

**TOWN OF NISKAYUNA**  
***Planning Board and Zoning Commission***  
**Agenda**  
**January 23, 2023 7:00 PM**

**REGULAR AGENDA MEETING**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. PUBLIC HEARINGS**
- V. PRIVILEGE OF THE FLOOR**
- VI. UNFINISHED BUSINESS**
- VII. NEW BUSINESS**
- VIII. DISCUSSION ITEM**
  - 1. 1851 Union St / 1245 Ruffner Road – Mohawk Golf Club – 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.
  - 2. 3900 State ST. – A site plan application to combine 17, 25 and 33 Fagan Ave. with the existing Kia Automobile lot, take down two single family homes and build a 144 parking space Automobile Sales lot.
  - 3. 31 East St. – NE Underlayments – site plan app. requiring a use variance for a tenant change under pre-existing nonconforming interior storage use in the R-R Zoning District.
  - 4. 2837 Aqueduct Rd. – Rivers Ledge Sr. Center -- site plan app. for a 66 apartment unit building containing 2,000 sq. ft. of mixed-use commercial space and a 3,000 sq. ft. commercial space outbuilding.
  - 5. 1760 Union St. – site plan app. for a tenant change to a dental office
- IX. REPORTS**
- X. COMMISSION BUSINESS**
- XI. ADJOURNMENT**

**NEXT MEETING: February 13, 2023 at 7 PM**  
**To be Held in the Town Board Room & via Remote Software**



# TOWN OF NISKAYUNA

## PLANNING BOARD AND ZONING COMMISSION

### AGENDA STATEMENT

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AGENDA ITEM NO. VIII. 1

MEETING DATE: 1/23/2023

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**ITEM TITLE:** DISCUSSION: 1851 Union St / 1245 Ruffner Road – Mohawk Golf Club – 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.

**PROJECT LEAD:** Genghis Khan & David D’Arpino

**APPLICANT:** Matthew Moberg, agent for the owner

**SUBMITTED BY:** Laura Robertson, Town Planner

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**REVIEWED BY:**

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

**ATTACHMENTS:**

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

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**SUMMARY STATEMENT:**

Matthew Moberg, agent for the owner of the Mohawk Golf Club, submitted a Sketch Plan Application and average density development special use permit for a Major Subdivision of a 14 acre portion of the existing property including the construction of 10 single family homes and 12 townhomes.

**BACKGROUND INFORMATION**

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

In November of 2022, the applicant submitted a sketch plan drawing entitled The following entitled “Sketch 22-lot Townhouse Layout Residential Subdivision Mohawk Golf Club 1851 Union St. and 1245 Ruffner Rd.” by ABD Engineers, LLP 411 Union St. Schenectady, NY dated October 20, 2022 and labeled Dwg. “5429A-S4 Townhouse” with no subsequent revisions and a 2-page drawing set entitled “Unit – A” by Pigliavento Builders. The initial sketch plan includes the removal of a single family home on Ruffner Road in order to construct access to the greater Mohawk Golf Club parcel.

The initial sketch plan was all townhome units (22). The Planning Department found that Townhomes, as single family dwellings, are a permitted principal use in the R-1 zoning district but, with their contiguous sidewall, they did not comply with the side setback requirement of the R-1 district and therefore required area variances from the Zoning Board of Appeals (ZBA). The aforementioned sketch plan drawing provided with the application included a table of 67 required area variances.

Additionally, in a letter to the applicant, the Planning Department outlined the following additional concerns over the initial sketch plan:



## **Utility Concerns**

The Town of Niskayuna maintains a 6 inch water main on Ruffner Road, which is in the High Pressure Zone. This Zone may not have the capacity to handle the addition of 22 single family units. An independent engineering analysis of the water system capacity for this area will be required.

The sewer line to the Niskayuna Waste Water treatment plant is near or at capacity. An independent engineering analysis of the sewer system capacity for this development may be required.

There are known drainage issues in the area. Depending on where the storm water management pond is discharged to – an independent downstream drainage analysis may be required.

A wetland delineation will be required.

## **Emergency Access**

Section 189-17 (J) (1) states: “Where cul-de-sacs are designed to be permanent, they should, in general, not exceed 500 feet in length and shall terminate in a circular turnaround having a minimum right-of-way radius of 60 feet and pavement radius of 45 feet.” As these cul-de-sacs appear to be longer than 500 feet, the Planning Board should discuss a proposed secondary means of access for emergencies.

## **General Planning**

It is important to keep in mind the long term gains to the Mohawk Golf Club that come from integrating potential residential development into the golf course campus while preserving the natural and scenic quality of open space and ensuring the subdivision is in harmony with the development pattern of the neighboring residential properties.

Some thoughts to consider that may help with some of the above goals include:

1. A more organic shaped road which follows the contours of the land and has vistas which open out onto the golf course, which would add value both to the golf course and the proposed homes.
2. A walking connection from the proposed subdivision to the golf course.
3. Quality open spaces such as a gathering pavilion or picnic area which overlook the golf course and provide amenities to the home owners, which would continually connect them to the land and to the golf course.
4. Discussion on parkland, preservation of natural features and trees, and conformance with the Comprehensive Plan are important to the ultimate layout of any proposed subdivision in the area.

## **Complete Streets**

The Complete Streets Committee identified a critical multi-use path connection along the Mohawk Golf Club property – between Rosendale Heights (Country Club Estates) neighborhood and Ruffner Road, along the boundary with 1218 S Country Club Drive. A walking/biking connection here would be critical to connecting neighborhoods and promoting alternative transportation methods that reduce greenhouse gas emissions. This connection should be a part of any development discussion to offset traffic impacts.

11/14/22 Planning Board (PB) meeting --- Mr. Dave Kimmer of ABD Engineering and Mr. Bill Sweet of the Mohawk Club presented the project to the PB. They noted that the proposed project would disturb approximately 10 acres of the property. The Board noted the number of variances that will be required particularly those related to the size of the proposed lots. The Planning Office stated that cul-de-sacs have emergency access challenges. The developers indicated that they believe the boulevard entrance with wide access roads should address this concern. The PB expressed concerns regarding the mass and scale of the garage doors that dominate the front facades of the townhomes. The PB asked that Mr. Kimmer and Mr. Sweet provide additional information on the items listed below.

1. Explore and present alternate site plan layouts that eliminate the need for cul-de-sacs. This may include ring roads or a road looping through the property.
2. Reduce the number of required variances by adjusting the lot sizes to be more zoning code compliant. This may require impeding on the currently proposed 50' buffer between the existing homes on Ruffner Rd. and the proposed townhomes.
3. Investigate widening the boulevard roads to facilitate emergency access.
4. Explore ways to decrease the visual impact of the aligned front facing garages, including working with the Niskayuna ARB.

11/15/22 Conservation Advisory Council (CAC) meeting – Dave Kimmer and Bill Sweet repeated the presentation they made to the PB on 11/14/22. During the discussion Mr. Sweet added that the Mohawk Club would maintain the storm water management areas. The CAC was concerned with the loss of greenspace with the proposal and asked for greenspace to be offset somewhere else on the Club parcel. The developer did not want to offset greenspace within the Mohawk Golf Club. The CAC requested the developer maximize the undevelopable greenspace within the subdivision by reducing some of the oversize lots at the ends and adding this area to the community greenspace. The CAC agreed with the additional detail the PB requested and added that they would like the developer to explore quantifying and mitigating the increased traffic on Ruffner Road and the surrounding area.

The Planning Office spoke with Mr. Kimmer about the Thanksgiving holiday shortened turnaround between the 11/14 and 11/28 PB meetings. Mr. Kimmer stated that they would not be able to address the action items in time for the 11/28 meeting and would target the 12/12/22 PB meeting, instead.

11/16/22 Architectural Review Board (ARB) meeting – the ARB reviewed the site plan and elevation images of the project very briefly at their 11/16/22 meeting. The Planning Office made them aware of the PB's concern regarding the size and proportion of the garage doors. The ARB will review the project in more detail during their December meeting.

11/28/22 Planning Board (PB) meeting – Mr. Kimmer attended the meeting and represented the applicant. The PB had a general discussion of the site plan that was presented at the 11/14/22 PB meeting. Ms. Robertson noted that the project is at the sketch plan phase of the review process. She reminded the PB that to approve the sketch plan they need to be generally in support of the design – 22 units, overall layout, etc. Mr. Kimmer explained how the proposed boulevard entrance to the subdivision complies with NYS Emergency Access Fire Code. He also presented a “loop layout” site plan design that disturbs approximately 25% - 30% more land and would include several “thru lots”.

The Board noted that demolishing an existing home and using the lot to create a boulevard entrance to the subdivision is a significant change to the two immediately adjacent properties and the neighborhood. They noted that this should be considered very carefully during the sketch plan review process. They asked the applicant to thoroughly explore all possible access points to the land for alternate entrance and emergency access options. Ms. Robertson reminded Mr. Kimmer that the Niskayuna code is more stringent regarding the allowed length of cul-de-sac roads than the NYS Fire

Code. Mr. Kimmer acknowledged that he has some additional CAD work to complete and committed to provide the materials requested in the 11/14/22 and 11/28/22 meetings.

12/6/22 -- The applicant provided the Planning Office with a significantly revised site plan design and documentation set on 12/6/22. The following documents were stamped "Received Dec 06 2022 Planning Office Niskayuna, NY".

1. A summary letter authored by Joseph J. Bianchine, P.E. addressed to Laura Robertson, Town Planner dated 12/6/22 that describes the new Average Density Development design proposal.
2. An Application for Special Use Permit
3. A 2-page (containing two options for page 1) site plan drawing entitled "Sketch 22-Lot Subdivision Average Density Development Mohawk Golf Club 1851 Union St. and 1245 Ruffner Rd." dated December 6, 2022 with no subsequent revisions.
4. A 1-page exhibit entitled "Alternate Access Exhibit Average Density Development Mohawk Golf Club" dated December 6, 2022 with no subsequent revisions.
5. A Full Environmental Assessment Form (EAF) dated 12/6/22.

The project summary letter describes the revised design as an Average Density Development subdivision consisting of a mix of 12 townhomes and 10 single family homes. The letter also includes the following description of the changes.

1. A secondary access to the subdivision is now shown in the plans. A 12' wide grass paver access road will connect to the existing golf course maintenance / cart path via a full width 60' Town R.O.W. stub off of the northern cul-de-sac.
2. There are two "Sheet 1s" included in the plan set. The second Sheet 1 demonstrates that it is possible, although less desirable, to meet the open space requirements for an ADD project set forth in Niskayuna zoning code Section 220-28 F (4) (a).
3. A separate color exhibit is included which demonstrates why building roads from either of the existing access points to the north or south along Ruffner Road would not be possible without steep slopes or excessive disturbance to existing golf course features and / or neighboring properties.

12/7/22 Conservation Advisory Commission (CAC) – The CAC reviewed the 12/6/22 site plan drawings. Mr. Kimmer of ABD Engineers and Mr. Sweet of the Mohawk Club attended the meeting and explained why the design has shifted back to an Average Density Design (ADD). They noted that a secondary emergency access road off of the north end of the property is included in the revised design. They explained that the project now includes 10 single-family homes and 12 townhomes and complies with all of the requirements of an ADD subdivision.

The CAC discussed with the applicant their concern for the reduction of quality wildlife habitat and open space from this proposal and asked if there is a consideration for offsetting the loss elsewhere on the golf course. The applicants agreed to explore a development restriction near the Schenectady Water reservoir that wouldn't the ability of the club to use the land for the golf course needs.

The CAC discussed with the applicant the long term plans for the development and protection of the golf club, including where future development could go along Balltown Road. They requested the applicant consider a long range plan for the golf club that would protect the golf club operations and outline anywhere there could be future changes and development.

The CAC felt there would be traffic impacts and wanted the applicant to explore traffic mitigation in the area, including a critical complete streets connection between Country Club Estates and Ruffner

Road. The applicants agreed to see if they could fit a walking path connection from the corner of South and East Country Club Drive to Ruffner Road.

The Planning Office noted that the applicants should review the plan with the Town Water & Sewer Department and complete a traffic count analysis.

12/12/23 Planning Board (PB) meeting – Dave Kimmer, of ABD Engineers, and Bill Sweet of the Mohawk Club attended the meeting and described the revised site plan. Mr. Kimmer explained that the applicant had reimagined the project and is no longer pursuing 22 townhomes. The project is now proposed as an Average Density Development (ADD). This eliminates the need for the 67 area variances. He noted that ten (10) single-family detached homes are included and that an emergency access path was added. After a general discussion the Board stated they would prefer to provide access to the proposed development via. an existing easement or the extension of an existing road rather than demolishing an existing home to create room for a new road. They asked the applicants to explore providing access from East Country Club Drive. Dave Kimmer agreed to explore this option. The Board also reviewed and discussed the open space requirement of an ADD project.

1/9/23/23 Planning Board (PB) meeting – The project was not on the agenda for the 1/9/23 meeting.

1/23/2023 UPDATE: Dave Kimmer provided the Planning Office with the following documents in response to the action items noted in the 12/12/23 PB meeting.

- A modified site plan that now includes a roundabout at the intersection with Ruffner Rd to calm the existing traffic on Ruffer Rd and help mitigate impacts caused by the ADD project.
- An exhibit showing a proposed walking path connection between East Country Club Drive and Ruffner Rd.
- A typical townhome image with a side-load garage
  - Floor plans and elevation view images are included
- A 3-sheet traffic exhibit and document with supporting calculations (using ITE Trip Generation, 9<sup>th</sup> Edition)
  - The documents compare the estimated traffic (trip) impact of the ADD “as proposed” to the traffic impact that could be expected if alternative access points to the south and north are used thereby creating a “thru connection”.

Traffic Direction	Peak Period	As Proposed (trips)	Thru Connection (trips)
Southbound	AM	6.4	71.6
	PM	8.1	95.1
Northbound	AM	6.4	60.8
	PM	8.1	80.6

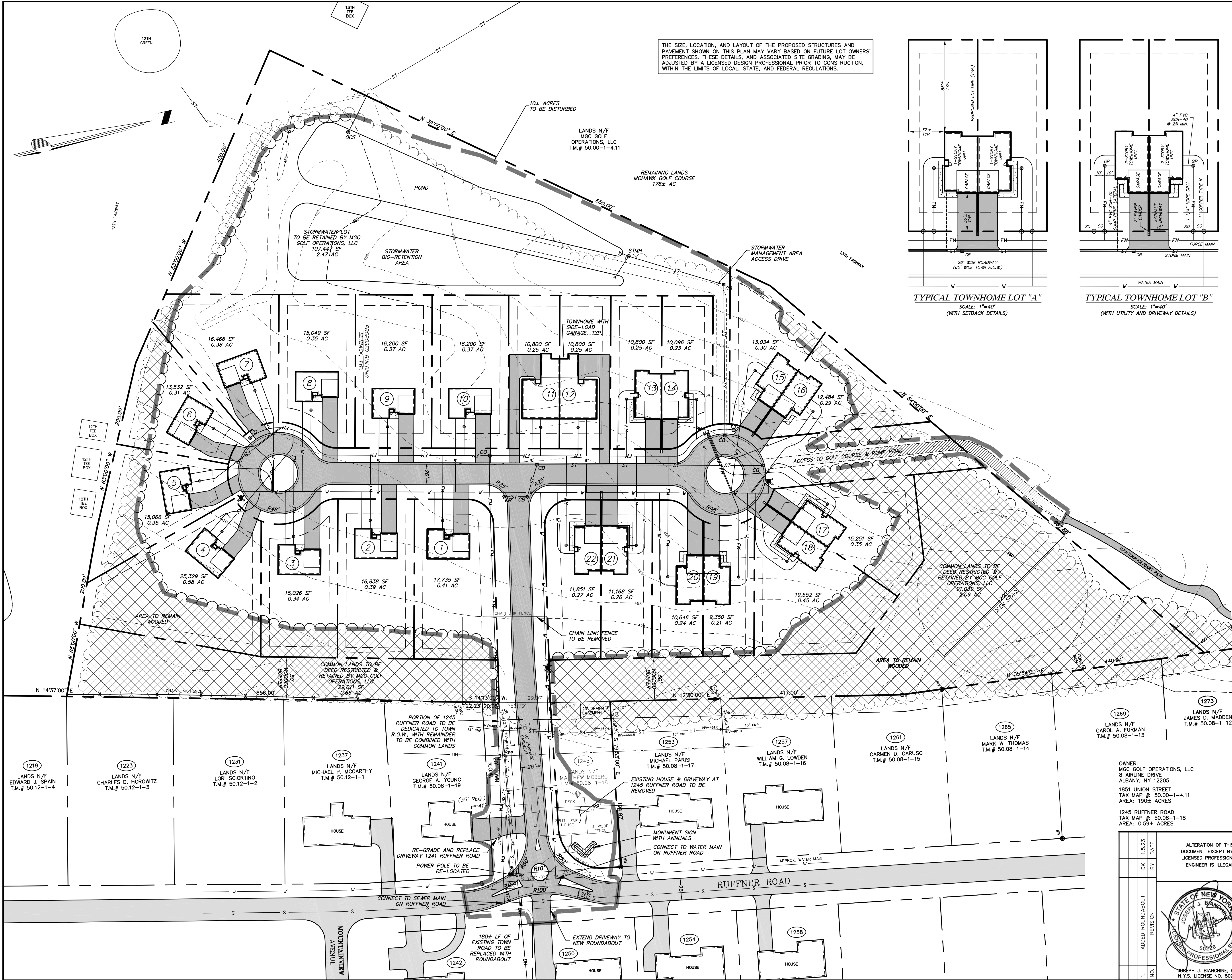
*Example* -- the ITE Trip Generation analysis is estimating that “As Proposed”, with a single entrance off of Rufner Rd., 6.4 trips of southbound traffic will be added during the AM peak and 8.1 trips of southbound traffic will be added during the evening peak.

Mr. Moberg and Mr. Sweet of the Mohawk Club led a project site walk on their property so that members of the Planning Board and Planning Office could see and assess the location first hand. The attendees included: Mr. Khan and Mr. D’Arpino of the Planning Board, Mr. Kimmer of ABD Engineers (engineer for the Mohawk Club) and Planning Office staff.

