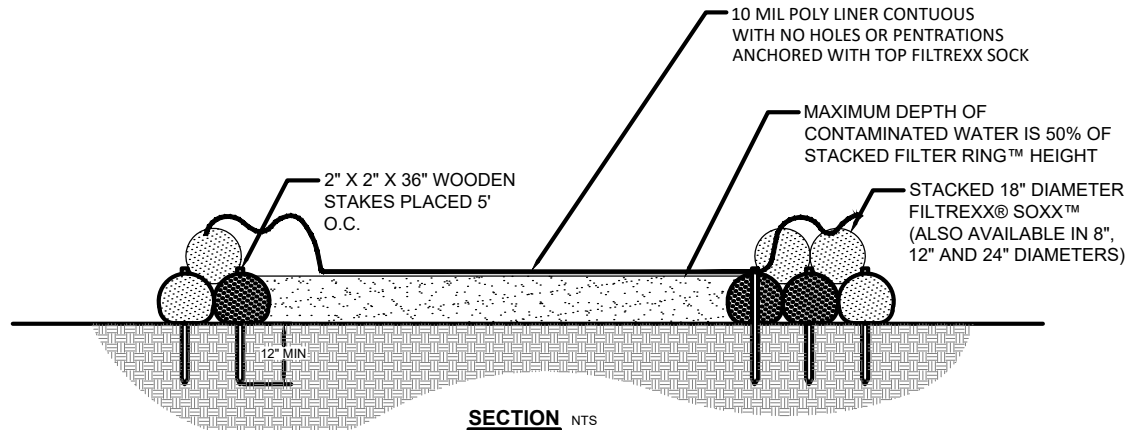
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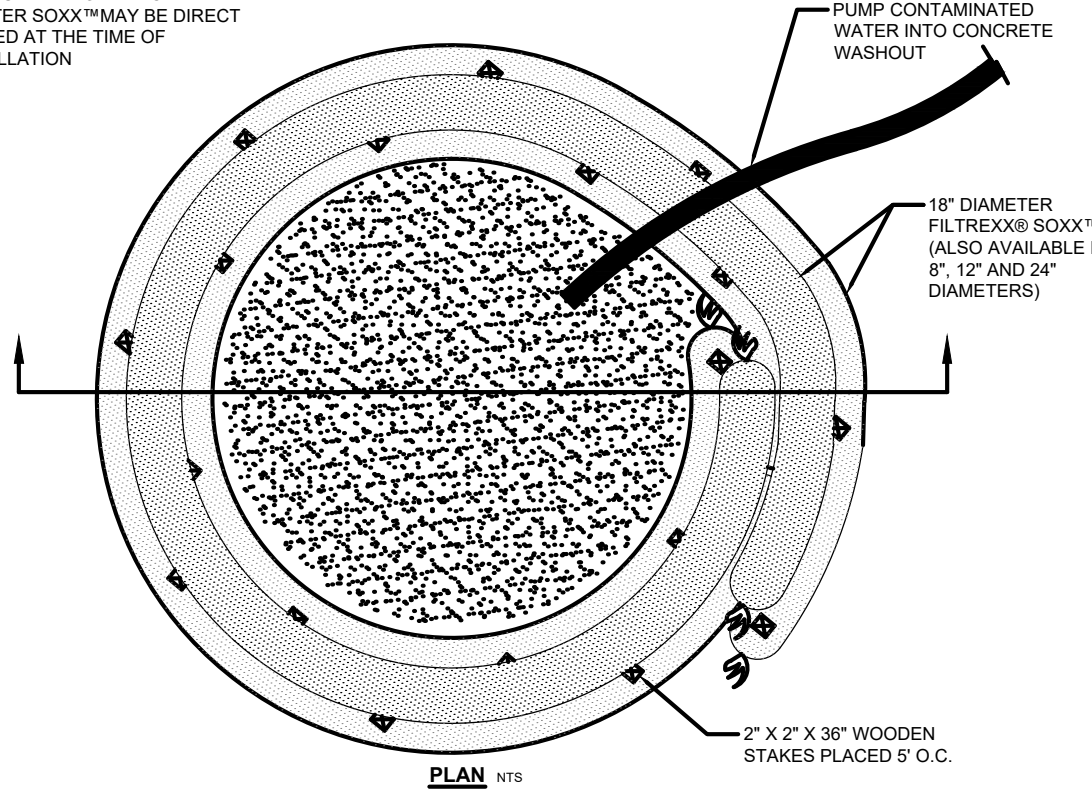


- LEGEND**
- EXISTING WATER MAIN
 - EX. LOW PRESSURE SANITARY SEWER MAIN
 - EXISTING STORM SEWER
 - EXISTING CONTOUR
 - EXISTING CATCH BASIN
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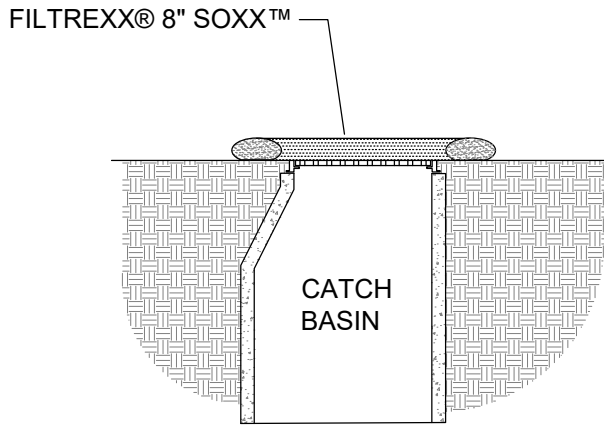
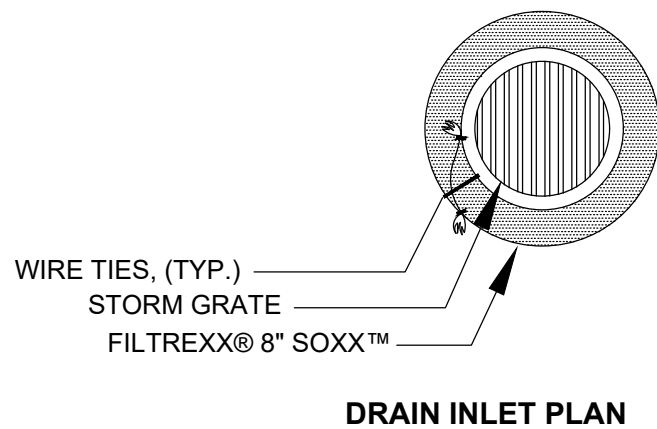
- EROSION AND SEDIMENT CONTROL NOTES:**
1. A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE SITE CONTRACTOR, SWPPP INSPECTOR, PROPERTY OWNER AND THE STORMWATER OFFICE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 2. ESTABLISH A PERMANENT TRAFFIC CORRIDOR FOR ALL TRAFFIC DURING CONSTRUCTION. A STONE STABILIZED CONSTRUCTION ENTRANCE MUST BE INSTALLED AND INSPECTED AND APPROVED BY THE THE STORMWATER OFFICE PRIOR TO ISSUANCE OF A BUILDING PERMIT. TRAFFIC SHALL NOT CROSS OR OPERATE UNNECESSARILY WITHIN WATERWAYS OR DRAINAGE DITCHES.
 3. IF REQUESTED BY THE STORMWATER OFFICE, ADDITIONAL SILT FENCE MUST BE INSTALLED A MINIMUM OF 6 INCHES INTO THE GROUND SURFACE.
 4. ANY SOILS TRACKED INTO PUBLIC ROADS MUST BE SWEEPED UP IMMEDIATELY. CONCRETE POURING MAY NOT TAKE PLACE UNTIL A CONCRETE WASHOUT AREA IS INSTALLED.
 5. ANY PUMPING OF STORMWATER ON SITE MUST BE DISCHARGED THROUGH A FILTER AND/OR STONE.
 7. A FINAL GRADING INSPECTION IS REQUIRED WITH THE STORMWATER OFFICE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. ALL EXPOSED SOILS MUST BE STABILIZED AND APPROVED. IF THE C.O. IS NEEDED DURING NON GROWING MONTHS, THE OWNER MUST PROVIDE A GRADING ESCROW TO THE STORMWATER OFFICE FOR THE OUTSTANDING WORK TO BE COMPLETED DURING THE GROWING MONTHS.



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

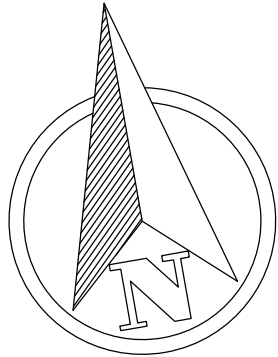


FILTREXX® CONCRETE WASHOUT
NTS

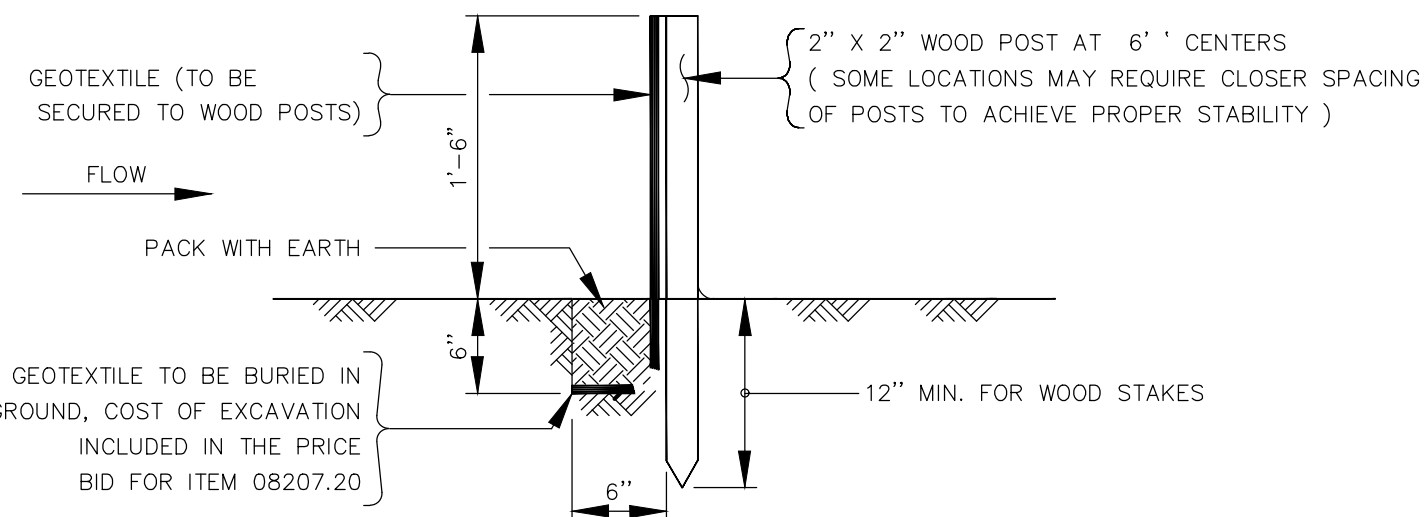


- NOTES:**
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
 2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
 3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX® INLET PROTECTION
NTS

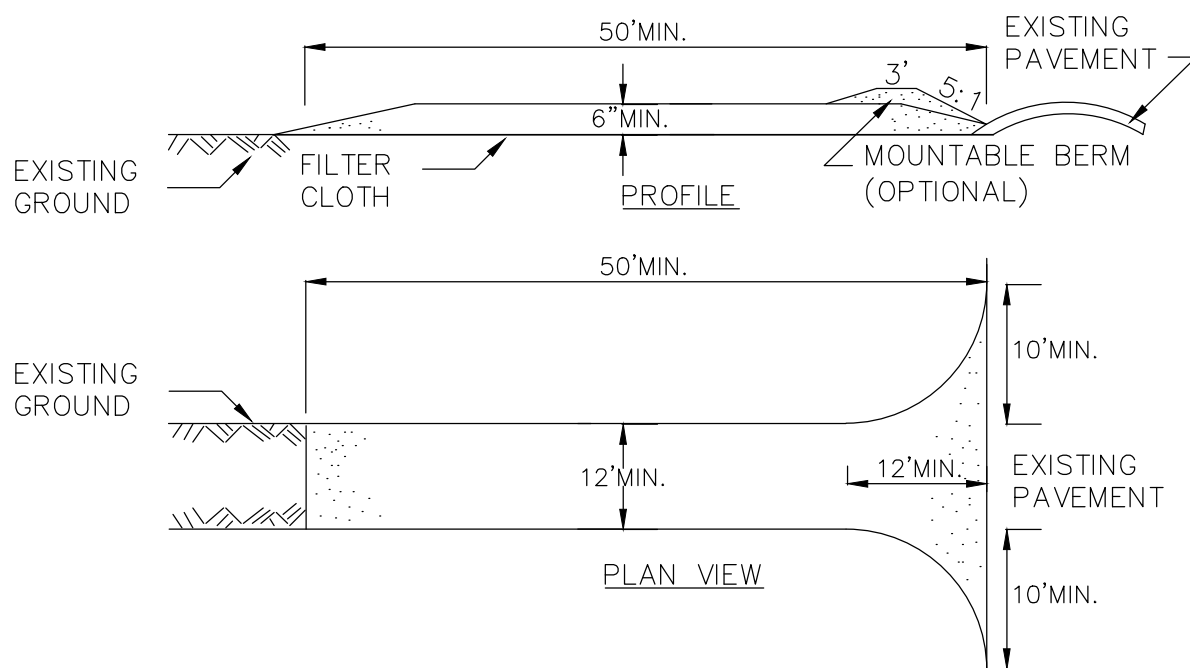


BRETT L. STEENBURGH, P.E. REFERENCE:
PLAN SET ENTITLED "RIVERS LEDGE NISKAYUNA" AS PREPARED BY
ARICO ASSOCIATES, ENGINEERS, LAND PLANNERS & CONSULTANTS



SILT FENCE DETAIL
(NOT TO SCALE)

- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
- | | |
|--|---|
| 1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. | POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD |
| 2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. | FENCE: WOVEN WIRE, 14 6" MAX. MESH OPENING |
| 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. | FILTER CLOTH: FILTER X, MIRAFI 100X, STABIUNKA T140N OR APPROVED EQUAL. |
| 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE | PREFABRICATED UNIT: GEOFAB, ENVROFENCE, OR APPROVED EQUAL. |

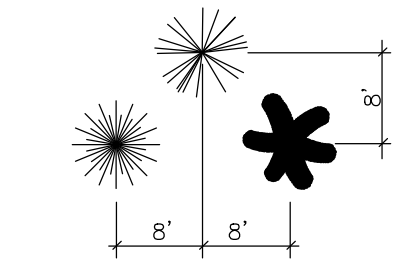


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
10. CONSTRUCTION ACCESS ALONG FEURA BUSH ROAD SHALL BE CONSTRUCTED IN COMPLIANCE WITH THESE PLANS AND NYSDOT STANDARD SHEET 209.05

STABILIZED CONSTRUCTION ENTRANCE DETAIL
(NOT TO SCALE)

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BRETT L. STEENBURGH, P.E. PLLC 2832 Rosendale Road Niskayuna, NY 12309 (518) 365-0675 bsteenburghpe@gmail.com	
ENGINEERING THAT TRANSFORMS IMAGINATION INTO REALITY	
E & SC PLAN PHASE 2 – RIVERS LEDGE OF NISKAYUNA 2837 AQUEDUCT ROAD TOWN OF NISKAYUNA COUNTY OF SCHENECTADY	STATE OF NEW YORK SCALE: 1" = 30' SHEET E-2
DRAWN BY: CADD FILE: DATE:	CHECKED BY: JOB NO. MAY 11, 2022



BUFFER PLANT SPACING

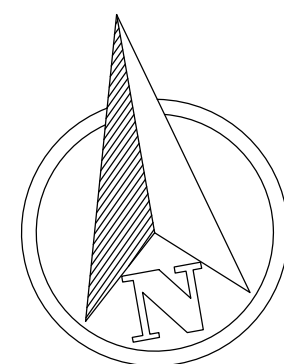
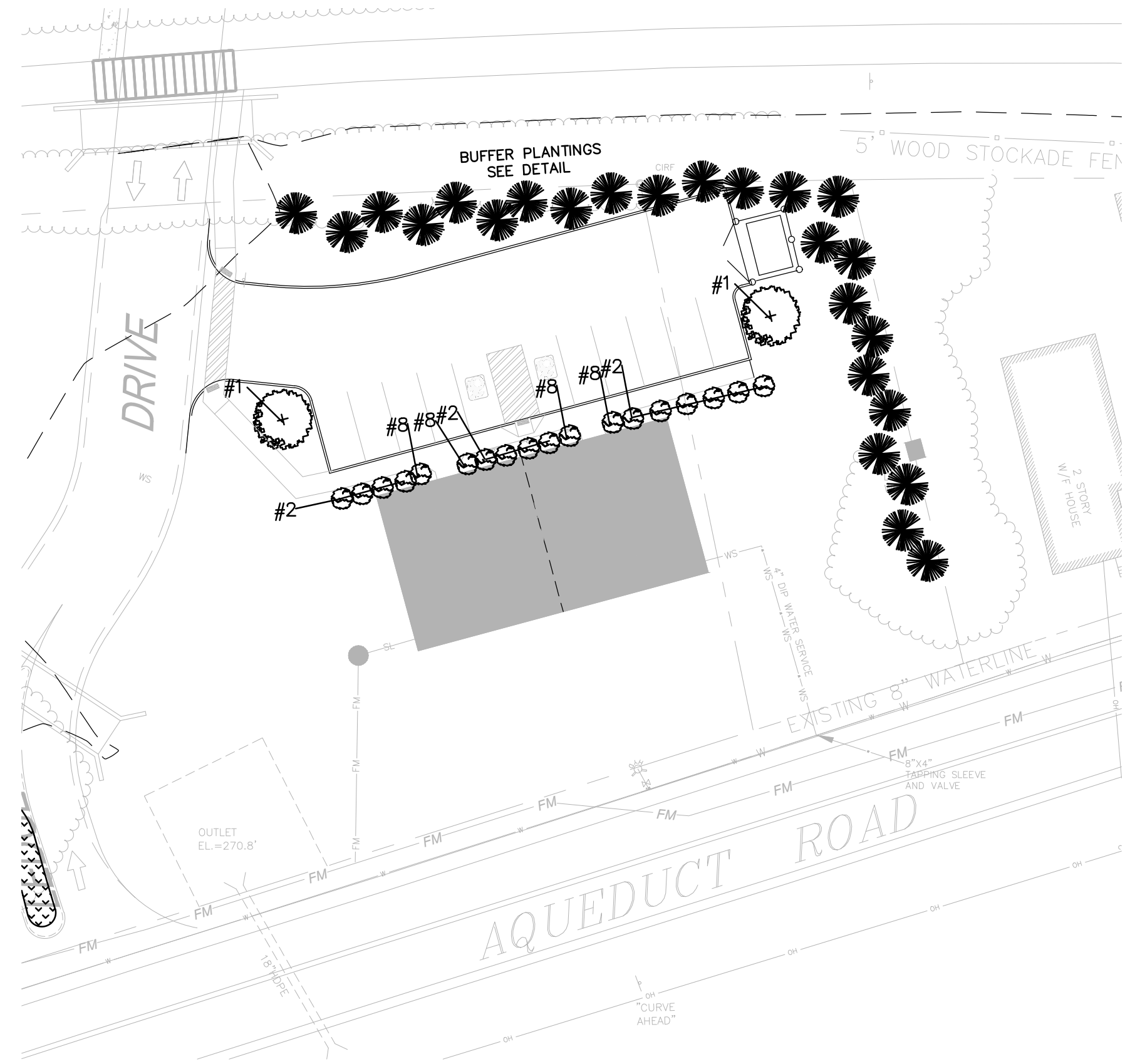
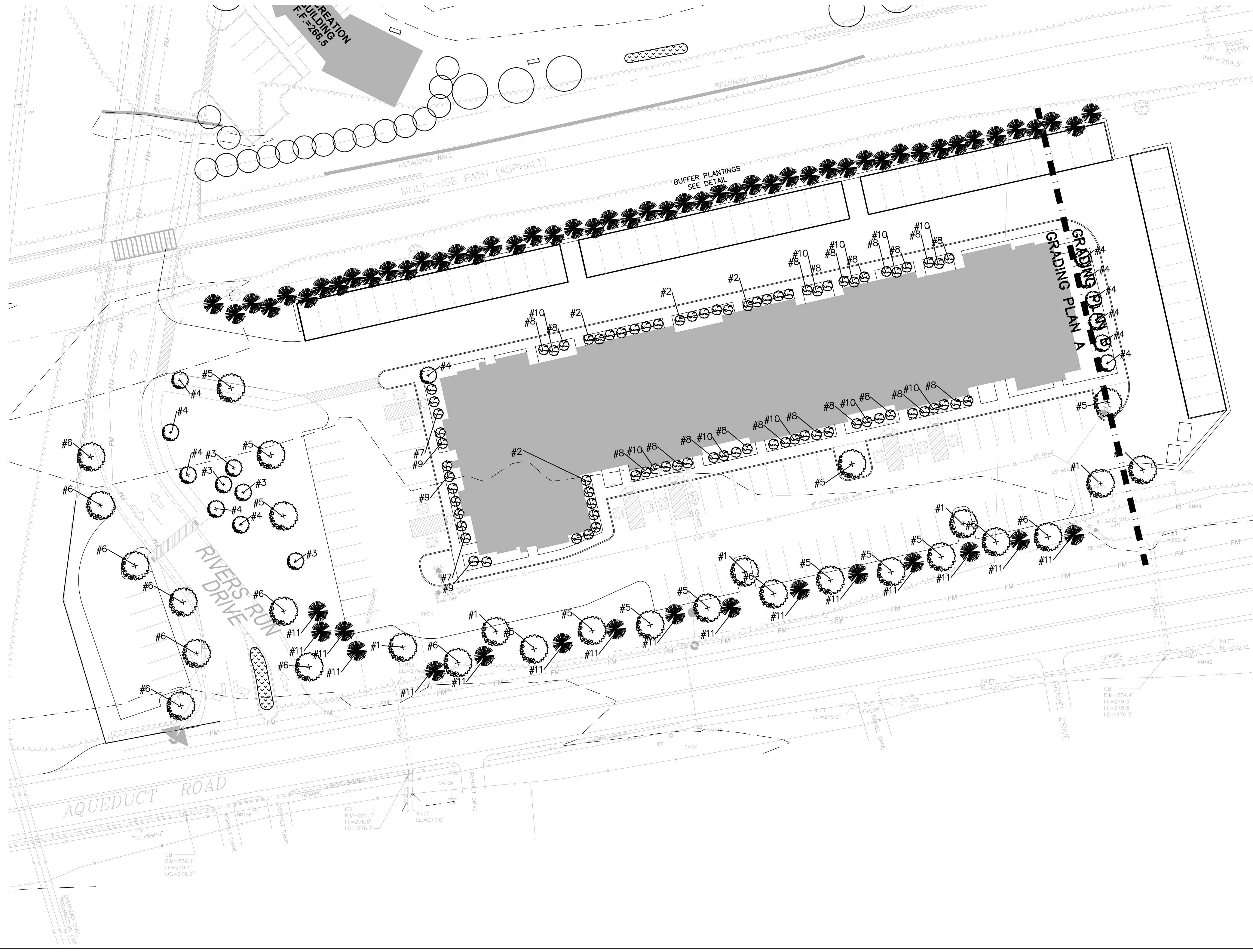
BUFFER SPECIES SHALL BE A MIXTURE OF WHITE FIR, HINOKI CYPRUS AND NORWAY SPRUCE WITH A PLANTED SIZE OF 4'-6' TALL

PLANTING SCHEDULE					
TYPE	ABBREV	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY
LARGE DECIDUOUS TREE	1	RED MAPLE	ACER RUBRUM	3" CAL. B & B	7
DECIDUOUS SHRUB	2	BOXWOOD	BOXWOOD SEMPERVIRENS	5 GALLON	35
MEDIUM DECIDUOUS TREE	3	RIVER BIRCH	BETULA NIGRA	3" CAL.	4
MEDIUM FLOWERING DECIDUOUS TREE	4	SARGENT CRABAPPLE	MALUS SARGENTI	3" CAL.	11
LARGE DECIDUOUS TREE	5	BLACK GUM/TUPELO	NYSSA SYLVATICA	3" CAL. B & B	6
LARGE DECIDUOUS TREE	6	AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS	5" CAL. B & B	8
FLOWERING SHRUB	7	DWARF SPIREA	SPIREA BUMALA FROEBELI	3 GALLON	8
FLOWERING SHRUB	8	MOPHEAD HYDRANGEA	HYDRANGEA MACROPHYLLA	5 GALLON	18
FLOWERING SHRUB	9	ROSE OF SHARON	HIBISCUS SYRIACUS	5 GALLON	6
SHRUB	10	GOLD SWORD YUCCA	YUCCA FILAMENTOSA 'GOLD SWORD'	5 GALLON	11
EVERGREEN TREE	11	NORWAY SPRUCE	PICEA ABIES	6'-8" TALL	41
EVERGREEN TREE	12	WHITE FIR	ABIES CONCOLOR	6'-8" TALL	25
EVERGREEN TREE	13	HINOKI CYPRUS	CHAMAECYPARIS OBTUSA	6'-8" TALL	24