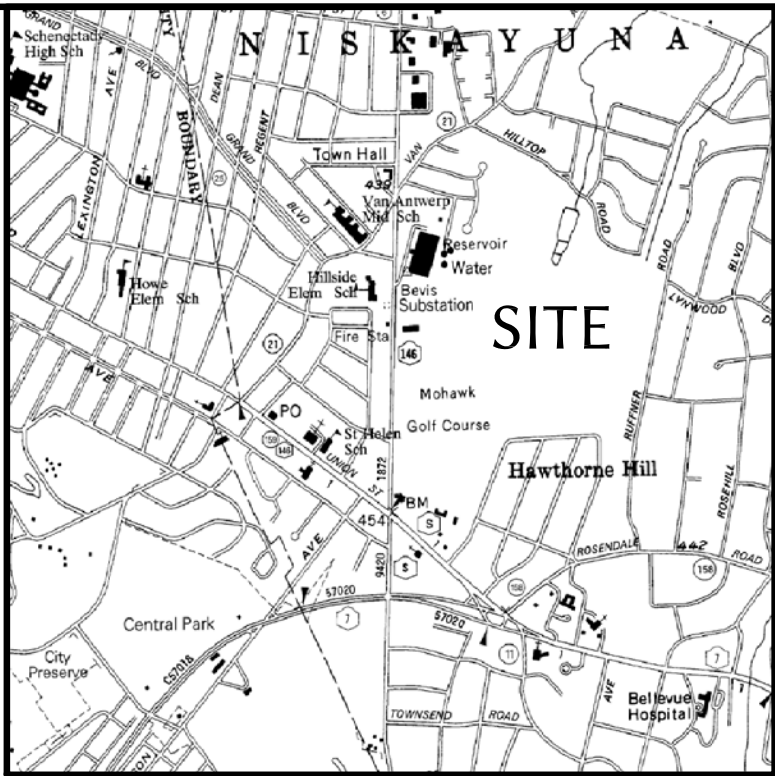
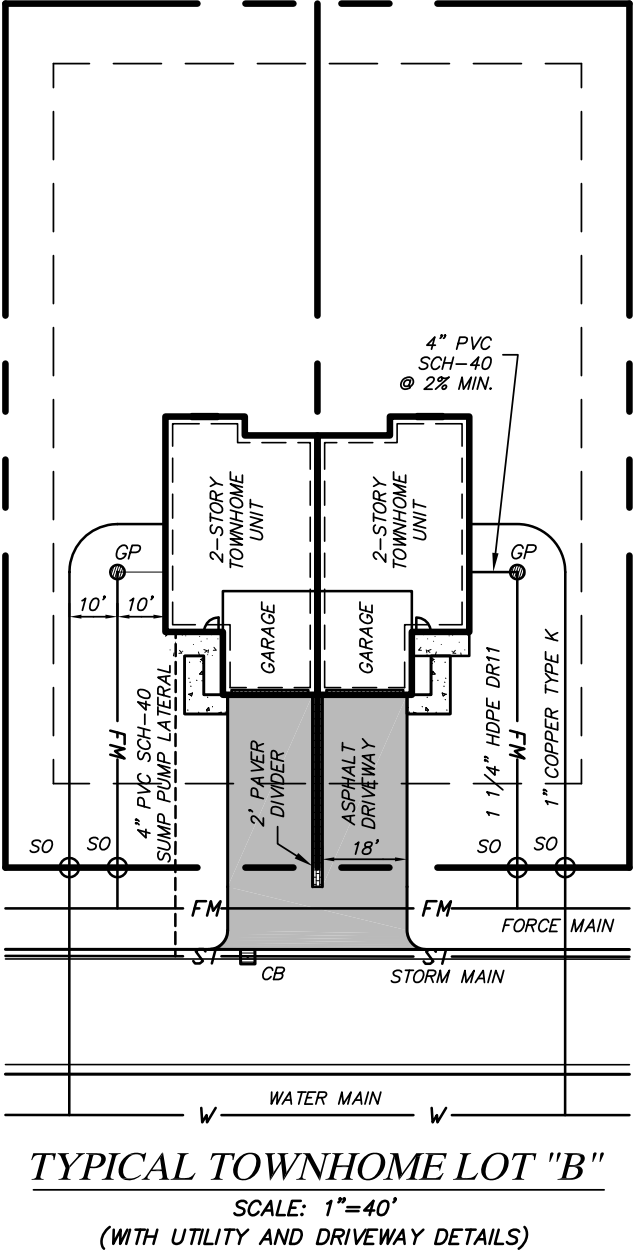
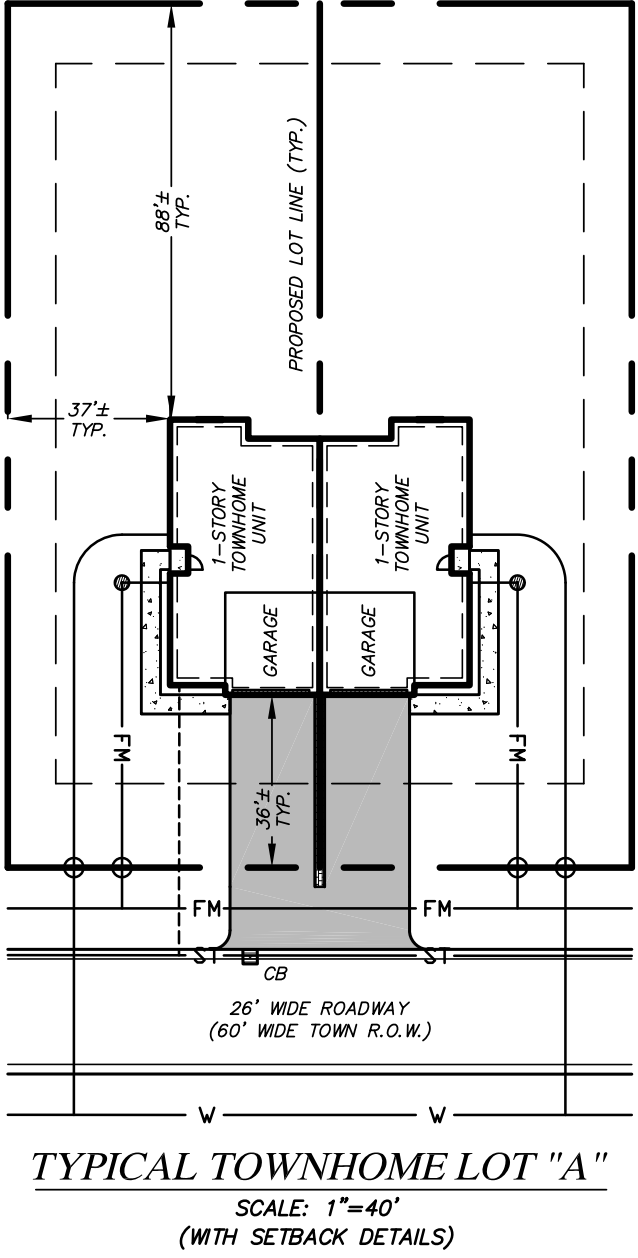
The Planning Office has initiated the process of securing a Town Designated Engineer (TDE) to review the traffic exhibit and other technical materials on behalf of the Town.

The Planning Board should review and discuss the new documents with the applicant.





THE SIZE, LOCATION, AND LAYOUT OF THE PROPOSED STRUCTURES AND PAVEMENT SHOWN ON THIS PLAN MAY VARY BASED ON FUTURE LOT OWNERS' PREFERENCES. THESE DETAILS, AND ASSOCIATED SITE GRADING, MAY BE ADJUSTED BY A LICENSED DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION, WITHIN THE LIMITS OF LOCAL, STATE, AND FEDERAL REGULATIONS.



SITE LOCATION

- GENERAL NOTES:
- BASE MAPPING PREPARED BY ABD ENGINEERS, LLP FROM A FIELD SURVEY COMPLETED IN JUNE 2021, AND GIS INFORMATION.
  - THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST WITHIN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS OR HER RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. PROVIDE (48) HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.F.P.O. (1-800-962-7962).
  - EXISTING AND PROPOSED GAS, ELECTRIC, AND TELECOMMUNICATIONS SERVICE LAYOUTS ARE SCHEMATIC ONLY. ALL REMOVALS, FINAL LOCATIONS, AND INSTALLATION REQUIREMENTS SHALL BE COORDINATED WITH ALL UTILITY COMPANIES.

ZONING:	R-1 (LOW DENSITY RESIDENTIAL) - SINGLE FAMILY DWELLINGS	
	REQUIRED (CONVENTIONAL ZONING)	REQUIRED (AVG. DENSITY DEVELOPMENT)
LOT AREA:	18,000 SF MIN.	9,000 SF MIN.
LOT WIDTH:	100' MIN.	50' MIN.
LOT DEPTH:	125' MIN.	62.5' MIN.
LOT COVERAGE:	25% MAX.	25% MAX.
YARD DIMENSIONS:		
FRONT:	35' MIN.	17.5' MIN.
SIDE:	20' MIN.	10' MIN.
REAR:	25' MIN.	12.5' MIN.

APPROXIMATE SITE STATISTICS		PROPOSED
BUILDINGS:	38,000± SF	6.2%
PAVEMENT:	75,000± SF	12.1%
GREEN SPACE:	505,200± SF	81.7%
TOTAL:	628,472± SF (14.43± AC)	100.0%

OPEN SPACE STATISTICS	
STANDARD TOTAL LOT AREA (18,000 SF X 22):	396,000 SF
PROPOSED TOTAL LOT AREA:	313,274 SF
PERCENT REDUCTION:	20.9%
TOTAL PROJECT AREA:	628,472 SF
PROPOSED OPEN SPACE:	120,050 SF
PERCENT OPEN SPACE (SHALL BE GREATER THAN OR EQUAL TO PERCENT REDUCTION)	19.1%

NON-COMPLIANT OPEN SPACE PERCENTAGE

OWNER:  
MGC GOLF OPERATIONS, LLC  
8 AIRLINE DRIVE  
ALBANY, NY 12205  
1851 UNION STREET  
TAX MAP #: 50.00-1-4.11  
AREA: 190± ACRES  
1245 RUFFNER ROAD  
TAX MAP #: 50.08-1-18  
AREA: 0.99± ACRES

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N.Y.S. LICENSE NO. 50226

STATE OF NEW YORK  
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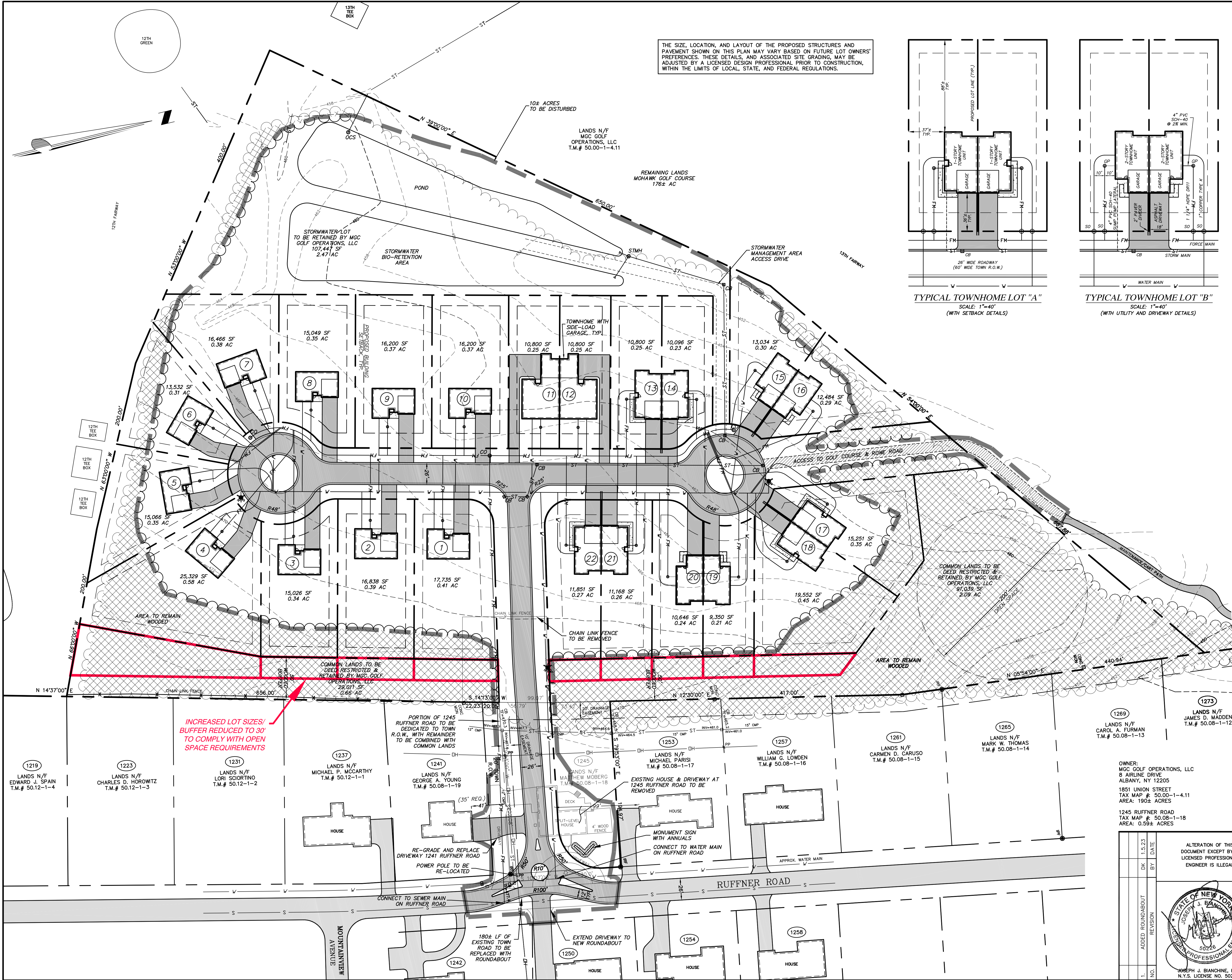
SKETCH 22-LOT SUBDIVISION  
AVERAGE DENSITY DEVELOPMENT  
MOHAWK GOLF CLUB  
1851 UNION STREET & 1245 RUFFNER ROAD

TOWN OF NISKAYUNA COUNTY OF SCHENECTADY

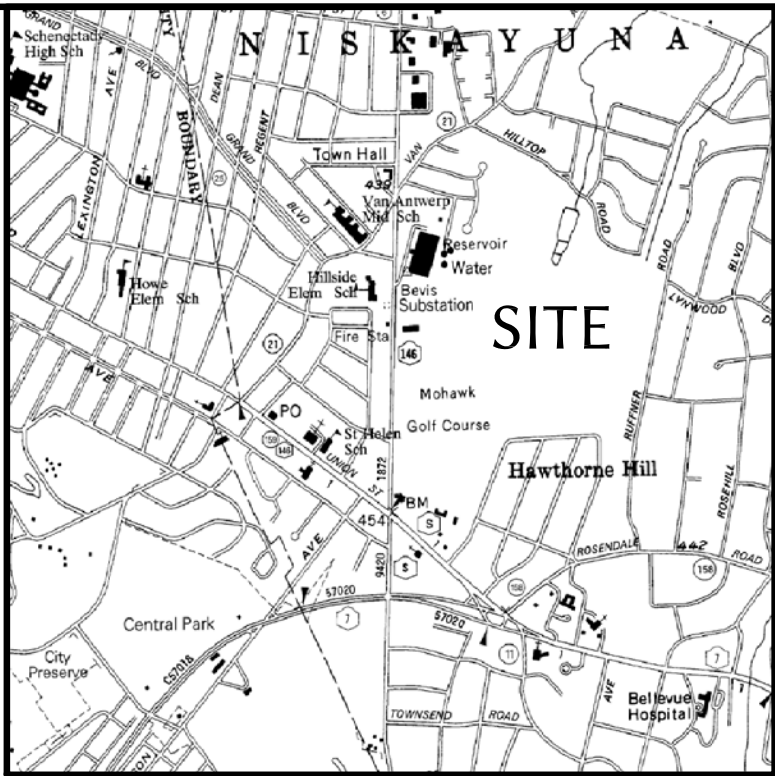
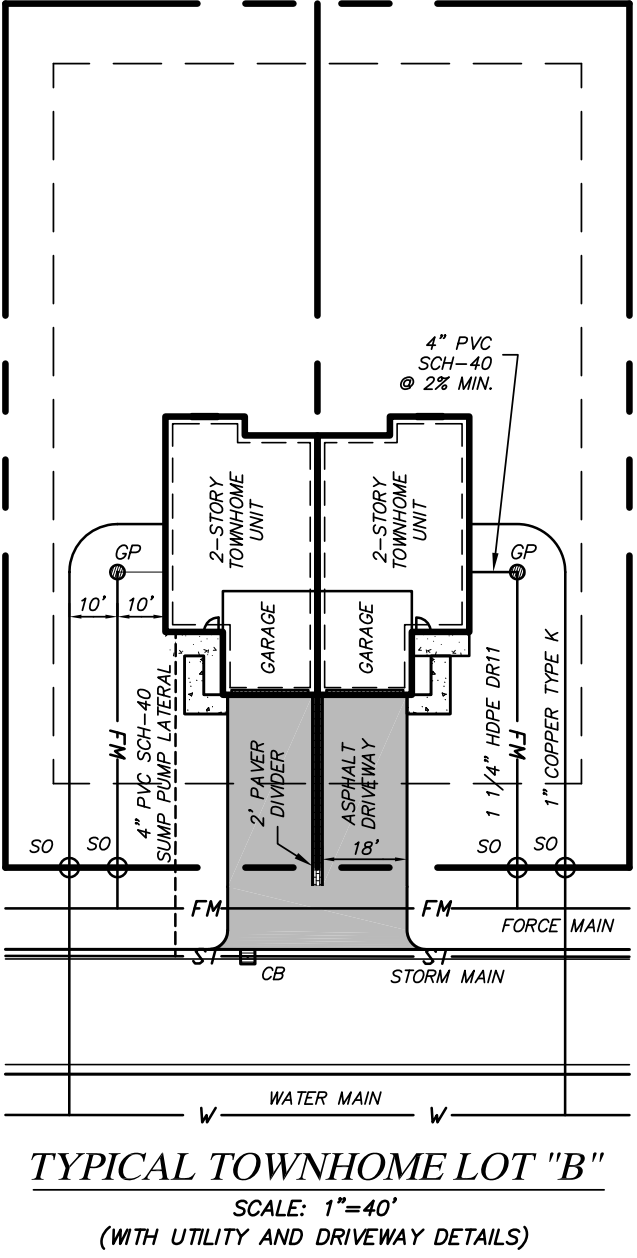
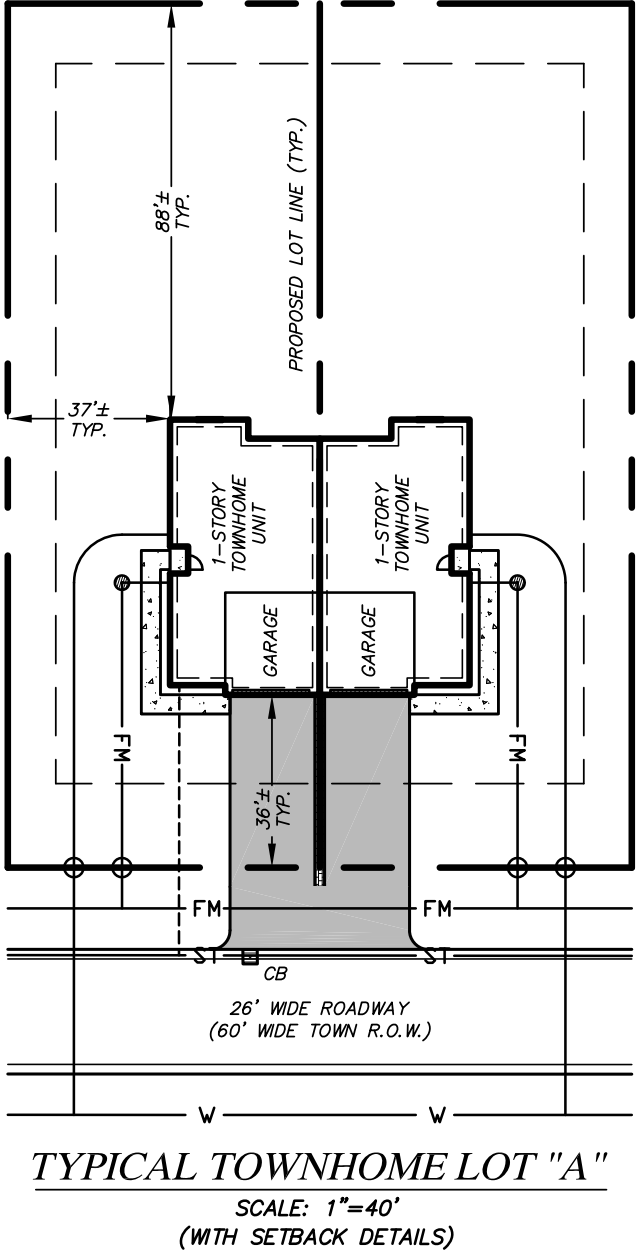
STATE OF NEW YORK  
ABD ENGINEERS, LLP  
411 Union Street  
Schenectady, NY 12305  
518-377-0315 Fax 518-377-0379  
www.abdeng.com

DATE: DECEMBER 6, 2022 SCALE: 1" = 50' DWG. 5429A-S4 AVG SHEET 1 OF 2





THE SIZE, LOCATION, AND LAYOUT OF THE PROPOSED STRUCTURES AND PAVEMENT SHOWN ON THIS PLAN MAY VARY BASED ON FUTURE LOT OWNERS' PREFERENCES. THESE DETAILS, AND ASSOCIATED SITE GRADING, MAY BE ADJUSTED BY A LICENSED DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION, WITHIN THE LIMITS OF LOCAL, STATE, AND FEDERAL REGULATIONS.



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PERCENT REDUCTION:	15.1%
TOTAL PROJECT AREA:	628,472 SF
PROPOSED OPEN SPACE:	95,530 SF
PERCENT OPEN SPACE:	15.2%
(SHALL BE GREATER THAN OR EQUAL TO PERCENT REDUCTION)	

COMPLIANT OPEN SPACE PERCENTAGE

OWNER:  
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8 AIRLINE DRIVE  
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TAX MAP #: 50.00-1-4.11  
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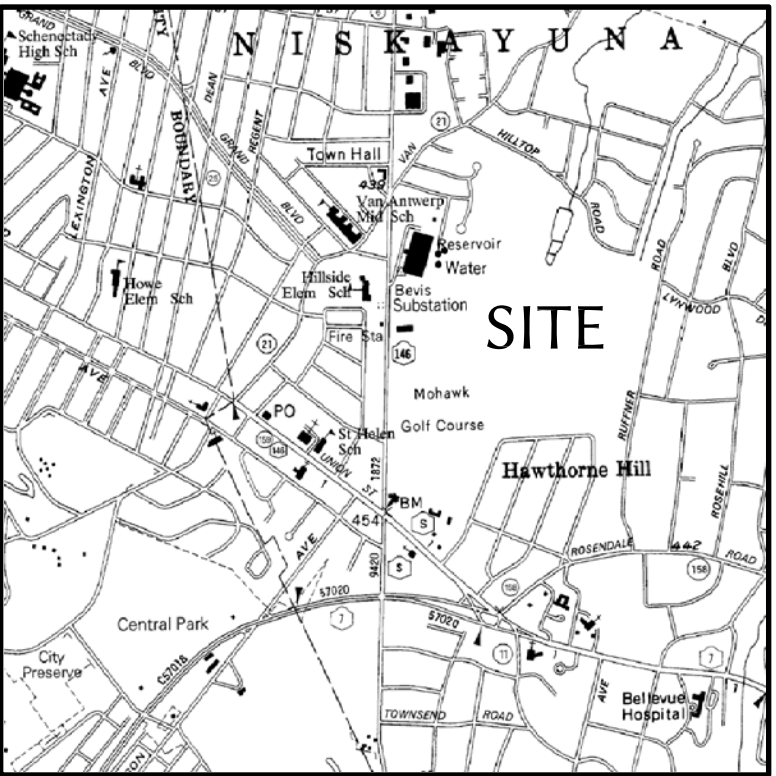
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DATE: DECEMBER 6, 2022 SCALE: 1" = 50' DWG. 5429A-S4 AVG SHEET 1 OF 2






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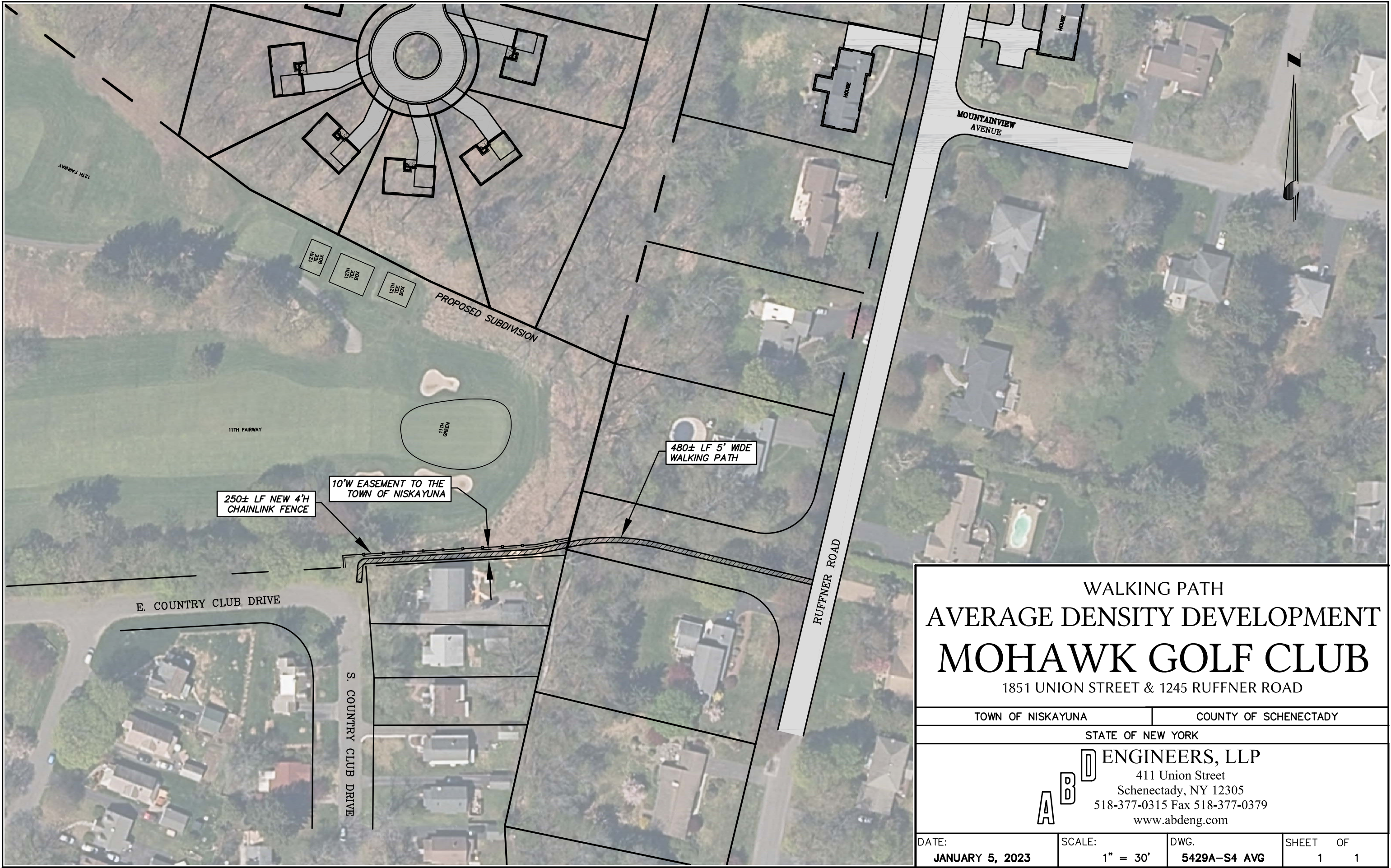
OWNER:  
MGC GOLF OPERATIONS, LLC  
8 AIRLINE DRIVE  
ALBANY, NY 12205

1851 UNION STREET  
TAX MAP #: 50.00-1-4.11  
AREA: 190± ACRES

1245 RUFFNER ROAD  
TAX MAP #: 50.08-1-18  
AREA: 0.59± ACRES

1.	NO.	ADDED ROUNDABOUT	REVISION	DATE	1.5.23
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<p>SECONDARY ACCESS</p> <p>AVERAGE DENSITY DEVELOPMENT</p> <p><b>MOHAWK GOLF CLUB</b></p> <p>1851 UNION STREET &amp; 1245 RUFFNER ROAD</p>					
TOWN OF NISKAYUNA			COUNTY OF SCHENECTADY		
STATE OF NEW YORK					
<p><b>AD ENGINEERS, LLP</b></p> <p>411 Union Street Schenectady, NY 12305 518-377-0315 Fax 518-377-0379 www.adeng.com</p>					
DATE:		SCALE:		DWG.	
DECEMBER 6, 2022		1" = 50'		5429A-S4 AVG	
SHEET				OF	
2				2	





WALKING PATH  
AVERAGE DENSITY DEVELOPMENT  
**MOHAWK GOLF CLUB**

1851 UNION STREET & 1245 RUFFNER ROAD

TOWN OF NISKAYUNA		COUNTY OF SCHENECTADY	
STATE OF NEW YORK			
<div>ABD ENGINEERS, LLP</div> <div>411 Union Street</div> <div>Schenectady, NY 12305</div> <div>518-377-0315 Fax 518-377-0379</div> <div>www.abdeng.com</div>			
DATE: JANUARY 5, 2023	SCALE: 1" = 30'	DWG. 5429A-S4 AVG	SHEET OF 1 1

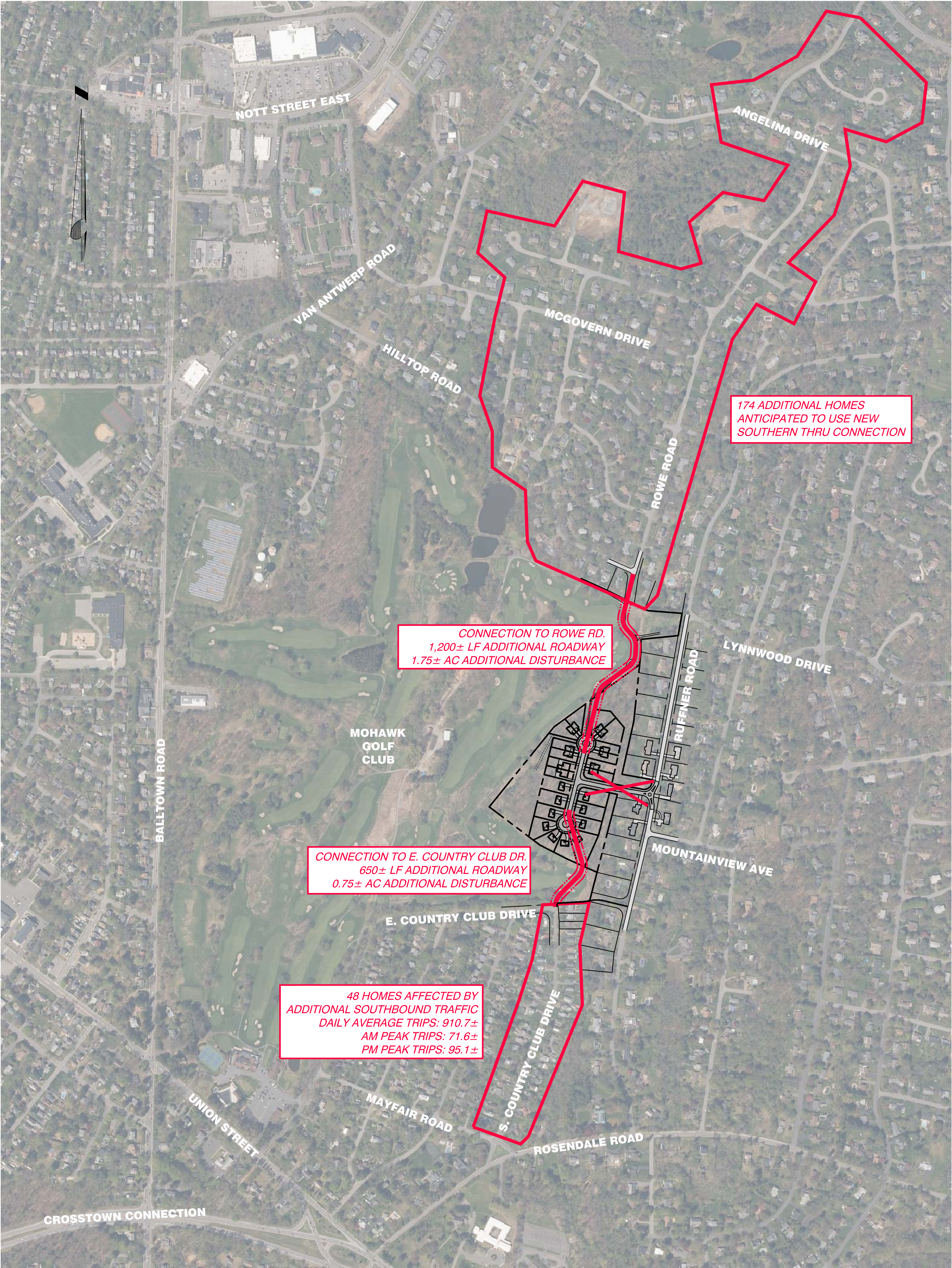




PROPOSED TRAFFIC IMPACTS  
AVERAGE DENSITY DEVELOPMENT  
**MOHAWK GOLF CLUB**  
1851 UNION STREET & 1245 RUFFNER ROAD

TOWN OF NISKAYUNA		COUNTY OF SCHENECTADY	
STATE OF NEW YORK			
<div><div><div>A</div><div>B</div><div>D</div></div><div>ENGINEERS, LLP</div><div>411 Union Street</div><div>Schenectady, NY 12305</div><div>518-377-0315 Fax 518-377-0379</div><div>www.abdeng.com</div></div>			
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JANUARY 4, 2023	1" = 100'	5429A-S4 AVG	1 3

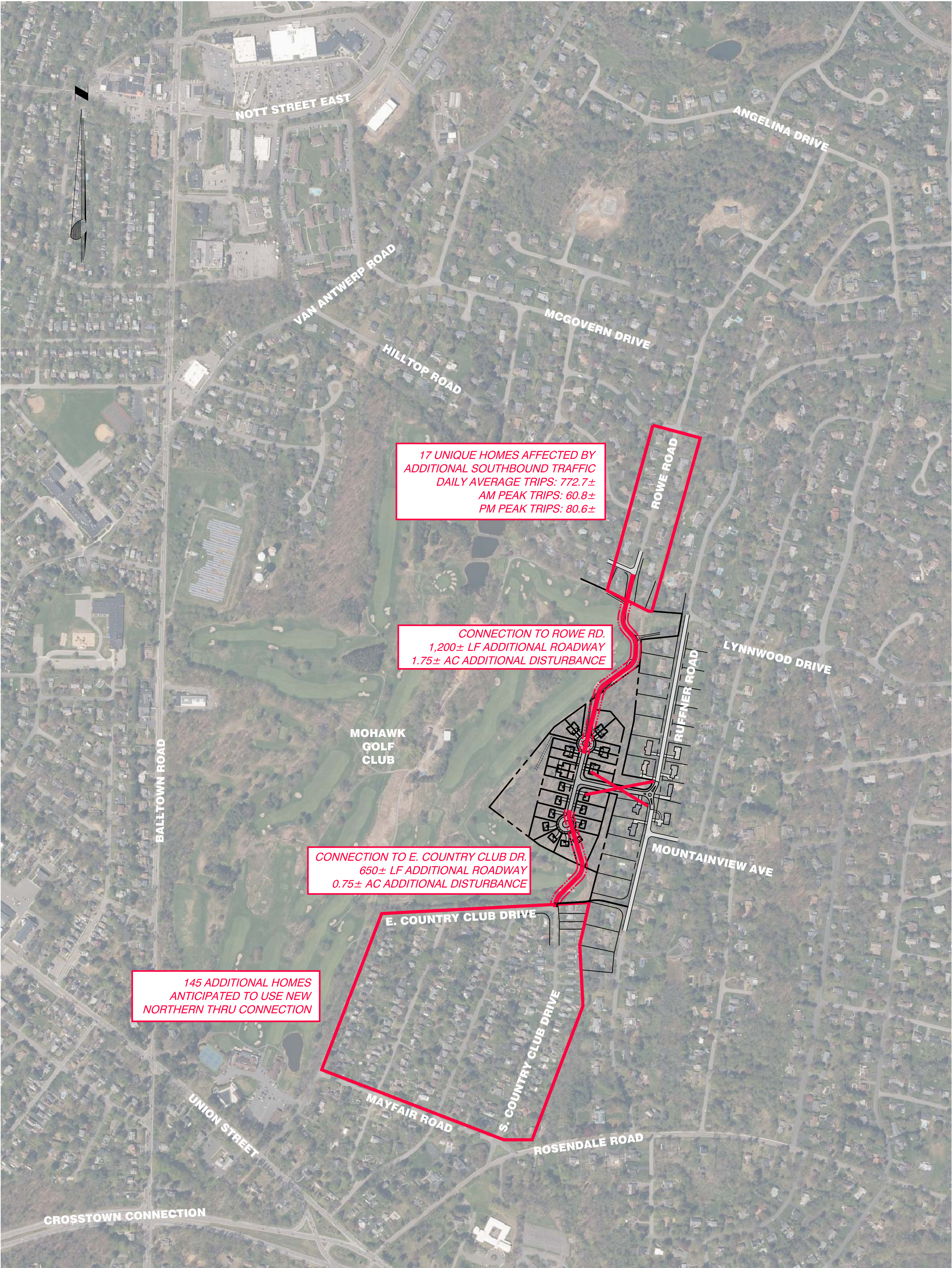




SOUTHBOUND ALTERNATIVE TRAFFIC IMPACTS  
AVERAGE DENSITY DEVELOPMENT  
**MOHAWK GOLF CLUB**  
1851 UNION STREET & 1245 RUFFNER ROAD

TOWN OF NISKAYUNA		COUNTY OF SCHENECTADY	
STATE OF NEW YORK			
<div><div><div>A</div><div>B</div><div>D</div></div>ENGINEERS, LLP</div>			
411 Union Street			
Schenectady, NY 12305			
518-377-0315 Fax 518-377-0379			
www.abdeng.com			
DATE: JANUARY 4, 2023	SCALE: 1" = 100'	DWG. 5429A-S4 AVG	SHEET OF 2 3





NORTHBOUND ALTERNATIVE TRAFFIC IMPACTS  
AVERAGE DENSITY DEVELOPMENT  
**MOHAWK GOLF CLUB**  
1851 UNION STREET & 1245 RUFFNER ROAD

TOWN OF NISKAYUNA		COUNTY OF SCHENECTADY	
STATE OF NEW YORK			
ENGINEERS, LLP			
411 Union Street			
Schenectady, NY 12305			
518-377-0315 Fax 518-377-0379			
www.abdeng.com			
DATE: JANUARY 4, 2023	SCALE: 1" = 100'	DWG. 5429A-S4 AVG	SHEET OF 3 3



**Mohawk Golf Club - Conservation Subdivision**

1851 Union Street &amp; 1245 Ruffner Road

ABD Project #5429A

Traffic Statistics - Weekdays

Per ITE Trip Generation, 9th Edition

Sheet 1

**Proposal type: DEAD END****Additional Traffic - Southbound**

(Assumes 50/50 north/south split based on 2014 traffic counts on NY-146)

**Single Family Homes**

	Rate (per Unit)	Units	Direction Factor	Total
Daily Average	9.52	10	50%	47.6
AM Peak	0.75	10	50%	3.8
PM Peak	1.00	10	50%	5.0

**Townhomes**

	Rate (per Unit)	Units	Direction Factor	Total
Daily Average	5.81	12	50%	34.9
AM Peak	0.44	12	50%	2.6
PM Peak	0.52	12	50%	3.1

**TOTAL ADDITIONAL TRAFFIC - SOUTHBOUND**

Daily Average	82.5
AM Peak	6.4
PM Peak	8.1

**Area impacted:** Ruffner Road  
**Homes Impacted:** 26

**Proposal type: THRU ROAD****Single Family Homes**

	Rate (per Unit)	Units	Direction Factor	Total
Daily Average	9.52	184	50%	875.8
AM Peak	0.75	184	50%	69.0
PM Peak	1.00	184	50%	92.0

**Townhomes**

	Rate (per Unit)	Units	Direction Factor	Total
Daily Average	5.81	12	50%	34.9
AM Peak	0.44	12	50%	2.6
PM Peak	0.52	12	50%	3.1

**TOTAL ADDITIONAL TRAFFIC - SOUTHBOUND**

Daily Average	910.7
AM Peak	71.6
PM Peak	95.1

**Area impacted:** S. Country Club Drive  
**Homes Impacted:** 48

**Mohawk Golf Club - Conservation Subdivision**

1851 Union Street &amp; 1245 Ruffner Road

ABD Project #5429A

Traffic Statistics - Weekdays

Per ITE Trip Generation, 9th Edition

Sheet 2

**Proposal type: DEAD END****Additional Traffic - Northbound**

(Assumes 50/50 north/south split based on 2014 traffic counts on NY-146)

**Single Family Homes**

	Rate (per Unit)	Units	Direction Factor	Total
Daily Average	9.52	10	50%	47.6
AM Peak	0.75	10	50%	3.8
PM Peak	1.00	10	50%	5.0

**Townhomes**

	Rate (per Unit)	Units	Direction Factor	Total
Daily Average	5.81	12	50%	34.9
AM Peak	0.44	12	50%	2.6
PM Peak	0.52	12	50%	3.1

**TOTAL ADDITIONAL TRAFFIC - NORTHBOUND**

Daily Average	82.5
AM Peak	6.4
PM Peak	8.1

**Area impacted: Ruffner Road**  
**Homes Impacted: 34**

**Proposal type: THRU ROAD****Single Family Homes**

	Rate (per Unit)	Units	Direction Factor	Total
Daily Average	9.52	155	50%	737.8
AM Peak	0.75	155	50%	58.1
PM Peak	1.00	155	50%	77.5

**Townhomes**

	Rate (per Unit)	Units	Direction Factor	Total
Daily Average	5.81	12	50%	34.9
AM Peak	0.44	12	50%	2.6
PM Peak	0.52	12	50%	3.1