SEEDING MIX

PRIMARY SEED MIX: 130 lbs/acre			
AMT. BY WEIGHT	SPECIES OR VARIETY	PURITY	MIN. % GERM.
55%	KENTUCKY BLUE GRASS BLEND	95%	80%
25%	RED FESCUE	97%	85%
20%	PERENNIAL RYE	98%	90%
100%			
TEMPORARY COVER SEED MIX: 30 lbs/acre			
AMT. BY WEIGHT	SPECIES OR VARIETY	PURITY	MIN. % GERM.
90%	ANNUAL RYE GRASS	98%	90%
10%	ORGANIC MATERIAL	—	—
100%			

- SITE PREPARATION:
- SEEDBED PREPARATION – SCARIFY IF COMPACTED. REMOVE DEBRIS AND OBSTACLES SUCH AS ROCKS AND STUMPS.
 - SOIL AMENDMENTS:
 - LIME TO A PH OF 6.0
 - FERTILIZE WITH 600LBS OF 5-10-10 OR EQUIV. PER ACRE (14LBS/1000 S.F.)
 - POST SEEDING FERTILIZATION AND WATERING IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTED BY THE OWNER AS DESCRIBED IN THE PROJECT SPECIFICATIONS



BRETT L. STEENBURGH MAP REFERENCE:
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LANDSCAPING PLAN
PHASE 2 – RIVERS LEDGE OF NISKAYUNA
2837 AQUEDUCT ROAD

COUNTY OF SCHENECTADY
TOWN OF NISKAYUNA
STATE OF NEW YORK
SCALE: 1" = 30'
SHEET L-1

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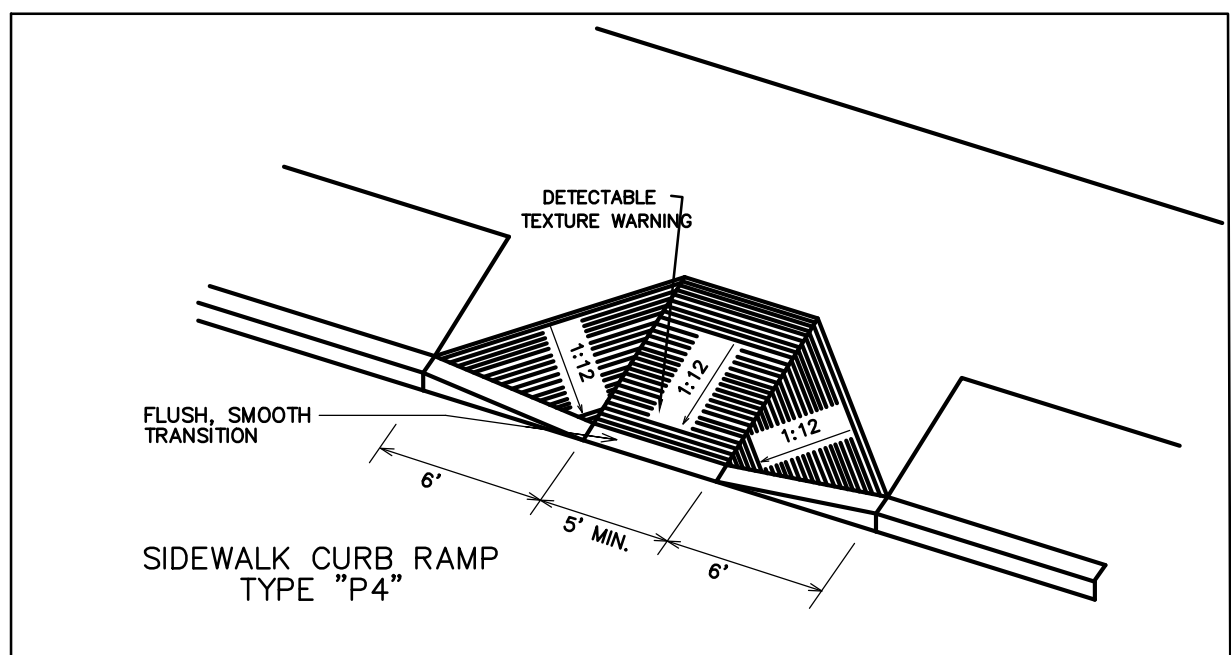
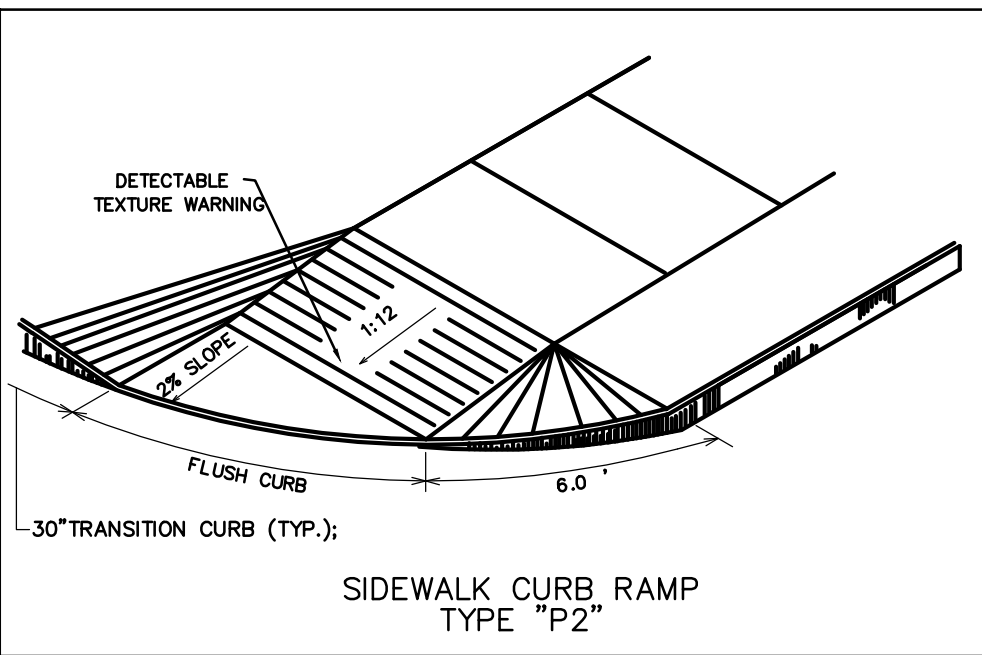
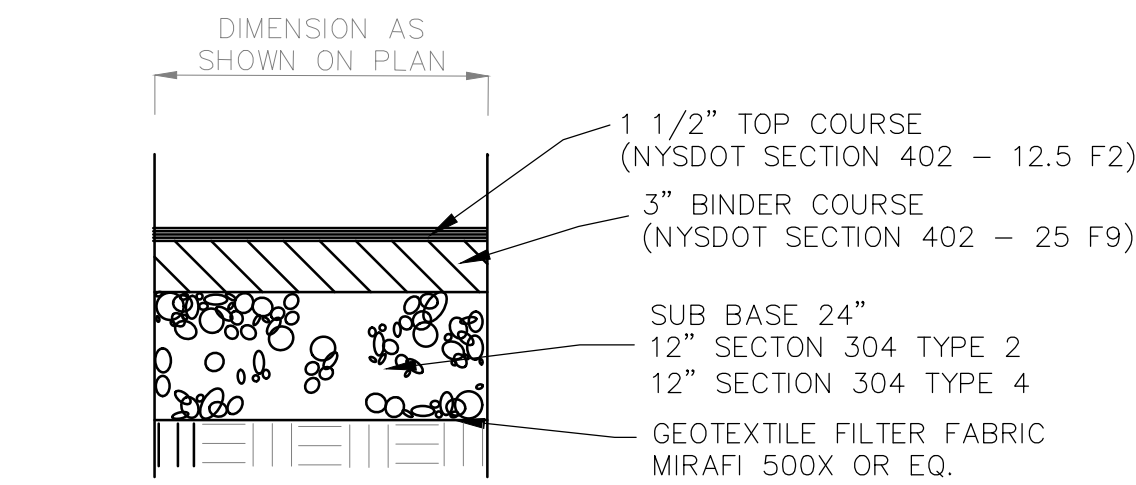
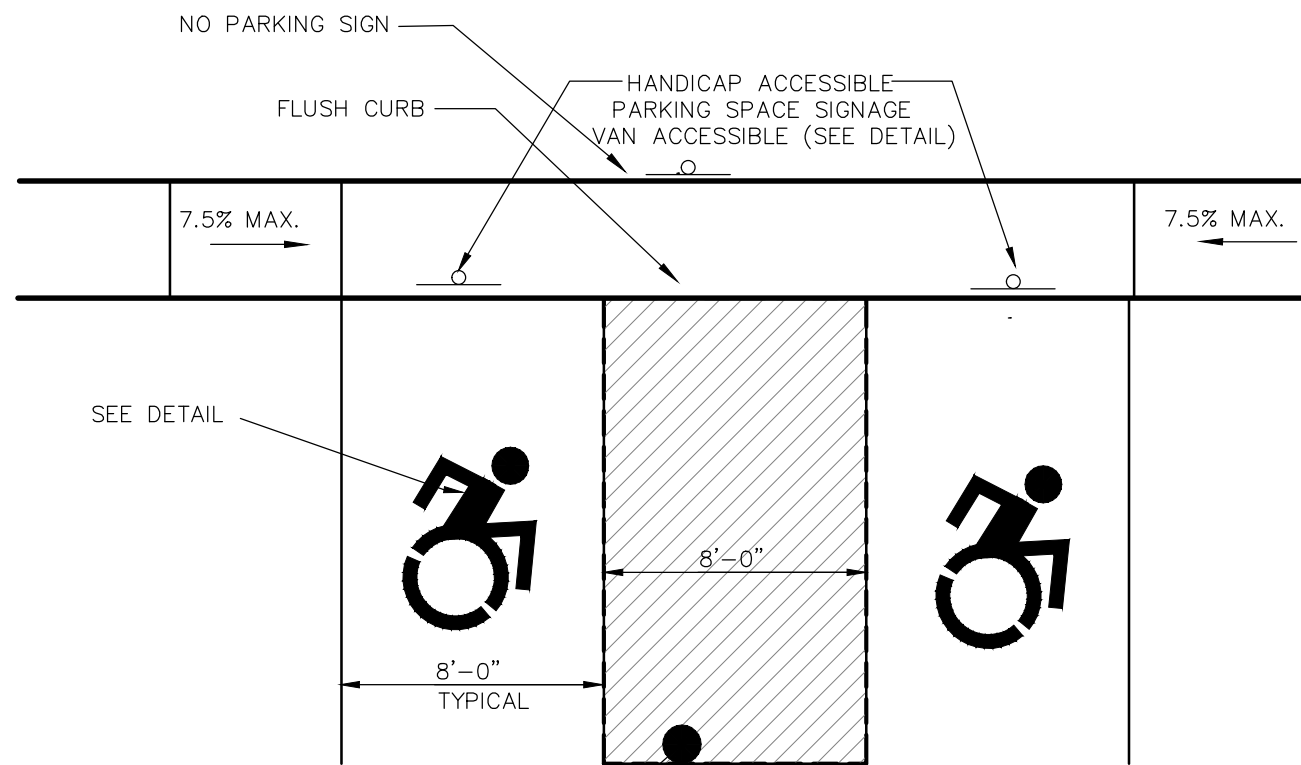
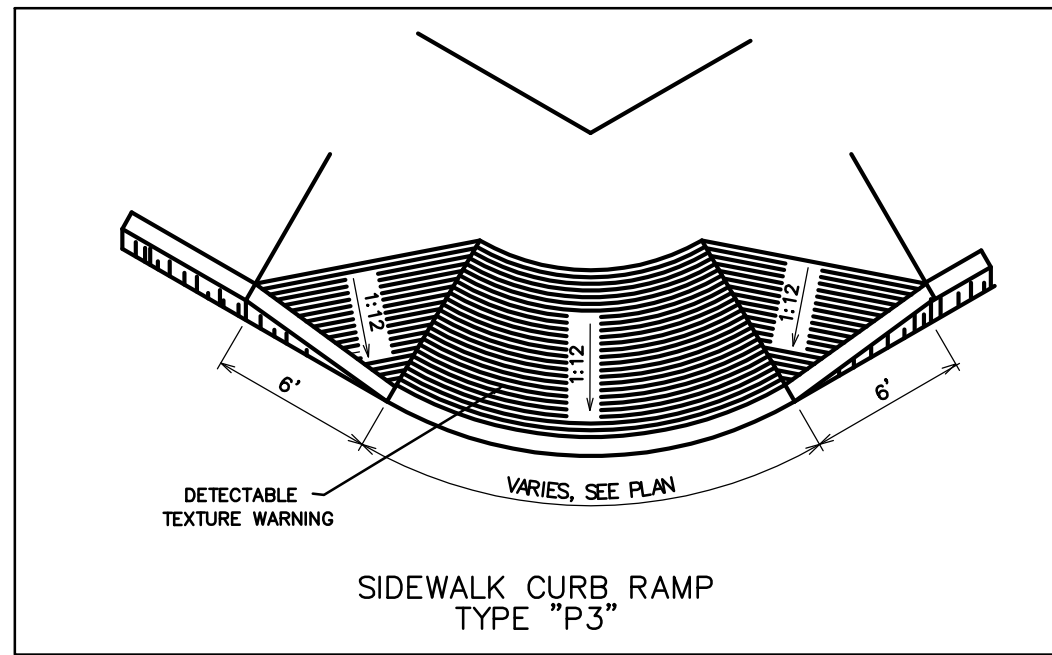
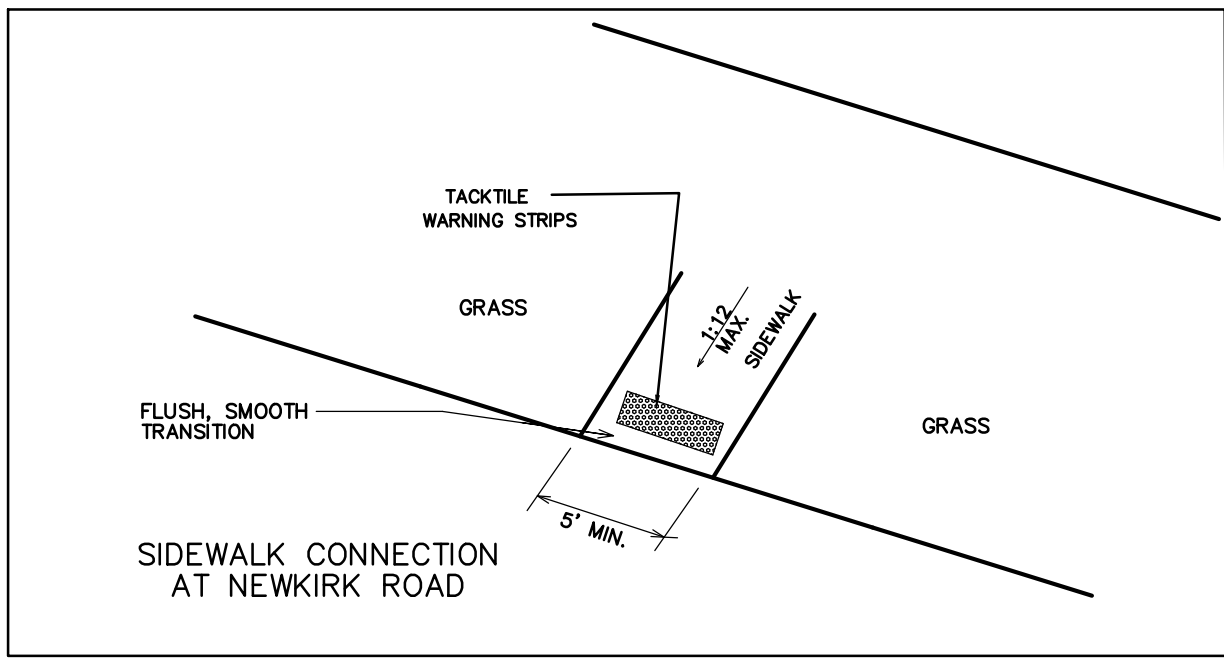
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NYS LIC. NO. 075458

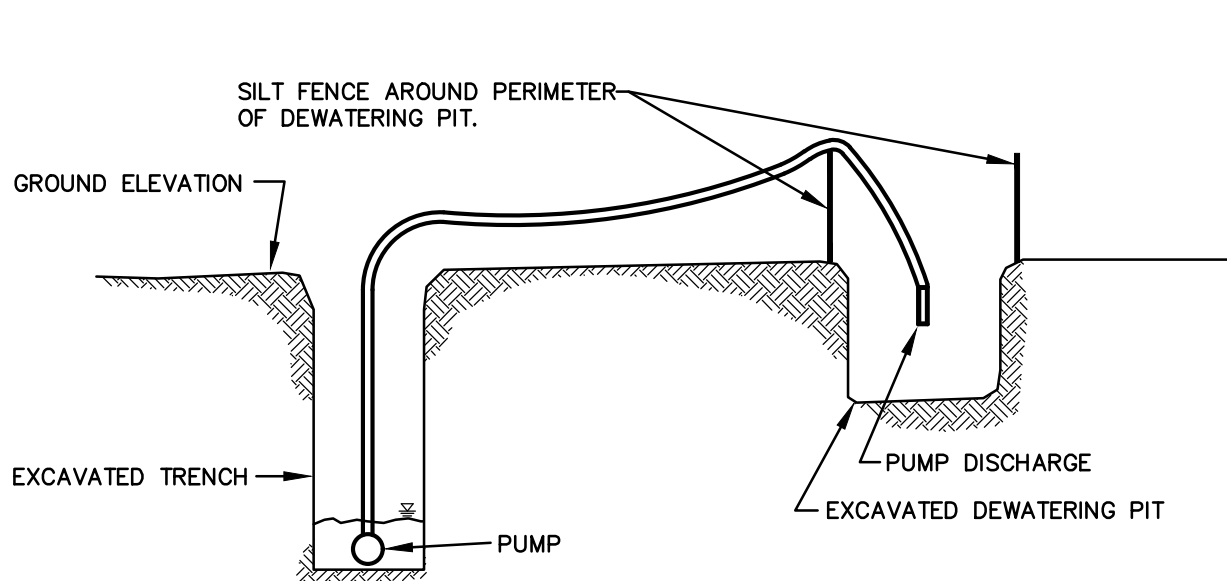


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2	8/29/23	REVISED AS PER THE COMMENTS	

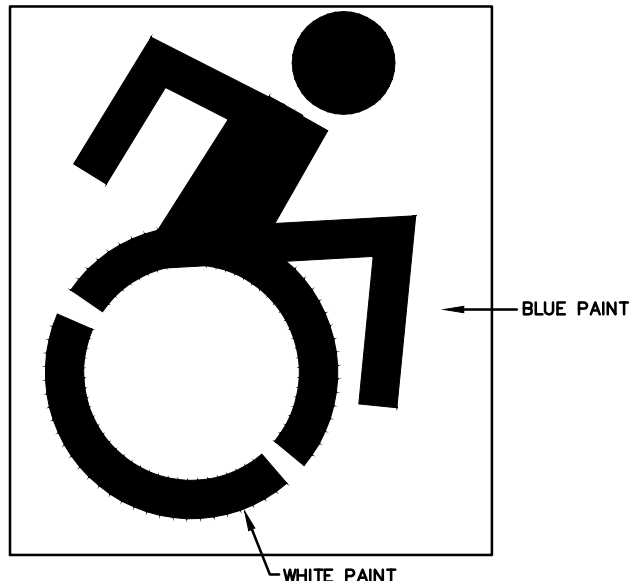
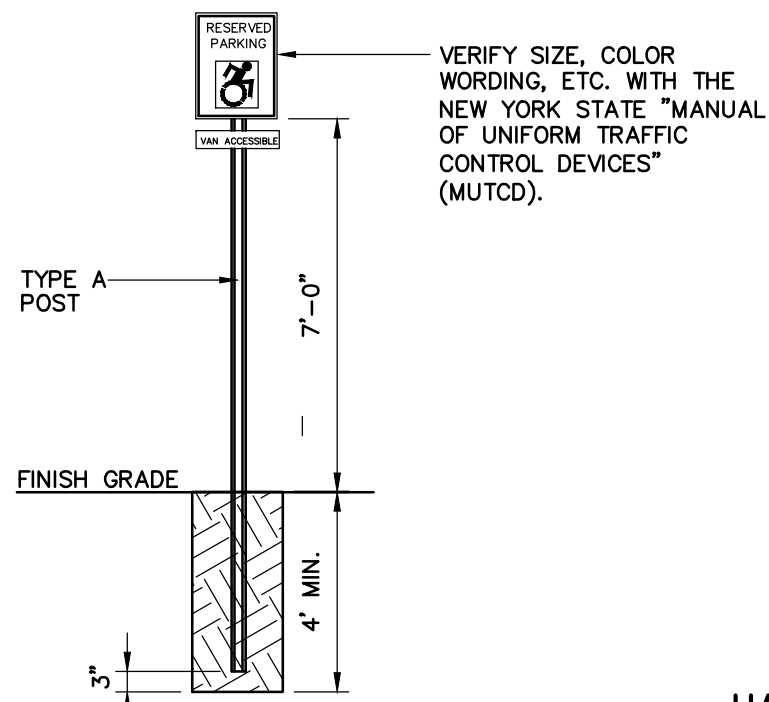


HANDICAP RAMP DETAILS

N.T.S.

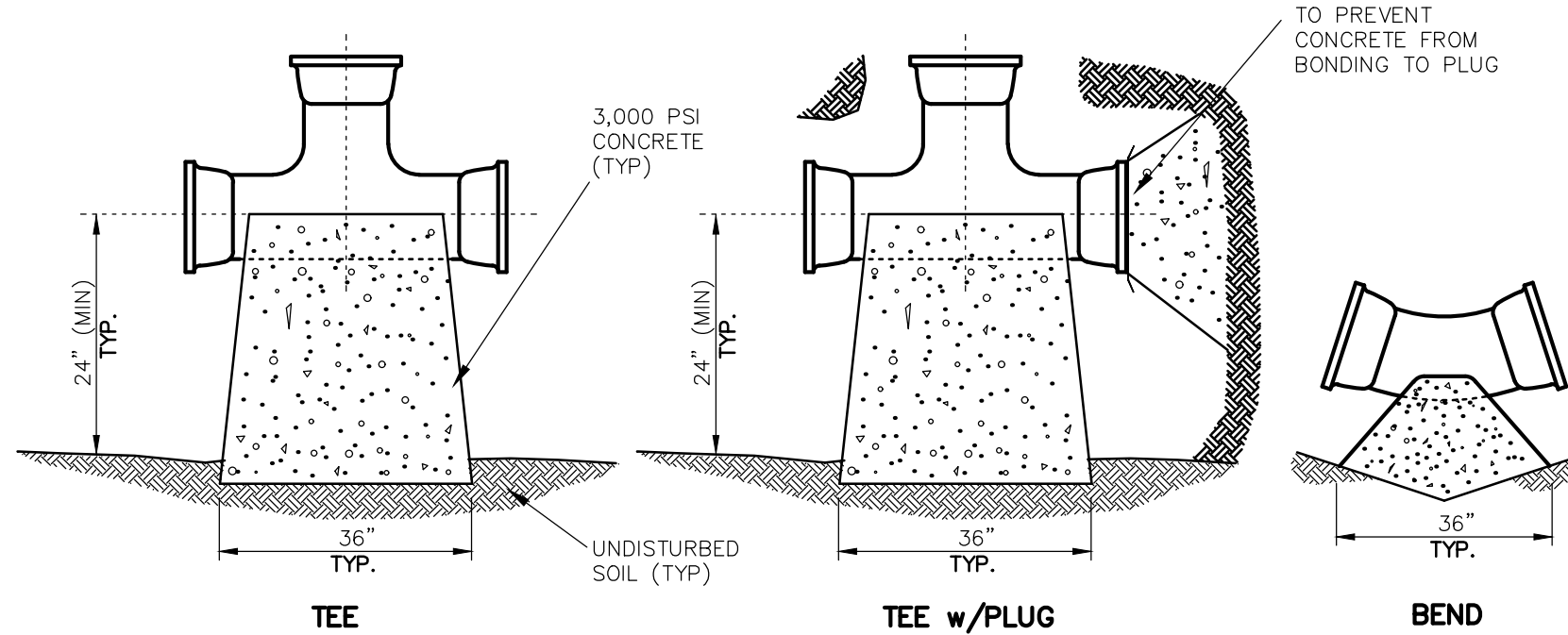


N.T.S.



HANDICAP PARKING SPACE PARKING DETAIL

(NOT TO SCALE)

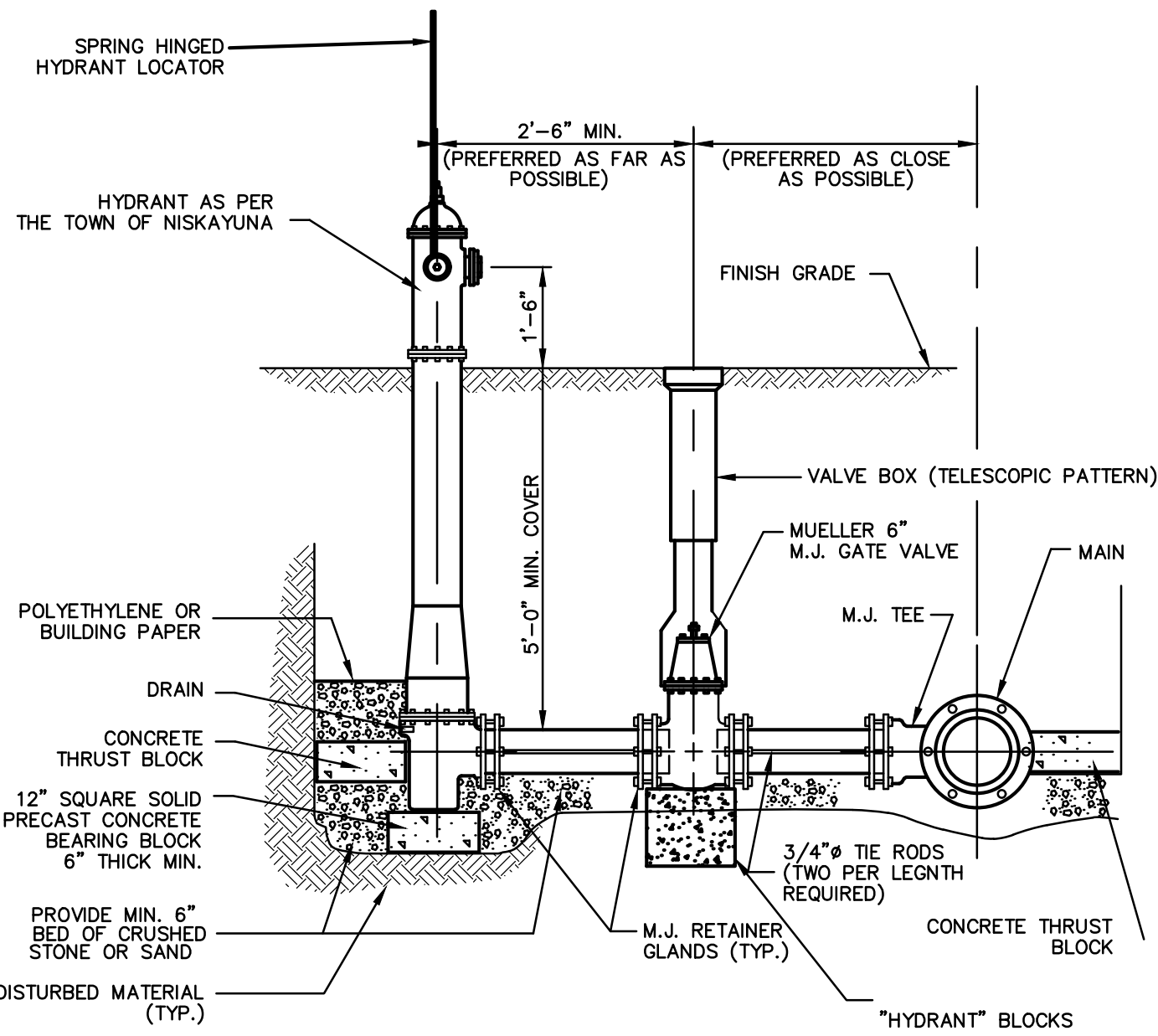
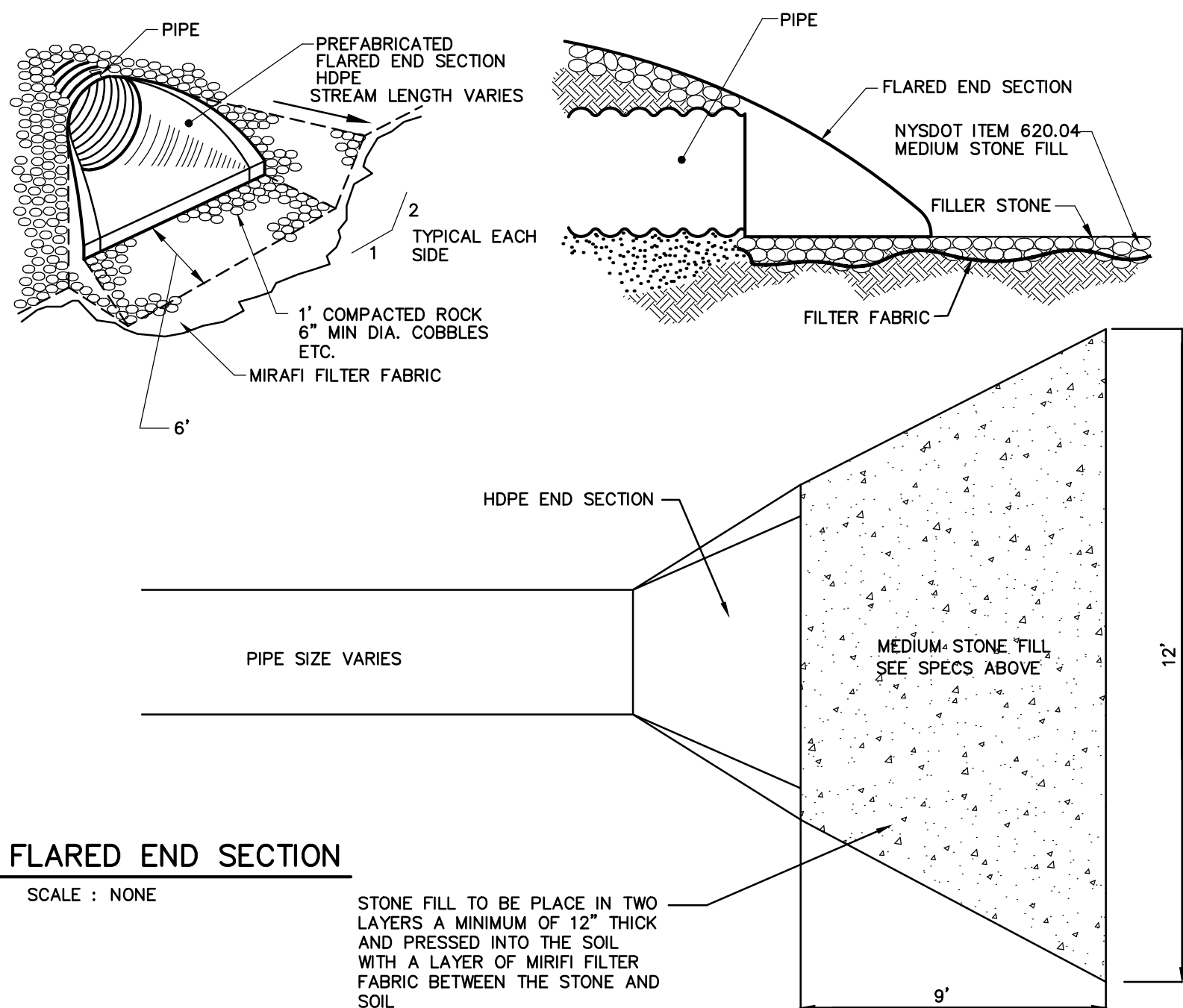


SOIL	SOIL BEARING CAPACITY (LB/FT ²)	FACTOR
MUCK PEAT	0	-
SOFT CLAY	300	4.00
SAND	1000	2.00
SAND & GRAVEL	1500	1.33
SAND & GRAVEL w/CLAY	2000	1.00
SHALE	5000	0.40

NOTE: BEARING AREAS SHOWN IN TABLE 2 SHALL BE MULTIPLIED BY FACTORS NOTED IN TABLE 1 TO ESTABLISH REQUIRED BEARING AREAS FOR SOIL CONDITIONS.

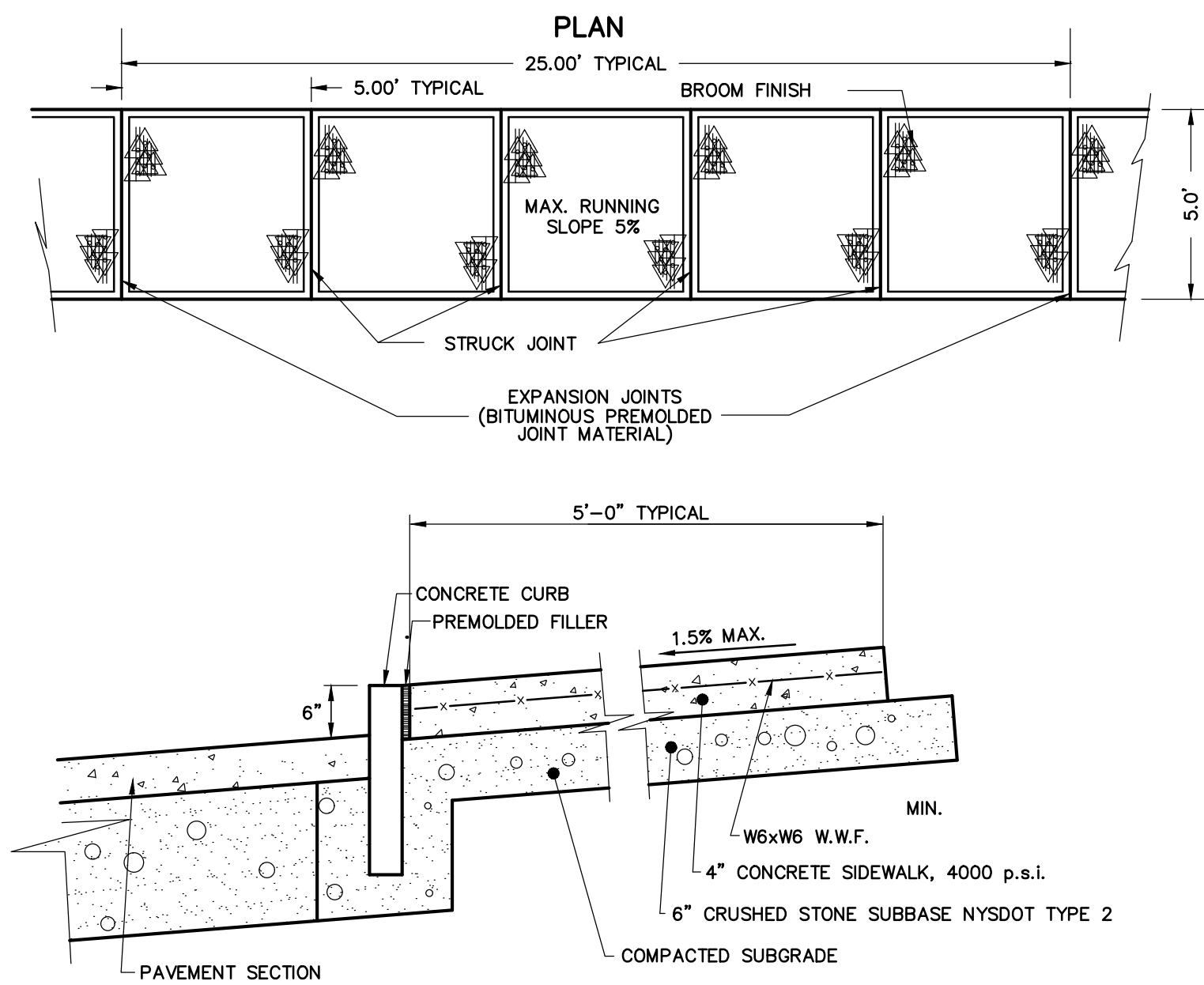
PIPE SIZE	TEE	90° BEND	45° BEND	22.5° BEND
200 P.S.I.G. INTERNAL PRESSURE				
3" & 4"	1	1	1	1
6"	2	2	1	1
8"	3	3	2	1
10"	6	8	3	2
12"	6	8	4	2
14"	11	11	6	3
16"	14	14	8	4
18"	18	18	10	5
20"	22	22	12	7
24"	32	32	17	9

N.T.S.



HYDRANT DETAIL

(NOT TO SCALE)



NOTES:
1. SEE SIDEWALK JOINTS DETAIL FOR JOINT SIZE AND SPACING
2. EXPOSED CONCRETE SURFACE TO HAVE LIGHT BROOM FINISH

N.T.S.

BRETT L. STEENBURGH MAP REFERENCE:

PLAN SET ENTITLED "RIVERS LEDGE, NISKAYUNA" AS PREPARED BY ARICO ASSOCIATES, ENGINEERS, LAND PLANNERS & CONSULTANTS DATED MARCH 7, 2016 AND LAST REVISED FEBRUARY 2017.

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ENGINEERING THAT TRANSFORMS
IMAGINATION INTO REALITY

DETAILS

PHASE 2 - RIVERS LEDGE OF NISKAYUNA
2837 AQUEDUCT ROAD

COUNTY OF SCHENECTADY
TOWN OF NISKAYUNA
STATE OF NEW YORK
SCALE: AS NOTED
SHEET D-1

DRAWN BY: [blank]
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NO. DATE: REVISIONS

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* NOTE

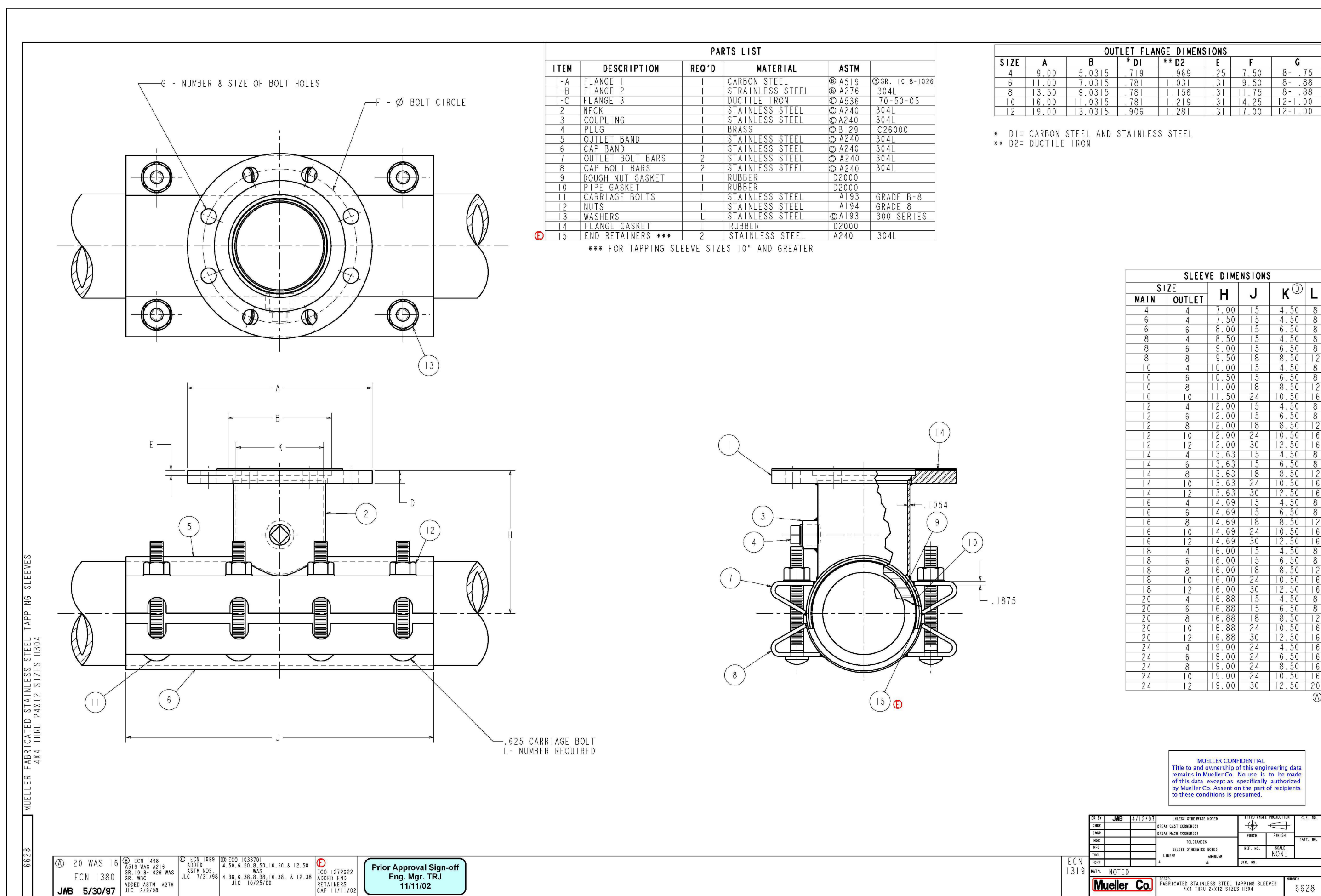
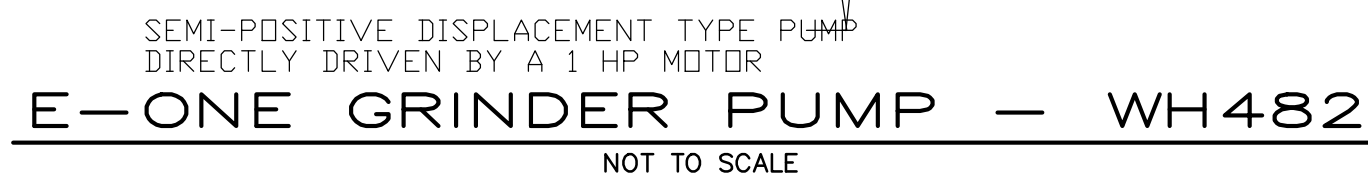
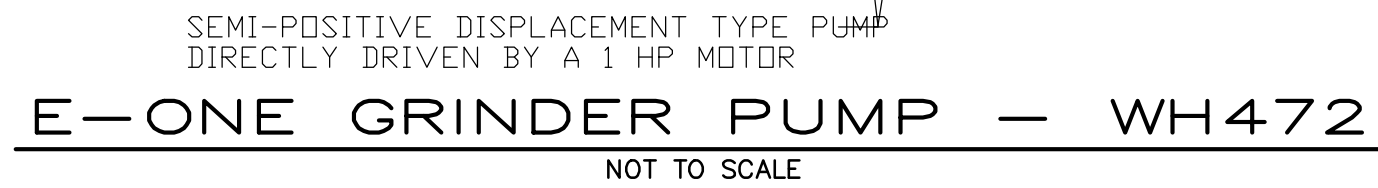
SUITABLE BACKFILL MATERIAL FOR FINAL BACKFILL SHALL BE FREE OF DEBRIS, FOREIGN MATERIAL, LARGE STONES, TREES, ORGANIC MATTER AND OTHER DELETERIOUS MATER AND CONFORMS WITH ASTM D 2487 SOIL GROUPS GW, GP, GM, SM, SW, AND SP.

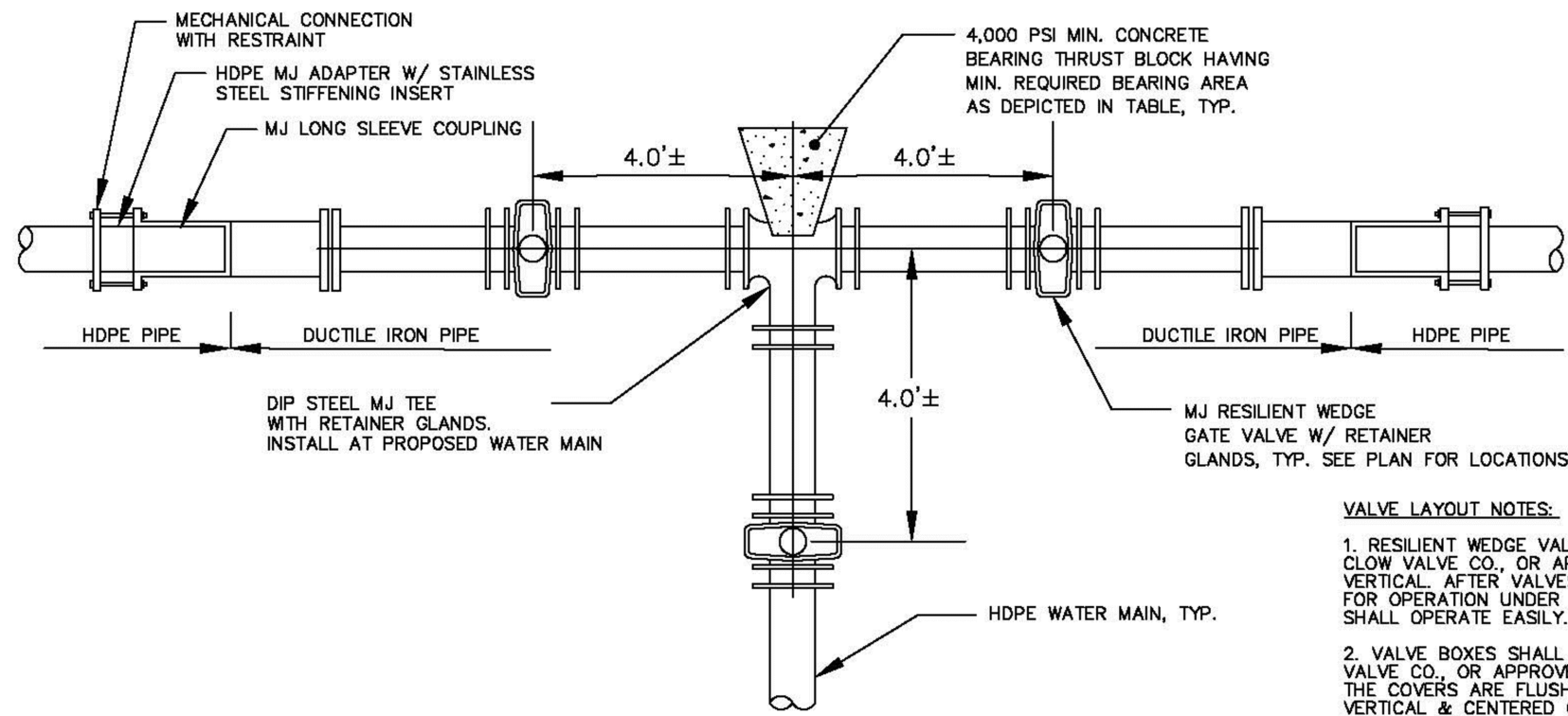
BEDDING AND BACKFILL NOTES:
THE ALL BEDDING, BACKFILL AND HAUNCHING SHALL
COMPLY WITH THE TEN STATES STANDARDS SECTION 33.83 AND 33.84.

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

EMBEDMENT MATERIALS FOR BEDDING AND INITIAL BACKFILL, CLASSES I, II OR III AS DESCRIBED IN ASTM 2321 SHALL BE USED AND CAREFULLY COMPACTED FOR ALL FLEXIBLE PIPE.