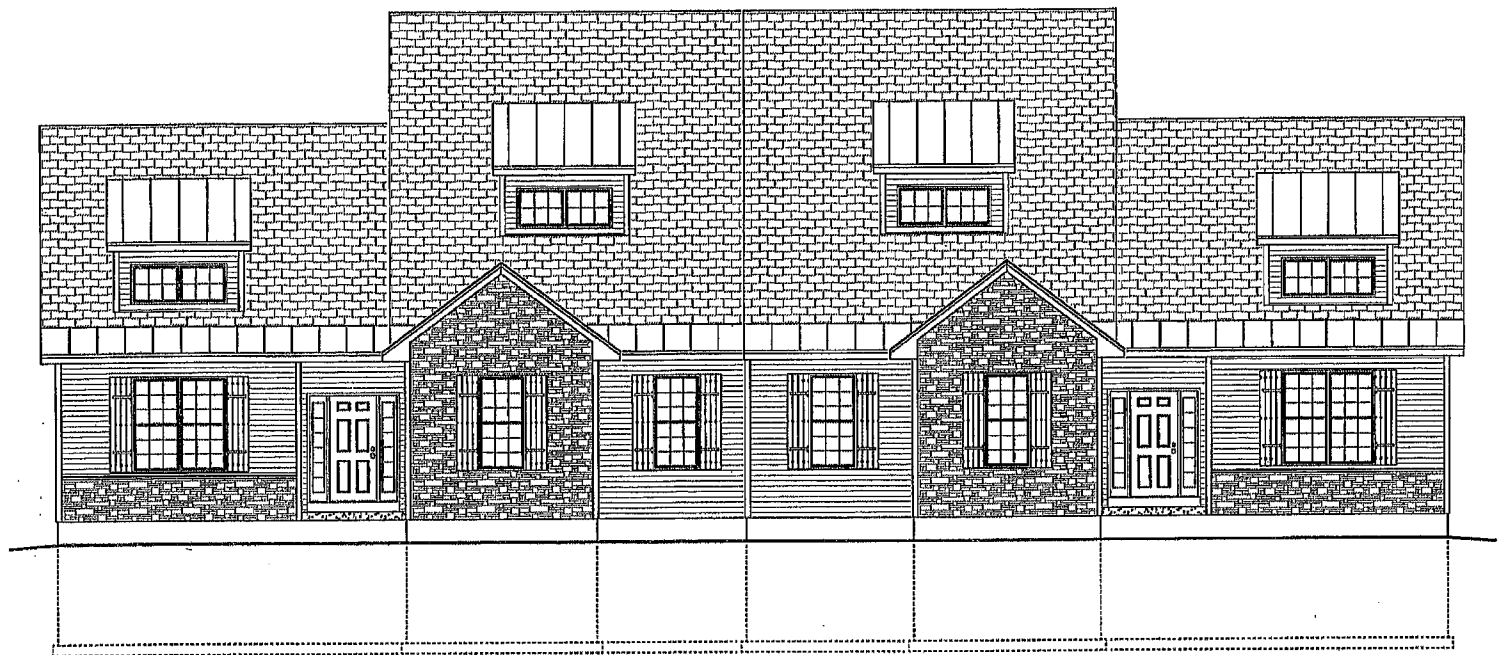
**TOTAL ADDITIONAL TRAFFIC - NORTHBOUND**

Daily Average	772.7
AM Peak	60.8
PM Peak	80.6

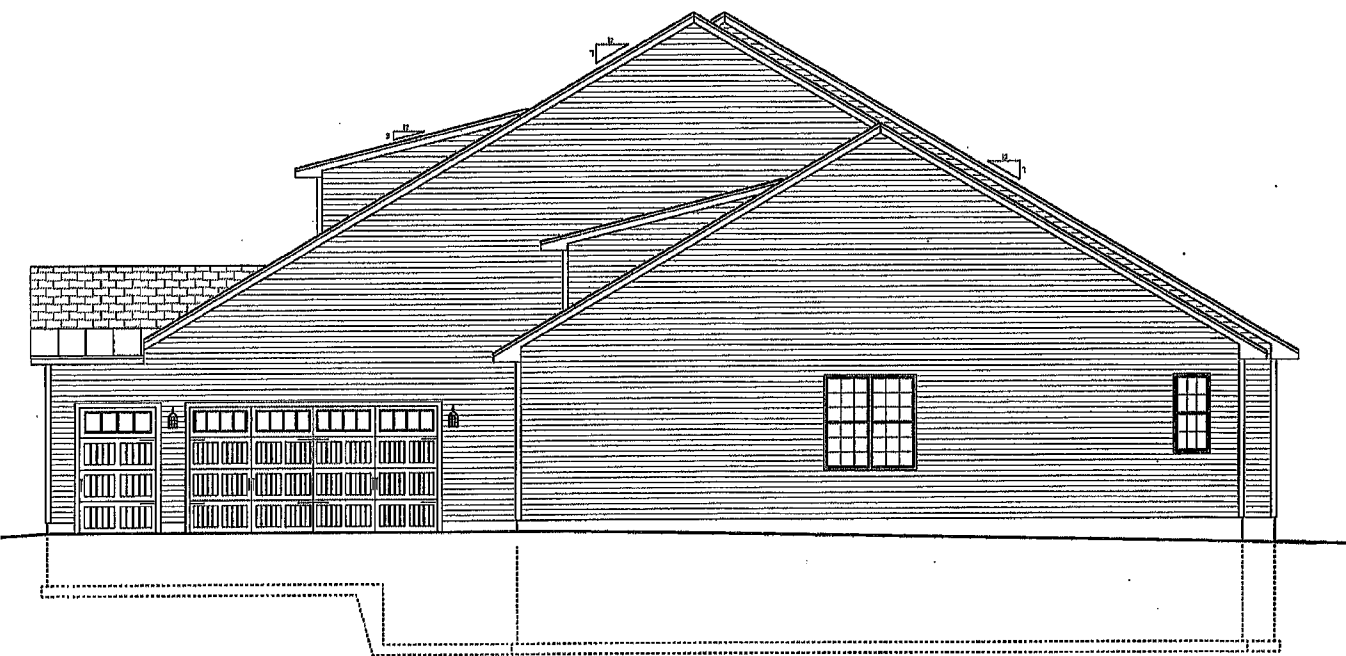
**Area impacted: Rowe Road**  
**Homes Impacted: 17**

NOTE: The specific area and number of homes impacted by additional northbound traffic cannot be estimated as accurately as southbound traffic due to the multitude of possible travel routes.

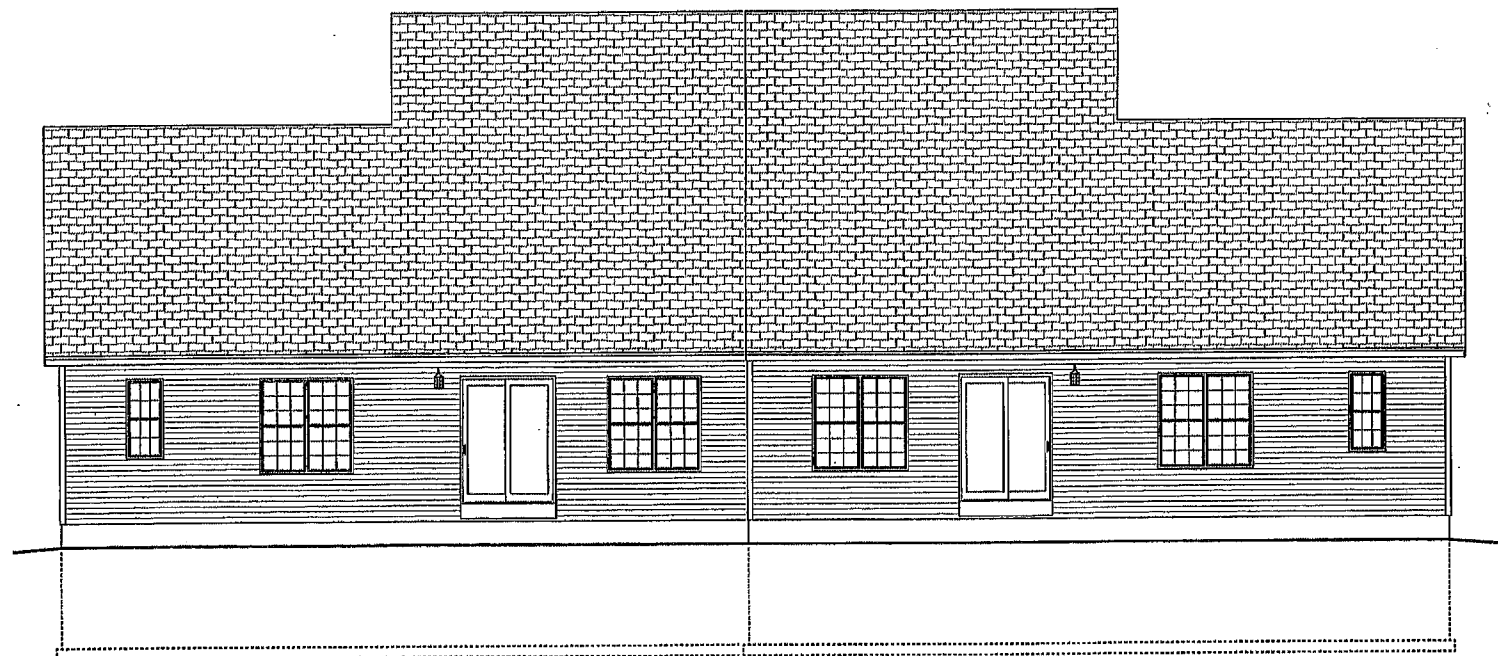
MOHAWK GOLF CLUB  
RANCH STYLE TOWNHOUSE