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

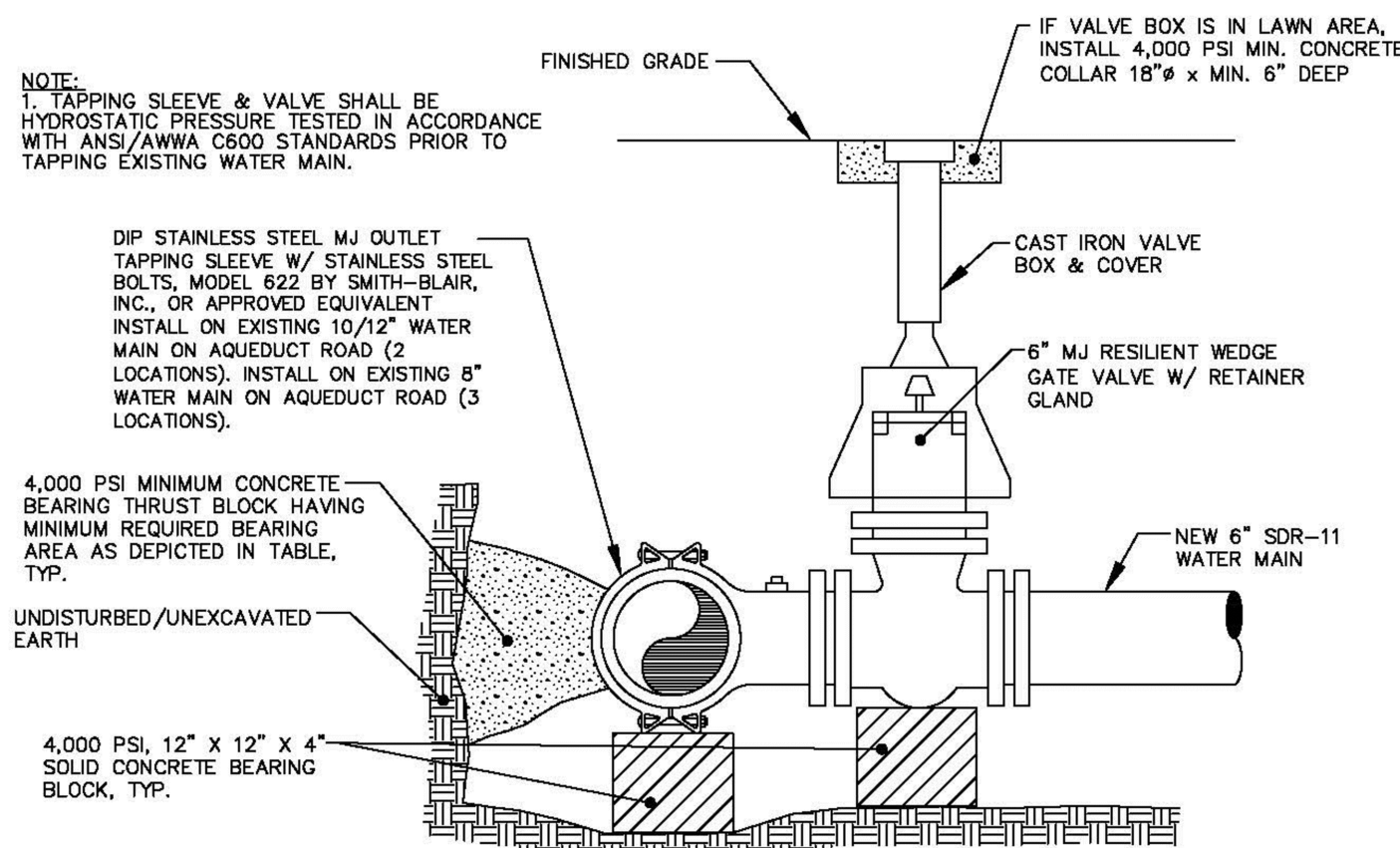




VALVE LAYOUT AT WATER MAIN TEE
& TYPICAL PIPE TRANSITION DETAIL

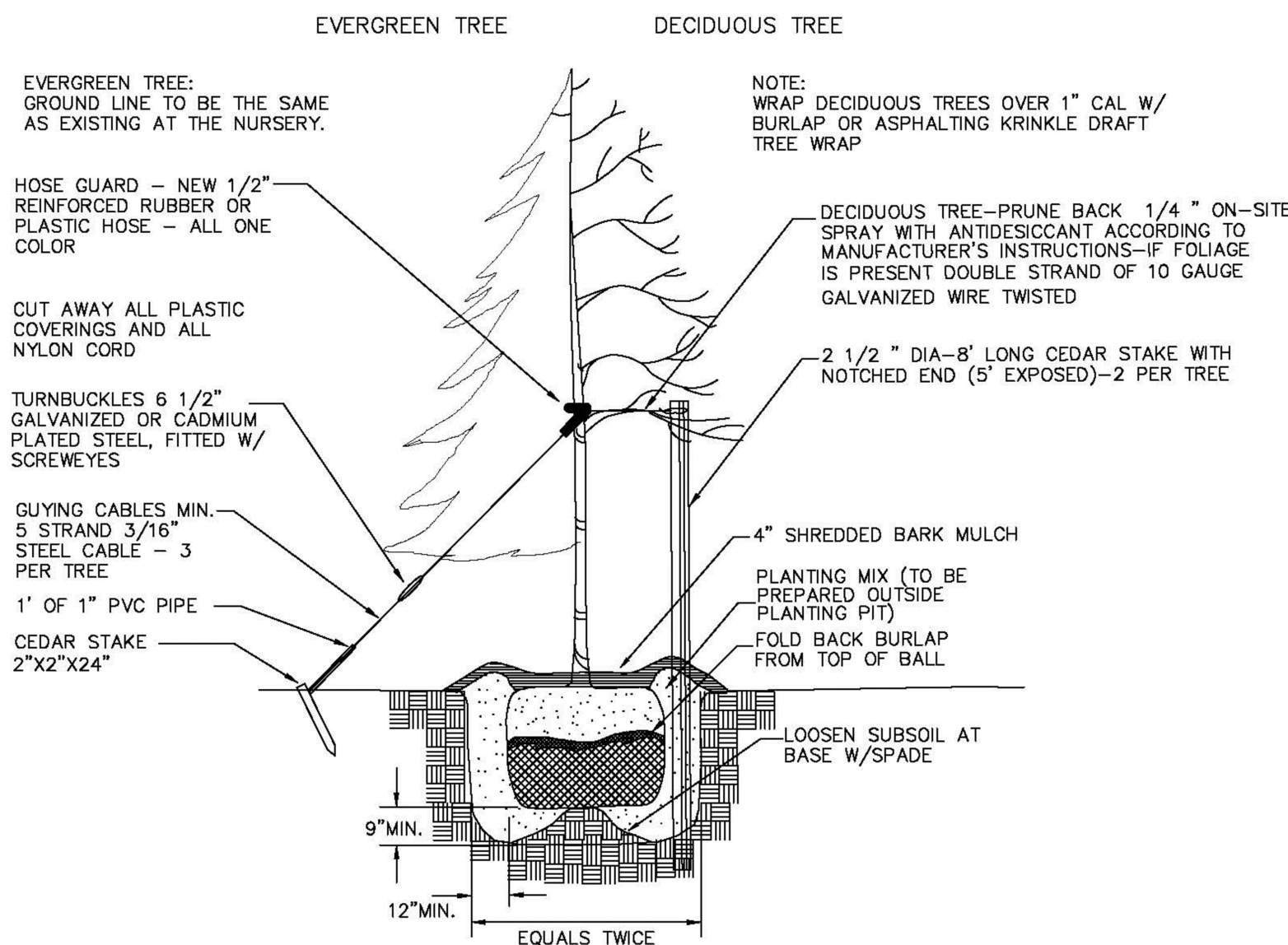
SCALE: NO SCALE

"Whenever cement-asbestos pipe is encountered, the local or enforcing environmental officer should be contacted. All operations shall be in conformance with OSHA's Asbestos Standard for Construction, 29 CFR 1926.1101 on asbestos cement water pipes."



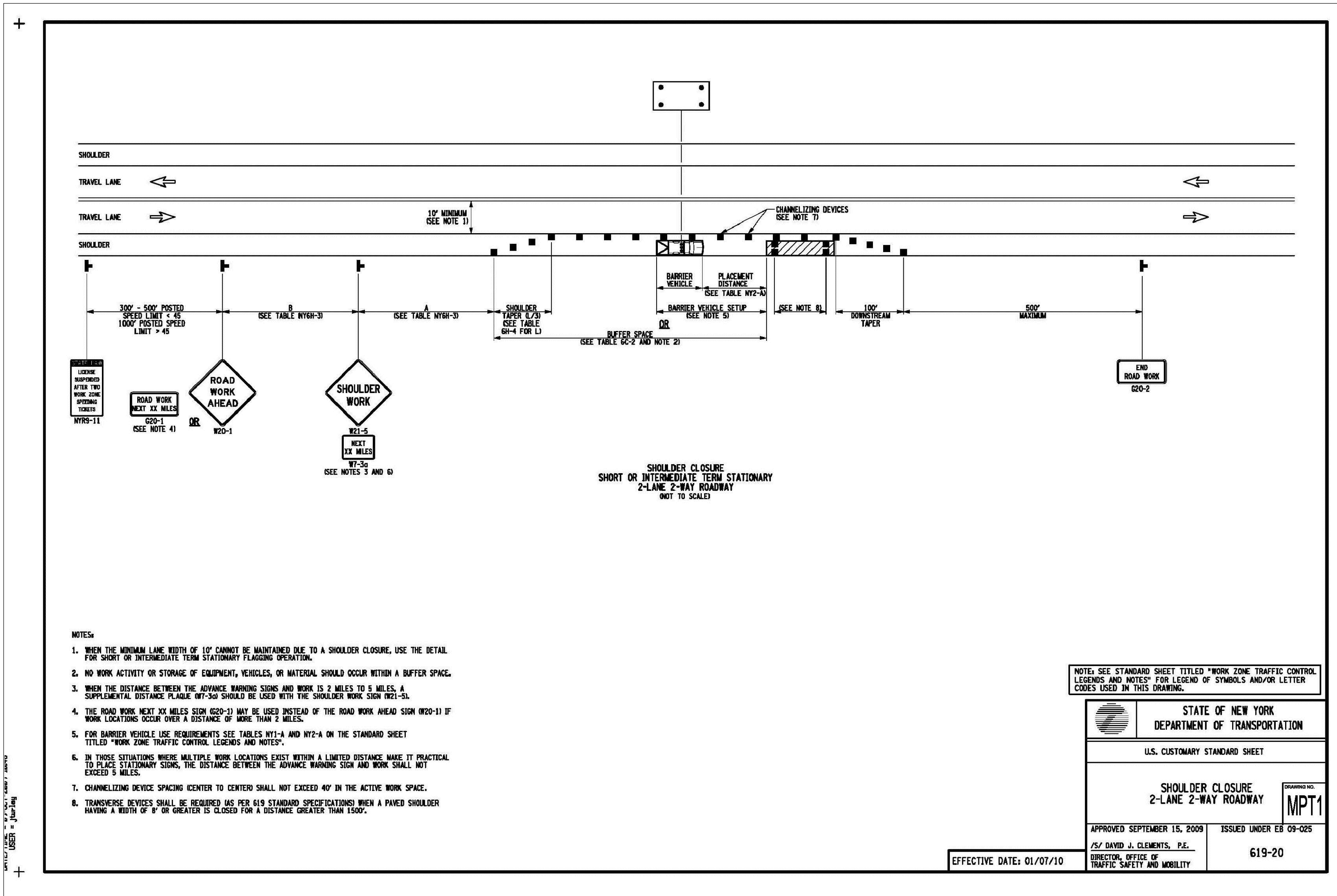
TAPPING SLEEVE & VALVE DETAIL

SCALE: NO SCALE



PLANTING DETAIL

SCALE: NONE



NOTES: SEE STANDARD SHEET TITLED "WORK ZONE TRAFFIC CONTROL LEGENDS AND NOTES" FOR LEGEND OF SYMBOLS AND/OR LETTER CODES USED IN THIS DRAWING.

STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION	
U.S. CUSTOMARY STANDARD SHEET	
SHOULDER CLOSURE 2-LANE 2-WAY ROADWAY	
APPROVED SEPTEMBER 15, 2009 /S/ DAVID J. CLEMENTS, P.E. DIRECTOR, OFFICE OF TRAFFIC SAFETY AND MOBILITY	ISSUED UNDER E8 09-025 619-20

EFFECTIVE DATE: 01/07/10

DETAILS

PHASE 2 - RIVERS EDGE OF NISKAYUNA

2837 AQUEDUCT ROAD

COUNTY OF SCHENECTADY

DRAWN BY: [blank]

CADD FILE: [blank]

DATE: MAY 11, 2022

BRETT L. STEENBURGH, P.E. PLLC

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

**ENGINEERING THAT TRANSFORMS
IMAGINATION INTO REALITY**

STATE OF NEW YORK

SCALE: AS NOTED

SHEET D-3

Scaling off these drawings shall be done only for review and approval purposes. Contractors shall not be held responsible for electronic data only for layout and construction.

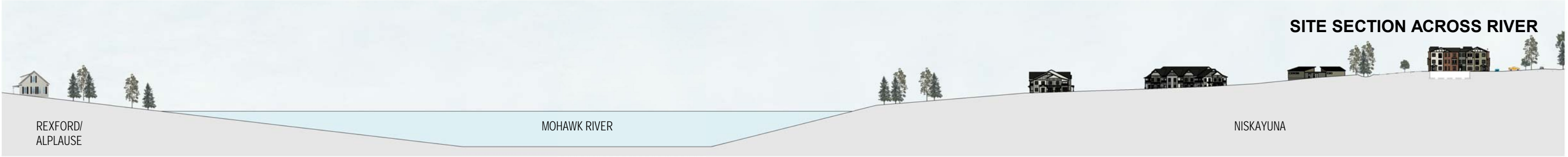
Unauthorized alterations or additions to these drawings are prohibited. Any such alterations or additions shall be the responsibility of the person making them. No part of this drawing shall be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written consent of Brett L. Steenburg, P.E., PLLC.

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

Call 811
before you dig

1 800 487 8111

ENLARGED SITE SECTION



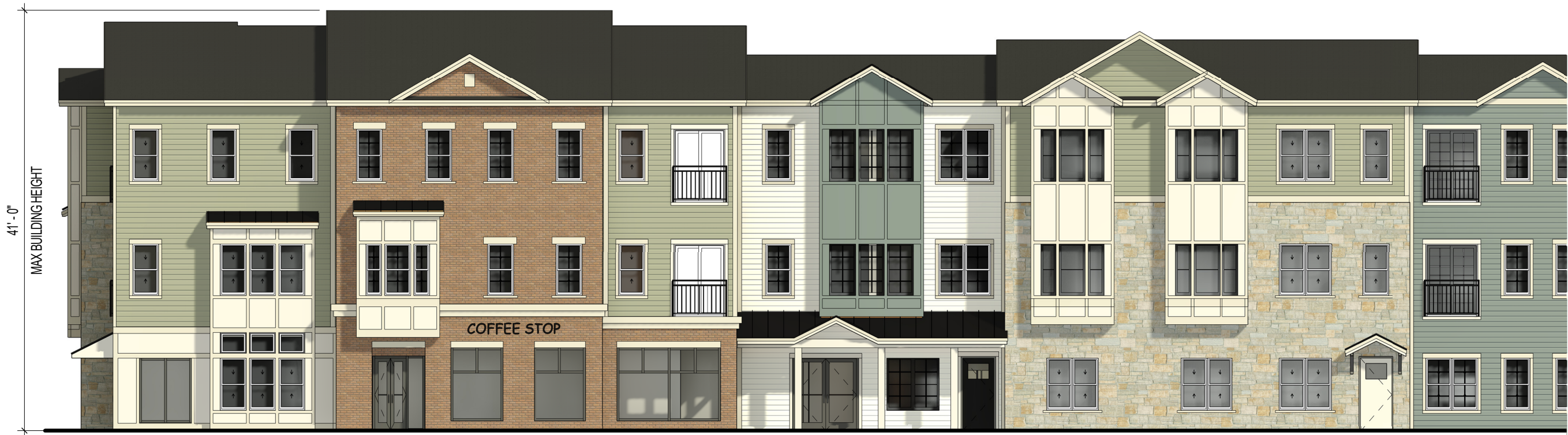




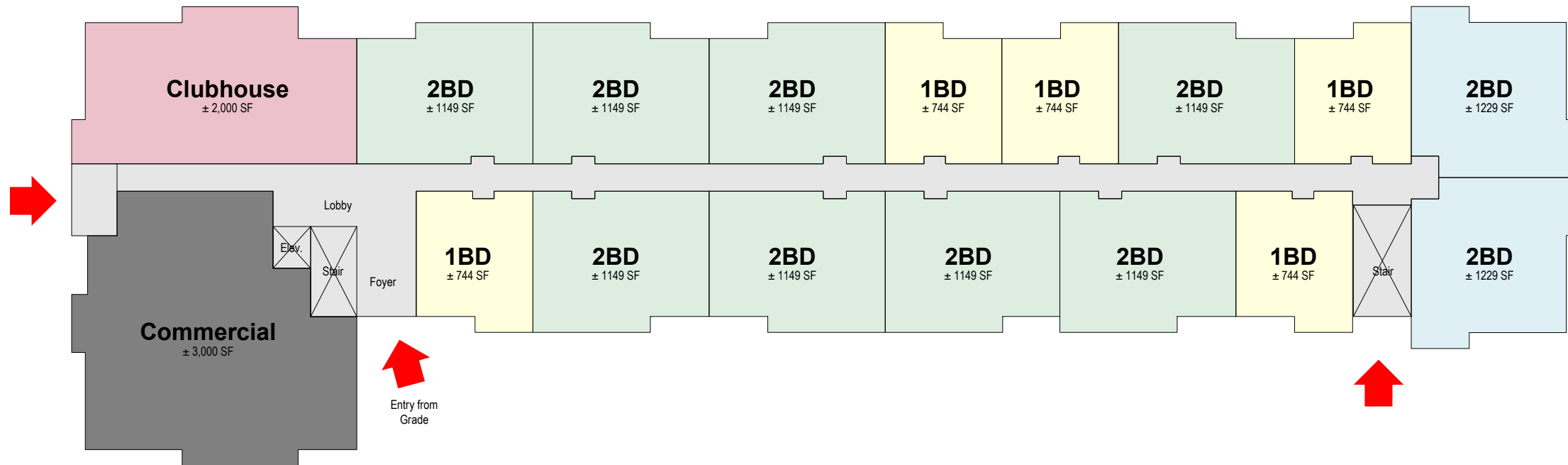
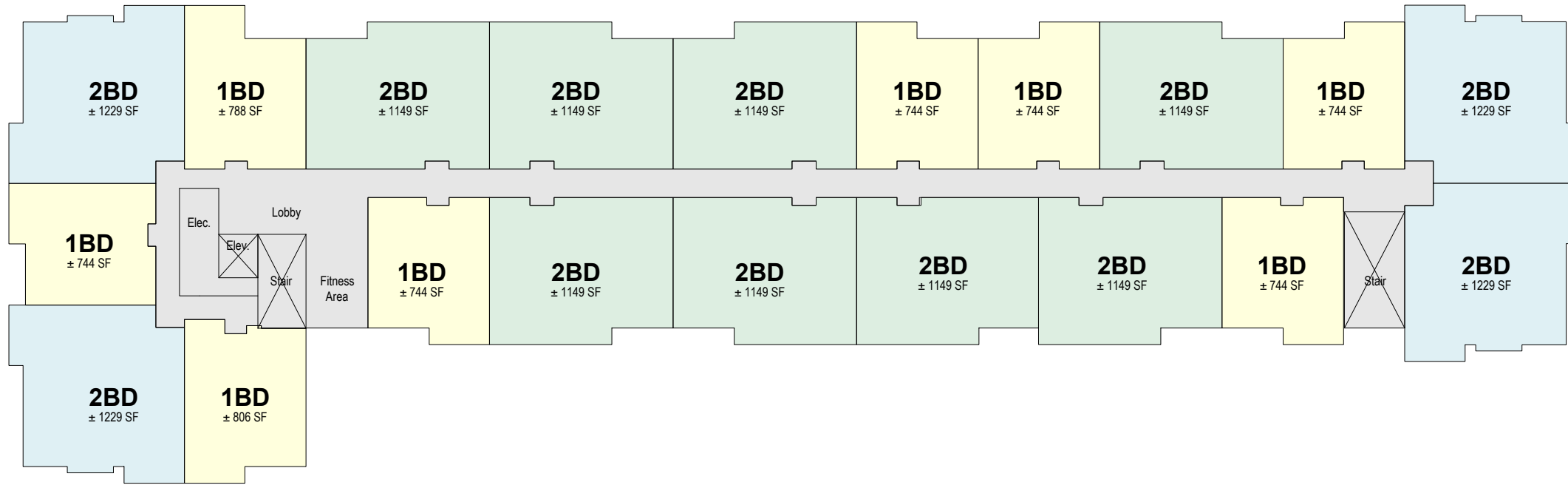
EXTERIOR CLADDING SPECIFICATIONS	WINDOW SPECIFICATIONS
<p><u>CULTURED STONE VENEER:</u></p> <ul style="list-style-type: none"> CASA DI SASSI <ul style="list-style-type: none"> VOLTERRA TURIN <p><u>EIFS BRICK</u></p> <ul style="list-style-type: none"> STOCREATIV BRICK <ul style="list-style-type: none"> OHIO STANDARD BRICK COLOR: VARIES <p><u>SIDING / TRIM:</u></p> <ul style="list-style-type: none"> JAMES HARDIE FIBER CEMENT 7" SMOOTH LAP SIDING <ul style="list-style-type: none"> COLOR: VARIES VERTICAL & PANEL SIDING <ul style="list-style-type: none"> COLOR: VARIES TRIM, FASCIA & SOFFITS <ul style="list-style-type: none"> COLOR: VARIES <p><u>STANDING SEAM METAL ROOF - DORMERS & SHED ROOFS:</u></p> <ul style="list-style-type: none"> ATAS 2" FIELD-LOK <ul style="list-style-type: none"> COLOR: BLACK <p><u>ROOFING:</u></p> <ul style="list-style-type: none"> GAF TIMBERLINE HDZ ARCHTIECTURAL ASPHALT SHINGLES <ul style="list-style-type: none"> COLOR: WEATEHRED WOOD 	<p><u>WINDOWS:</u></p> <ul style="list-style-type: none"> ANDERSEN 100 SERIES OR EQUAL SINGLE HUNG: (2) 2'-6" X 5'-0" <ul style="list-style-type: none"> EXT. COLOR: VARIES INT. COLOR: WHITE <p><u>SLIDING PATIO DOORS</u></p> <ul style="list-style-type: none"> ANDERSEN 100 SERIES OR EQUAL GLIDING PATIO DOOR: 8'-0"w X 7'-0"h <ul style="list-style-type: none"> EXT. COLOR: VARIES INT. COLOR: WHITE <p><u>BUILDING ENTRANCES:</u></p> <ul style="list-style-type: none"> KAWNEER 350 MEDIUM STILE ALUMINUM ENTRANCES 3-1/2" VERTICAL STILES AND TOP RAILS 10" HIGH BOTTOM RAIL ALUMINUM FINISH: PERMAFLUOR, VARIES



West Elevation

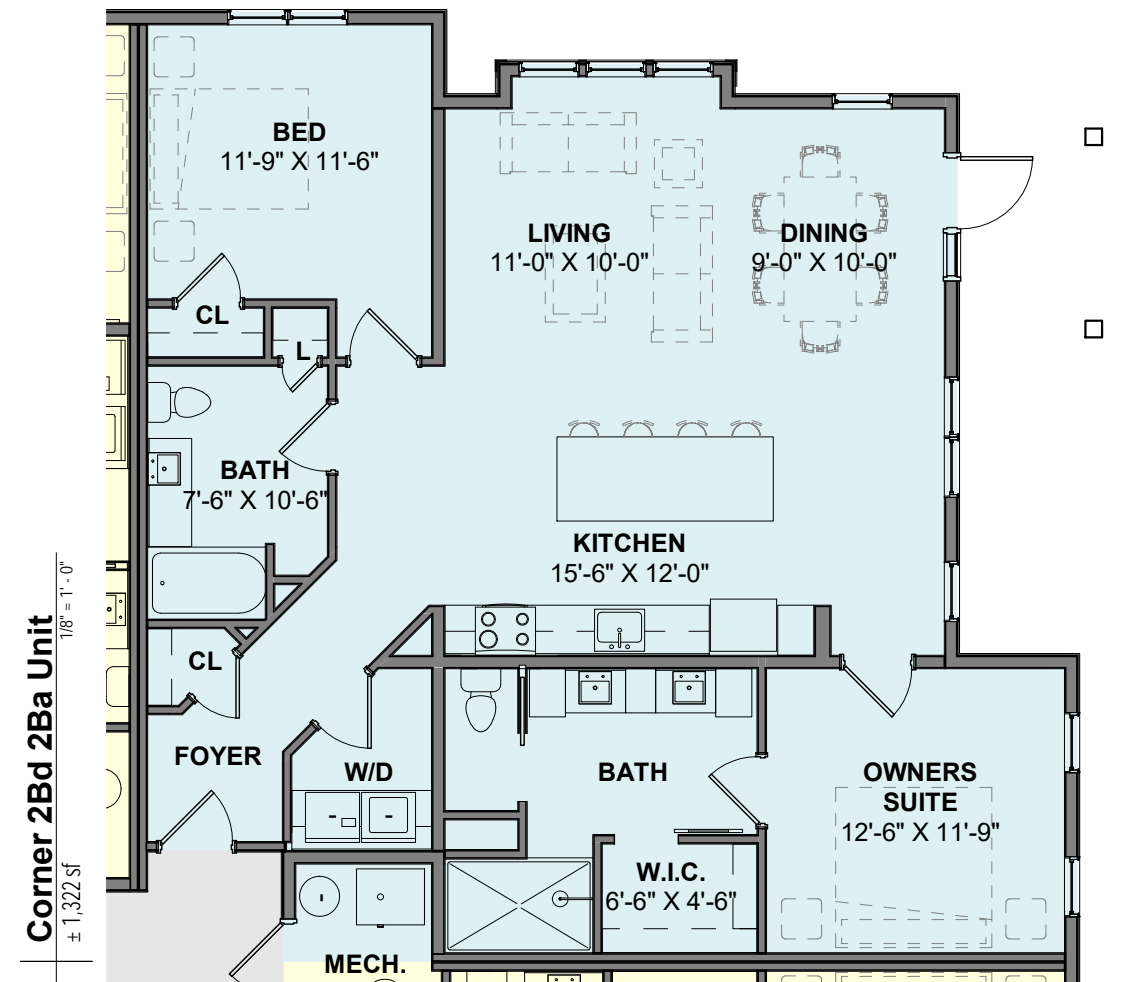
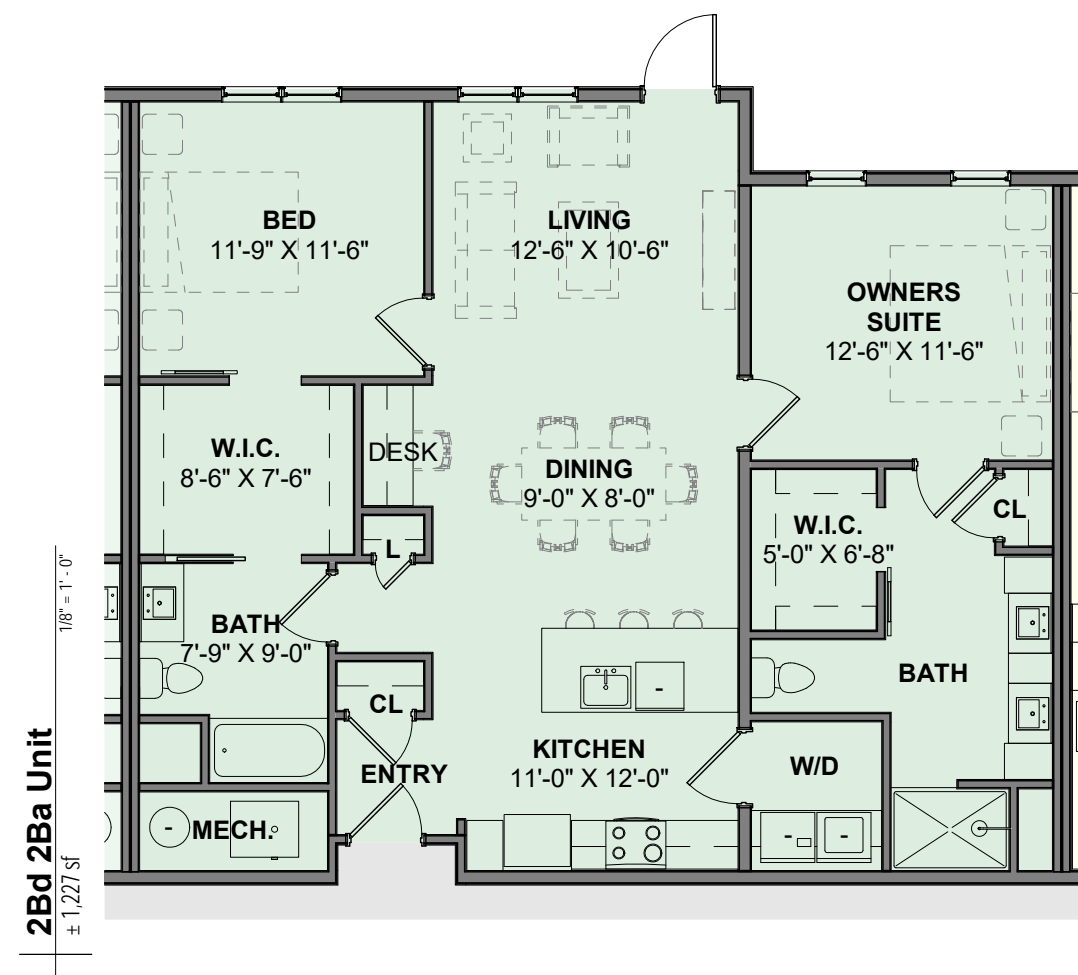
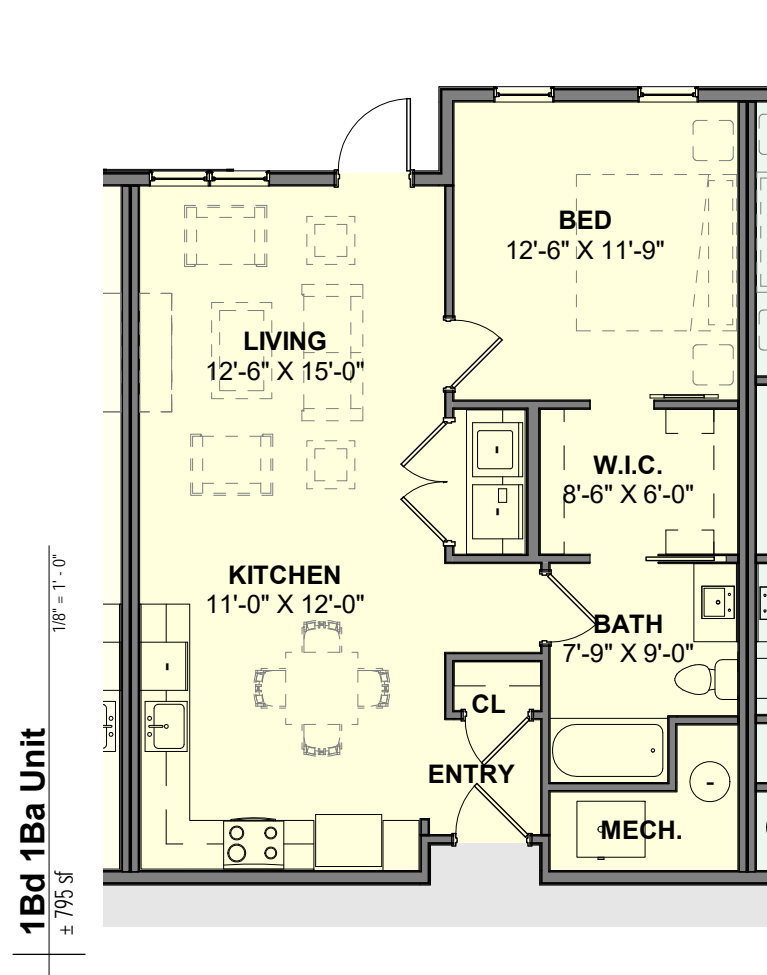


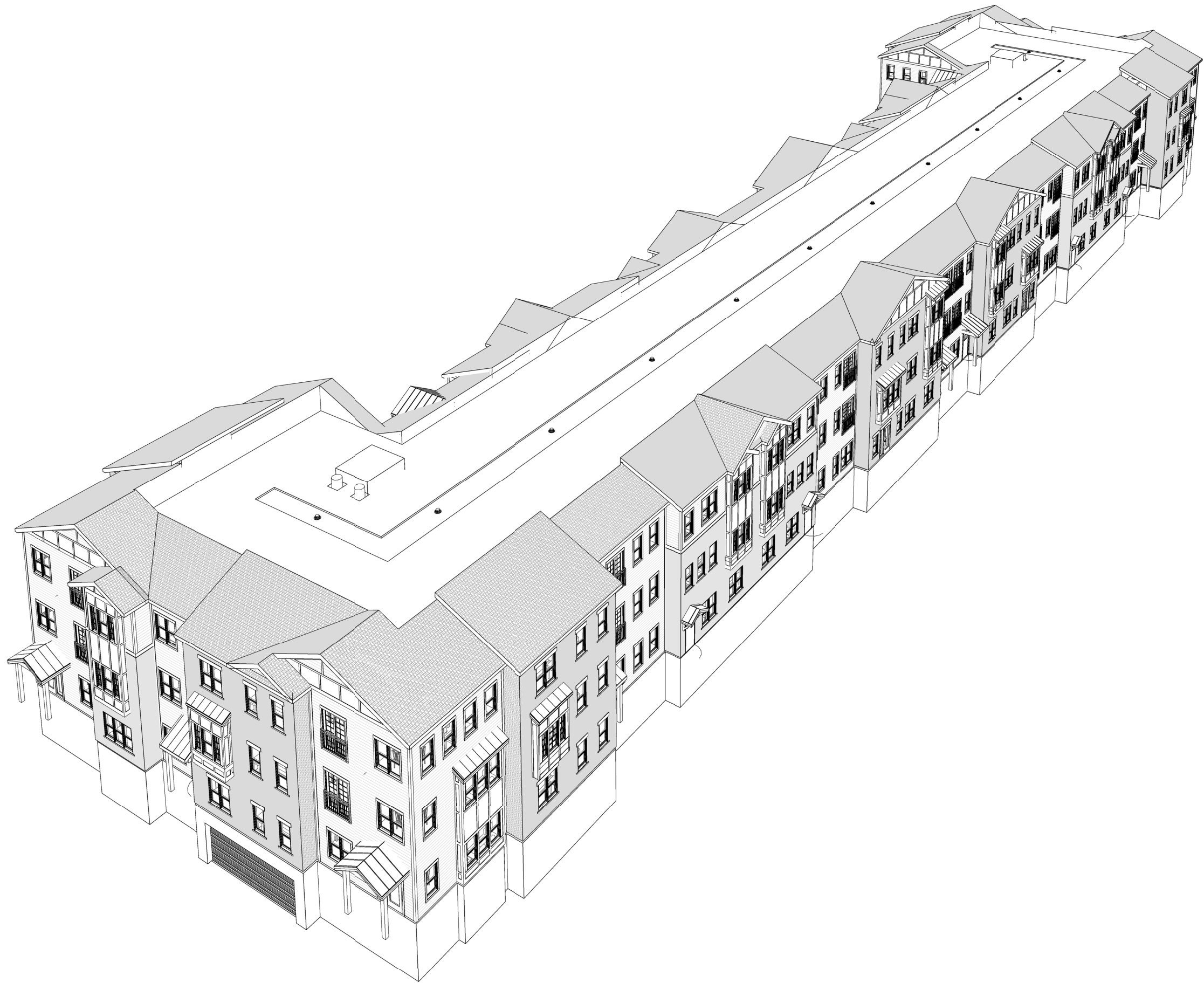
South Elevation - West Wing



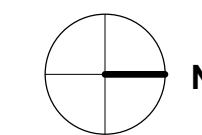
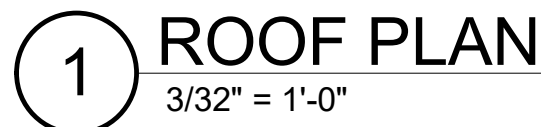
Unit Count Matrix			
	1 Bedroom	2 Bedroom	
First Floor	5	10	± 55 Units
Second Floor	8	12	
Third Floor	8	12	
Total	21	34	







PROGRESS PRINT



A401

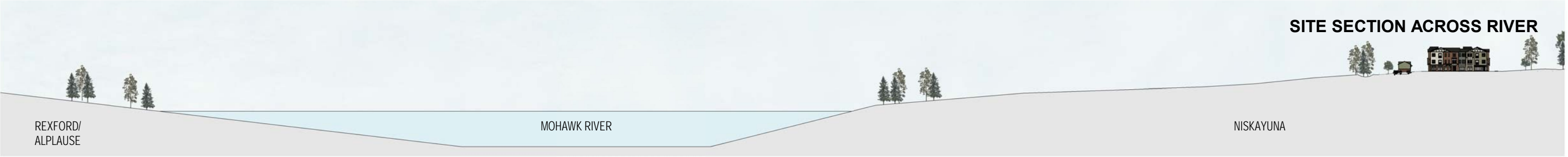




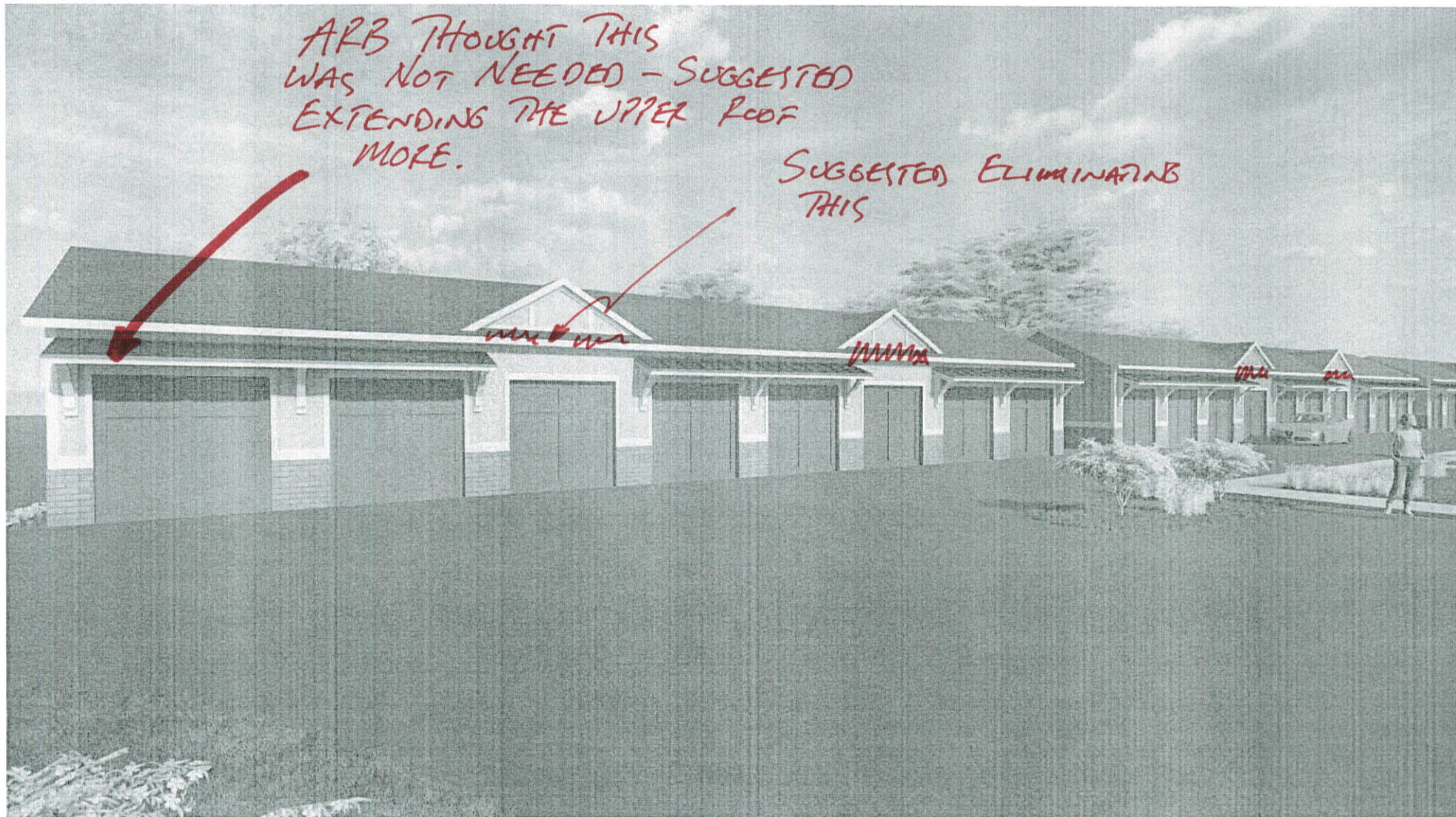
ENLARGED SITE SECTION



SITE SECTION ACROSS RIVER



ARB COMMENT 8/16/23



hcp
architects

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BBLConstruction
Services

Luizzi
Companies

FRONT VIEW FROM DRIVEWAY

Rivers Ledge Development: Senior Building Garages
Aqueduct Road, Niskayuna, New York 12309



Scale:
March 20th, 2023



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 3

MEETING DATE: 8/28/2023

ITEM TITLE: DISCUSSION: 2890 River Rd. – An application for Sketch Plan Approval – 4 Lots or Less for a 4-lot subdivision

PROJECT LEAD: TBD

APPLICANT: Michael Dussault, P.E., 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:

Michael Dussault, P.E., of Engineering Ventures, P.C. and agent for Ryan Lucey, property owner, has made an application for Sketch Plan Approval – 4-Lots or Less for a 4-lot subdivision at 2890 River Rd. The proposed subdivision will divide the existing 5.26 Acre property at 2890 River Rd and the 0.83 Acre property contiguous to it along Seneca Rd into 4 lots of 0.46, 0.46, 2.64 and 2.53 Acres, respectively. The existing home at 2890 River Rd is in very poor condition and will be demolished.

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

BACKGROUND INFORMATION

The property owner, Ryan Lucey, met with Department Heads of the Niskayuna Planning, Water, Sewer & Engineering and Highway Departments to discuss a proposed 4-lot subdivision as shown in the drawing entitled "Subdivision Plan 2890 River Rd." by Engineering Ventures, P.C. dated 6/23/23 with no subsequent revisions. At the time Mr. Lucey owned the 5.26 Acre property at 2890 River Road and was in the process of purchasing the 0.83 Acre property contiguous to it along Seneca Rd. The utility review performed by the Town representatives identified the project area as being susceptible to flooding during heavy rain events. It was noted that a thorough storm water review will be required. Mr. Lucey was informed that for his proposed subdivision to come before the Planning Board he would need to demonstrate site control by obtaining signature approval of the application from the current owner of the 0.83 Acre portion of land or wait until the sale of the land to him was completed.

On 8/23/23 Mr. Lucey provided with Planning Office with the following documents.

- A sketch plan application for a minor subdivision of 4-lots or less
- A “Contract For Purchase and Sale of Real Estate” dated 8/16/23 indicating that Mr. Lucey owned the 0.83 Acre parcel of land.
- A 1-page survey drawing entitled “Survey Lands of RPL Family Trust #2890 River Rd.” by Gilbert VanGuilder Land Surveyor, PLLC dated 12/1/2022 with no subsequent revisions.
- A 1-page subdivision site plan entitled “Subdivision Plan Proposed 4-Lot 2890 River Rd.” by Engineering Ventures P.C.” dated 8/23/23 with no subsequent revisions.
- A Short Environmental Assessment Form (EAF) – Part 1 dated 6/22/23.

6/23/23 Subdivision Drawing

This drawing includes 4 lots. Two (2) of the lots front River Road, one (1) lot fronts Seneca Road near its intersection with River Road and one (1) lot fronts Seneca Road near the cul-de-sac at the northeast end of the road.

8/23/23 Subdivision Drawing

This drawing includes 4 lots. Three (3) of the lots front River Road, the one (1) lot near the intersection of Seneca Rd and River Rd has been eliminated and the one (1) lot that fronts Seneca Rd. near the cul-de-sac at the northeast end of the road remains.

Mr. Lucey and his representatives are before the Board this evening to present and discuss his application. The Planning Board and Planning Office should review the application relative to Town codes and the current storm water conditions along Seneca Rd.



TOWN OF NISKAYUNA

Planning Department

One Niskayuna Circle
Niskayuna, New York 12309
Phone: (518) 386-4530
Fax: (518) 386-4592

Application for Sketch Plan Approval – 4 Lots or Less

Applicant: RPL Family Trust

Address: 2505 Whamer Lane, Niskayuna, NY 12309

Phone Number: 518-374-1461 Email: ryan@midstateltd.com

Owner Name (if different from applicant): _____

Address: _____

Phone Number: _____ Email: _____

Description / Address of Property: 2890 River Road, Niskayuna, NY 12309

Section – Block - Lot: 51.-1-7.1 and 51.9-2-1.1

Each application shall be accompanied by:

1. A digital copy, three (3) full size copies and thirteen (13) 11x17 copies of any large scale plans or maps.
2. Administrative Fees: An application for Sketch Plan Approval shall be submitted to the Planning Department at least ten (10) days prior to a regular meeting of the Planning Board. Each application shall be accompanied by a fee of \$100. Fees are payable to the *Town of Niskayuna*.
3. Consulting Fees: The cost incurred by the Town for the review of an application by the Town Engineer, consulting engineering firm or other consulting fees, in connection with a Board's review of a proposed application shall be charged to the applicant. The Board to whom the application is made shall obtain an estimate from any designated consultant of the amount sufficient to defray the cost of such services and shall collect from the applicant the estimated charges. Any portion of the estimated charges so collected, which are not expended by the Town, shall be returned to the applicant. Any such costs incurred by the Town beyond the estimated charges initially collected from the applicant, shall be collected from the applicant prior to final action upon the application.

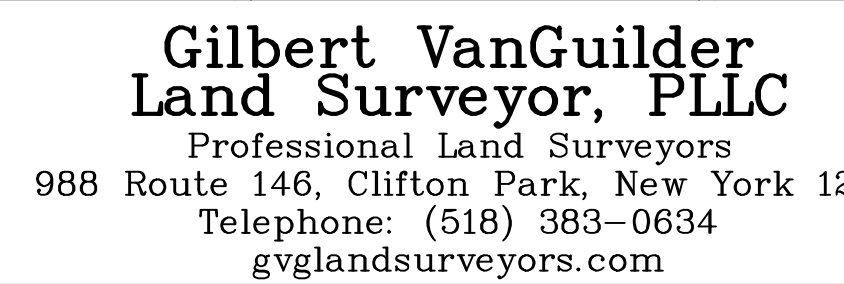
Signature of applicant:  Date: 6/22/2023

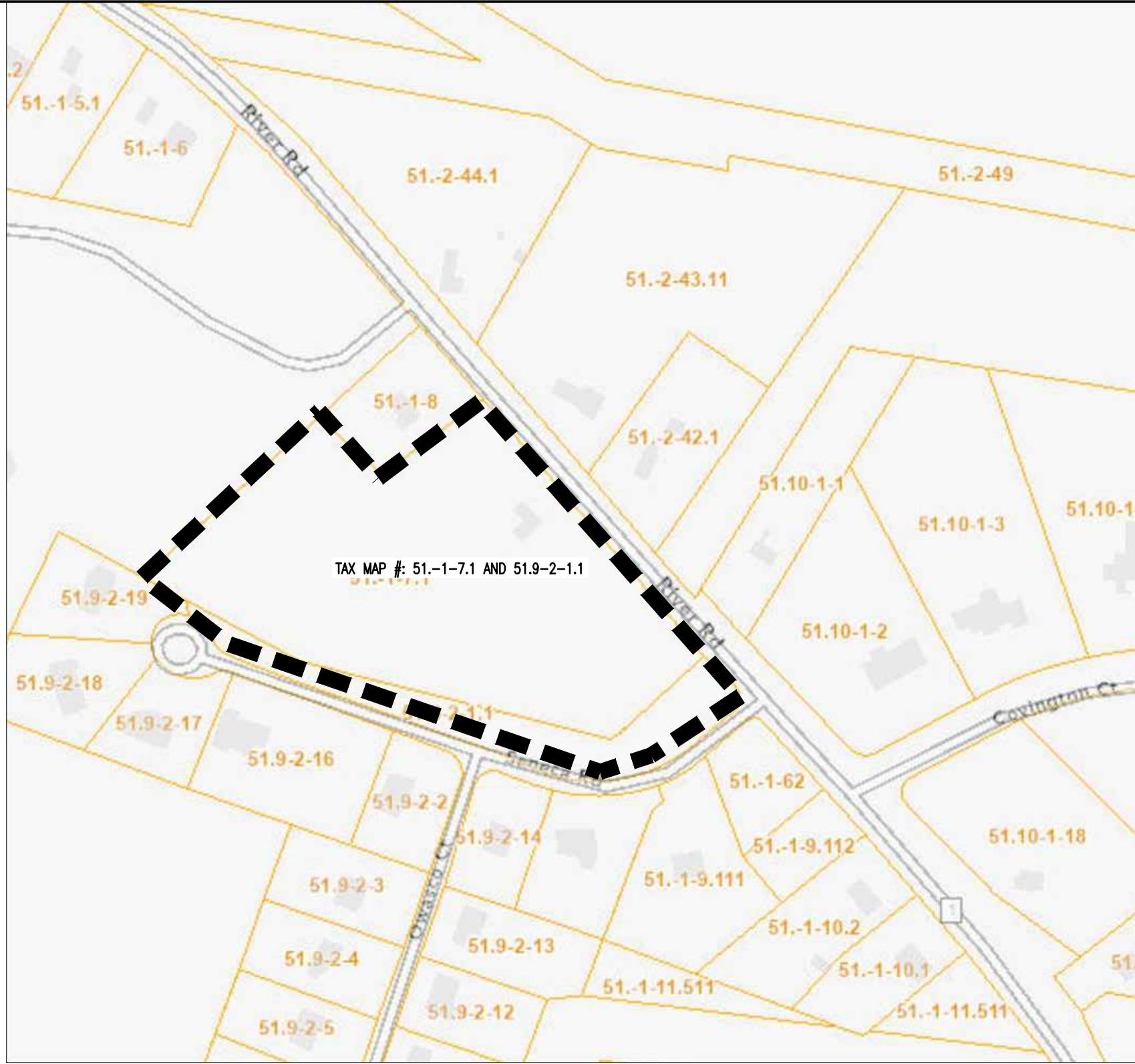
Signature of owner (if different from applicant): _____

Upon approval of Sketch Plan:

An Application for Approval of Plat Plan must be filed along with all appropriate documentation.