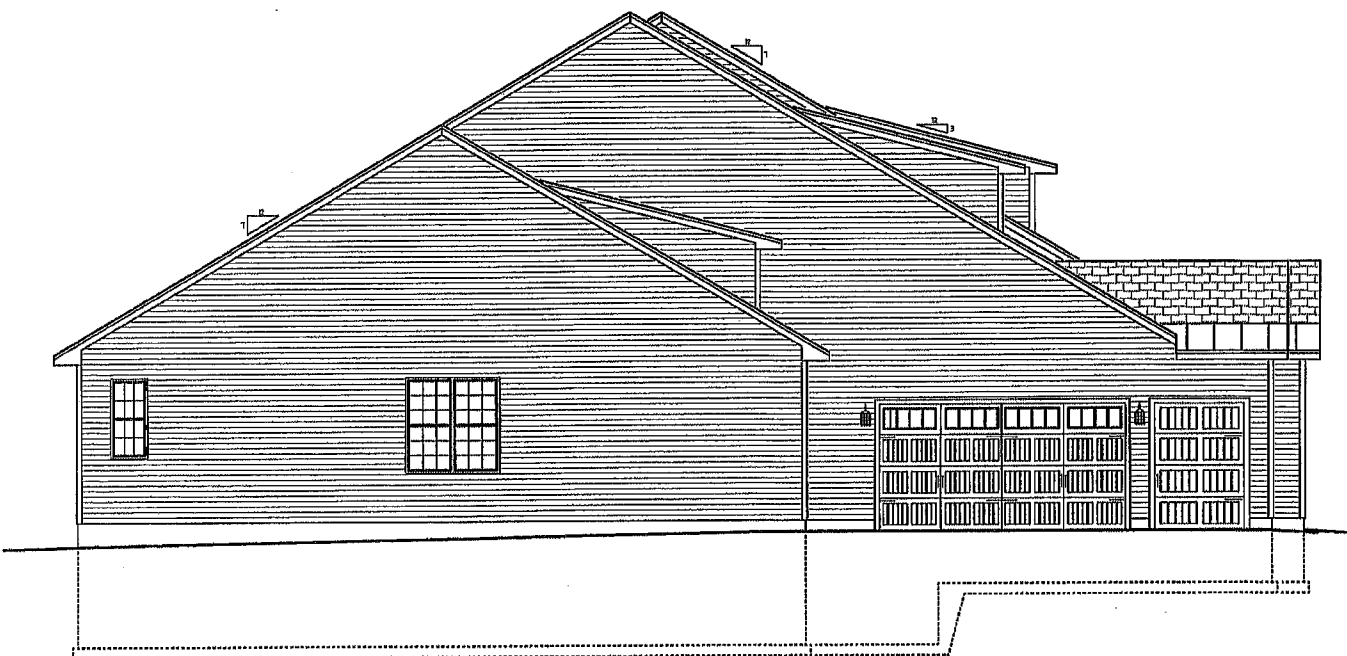
FRONT VIEW



RIGHT VIEW

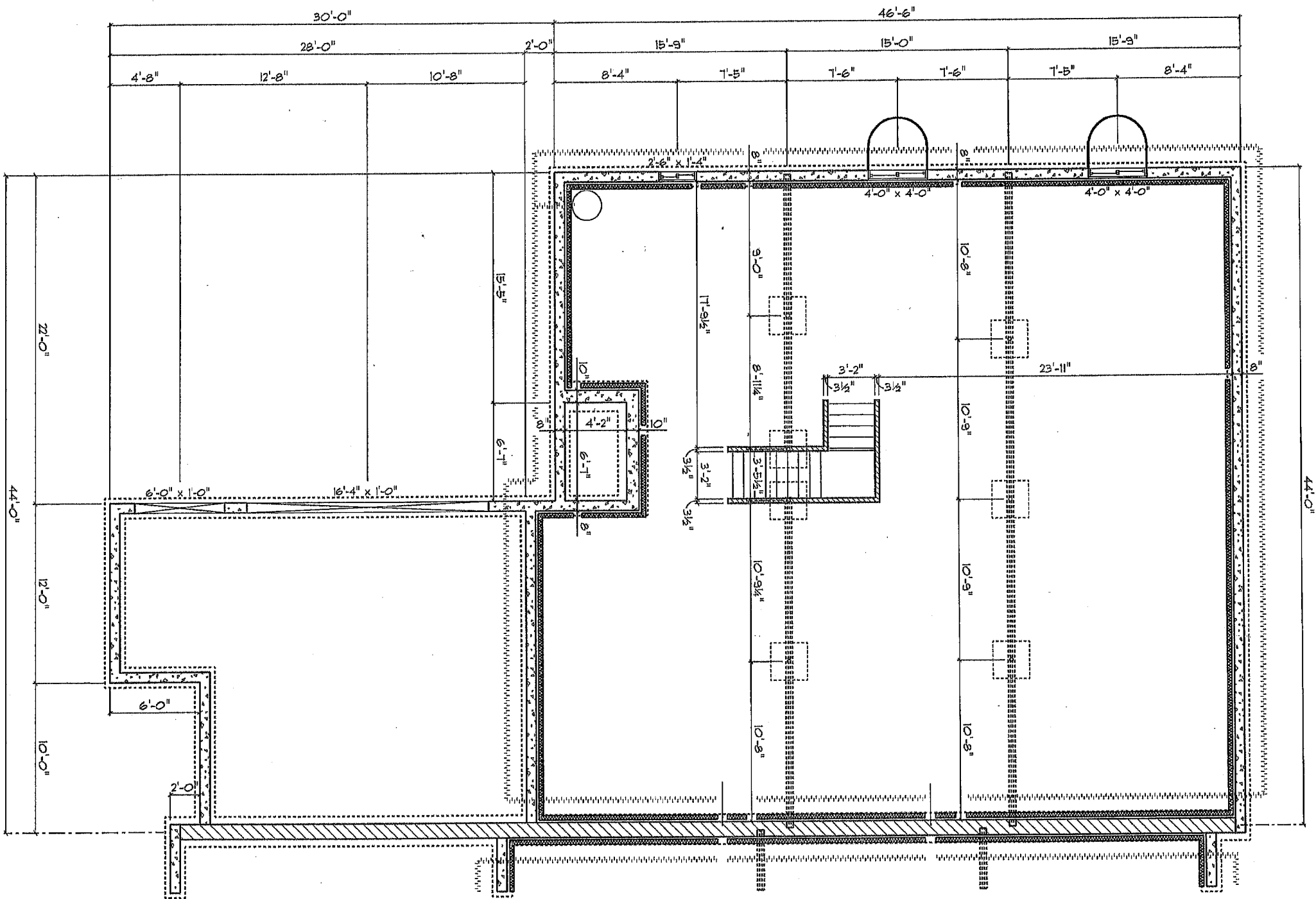


REAR VIEW



LEFT VIEW

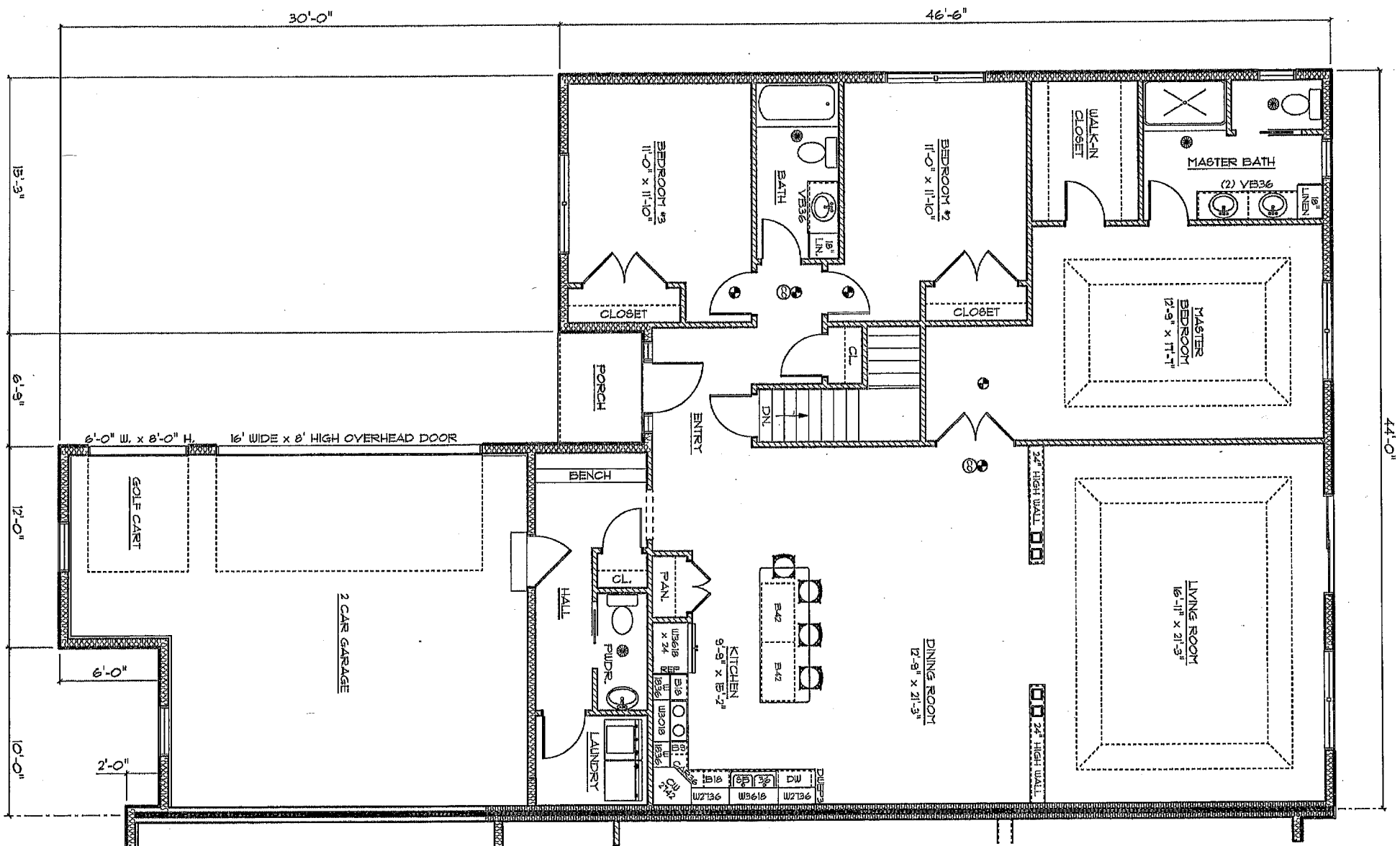
MOHAWK GOLF CLUB  
RANCH STYLE TOWNHOUSE



BASEMENT PLAN VIEW



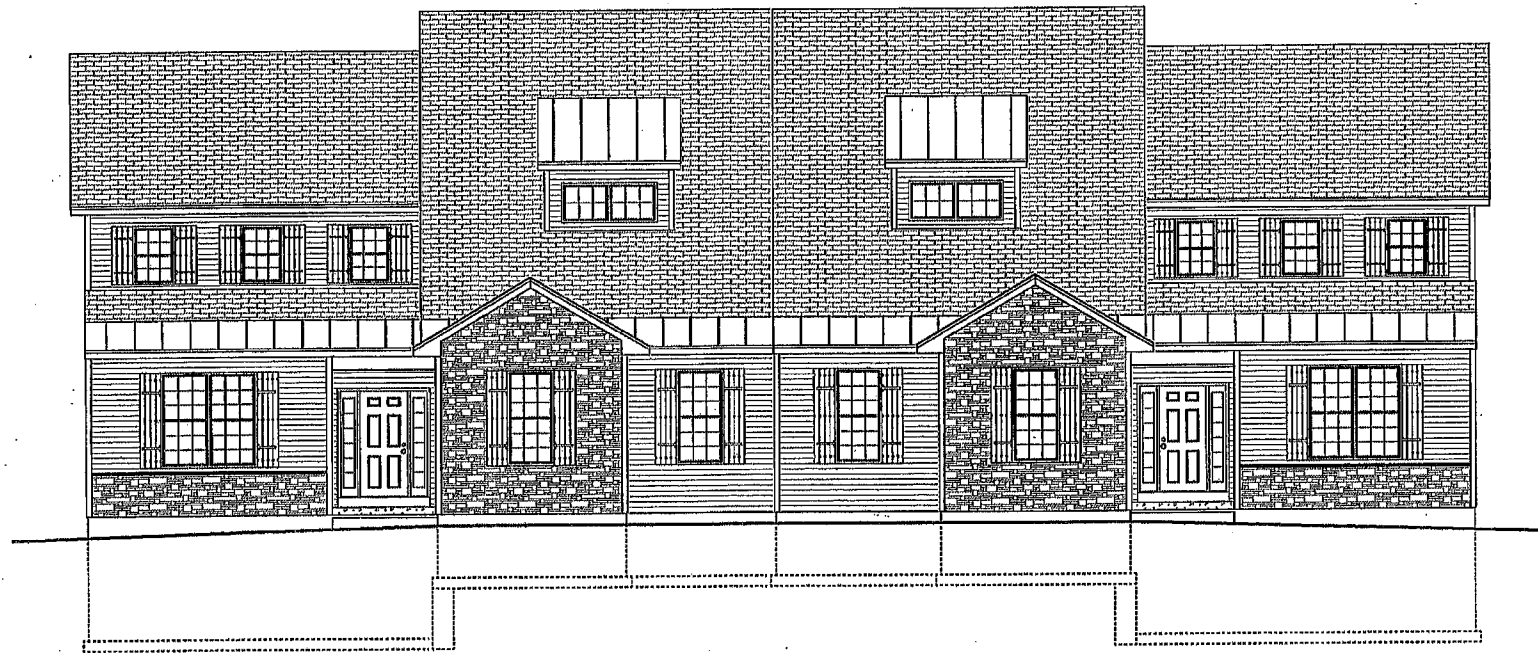
MOHAWK GOLF CLUB  
RANCH STYLE TOWNHOUSE



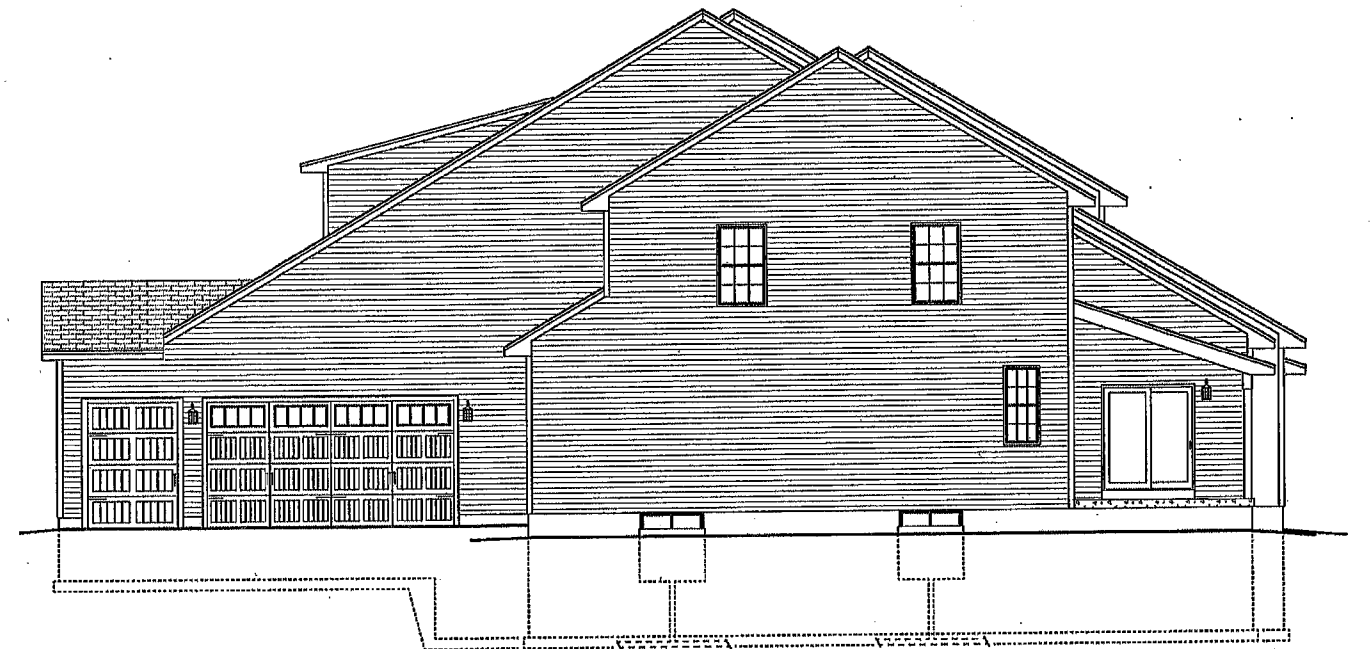
## BASEMENT PLAN VIEW

LIVING AREA = 2,044 SF  
GARAGE AREA = 550 SF

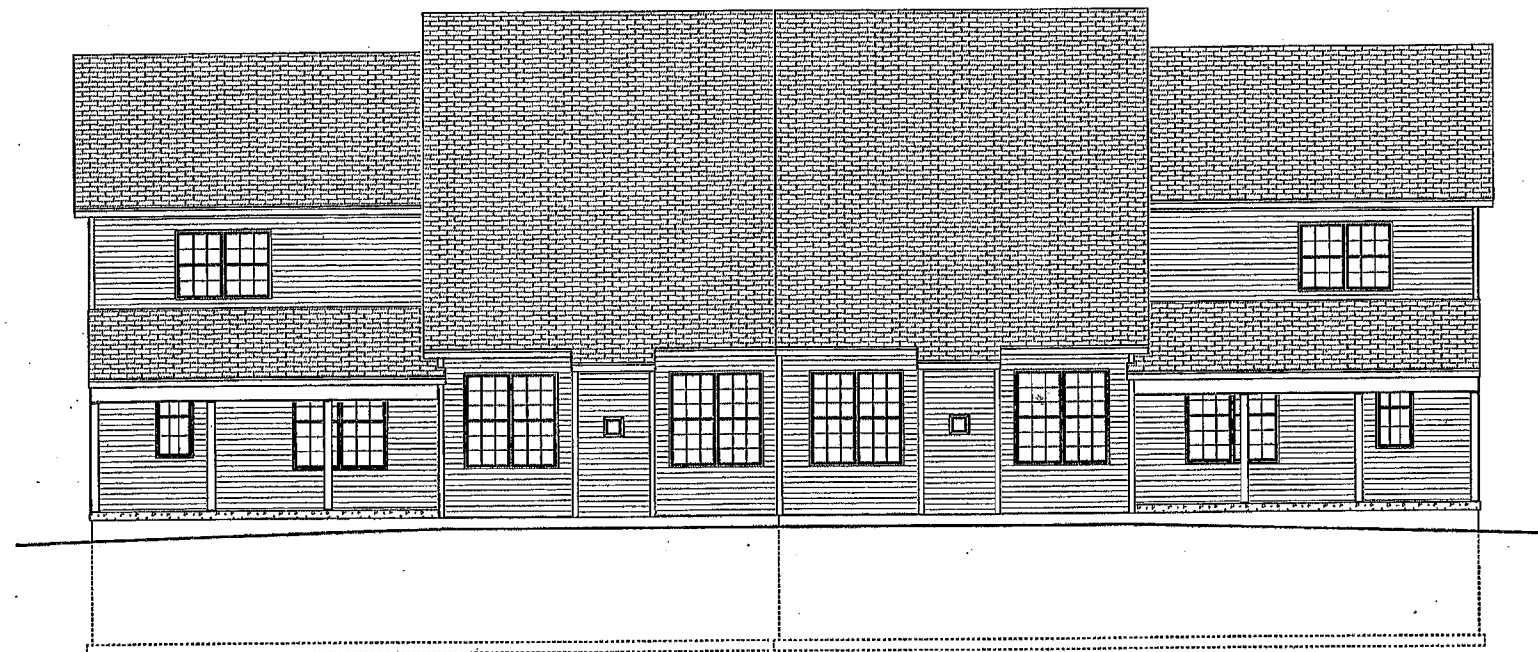
# MOHAWK GOLF CLUB TWO STORY TOWNHOUSE



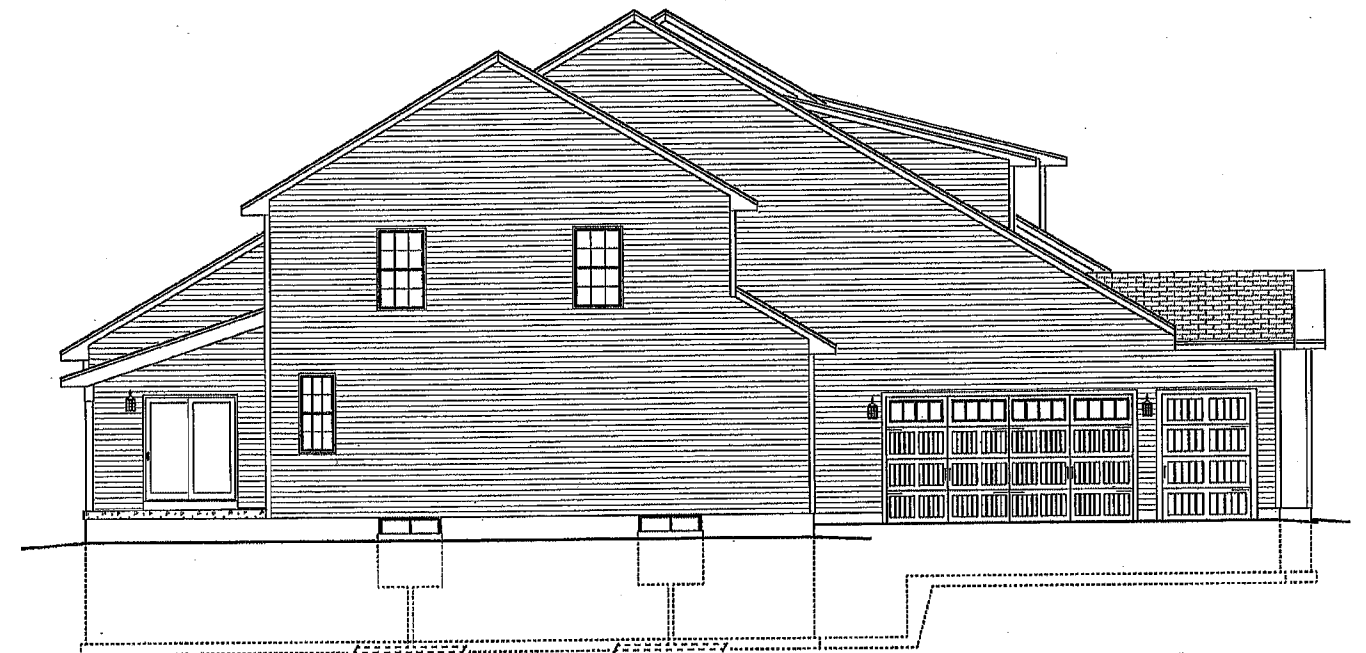
FRONT VIEW



RIGHT VIEW

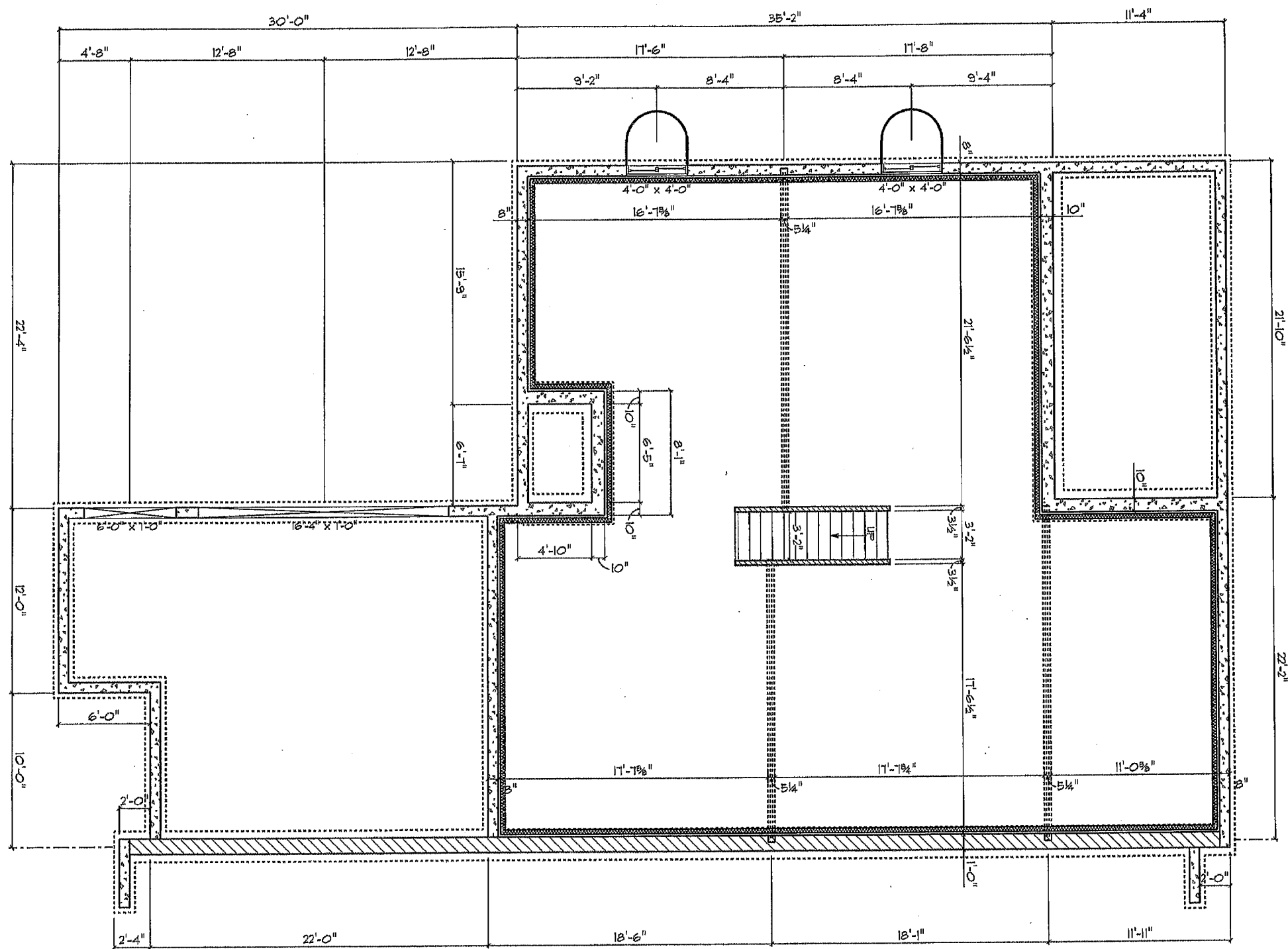


REAR VIEW

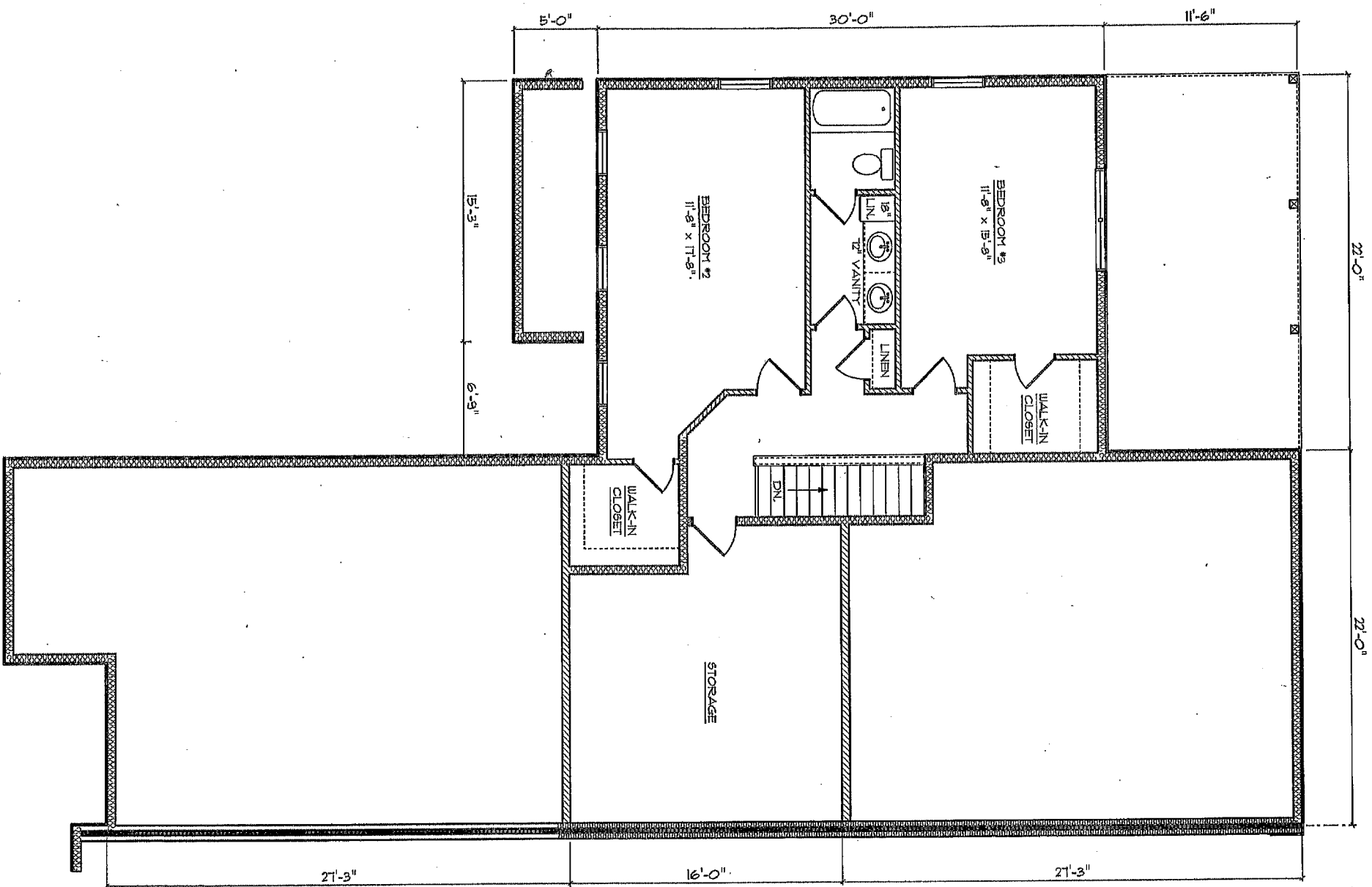


LEFT VIEW

## BASEMENT PLAN VIEW



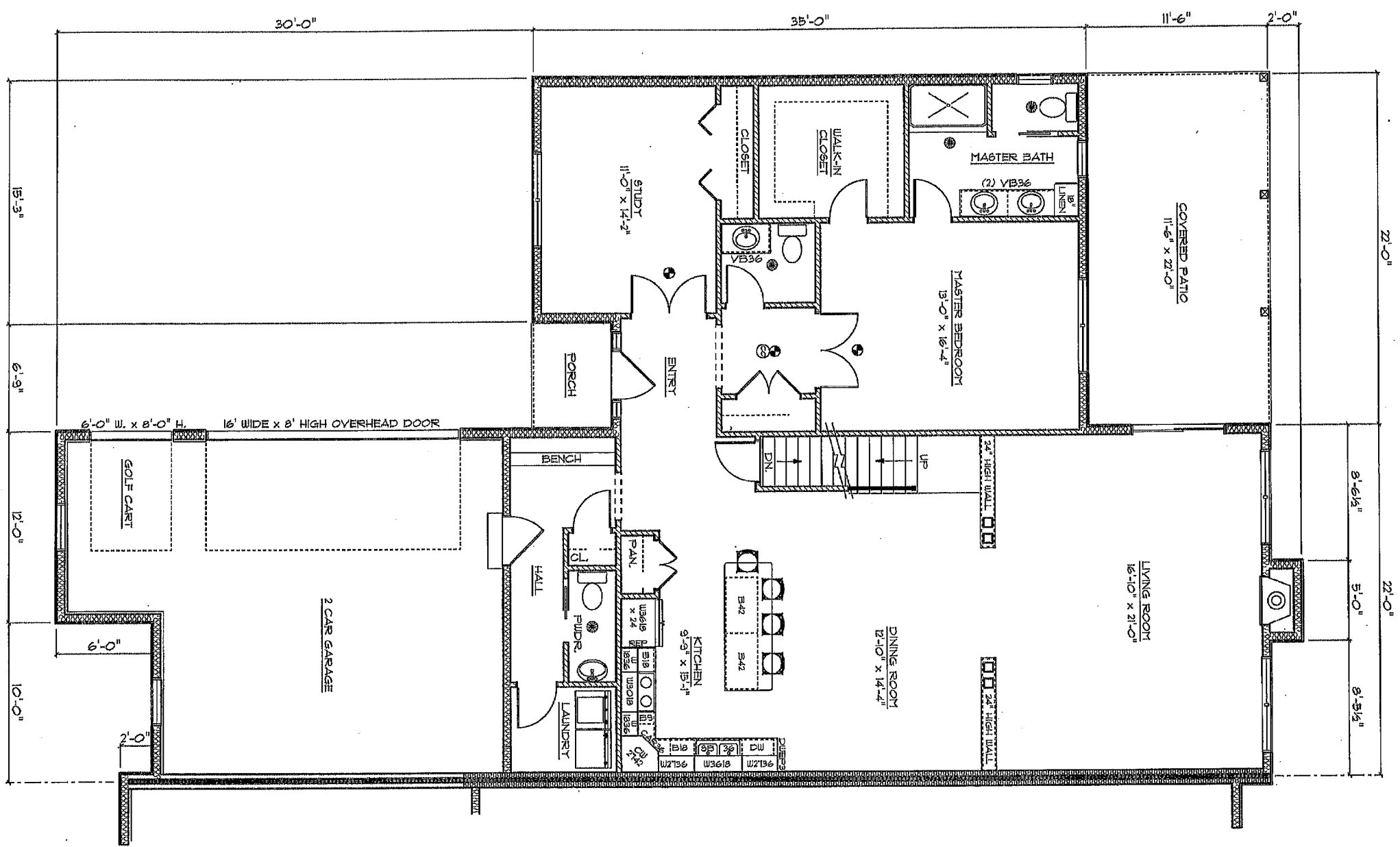
MOHAWK GOLF CLUB  
TWO STORY TOWNHOUSE



SECOND FLOOR PLAN VIEW

1ST FLOOR LIVING AREA = 1,792 SF  
GARAGE AREA = 550 SF

MOHAWK GOLF CLUB  
TWO STORY TOWNHOUSE



**FIRST FLOOR PLAN VIEW**

1ST FLOOR LIVING AREA = 1,792 SF  
GARAGE AREA = 550 SF



# TOWN OF NISKAYUNA

## PLANNING BOARD AND ZONING COMMISSION

### AGENDA STATEMENT

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AGENDA ITEM NO. VIII. 2

MEETING DATE: 1/23/2023

---

**ITEM TITLE:** DISCUSSION: 3900 State St. – Kia car dealership – site plan application to combining 17, 25 and 33 Fagan Ave. with the existing Kia Automobile lot, take down two single family homes and build a 144 parking space Automobile Sales lot.

**PROJECT LEAD:** Mr. McPartlon

**APPLICANT:** Mitch Cromer, 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:**

Mitch Cromer, agent for the owner of the Kia automobile dealership, submitted an Application for Site Plan Review to combine 17, 25 and 33 Fagan Ave. with the existing Kia Automobile lot, take down two single family homes and build a 144 parking space Automobile Sales lot.

**BACKGROUND INFORMATION**

The property is located within the C-H Commercial Highway zoning district. Automobile sales and service establishments are special principal uses in the C-H district.

A two site drawings entitled "Kia Schenectady Parking Lot Expansion, Drawing Reference Number C-1" both authored by Griffiths Engineering dated 12/14/22 and 12/22/22 were included with the application. The drawing dated 12/14/22 shows the proposed additional 114 parking space parking lot encompassing the three lots. It also shows the neighboring lots on Fagan Ave., Amherst Ave. and State St. The drawing dated 12/22/22 shows an aerial pictorial image of the proposed future condition of the site including the new 114 parking space lot.

A two page information sheet was prepared by the Planning Office that shows the approximate location of the storm water system for the existing parking lot. An underground storm water pipe runs from a catch basin at the southern-most corner of the existing lot, along Fagan Ave. running away from State St. for approximately 4 lots. The pipe then crosses under Fagan Ave. and runs the full depth of the lot on the south side of Fagan Ave. and eventually empties into an open drainage ditch that runs perpendicular to State St.

The initial review from the Planning Department indicates that, should this application proceed, the applicant will need to submit a special use permit to conduct the Automobile sales use upon the three adjacent lots which are currently single family residential or vacant/treed lots. There

are also strict buffering requirements for unenclosed uses adjacent to residential homes, as this proposal would be : 220-21 (B) and 220-16 (A) (3) (a).

This application will require an Environmental Assessment Review. In their initial look at this project, the Conservation Advisory Council had some immediate concerns about the additional impervious space and the impact to the adjacent residential neighborhood. Their preliminary comments are:

1. The proposal would be detrimental to the residential nature of the affected neighborhoods. The Northwest side of S Fagan Ave is currently all residential within the Town of Niskayuna, with the exception of a substantial buffered portion of the existing KIA parking lot on State St. This proposal would leave one residential home sandwiched between the Town of Colonie and the new proposed parking lot and disrupt the resident character on both S Fagan and S Amherst.
2. The CAC had concerns over the loss of green space and the negative impact the additional asphalt could have on the adjacent homes on S Amherst Ave. They were particularly concerned about the negative impacts of increases in temperature due to the large increase in asphalt.
3. The CAC noted KIA already appears to own a lot across the street from its main building, on the Southwest side of S Fagan Ave. This lot appears to be underutilized and not well maintained and should be explored to help mitigate the need for additional land.
4. The CAC was concerned this proposal goes against the Comprehensive Plan.

1/9/23 Planning Board (PB) meeting – Mr. Cromer was present at the meeting. He explained the impetus behind his proposal and stated that he is exploring multiple options for securing dependable secure storage of his automobile inventory. He stated the proposal to combine the three lots into his existing lot is one of the potential solutions he is pursuing. He explained that he currently has approximately 250 automobiles stored at a lot on Morris Road. However, use of this lot is subject to a lease agreement that may be terminated by the lessor with a 30 day notice. Mr. Cromer explained that the merging of the three lots with his existing lot appeared to be a potential solution to him so he chose to present it to the Board.

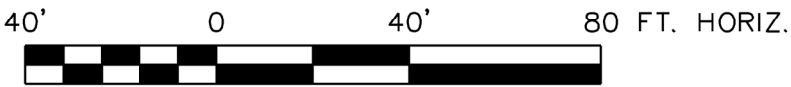
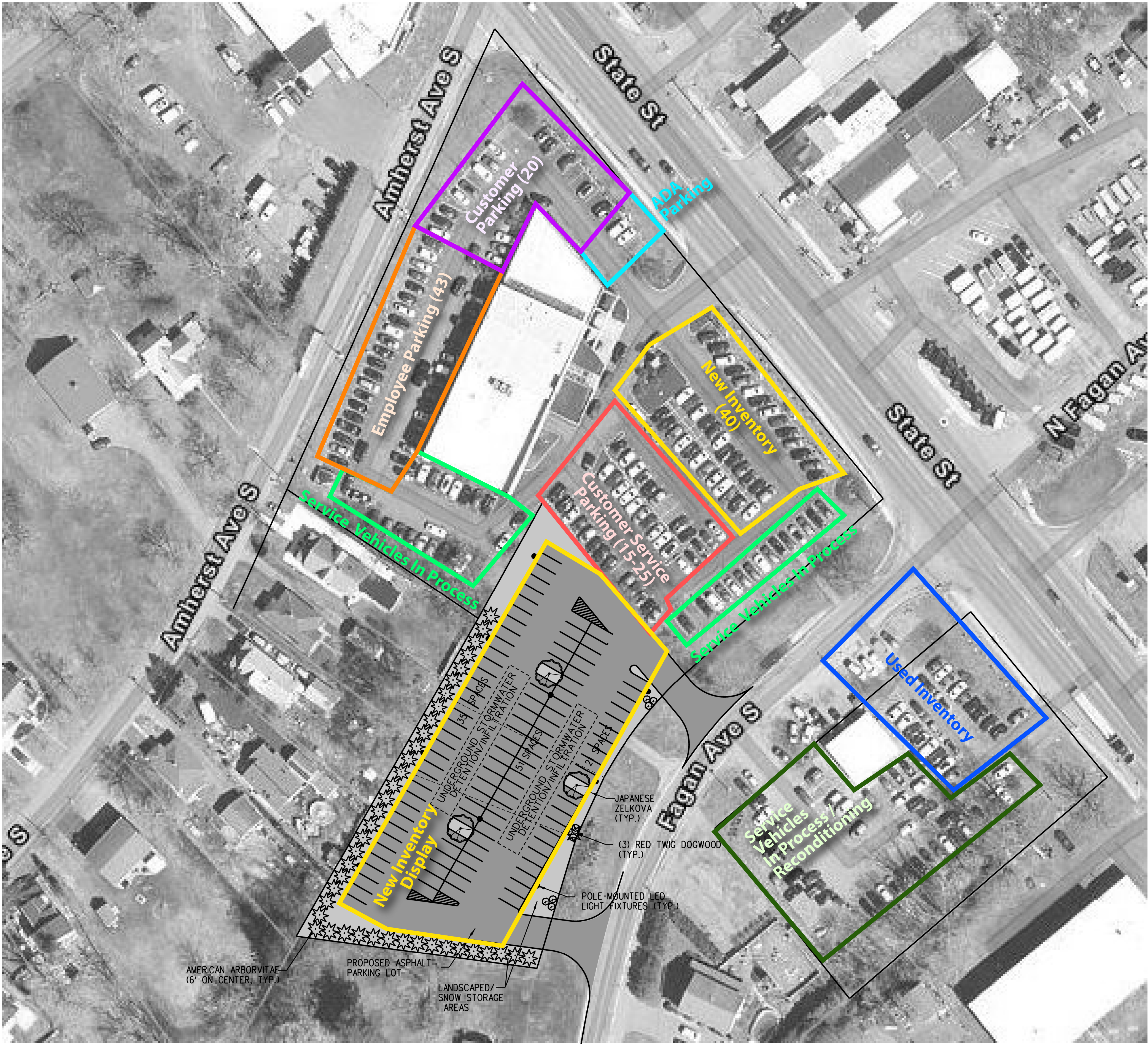
The PB, Planning Office and Mr. Cromer discussed the potential project in significant detail. Mr. Cromer spoke to the concerns of the CAC and proposed mitigation plans and adjustments to the site plan to minimize its impact on the neighboring properties. He noted that the facility across Fagan Ave. is a reconditioning center and is used to detail cars prior to sale. He noted that the use of the area is not optimized and agreed work on improving that situation. The PB noted their primary concern is the potential negative impact the project could have on the neighborhood. The PB requested the following action items be completed for the 1/23/23 PB meeting.

1. Provide an updated site plan that hopes to address the CAC's concerns regarding screening of the proposed parking lot from neighboring properties.
2. Provide a detailed breakout of all parking spaces on the existing lot identifying which spaces are for customers, employees, automobile storage, etc.

Mr. Cromer provided the Planning Office with an updated site plan that includes a vegetative screening of American Arborvitae trees 6' on center along the north and west edges of the proposed combined lot. A version of the updated site plan was marked to identify how each parking space would be used – for customers, employees, storage, etc.

The PB should review and discuss the revised site plans.





- NOTES
1. PARKING SPACES ARE 9'X18'. DRIVEWAY AND DRIVE AISLE WIDTHS ARE 24'. DRIVEWAY RADII AT THE STREET INTERSECTIONS ARE 33'. 107 PARKING SPACES ARE PROVIDED.