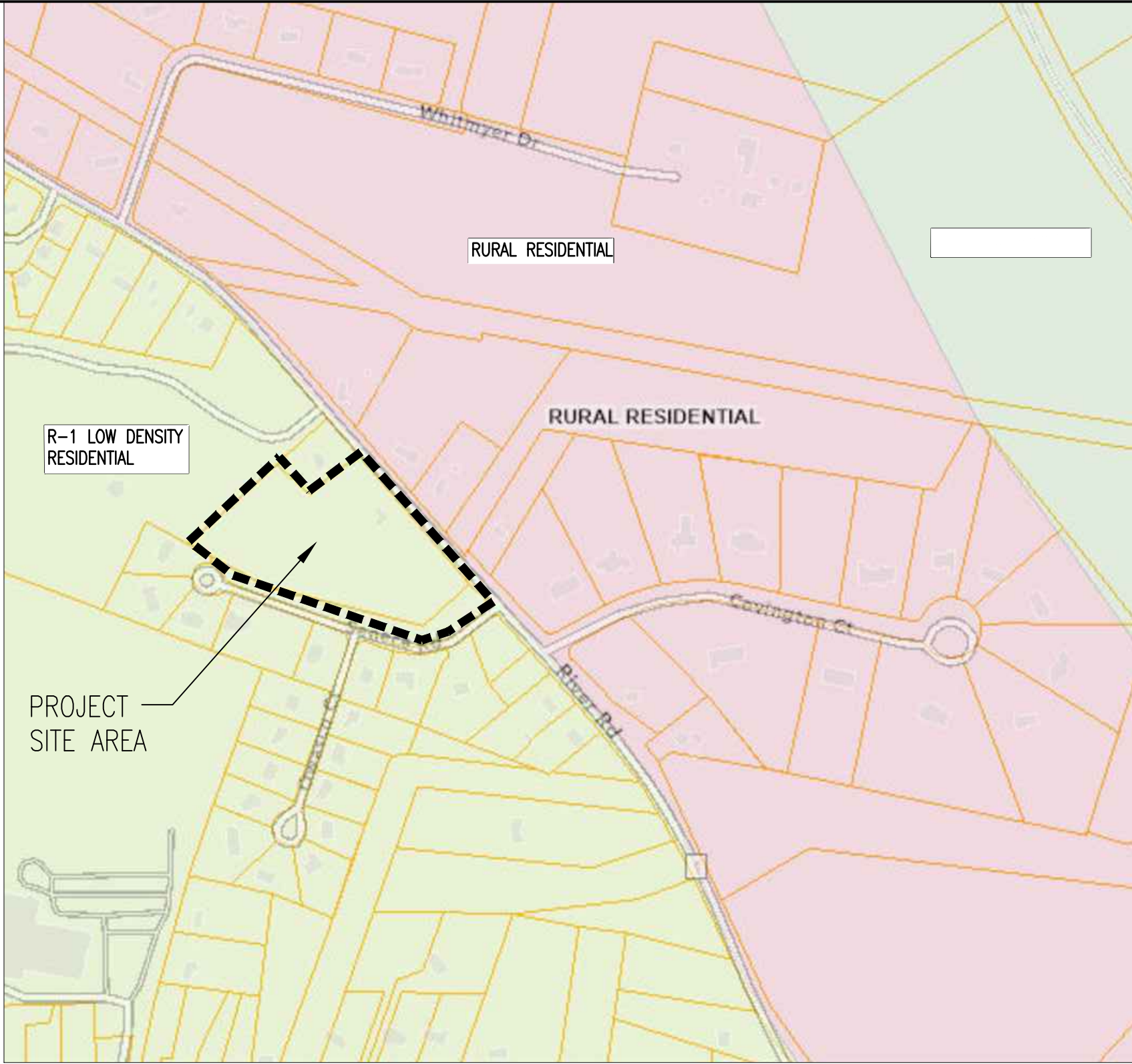
6. AREA SHOWN ON MAP REFERENCE #2 TO BE CONVEYED TO GALLERY & LONG. NO DEED FOUND OF RECORD FOR THIS CONVEYANCE NOR ANY FILED MAP FOR MAP REF. #2.





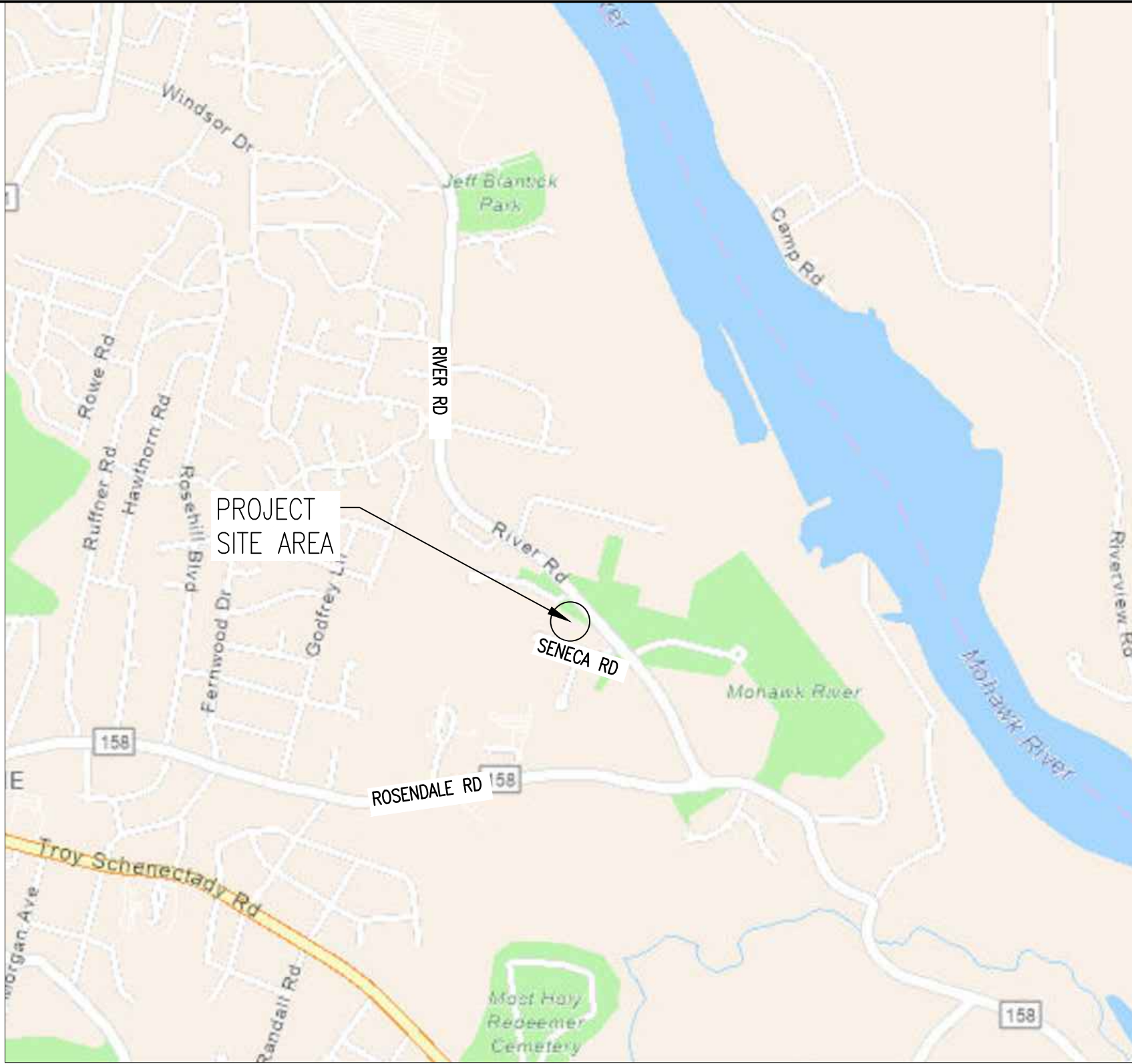
TAX MAP

SCALE: 1"=200'



ZONING MAP

SCALE: 1"=400'



VICINITY MAP

SCALE: 1"=1500'

GENERAL NOTES

- EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK.
- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES. ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. SITE CONTRACTOR SHALL CALL UTILITY LOCATOR SERVICE AND UTILITY OWNERS 72 HOURS, EXCLUSIVE OF WEEKENDS AND HOLIDAYS, PRIOR TO ANY DIGGING, DRILLING, OR BLASTING:
 - DIG SAFE (TEL: #811)
 - NON DIG SAFE MEMBER FACILITY OPERATORS IF KNOWN. (A LIST OF DIG SAFE MEMBERS BY STATE CAN BE FOUND ON THE DIG SAFE WEB SITE WWW.DIGSAFE.COM)
 - TOWN OF NISKAYUNA WATER AND SEWER DEPARTMENT (518-386-4520)
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
- THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
- THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL BUILDING PERMITS. THE CONTRACTORS SHALL BE RESPONSIBLE FOR ALL WORK PERMITS, INSPECTIONS, AND CERTIFICATES.
- THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
- ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK. DEWATERING METHOD MUST BE APPROVED BY THE OWNER AND COORDINATED WITH THE CITY OF GLENS FALLS DEPARTMENT OF PUBLIC WORKS
- MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.

SHEET INDEX

SHEET	SHEET TITLE
C001	SITE LEGEND AND NOTES
C101	SUBDIVISION PLAN

SUBJECT PROPERTY:

TAX MAP PARCELS 51.-1-7.1 AND 51.9-2-1.1
2890 RIVER RD
TOWN OF NISKAYUNA, SCHENECTADY COUNTY, NEW YORK

APPLICANT/OWNER:

RPL FAMILY TRUST
2505 WHAMER LANE
NISKAYUNA, NY 12309

SURVEY NOTES

- EXISTING PHYSICAL FEATURES, BOUNDARIES, AND TOPOGRAPHY SHOWN HEREIN ARE BASED OFF A PLAN ENTITLED "SURVEY LANDS OF RPL FAMILY TRUST #2890 RIVER ROAD", PREPARED BY GILBERT VANGUILDER LAND SURVEYOR, PLLC AND DATED DECEMBER 01, 2022.
- ENGINEERING VENTURES HAS NOT PERFORMED ANY BOUNDARY OR TOPOGRAPHIC SURVEYS. THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THESE PLANS DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN NY STATUTES, AND SHALL NOT BE USED AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
- CONTOUR INTERVAL DEPICTED HEREIN IS TWO (2) FOOT.
- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITIES SHOWN ON THE PLANS WERE TAKEN FROM FIELD OBSERVATIONS OF VISIBLE UTILITIES AND PREVIOUS MAPS AND RECORD UTILITY DRAWINGS AND NOT GUARANTEED TO BE ACCURATE OR COMPLETE.



SYMBOL LEGEND

PROPOSED FEATURES	EXISTING FEATURES
BOUND	BOUND
BENCHMARK	BENCHMARK
DRILL HOLE	DRILL HOLE
SURVEY POINT	SURVEY POINT
IRON PIN	IRON PIN
TEST PIT	TEST PIT
BORING	BORING
PERC TEST	PERC TEST
CATCH BASIN (SQUARE)	CATCH BASIN (SQUARE)
CATCH BASIN (ROUND)	CATCH BASIN (ROUND)
HEADWALL	HEADWALL
FLARED END SECTION	FLARED END SECTION
STONE APRON	STONE APRON
DRAIN MANHOLE (DMH)	DRAIN MANHOLE (DMH)
DRAINAGE CLEAN OUT	DRAINAGE CLEAN OUT
SANITARY SEWER MANHOLE (SMH)	SANITARY SEWER MANHOLE (SMH)
SANITARY CLEAN OUT	SANITARY CLEAN OUT
HYDRANT	HYDRANT
WATER SHUTOFF	WATER SHUTOFF
TAPPING SLEEVE & VALVE	TAPPING SLEEVE & VALVE
GATE VALVE	GATE VALVE
WELL	WELL
UTILITY POLE	UTILITY POLE
GUY POLE	GUY POLE
ELECTRICAL MANHOLE	ELECTRICAL MANHOLE
FLOOD LIGHT	FLOOD LIGHT
LIGHT POST	LIGHT POST
TELEPHONE MANHOLE	TELEPHONE MANHOLE
NATURAL GAS MANHOLE	NATURAL GAS MANHOLE
COMMUNICATION MANHOLE	COMMUNICATION MANHOLE
BOLLARD	BOLLARD
SINGLE POLE SIGN	SINGLE POLE SIGN
DOUBLE POLE SIGN	DOUBLE POLE SIGN
SPOT ELEVATION	SPOT ELEVATION
ACCESSIBLE PARKING STALL	ACCESSIBLE PARKING STALL
DRAINAGE FLOW	DRAINAGE FLOW
DECIDUOUS TREE	DECIDUOUS TREE
CONIFEROUS TREE	CONIFEROUS TREE
WETLAND SETBACK	WETLAND SETBACK

LINETYPE LEGEND

PROPOSED FEATURES	EXISTING FEATURES
100 MAJOR CONTOUR	100 MAJOR CONTOUR
98 MINOR CONTOUR	98 MINOR CONTOUR
PROPERTY LINE	PROPERTY LINE
SETBACK	SETBACK
EASEMENT	EASEMENT
CENTERLINE	CENTERLINE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
EDGE OF GRAVEL	EDGE OF GRAVEL
EDGE OF CONCRETE	EDGE OF CONCRETE
CURB	CURB
FENCE (BARBED WIRE)	FENCE (BARBED WIRE)
FENCE (CHAIN LINK)	FENCE (CHAIN LINK)
FENCE (WOODEN)	FENCE (WOODEN)
GUARD RAIL	GUARD RAIL
TREE LINE	TREE LINE
STONE WALL	STONE WALL
SANITARY SEWER	SANITARY SEWER
SANITARY SEWER APPROX.	SANITARY SEWER APPROX.
SEWER FORCEMAIN	SEWER FORCEMAIN
STORM LINE	STORM LINE
STORM LINE APPROX.	STORM LINE APPROX.
UNDER DRAIN	UNDER DRAIN
FOUNDATION DRAIN	FOUNDATION DRAIN
ROOF DRAIN	ROOF DRAIN
DITCH/SWALE	DITCH/SWALE
UNDERGROUND TELECOMM	UNDERGROUND TELECOMM
OVERHEAD TELECOMM	OVERHEAD TELECOMM
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
6" W 6" WATER LINE	6" W 6" WATER LINE
8" W 8" WATER LINE	8" W 8" WATER LINE
NRCS SOIL BOUNDARY	NRCS SOIL BOUNDARY

STATE OF NEW YORK
MICHAEL DUGDALE
84608
PROFESSIONAL ENGINEER

Date	
Description	
No.	

ENGINEERING VENTURES PC

208 Fynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
414 Union Street, Schenectady, NY 12305 • 518-205-9141
www.engineeringventures.com

RPL Family Trust
2505 Whamer Lane
Niskayuna, NY 12309

SITE LEGEND AND NOTES

2890 RIVER ROAD

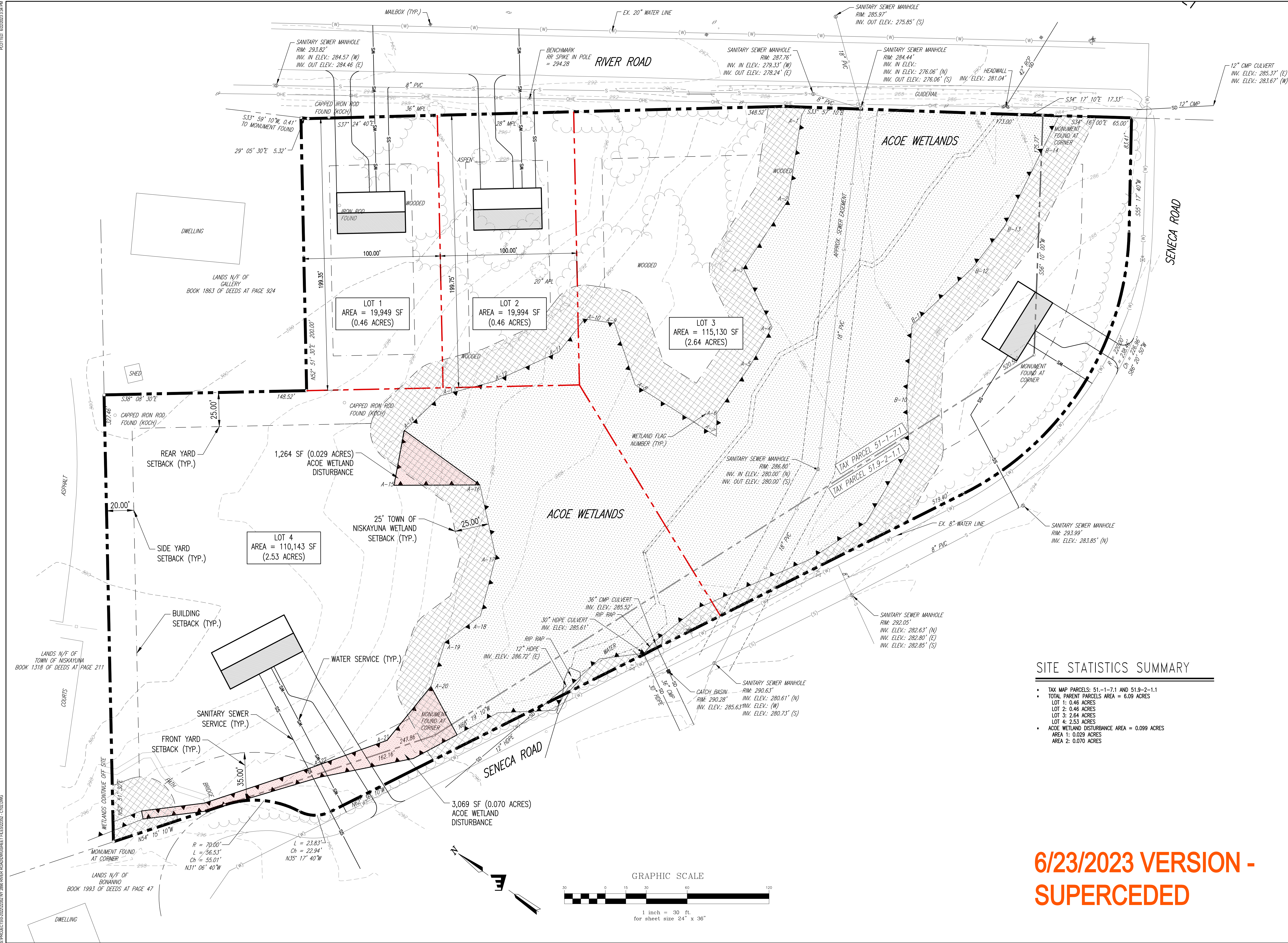
TOWN OF NISKAYUNA, SCHENECTADY COUNTY, NY

Sheet Title:

Project Title:

EV Project #	22352
Drawn By:	HMB
Checked By:	MHD
Scale:	AS NOTED
Date:	6/23/2023

C001



SITE STATISTICS SUMMARY

- TAX MAP PARCELS: 51.1-7.1 AND 51.9-2-1.1
- TOTAL PARENT PARCELS AREA = 6.09 ACRES
- LOT 1: 0.46 ACRES
- LOT 2: 0.46 ACRES
- LOT 3: 2.64 ACRES
- LOT 4: 2.53 ACRES
- ACOE WETLAND DISTURBANCE AREA = 0.099 ACRES
- AREA 1: 0.029 ACRES
- AREA 2: 0.070 ACRES

6/23/2023 VERSION -
SUPERCEDED

Date

Description

No.

ENGINEERING VENTURES PC

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-3333
414 Union Street, Schenectady, NY 12305 • 518-205-9141
www.engineeringventures.com

RPL Family Trust
2505 Whamler Lane
Niskayuna, NY 12309

SUBDIVISION PLAN

2890 RIVER ROAD

TOWN OF NISKAYUNA, SCHENECTADY COUNTY, NY

Sheet Title:

Project Title:

EV Project #

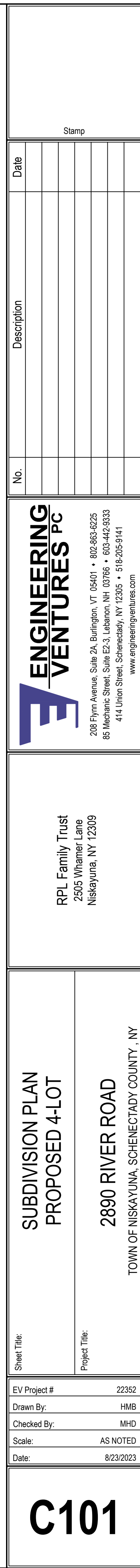
Drawn By:

Checked By:

Scale:

Date:

C101

[illegible]

**ENGINEERING
VENTURES PC**

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-8225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-3333
414 Union Street, Somersdedy, NY 12036 • 516-205-9141
www.engineeringventures.com

RPL Family Trust
2505 Whamer Lane

**SUBDIVISION PLAN
PROPOSED 4-LOT**

2890 RIVER ROAD

TOWN OF NISKAVILLE SCHOENETADY COUNTY NY

EV Project #	22352
Drawn By:	HMB
Checked By:	MHD
Scale:	AS NOTED
Date:	8/23/2023

C101

Short Environmental Assessment Form

Part 1 - Project Information

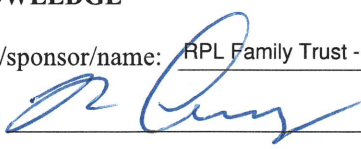
Instructions for Completing

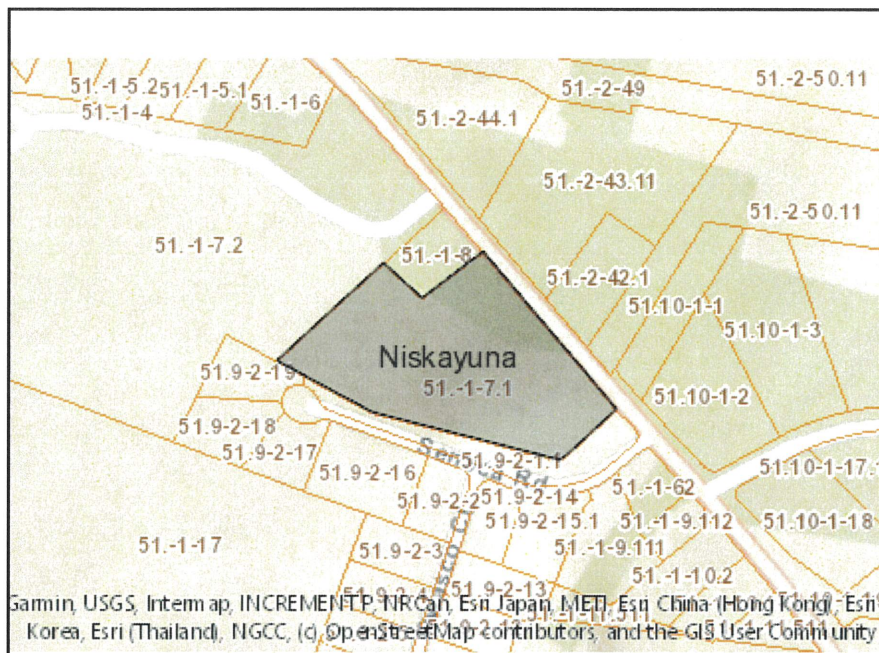
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 2890 River Road Subdivision			
Project Location (describe, and attach a location map): 2890 River Rd, Niskayuna, New York 12309			
Brief Description of Proposed Action: The Applicant proposes a 4-lot subdivision of Town of Niskayuna tax parcels 51.-1-7.1 and 51.9-2-1.1. Each new lot will have a single family residence per lot. The proposed dwellings will be serviced by public water and sanitary sewer systems.			
Name of Applicant or Sponsor: RPL Family Trust		Telephone: 518-374-1461 E-Mail: ryan@midstateltd.com	
Address: 2505 Whamer Lane			
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 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: US ACOE Nationwide Permit #29 for disturbance to freshwater wetlands.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.09 acres 2.00 acres 6.09 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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input checked="" 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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <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? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input 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 <input checked="" type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ The proposed action does not plan to exceed 0.1 acre of freshwater wetland disturbance. _____ _____			

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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site storm water will be directed through roadside ditches and pipe conveyance systems to public storm sewer.		
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>RPL Family Trust - Ryan Lucy</u> Date: <u>6/22/2023</u> Signature:  Title: <u>TRUSTEE</u>		



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.