  2. STORMWATER TREATMENT/STORAGE FACILITIES WILL BE DEVELOPED TO PROCESS RUNOFF FROM EXISTING AND PROPOSED DEALERSHIP PARKING LOTS.
  3. LANDSCAPE AREAS ADJACENT TO RESIDENTIAL USES WILL BE DEVELOPED TO PROVIDE SCREENING. LANDSCAPE AREAS ARE MINIMUM 15' WIDE.
  4. A LIGHTING PLANS WILL BE DEVELOPED TO PROVIDE ADEQUATE SITE LIGHTING. LIGHT FIXTURE WILL BE PROVIDED WITH CUT-OFF SHIELDS, DESIGNED TO PRODUCE LESS THAN 1 FC LIGHT TRESPASS AT ADJACENT RESIDENTIAL PROPERTY LINES.
  5. THE LOTS PROPOSED FOR THE PARKING LOT EXPANSION WILL BE COMBINED ALONG WITH THE EXISTING DEALERSHIP PARCEL INTO A SINGLE PARCEL FOR DEVELOPMENT.



**GRIFFITHS ENGINEERING**  
13 South Washington Street, Suite 1  
Binghamton, New York 13903  
Telephone (607) 794-2400  
Fax (607) 794-2466

**FOR REVIEW**  
Seal

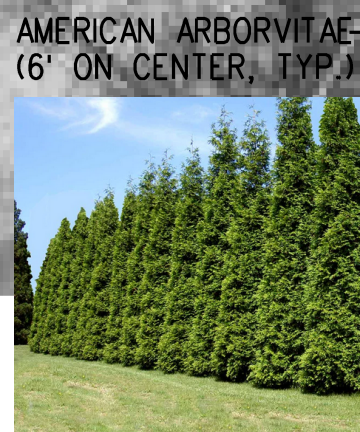
Designed by:	CSS	Date:	1-12-2023	Rev.:	
Drawn by:	CSS	Check by:	DC	Project No.:	2022-167
MAINTAINED ALTERNATION OF THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CLIENT. ANY CHANGES SHALL BE NOTED IN SECTION 7200, SUBSECTION 2.				Plot Scale:	AS NOTED

Drawing Name: **PROPOSED PARKING LOT**

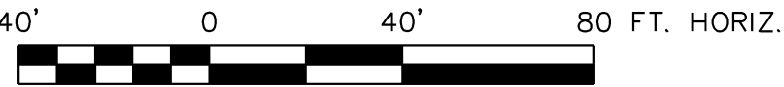
Project Location: **TOWN OF NISKAYUNA**  
**SCHENECTADY COUNTY**  
**NEW YORK**  
Project Name: **KIA SCHENECTADY PARKING LOT EXPANSION**

Drawing Reference Number: **C-1**





- NOTES
1. PARKING SPACES ARE 9'X18'. DRIVEWAY AND DRIVE AISLE WIDTHS ARE 24'. DRIVEWAY RADIUS AT THE STREET INTERSECTIONS ARE 33'. 107 PARKING SPACES ARE PROVIDED.
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  5. THE LOTS PROPOSED FOR THE PARKING LOT EXPANSION WILL BE COMBINED ALONG WITH THE EXISTING DEALERSHIP PARCEL INTO A SINGLE PARCEL FOR DEVELOPMENT.



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13 South Washington Street, Suite 1  
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Telephone (607) 794-2400  
Fax (607) 794-2466

**FOR REVIEW**  
Seal

Designed by:	CSS	Date:	1-12-2023	Rev.:	
Drawn by:	CSS	Cad by:	DC	Project No.:	2022-167
UNAUTHORIZED ALTERATION OF THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, SECTION 7206, SUBSECTION 2.				Plot Scale:	AS NOTED

Drawing Name: **PROPOSED  
PARKING LOT**

Project Location: **TOWN OF NISKAYUNA  
SCHENECTADY COUNTY  
NEW YORK**  
Project Name: **KIA SCHENECTADY  
PARKING LOT EXPANSION**

Drawing Reference Number:  
**C-1**



**TOWN OF NISKAYUNA**  
*Application for Special Use Permit*

**APPLICANT (Owner or Agent):**

Name: MITCH CROMER

Address: 3900 STATE ST.

NISKAYUNA

Telephone: (607) 267-2306 Fax: \_\_\_\_\_

**LOCATION:**

Number & Street: 17, 25, 33 S. FAGAN AVE

Section-Block-Lot: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Zoning District: COMMERCIAL HIGHWAY

**Proposal Description:**

MATTHEWS KIA OF SCHENECTADY IS LOOKING TO EXPAND OUR INVENTORY PARKING LOT BY PURCHASING 17, 25, 33 S FAGAN AVE PARCELS AND PAVING THEM WITH APPROPRIATE BORDERING BUFFER SPACE AND ZERO LIGHT POLLUTION BETWEEN RESIDENTIAL AREAS.

Each special use permit application shall be accompanied by a site plan for which there are additional fees.

*Each application shall be accompanied by twelve (12) site plan maps and six (6) copies of the long Environmental Assessment Form (EAF).*

**Administration Fees:** An application for a special use permit shall be submitted to the Town Board at least ten (10) days prior to a regular meeting of the Town Board. An application shall be submitted in accordance with Article X of the Zoning Ordinance of the Town of Niskayuna. Each petition shall be accompanied by a fee of three hundred dollars (\$300.00), payable to the Town of Niskayuna and presented to the Town Clerk.

**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: 1/13/2023

Signature of owner (if different from applicant): \_\_\_\_\_

Date: \_\_\_\_\_



# TOWN OF NISKAYUNA

## PLANNING BOARD AND ZONING COMMISSION

### AGENDA STATEMENT

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AGENDA ITEM NO. VIII. 3

MEETING DATE: 1/23/2023

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**ITEM TITLE:** DISCUSSION: 31 East St. – Northeast Underlayments – site plan app. for the use of the existing structure for interior storage.

**PROJECT LEAD:** TBD

**APPLICANT:** Geoffery Konis, agent for the owner

**SUBMITTED BY:** Laura Robertson, Town Planner

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**REVIEWED BY:**

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

**ATTACHMENTS:**

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

---

**SUMMARY STATEMENT:**

Geoffery Konis submitted an Application for Site Plan Review for a tenant change of the property at 31 East St. Mr. Konis is proposing to utilize the existing structure for interior storage of materials associated with his Northeast Underlayments business.

**BACKGROUND INFORMATION**

Geoffery Konis submitted an Application for Site Plan Review for a tenant change of the property at 31 East St. Mr. Konis is proposing to utilize the existing structure for interior storage of materials associated with his Northeast Underlayments business.

The property is currently a pre-existing nonconforming facility for Barbera Concrete, Inc that is under notice and orders from the Building Department for failing to comply with the Zoning Code. The current tenant has not received site plan approval for its current tenancy and has not received Town approval for its outdoor storage. The property is under a purchase contract contingent upon planning approval – and this is a good time to address the outstanding issues with the property with the proposed tenant change.

The property is located within the R-R Rural Residential zoning district. A storage facility is not a permitted principal use or a special principal use in the R-R zoning district.

The following details regarding the proposed use were included with the application.

- Year round use, 5 days per week M-F
- Will be used for the storage of materials
- Delivery of materials will occur approx. 2X per week – 2 to 3 trucks
- NE Underlayment workers will arrive at 7 – 8 a.m. daily, load up, go out to jobs & return at 3 – 4 p.m.

- Propose addition of a bathroom & crew room
- Propose locating a dumpster on site for dry trash and construction debris
- Trailers would be left on site
- Exterior lighting (motion sensor activated) directed downward

Northeast Underlayments states they are an ARDEX Preferred Installer of cementitious underlayments, toppings, patches, Portland and Gypsum Floors and other products that most subcontractors cannot access. They are also a long well established independent, locally owned and operated authorized Dealer for The Icynene Spray Foam Insulation System.

A site plan sketch showing the proposed locations for the garbage dumpster, personal parking, truck parking, truck or trailer parking and new green space areas was also included with the application.

At the request of the Planning Board during the 1/9/23 PB meeting, a sketch of the existing interior floor plan entitled “Building As-Is” by North East Underlayments was provided as well as a similar sketch of the applicant’s proposed interior floor plan. The interior of the building is currently one large open storage area. The proposed interior floor plan includes the addition of a 6’ x 6’ (36 sq. ft.) bathroom and a 32’ x 10’ (320 sq. ft.) open office area.