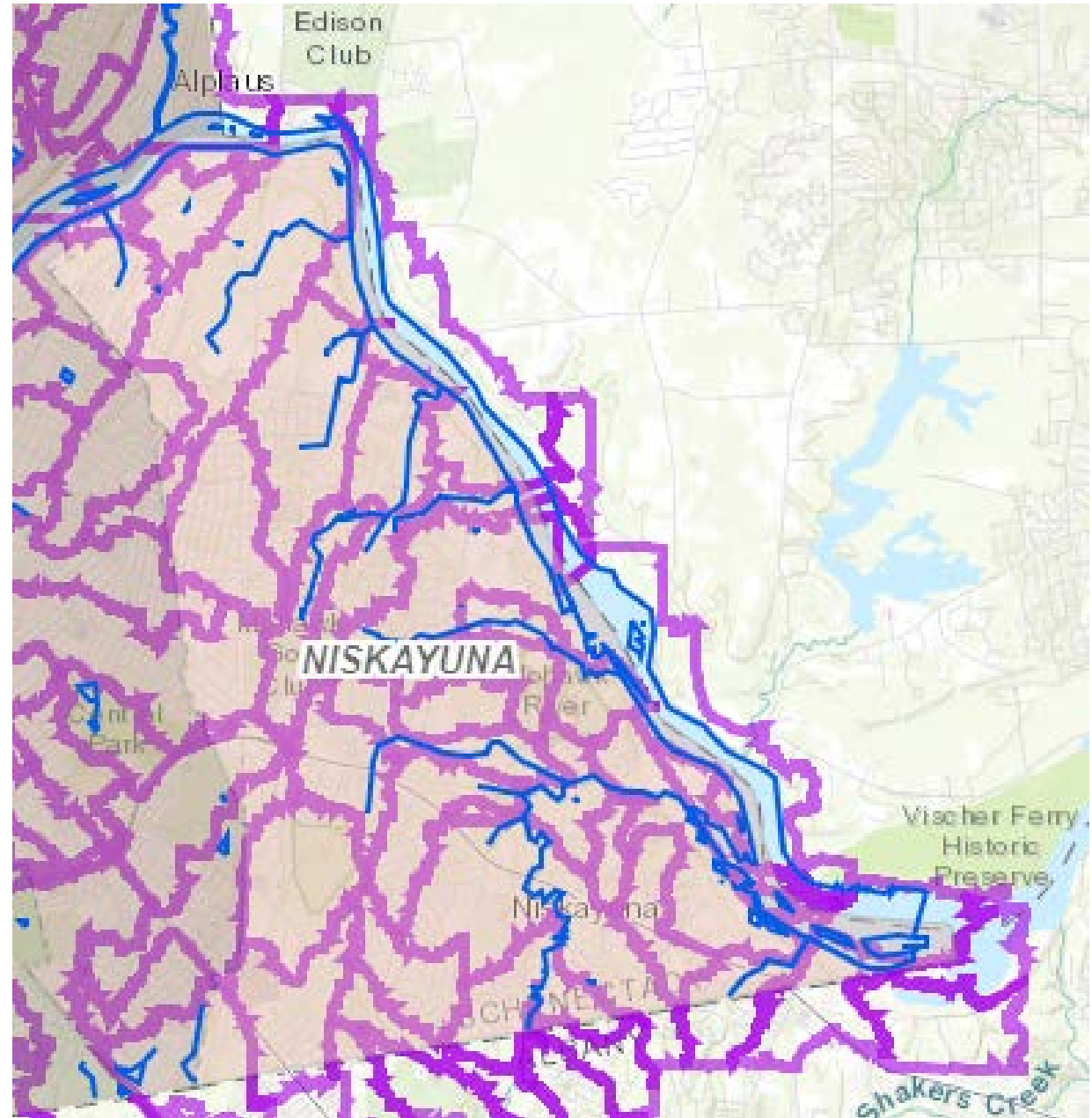


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local 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]	No

Town of Niskayuna Storm Water System

August 2023

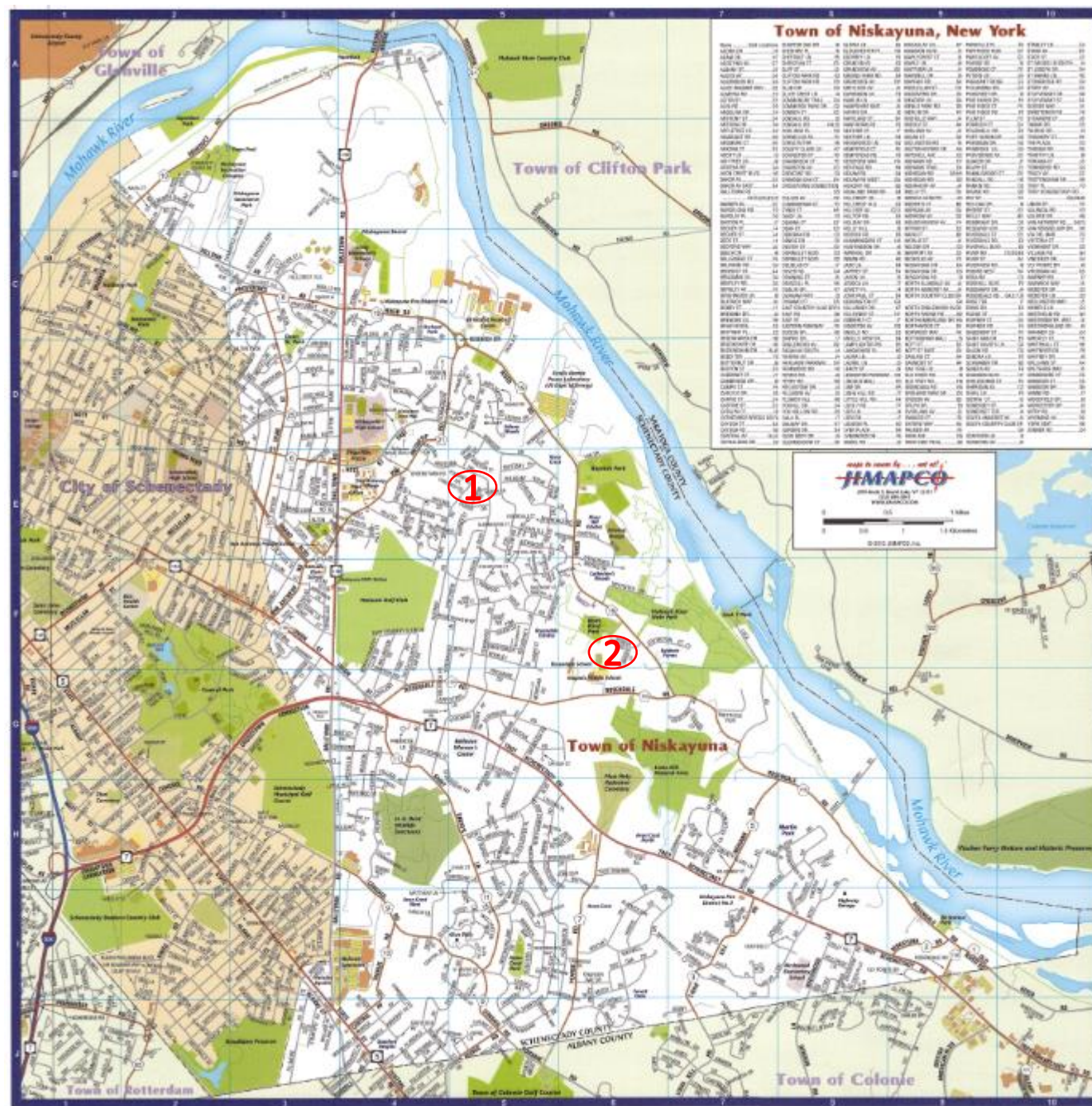
Subwatershed Boundaries & Streams



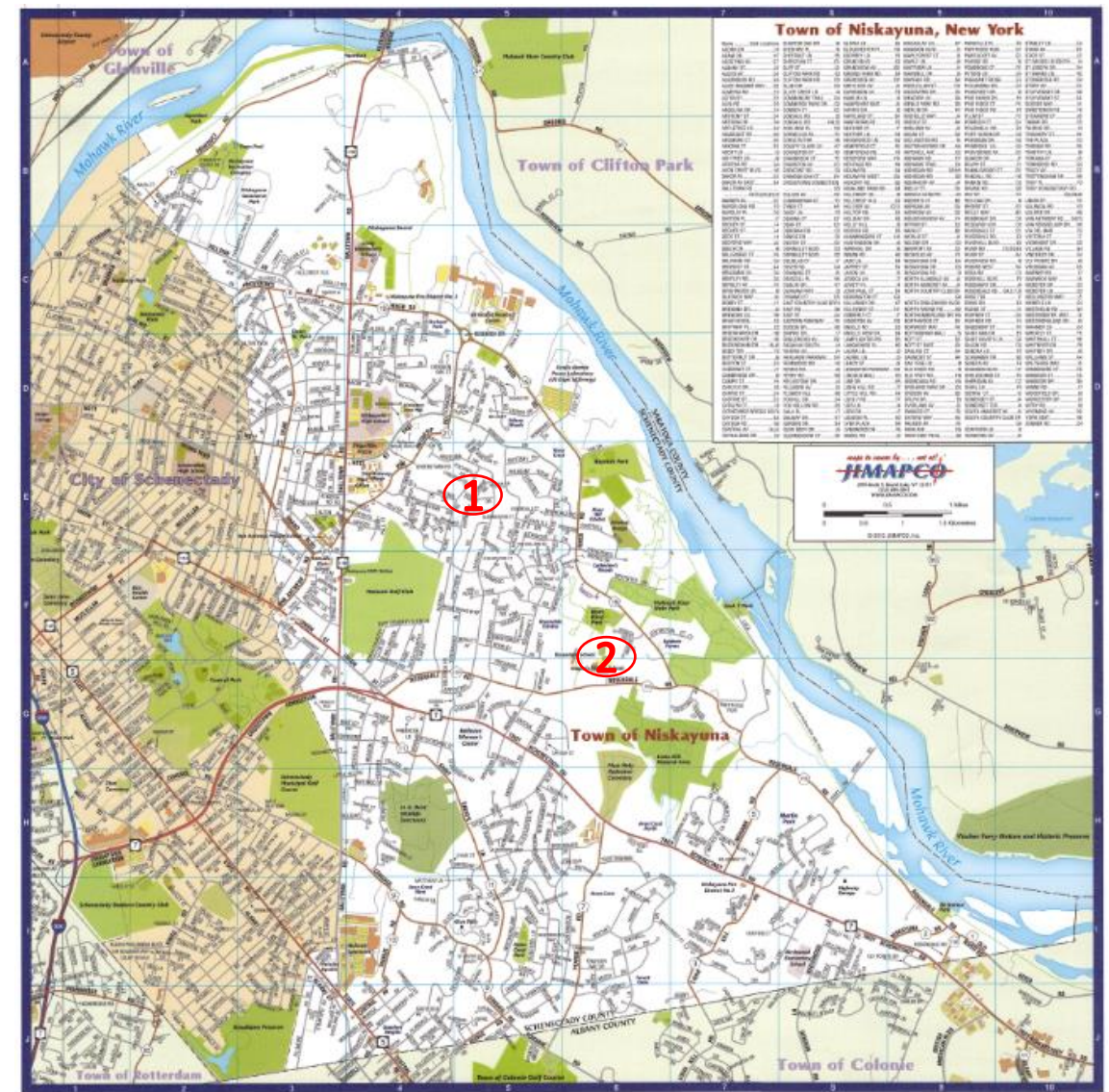
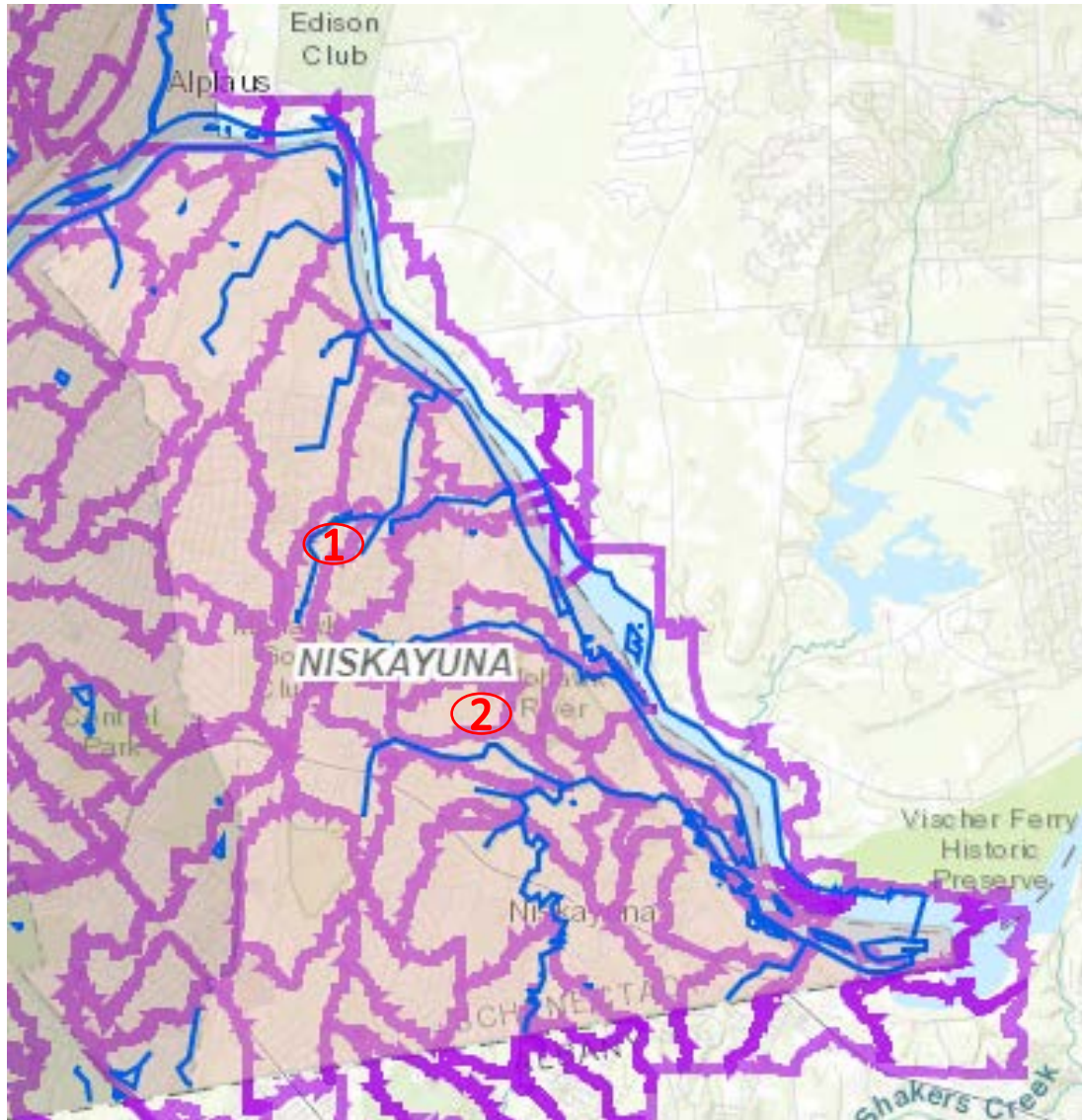


Drainage Challenged Areas

1. Rowe Rd.
2. Seneca Rd.



Drainage Challenged Areas: (1) Rowe Rd. (2) Seneca Rd.



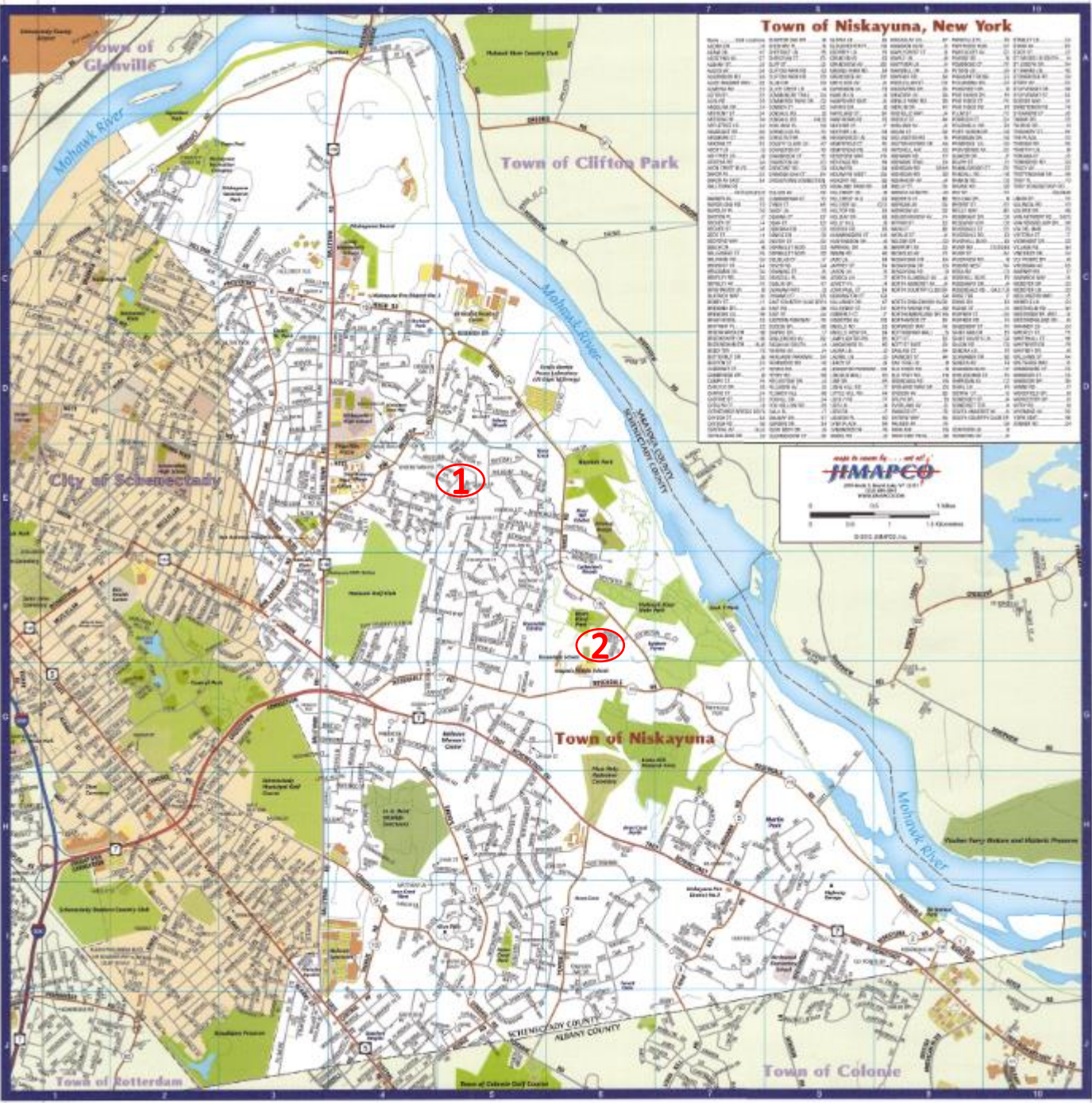
July 30, 2023



- Niskayuna received 2.1" of rain in much less than 24 hrs.
- The high intensity short duration storm revealed challenged areas in the existing storm water system
- The 2-lot subdivision at Polsinelli Dr. was recently designed to the following 24 hr. storm events.
 - 1 yr. storm of 2.18"
 - 2 yr. storm of 2.57"
 - 10 yr. storm of 3.65"
 - 100 yr. storm of 6.07"
 - 100 yr. Cornell upper limit storm of 7.44"
- Goals for today
 - Provide background on our storm water system
 - Review images from the 7/30/23 storm
 - Discuss / prioritize possible next short and long term steps

Drainage Challenged Areas

- 1. Rowe Rd.
- 2. Seneca Rd.



Niskayuna Storm Water System

Comprised of a network of closed pipes (of varying diameters), at-grade open trenches and wetland areas



1. Rowe Rd.

Storm Water System From Denise Dr. to Angelina Dr.

- 42" dia. closed pipe near Denise Dr.
- Discharges into grade level open creek that flows towards Rosehill Blvd.
- Grade level open creek spills into a double entry path grate into a closed pipe near 1435 Rosehill Blvd.
- Stormwater accumulates in the backyards along Rowe Rd. during high intensity rain events.



1. Rowe Rd.



View of the discharge of the 42" dia. closed pipe storm sewer main near Denise Dr.
(see red dot in the image to the right)



1. Rowe Rd.



View of 1 of the 2 storm water entry grates at the transition from grade level open creek flow to closed pipe near backyard of 1435 Rosehill Blvd.



1. Rowe Rd.



View of both storm water entry grates at the transition from grade level open creek flow to closed pipe near backyard of 1435 Rosehill Blvd.



1. Rowe Rd.



Sharp angle of closed pipe storm water line at Rosehill Blvd.



1. Rowe Rd. – 7/29/23 Rainfall event

(2.1" of rain 7 am 7/29/23 – 7 am 7/30/23)



“Mouth of culvert at the foot of Rowe Rd.”

42" dia. discharge from closed pipe storm water pipe to grade level open creek near Denise Dr.



1. Rowe Rd. – 7/29/23 Rainfall event

(2.1" of rain 7 am 7/29/23 – 7 am 7/30/23)



Backyard of Steve MacMinn 1404 Rowe Rd.



1. Rowe Rd. – 7/29/23 Rainfall event

(2.1" of rain 7 am 7/29/23 – 7 am 7/30/23)



Backyard of Norm Shilling 1400 Rowe Rd.



1. Rowe Rd. – 7/29/23 Rainfall event

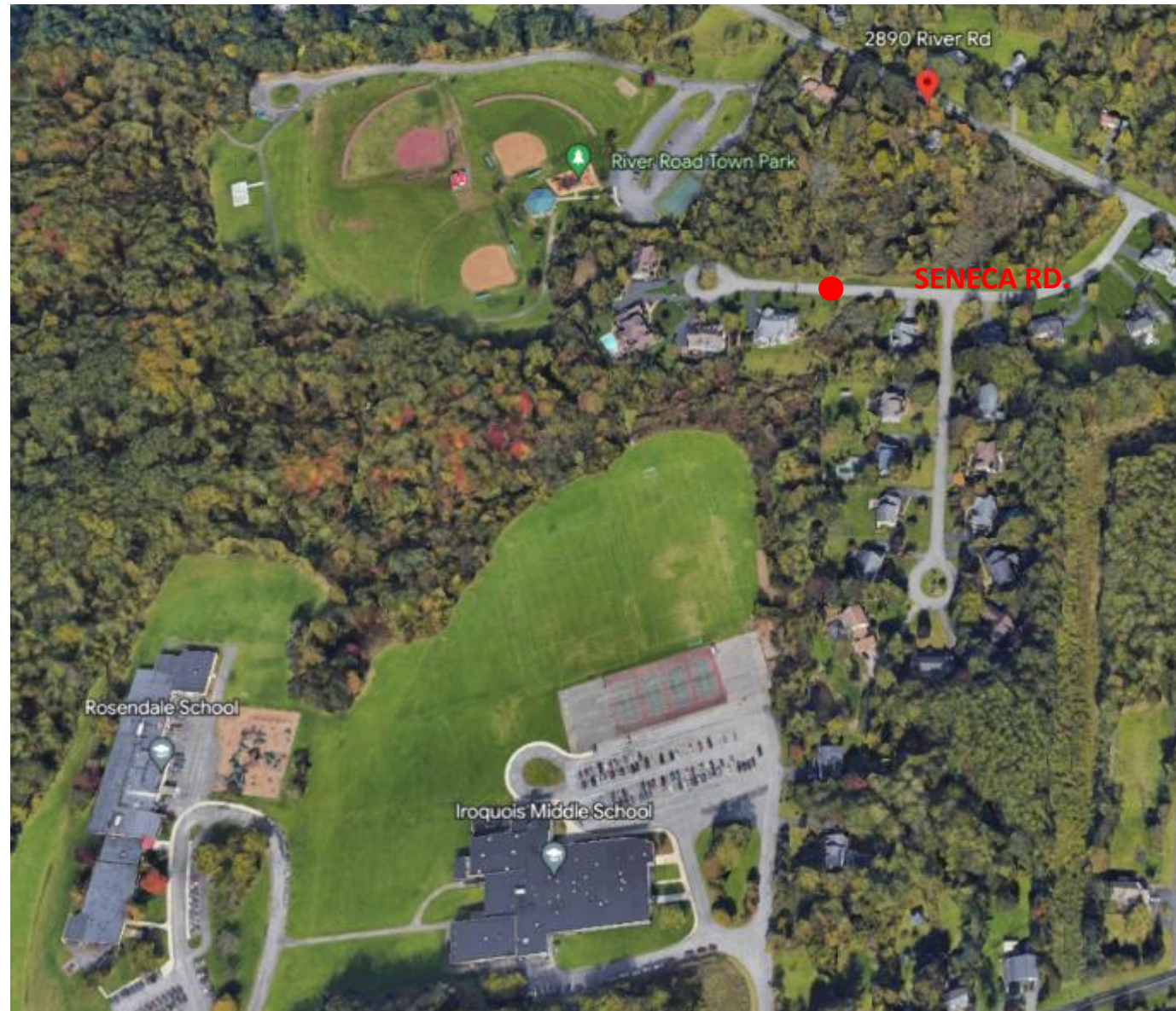
(2.1" of rain 7 am 7/29/23 – 7 am 7/30/23)



Backyard of Doug Mcfadden 1388 Rowe Rd.