1/9/23 Planning Board (PB) meeting – Mr. Konis attended the PB meeting in-person and presented his application to the Board. He noted that Northeast Underlayment’s main facility is located in North Creek, NY but they do quite a bit of business in the Niskayuna / Schenectady County area and would like to have a location in the area. He stated they would like to add an office area and bathrooms inside the existing building and park their trucks on the lot overnight. Ms. Robertson noted that the property is pre-existing nonconforming and any deviation from using the property and building as they currently exist for the use of indoor storage will require the granting of a use variance by the ZBA. The PB asked Mr. Konis to provide a sketch of the proposed interior floorplan for the building.

The Planning Office reviewed the application and issued a denial of the Application for Site Plan Review based on the following.

Section 220-10 District regulations (A) RR-80 Rural Residential District of the Niskayuna Zoning Code lists the permitted principal uses, permitted accessory uses and special principal uses allowed in the zoning district. The property is currently a pre-existing nonconforming use with 100% of interior area used as interior storage, as shown in the “Building As-Is” floorplan sketch. As proposed, the sketch of the proposed interior floorplan reduces the square footage of interior storage area and transforms that area to a 32’ x 10’ (320 sq. ft.) general office area and 6’ x 6’ (36 sq. ft.) bathroom area. As proposed, the transformation of the 356 sq. ft. of interior storage area to general office area including a bathroom area, changes the use from interior storage to general office use. General office use is not a permitted principal use or a special principal use in the RR-80 zoning district.

Section 220-52 Changes in nonconforming uses (A) states: “No nonconforming use shall be changed to other than a conforming use for the district in which it is situated.” As proposed and stated above, general office use is not a conforming use in the RR-80 zoning district, therefore a use variance is required.

The PB and Planning Office may review the status of the site plan application with Mr. Konis and explain the ZBA process.



Thomas J. Cannizzo  
Building Inspector

## TOWN OF NISKAYUNA BUILDING DEPARTMENT

One Niskayuna Circle  
Niskayuna, New York 12309-4381  
(518) 386-4522  
FAX: (518) 386-4556  
building@niskayuna.org

Kenneth P. Hassett  
Building Inspector

### BUILDING AND ZONING PERMIT DENIAL

**Address: 31 East St.**

**Application Date: 12/8/22**

---

Geoffery Konis  
86 Ridge St.  
North Creek, NY 12853

Dear Mr. Konis:

You are hereby notified, as required by Section 220-67 F of the Zoning Ordinance of the Town of Niskayuna, that your Application for Site Plan Approval for a tenant change to convert a portion of a pre-existing nonconforming interior storage building to office space and a bathroom at 31 East Street has been denied by reason of failure to comply with the provisions of Section 220-10 (A) and Section 220-52 (A) of the Niskayuna Zoning Code. The property is located in the RR-80 Rural Residential Zoning District.

Section 220-10 District regulations (A) RR-80 Rural Residential District of the Niskayuna Zoning Code lists the permitted principal uses, permitted accessory uses and special principal uses allowed in the zoning district. General office use is not a permitted use in the RR-80 zoning district.

Section 220-52 Changes in nonconforming uses (A) states: "No nonconforming use shall be changed to other than a conforming use for the district in which it is situated." The property is currently a pre-existing nonconforming use with 100% of the interior area dedicated to dry interior storage. As proposed, 356 square feet of interior storage would be changed to a 32' x 10' (320 sq. ft.) general office area and 6' x 6' (36 sq. ft.) bathroom area. As proposed, a portion of pre-existing nonconforming interior storage building is proposed to change to a secondary nonconforming use, general office, therefore a use variance is required.

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

A handwritten signature in black ink, appearing to read "Laura Robertson".

---

Laura Robertson, Deputy Code Enforcement Officer

1/19/23

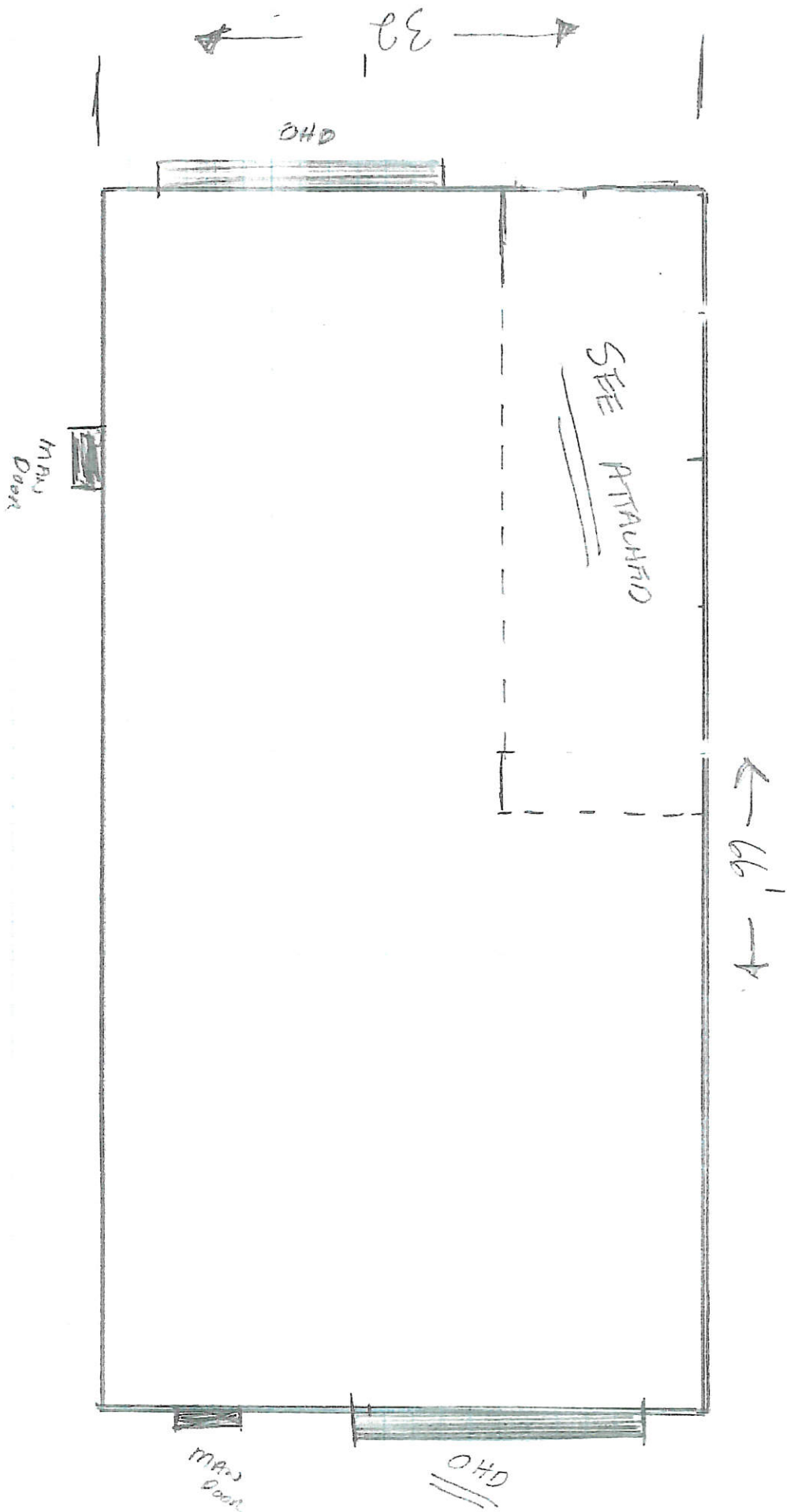
Date







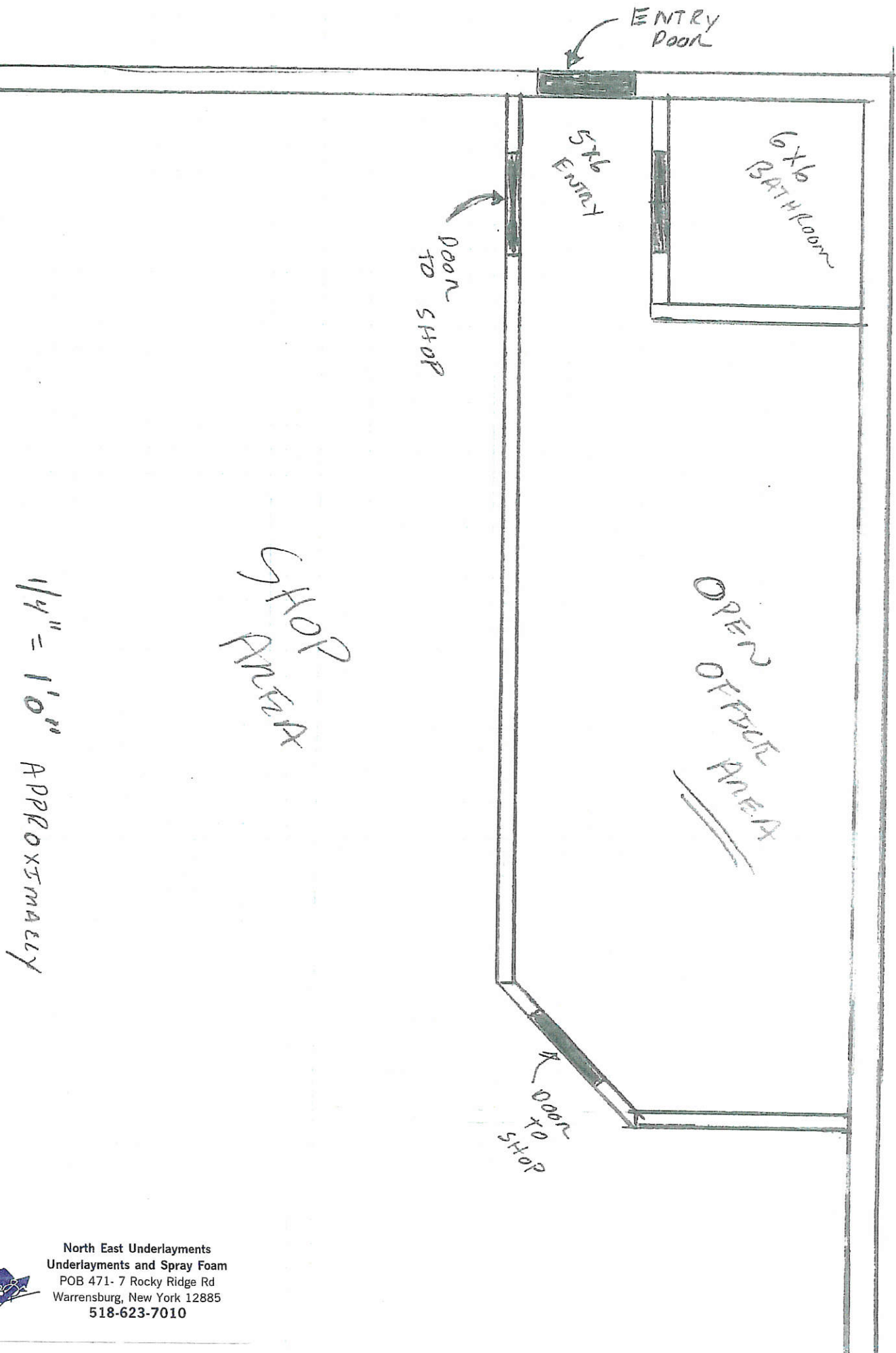
North East Underplayments  
Underplayments and Spray Foam  
POB 471-7 Rocky Ridge Rd  
Warrensburg, New York 12885  
518-623-7010



\* BUILDING AS IS \*

1 SQ - 2' APPROXIMATELY





North East Underlayments  
Underlayments and Spray Foam  
POB 471- 7 Rocky Ridge Rd  
Warrensburg, New York 12885  
518-623-7010





# TOWN OF NISKAYUNA

## PLANNING BOARD AND ZONING COMMISSION

### AGENDA STATEMENT

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AGENDA ITEM NO. VIII. 4

MEETING DATE: 1/23/2023

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**ITEM TITLE:** DISCUSSION: 2837 Aqueduct Rd. (Rivers Ledge) – site plan app for a building containing 60 senior apartments and 2,000 sq. ft. of mixed use commercial space.

**PROJECT LEAD:** Genghis Khan & Chris LaFlamme

**APPLICANT:** Chuck Pafundi, agent for the owner

**SUBMITTED BY:** Laura Robertson, Town Planner

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**REVIEWED BY:**

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

**ATTACHMENTS:**

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

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**SUMMARY STATEMENT:**

Chuck Pafundi, Project Manager for the River's Ledge development project, submitted an Application for Site Plan Review for a Rivers Ledge Senior Center building. This third revision of the design includes a building containing 66 senior apartment units and 2,000 sq. ft. of mixed use commercial space near the west end of the River's Ledge Phase I property line and a second 3,000 sq. ft. commercial building located approximately 380' to the east at the River's Ledge site off of Aqueduct Road.

**BACKGROUND INFORMATION**

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

**Phase 2 – Revision 1**

The initial, Rev 1, version of a proposed Senior Center building is included in a drawing entitled "Overall Layout Plan 2837 Aqueduct Road" by Arico Associates dated January 2017 with a most recent revision status of 1 dated 4/14/17. The specific details of the 100 unit proposed building are not included on the above referenced drawing however the water and wastewater impact of the Senior Center were included in relevant design calculations.

**Phase 2 – Revision 2**

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

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

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

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

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

## **Phase 2 – Revision 3**

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

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

1. A 12-page drawing set entitled "Overall Plan – Phase 2" by Brett L. Steenburgh, P.E., PLLC dated 5/11/22 with no further revisions.
2. A 24-page drawing set intended for the Niskayuna Architectural Review Board (ARB) with the first page entitled "Exterior Perspective – View from Aqueduct Road" by HCP Architects dated 5/3/22 with no subsequent revisions.
3. A 1-page drawing entitled "First Floor Plan – East Wing" by HCP Architects dated 5/11/22 with no subsequent revisions.

4. A 144 page "Sewer Report" entitled "Addendum to the Project Narrative for Sanitary Sewer District #1 Extension #123" by Brett L. Steenburgh, P.E. PLLC dated February 3, 2020 with no subsequent revisions.
5. A 706-page "SWPPP Report" entitled Storm water Pollution Prevention Plan for the Development of Rivers Ledge of Niskayuna" by Arico Associates Engineers, Land Planners & Consultants dated April 2017 with a most recent revision of January 2018.
6. A 59-page "Water Report" entitled "Addendum to the Engineers Report Sanitary Water District #1 Extension #168" by Brett L. Steenburgh, P.E. PLLC dated December 11, 2020 with no subsequent revisions.

## **SUMMARY FROM THE PLANNED UNIT DEVELOPMENT SITE PLAN APPROVAL**

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

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

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

5/23/22 Planning Board (PB) meeting – Mr. Pafundi attended the meeting and presented the Rev 3 version of the proposed Senior Center. He noted that since they last appeared before the

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

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

The PB established the following action items.

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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 (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.

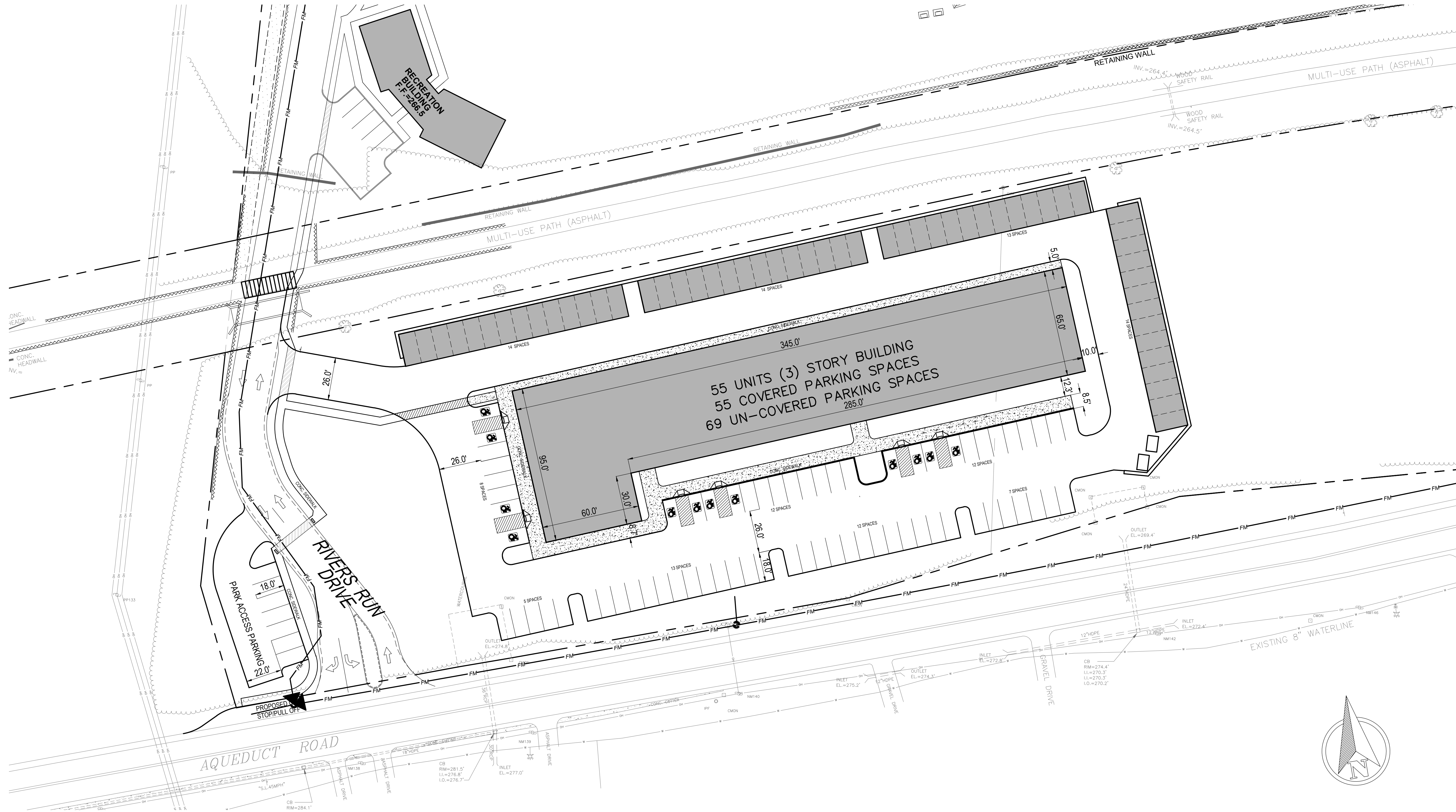


SITE STATISTICS

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 = 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 | 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                          |   |                         |



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.

**BRETT L. STEENBURGH, P.E. PLLC**  
 2832 Rosendale Road  
 Niskayuna, NY 12309  
 (518) 365-0875  
 bsteenburgpe@gmail.com  
**ENGINEERING THAT TRANSFORMS  
 IMAGINATION INTO REALITY**

**SKETCH PLAN**  
**PHASE 2 - RIVERS LEDGE OF NISKAYUNA**  
**2837 AQUEDUCT ROAD**  
 COUNTY OF SCHENECTADY TOWN OF NISKAYUNA STATE OF NEW YORK  
 DRAWN BY: CHECKED BY: SCALE: 1" = 30'  
 CADD FILE: JOB NO. DATE: MAY 11, 2022  
**SHEET S-1**



Scaling off these drawings shall be done only for review and approval purposes. Contractors shall not scale drawings for construction. For layout and construction.  
 Unauthorized alterations or additions to these drawings are prohibited. Any use of these drawings without the express written consent of Brett L. Steenburgh, P.E., PLLC is prohibited.  
 Sub. 2 of the NYS Education Law, § 289  
 Copyright 2021 Brett L. Steenburgh, P.E., PLLC  
 NYS LIC. NO. 075458

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

NO. DATE: 1 8/9/22  
 REVISIONS  
 B.Y.