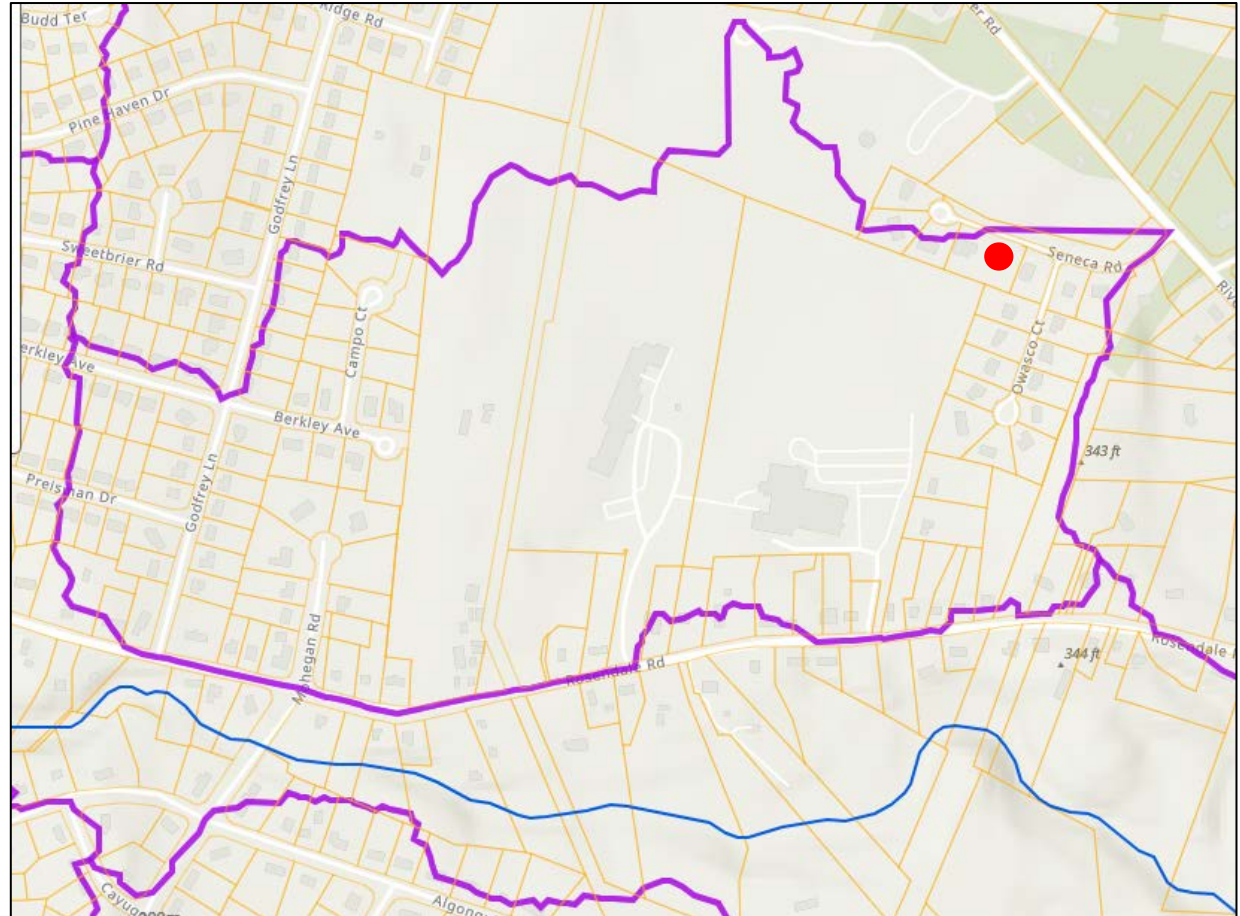
2. Seneca Rd.



2. Seneca Rd.

Sub-watershed Boundaries

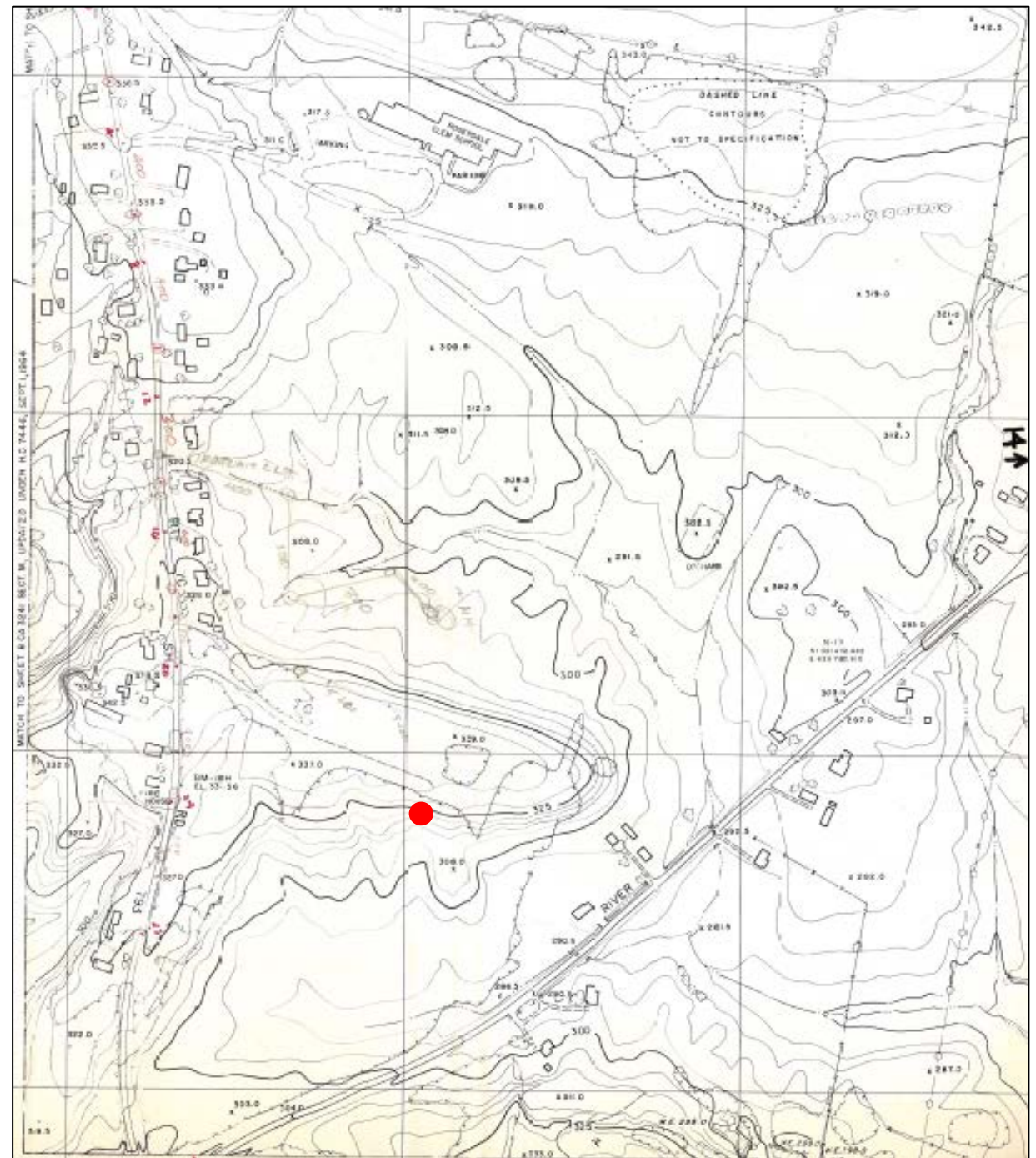
- The purple boundary identifies the area that is draining to a stream or similar water course within the area



2. Seneca Rd.

Old Topographical Map

- Note Rosendale Elementary School
- Note River Rd.
- Land slopes to the bottom left of the page



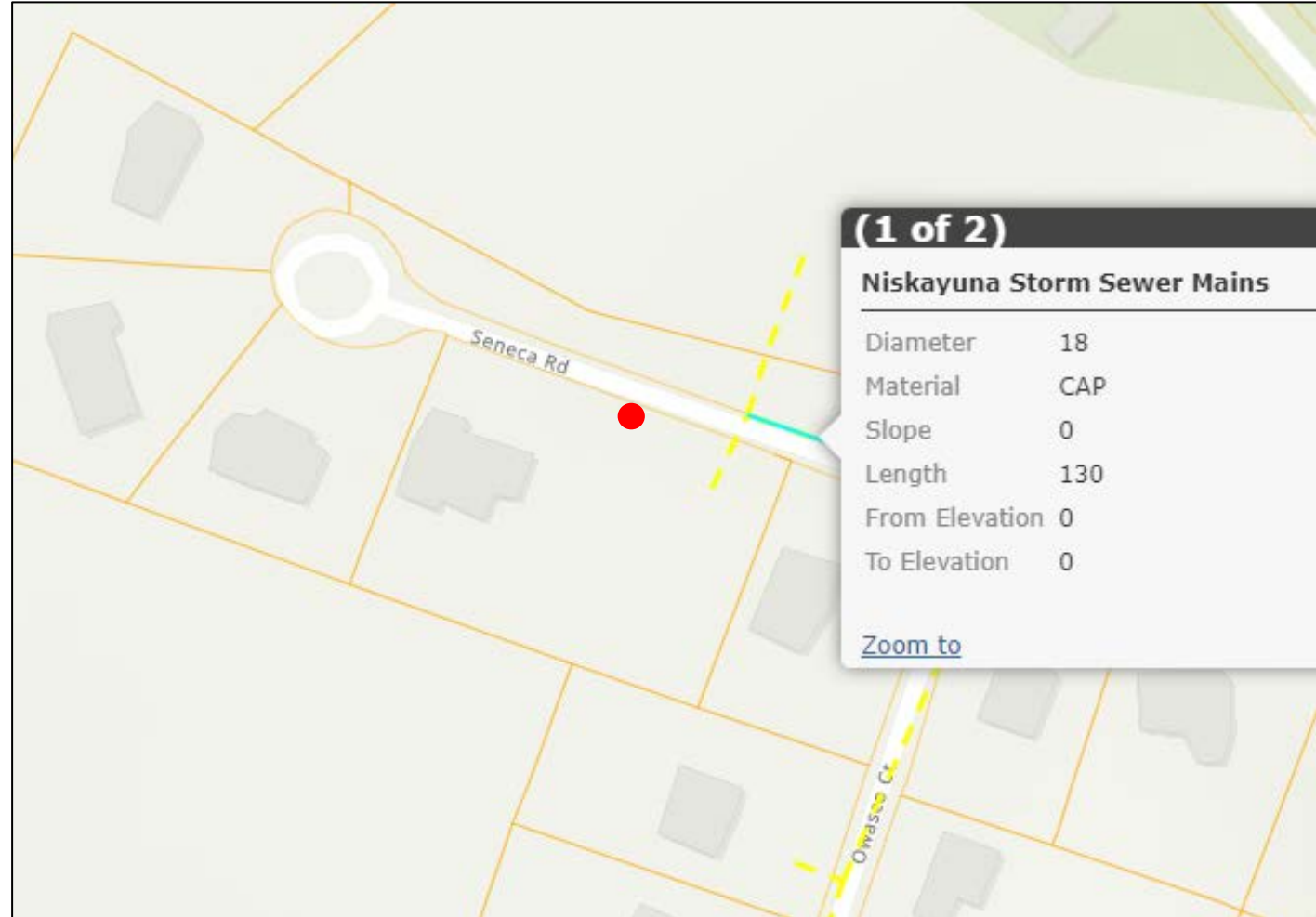
2. Seneca Rd.



2. Seneca Rd.

Storm Sewer Mains

- 18" dia. pipe parallel to Seneca
- Not sure of the dia. of the line that goes under Seneca



2. Seneca Rd.


(2.1" of rain 7 am 7/29/23 – 7 am 7/30/23)



2. Seneca Rd.

- Add Video Clip Here

Potential Grant Funding

	Services News Government
Department of Environmental Conservation	Recreation Nature Prevent Pollution Regulatory News & Learning About Search
Water Quality Improvement Project (WQIP) Program WQIP Contract Process, Documents and Forms WQIP Land Acquisition Projects for Source Water Protection Toolkit	Home » Publications, Forms, Maps » Grant Applications » Water Quality Improvement Project (WQIP) Program <h2>Water Quality Improvement Project (WQIP) Program</h2> <p>The Water Quality Improvement Project (WQIP) grant application period has been extended through August 11, 2023. Apply using the Consolidated Funding Application (leaves DEC website). Water provided an overview of this program at a webinar held June 1, 2023. View the recording (leaves DEC website).</p> <h3>Program Description</h3> <p>The Water Quality Improvement Project (WQIP) program is a competitive, reimbursement grant program that funds projects that directly improve water quality or aquatic habitat, promote flood risk reduction, restoration, and enhanced flood and climate resiliency, or protect a drinking water source.</p> <h3>2023 Applicant Information</h3> <p>For full program details, view the WQIP Round 19 Program Overview (PDF).</p> <h3>How to Apply</h3> <p>Applications are being accepted through the Consolidated Funding Application (CFA) (leaves DEC website) until 4:00 PM on August 11, 2023.</p>

River Rd. / Seneca Rd. – Proposed 4-Lot Subdivision



Driving down Seneca from River Rd.

- Ponding water at low spot of road



Looking up Seneca back towards River Rd.

- Note catch basins

River Rd. / Seneca Rd. – Proposed 4-Lot Subdivision



Looking up Seneca back towards River Rd.

- Ponding water at low spot of road



Closer view of water on Seneca

- River Rd. is to the left

River Rd. / Seneca Rd. – Proposed 4-Lot Subdivision



Driving down Seneca from River Rd.

- Ponding water at low spot of road



Closer view of water on Seneca

- River Rd. is at the top of page

Average Density Development (ADD) Subdivision Project Flow

1. **Sketch Plan (Planning Board)**

- a. Applicant submits sketch plan app. and special use permit
- b. Planning Board (PB) reviews project with applicant at PB meetings
- c. Conservation Advisory Council (CAC) reviews project with applicant at CAC meetings
- d. Tree Council (TC), Complete Streets (CS), ARB review project at their monthly meetings
- e. PB holds a **PUBLIC HEARING** on their Recommendation to the Town Board (TB)
 - i. Mail out notification sent to residents within 500' of the perimeter of the site
- f. PB acts on a Resolution for sketch plan and makes a Recommendation to TB re: SUP

2. **Special Use Permit (Town Board)**

- a. CAC makes SEQR Recommendation on SUP to the Town Board
- b. TB holds a **PUBLIC HEARING** regarding the project
 - i. General newspaper notification only – no individual address based mail outs
- c. Town Board acts on a Resolution re: SUP

3. **Application for Preliminary Plat Plan – Major Subdivision (Planning Board)**

- a. Applicant submits App. for Preliminary Plat Plan
- b. PB reviews project with applicant at PB meetings
- c. CAC, TC, CS, ARB review project at their monthly meetings
 - i. CAC makes a SEQR Recommendation to the PB on the subdivision
- d. PB holds a **PUBLIC HEARING** regarding SEQR determination on the subdivision
- e. PB takes action on a Resolution for approval
 - i. This allows applicant to construct the roads, utilities & 1 home (w/building permit)

4. **Site Development Permit Application (Building Department)**

- a. Allows applicant to install roads & utilities

5. **Acceptance of Roads and Utilities (Town Board)**

- a. Town Board acts on a Resolution to accept the roads and utilities

6. **Application for Approval of a Final Plat Plan – Major Subdivision (Planning Board)**

- a. Applicant submits App. for Approval of a Final Plat Plan – Major Subdivision
- b. PB review project with applicant at PB meetings
- c. PB takes action on a Resolution for approval

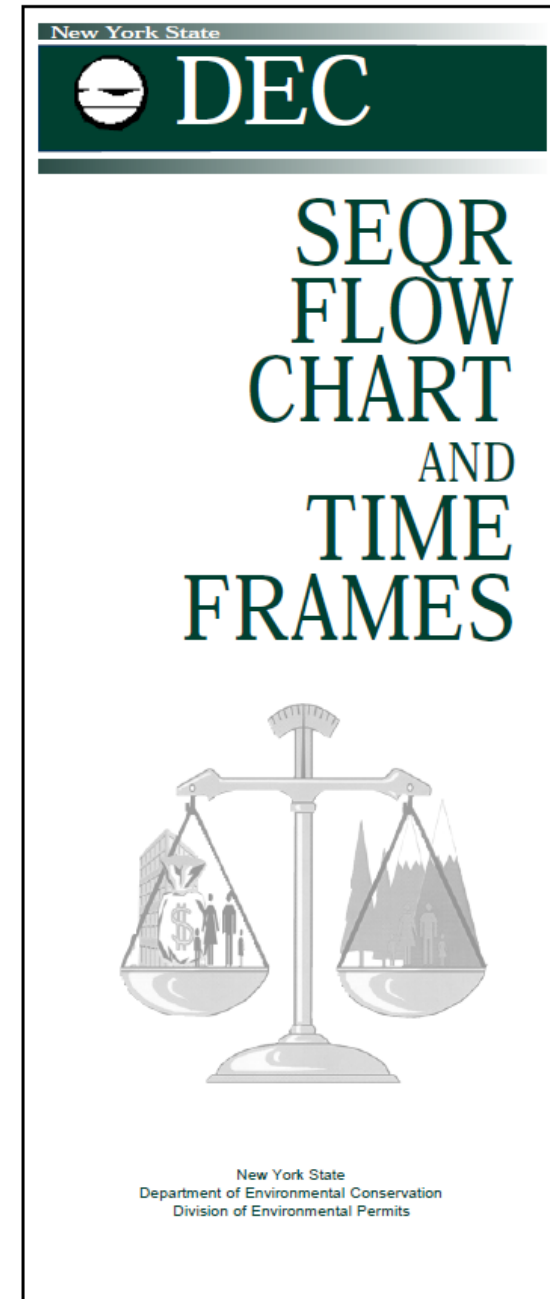
State Environmental Quality Review Act (SEQRA)

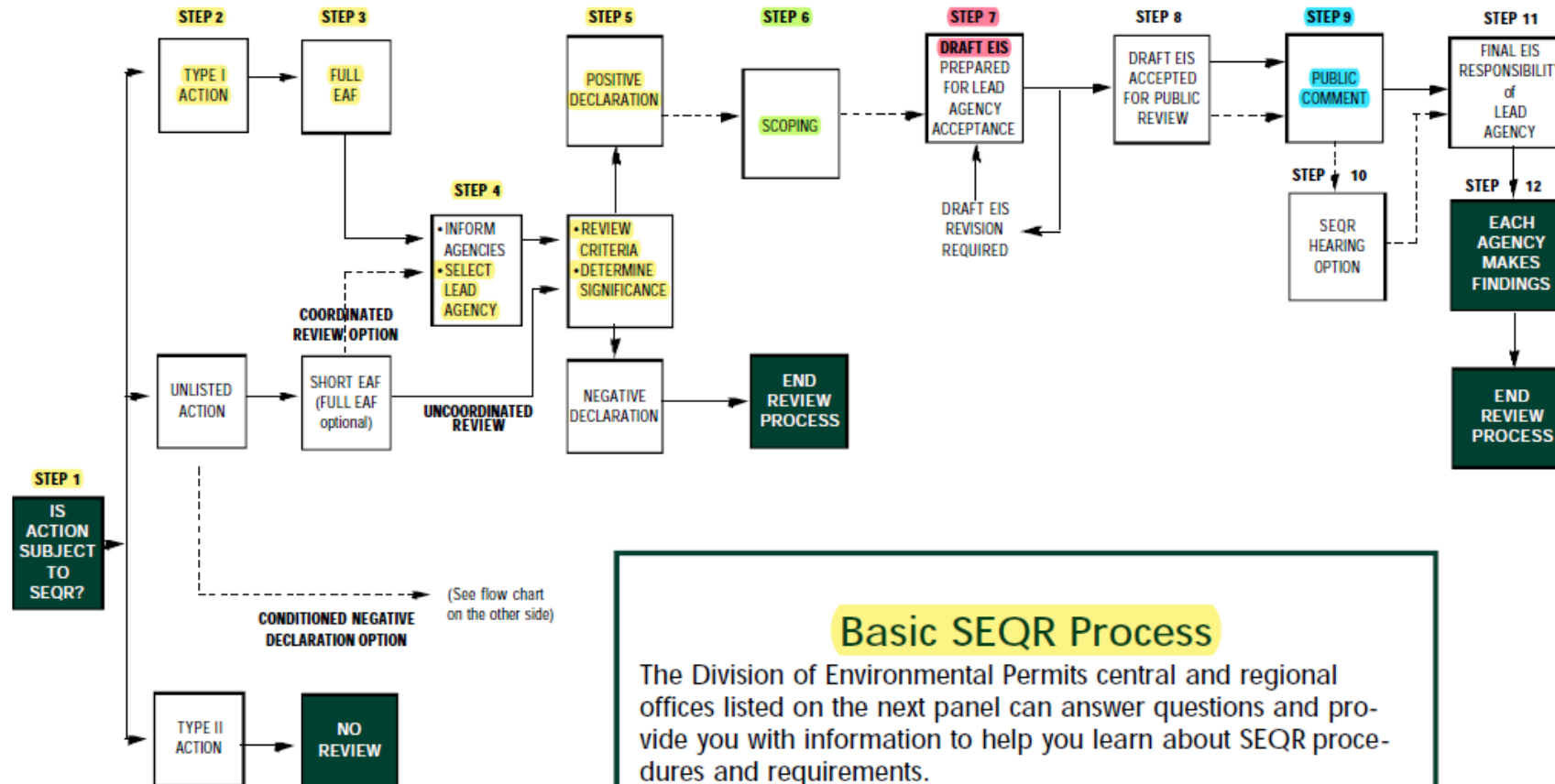
Purpose

- Incorporate the consideration of environmental factors into existing planning, review and decision-making processes at the state, regional and local levels early into the process.

Intent

- Protect and enhance environmental, human and community resources.
- Provide a BALANCE of social, economic and environmental factors in the decision making process.
- Environmental factors should not be the sole considerations in decision making





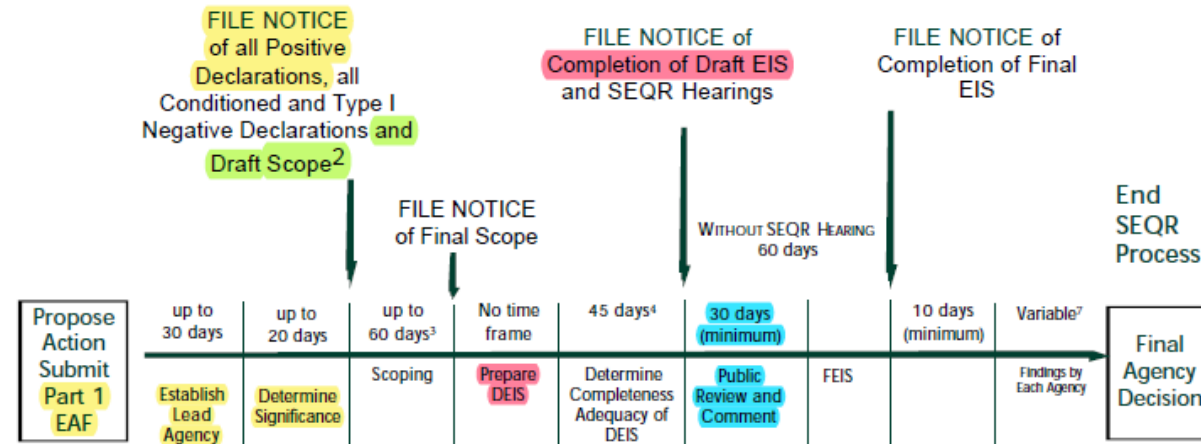
Basic SEQR Process

The Division of Environmental Permits central and regional offices listed on the next panel can answer questions and provide you with information to help you learn about SEQR procedures and requirements.

These references are available:

- The statewide SEQR regulations, 6 NYCRR Part 617 (the latest revision effective January 1, 2019)
- The SEQR Cookbook—a step-by-step discussion of the basic SEQR process
- SEQR Handbook—<https://www.dec.ny.gov/permits/6188.html>
- SEQR EAF Workbooks - <https://www.dec.ny.gov/permits/90125.html>
- Citizen's Guide to SEQR
- Local Official's Guide to SEQR
- DEC SEQR website: <https://www.dec.ny.gov/permits/357.html>

SEQR TIME FRAMES¹



Footnotes

1-All time frames may be extended by mutual consent of involved parties.

2-No time frame required for submittal of a draft scope. The lead agency will send notice of the draft scope to the ENB when it receives it from the sponsor.

3-Time clock starts with submission of draft scope by applicant

4-Thirty days resubmitted DEIS

5-Publish hearing in general circulation newspaper at least 14 days before a public hearing. The hearing may commence on the 15th day.

6-Public comment must remain open until 10 days after the close of hearing.

7-When applicant is involved, lead agency findings and decisions must be made within 30 days of filing the FEIS; otherwise, findings not required until an agency must make a decision on final action.

If SEQR HEARINGS HELD

15 days ⁵ (maximum)	No Time Frame	45 days (maxi- mum)
60 days (maximum)	Hearing	Hearing
Public Comment Period ⁶		