## EXTERIOR CLADDING SPECIFICATIONS

## WINDOW SPECIFICATIONS

CULTURED STONE VENEER:

- CASA DI SASSI
- VOLTERRA TURIN

EIFS BRICK

- STOCREATIV BRICK
  - OHIO STANDARD BRICK
  - COLOR: VARIES

SIDING / TRIM:

- JAMES HARDIE FIBER CEMENT
- 7" SMOOTH LAP SIDING
  - COLOR: VARIES
- VERTICAL & PANEL SIDING
  - COLOR: VARIES
- TRIM, FASCIA & SOFFITS
  - COLOR: VARIES

### STANDING SEAM METAL ROOF - DORMERS & SHED ROOFS:

- ATAS 2" FIELD-LOK
  - COLOR: BLACK

ROOFING:

- GAF TIMBERLINE HDZ
- ARCHTIECTURAL ASPHALT SHINGLES
  - COLOR: WEATEHRED WOOD

- WINDOWS:

- ANDERSEN 100 SERIES OR EQUAL
- SINGLE HUNG: (2) 2'-6" X 5'-0"
  - EXT. COLOR: VARIES
  - INT. COLOR: WHITE

### SLIDING PATIO DOORS

- ANDERSEN 100 SERIES OR EQUAL
- GLIDING PATIO DOOR: 8'-0"w X 7'-0"h
  - EXT. COLOR: VARIES
  - INT. COLOR: WHITE

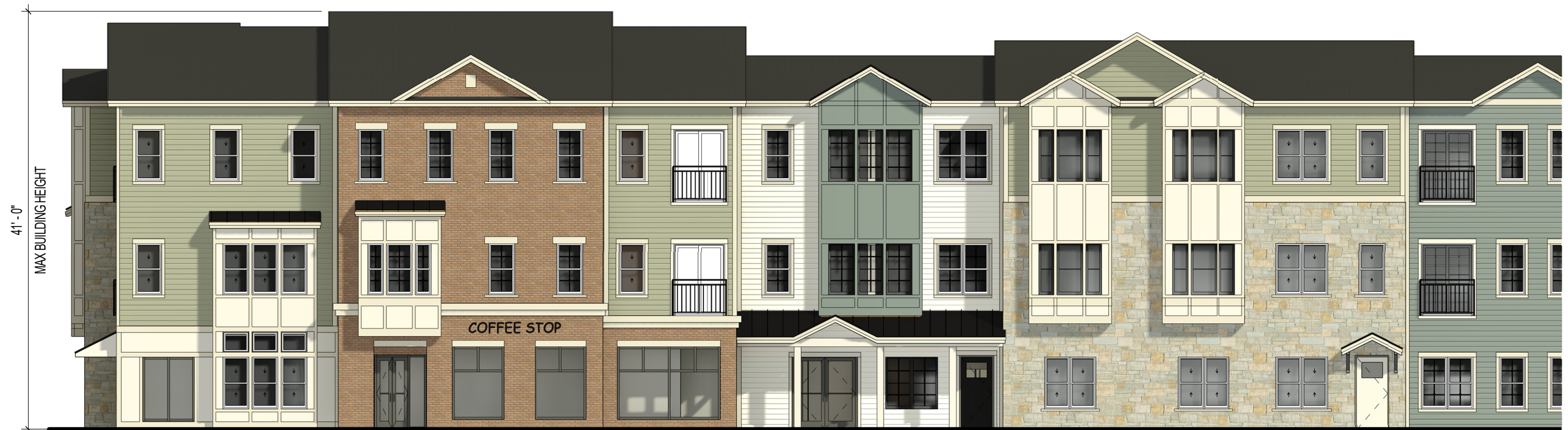
BUILDING ENTRANCES:

- KAWNEER 350 MEDIUM STILE ALUMINUM ENTRANCES
- 3-1/2" VERTICAL STILES AND TOP RAILS
- 10" HIGH BOTTOM RAIL
- ALUMINUM FINISH: PERMAFLUOR, VARIES



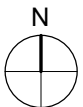
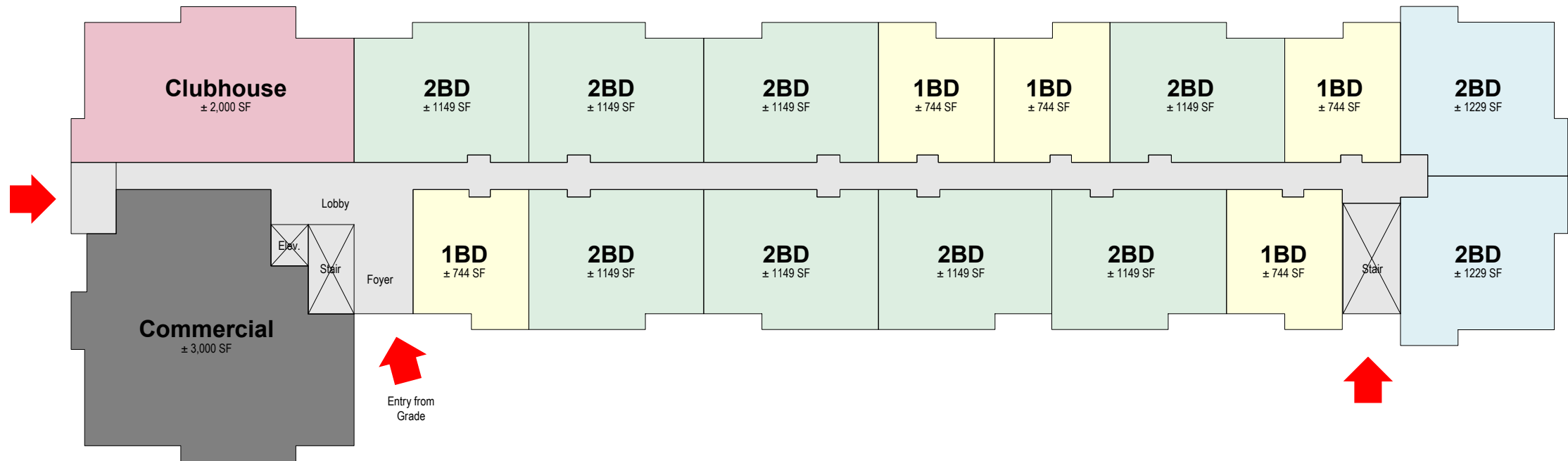
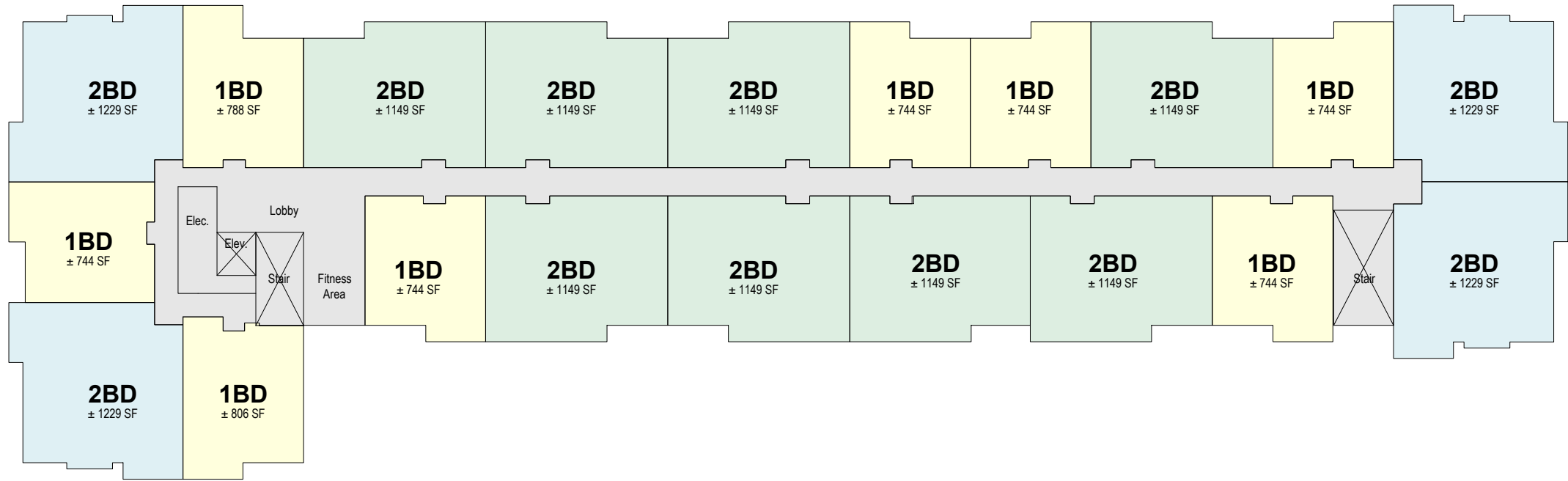
MAX BUILDING HEIGHT

West Elevation

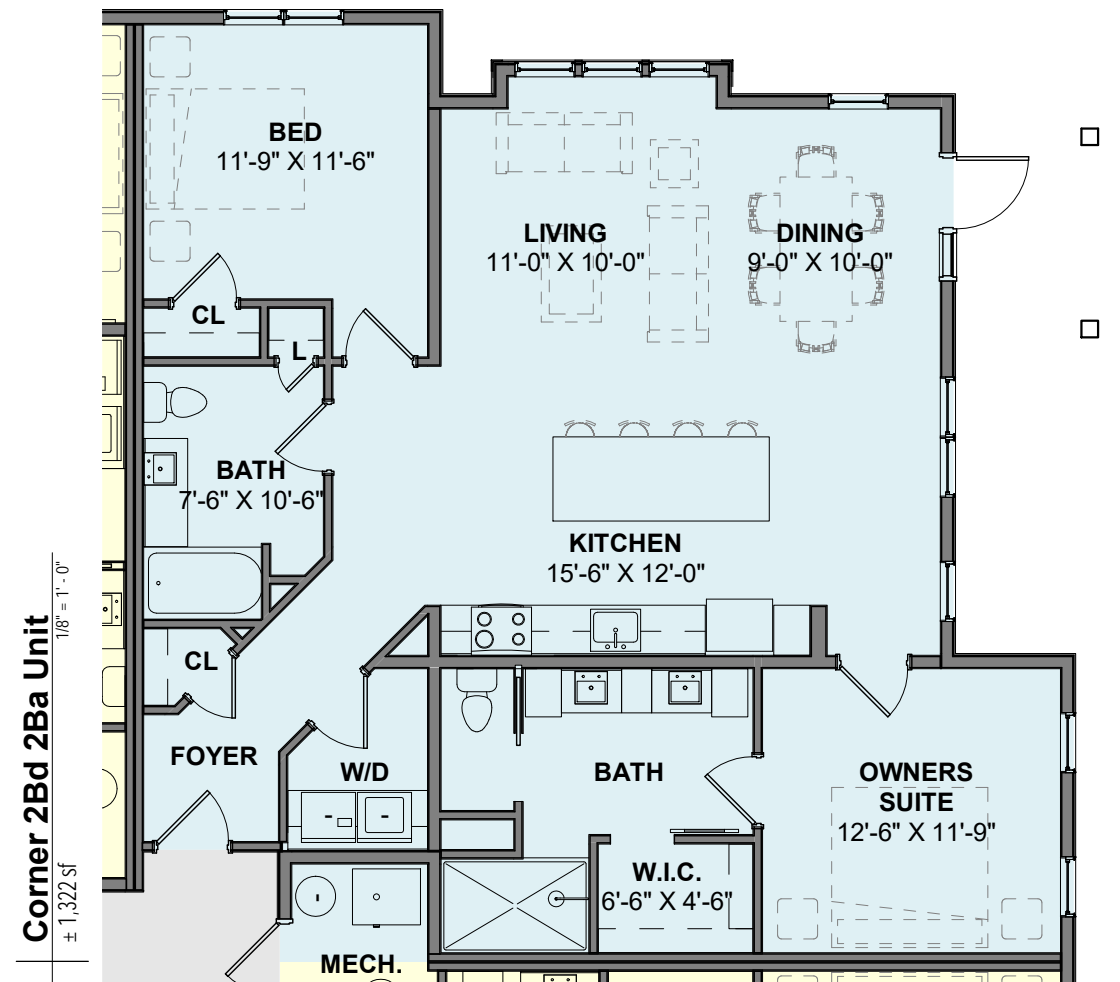
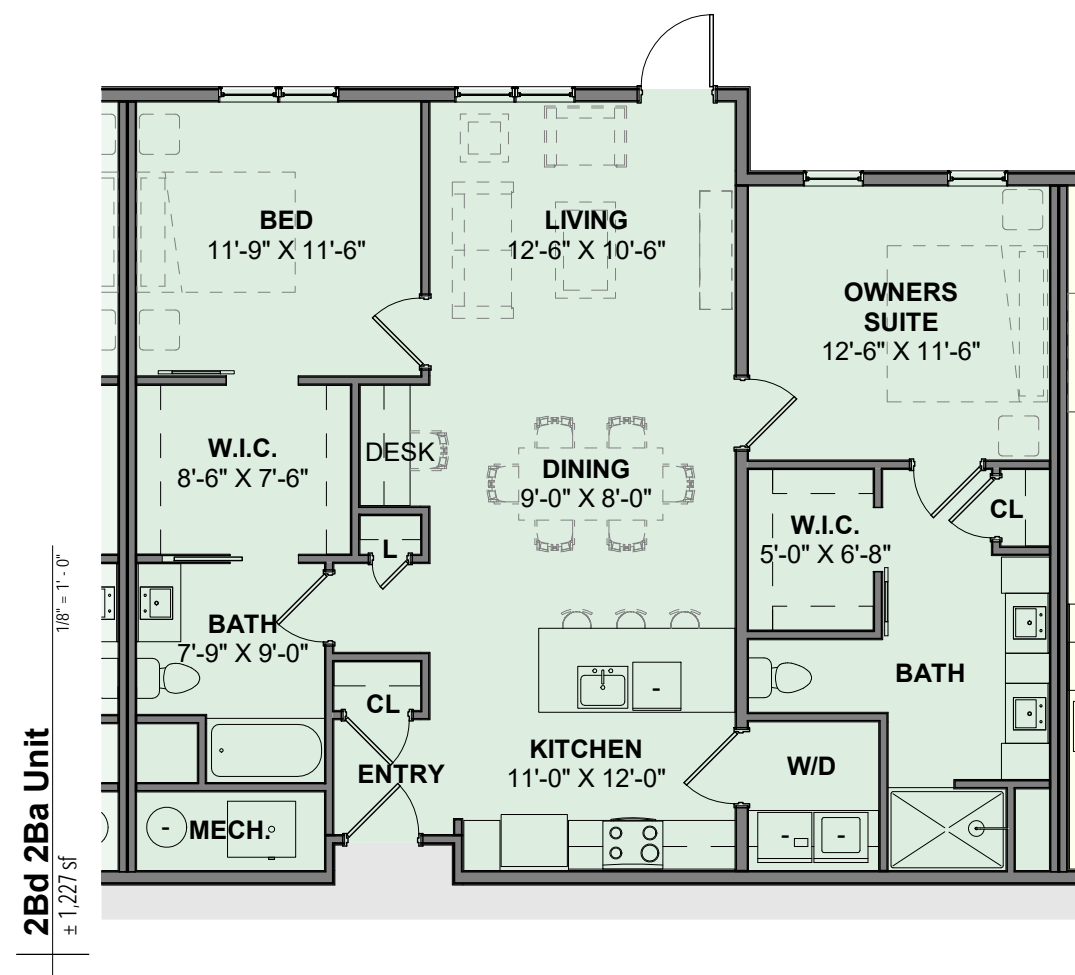
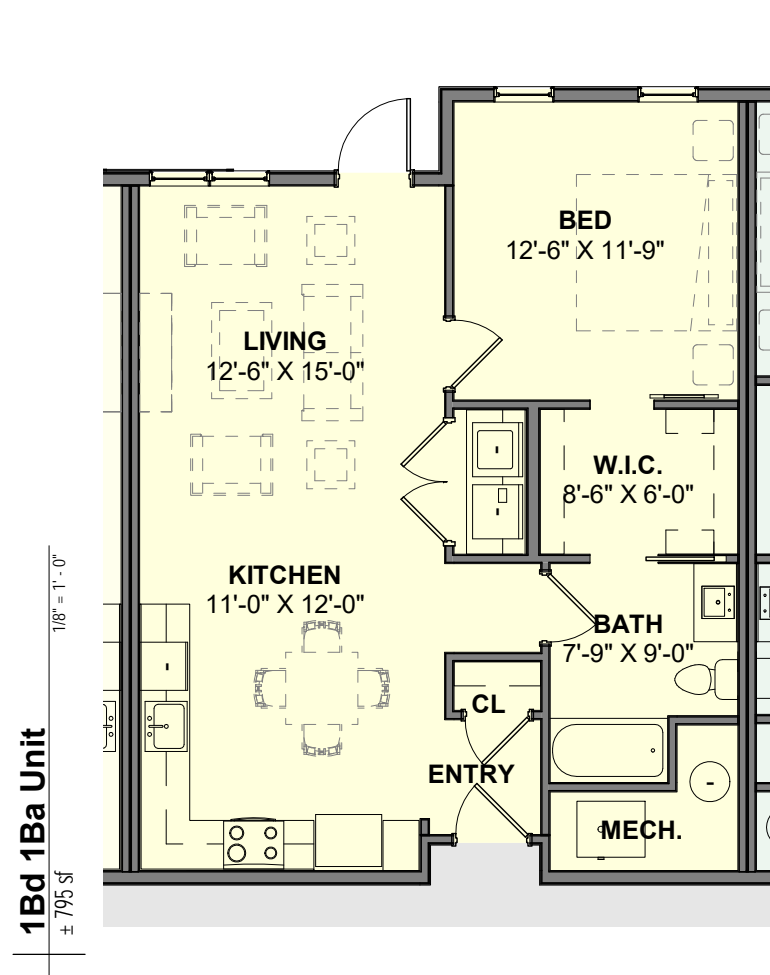


MAX BUILDING HEIGHT

### 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	







VOLTERRA





Niveo



Terracina



Turin



CASA DI SASSI'S Volterra has a historically classic appearance and consists of stones hewed in rectangular shapes with unique textures and ruggedness. The stone heights enable ease of installation and coursing.

Left: Turin Volterra

Top: Niveo Volterra



## ACCENTS



Keystone  
8" x 5" x 10"



Trim Stone  
6" x 8"



Watertable  
3" x 3" x 24"

## CAPS



Flat Wall Cap  
W: 10", 12", 14", 16" & 18"  
L: 23.5"



Chiseled Cap  
W: 14", 18", 22", 24" & 31"



Natural Cap  
18" x 24", 18" x 36" and  
24" x 24"

## BRACKETS



Wood Bracket  
6" x 6.25"  
*Available in Brown and Grey*



Stone Bracket  
2.5" x 11"

## MANTELS



Barn Beam Mantel



Barn Beam Mantel  
60" x 8.5" x 6" (L x W x H)  
*Available in Brown and Grey*



Wood Grain Mantel  
60" x 8.5" x 6"  
*Available in Brown and Grey*



Stone Mantel  
60" x 10" x 2.5"



## UTILITIES



Light Block

10" x 15"

4" Hole



Small Light Block

8" x 10"

4" Hole



Double Receptacle

8" x 8"



Single Receptacle

6" x 8"



Hose Bib

5" x 5"

1.5" Hole

## HEARTHSTONES



20" x 20" x 2"

## ACCESSORY COLOR GUIDE



Cream



Fumo



Mezzo



Sage



Terra

Limestone	
Imperia	Cream, Sage, Terra
Salerno	Cream, Sage, Terra

EZ Ledge	
Bergamo	Sage, Terra
Cremona	Fumo, Mezzo
Gola	Mezzo, Sage, Terra
Matera	Mezzo, Sage, Terra
Niveo	Cream

Kwik Stack	
Carbone	Fumo, Mezzo
Matera	Mezzo, Sage, Terra
Niveo	Cream

Blends	
Bella	Mezzo, Sage
Bianco	Cream
Bolzano	Cream, Mezzo
Cremona	Fumo, Mezzo
Terracina	Sage, Terra

Fieldstone	
Gola	Mezzo, Sage, Terra
Legno	Cream, Sage, Terra
Monte	Sage, Terra

Granite	
Luce	Cream, Terra

Old World	
Bella	Mezzo, Sage
Dorato	Cream, Terra
Euro	Cream, Sage, Terra
Grigio	Fumo, Mezzo, Sage
Turin	Fumo, Mezzo

Volterra	
Niveo	Cream
Turin	Fumo, Mezzo
Terracina	Sage, Terra

Brick	
Neve	Cream
Rosso	Fumo, Mezzo

Ledgestone	
Bella	Mezzo, Sage
Carbone	Fumo, Mezzo
Cremona	Fumo, Mezzo
Gola	Mezzo, Sage, Terra
Matera	Mezzo, Sage, Terra
Monte	Sage, Terra
Murano	Sage, Terra

Country Rubble	
Matera	Mezzo, Sage, Terra
Murano	Sage, Terra
Turin	Fumo, Mezzo

Barnstone	
Catania	Sage, Terra



## StoCreativ® Brick

The classic look of brick in a lightweight, energy-efficient cladding.

StoCreativ® Brick is a cost-effective, easy-to-apply decorative wall finish system that can be used over any Sto cladding or other prepared exterior surface including Stucco, EIFS, Tilt-up and CMU to achieve the classic look of brick.

Using self-adhering stencils applied over a primer layer to create the appearance of mortar, this simple finish system offers a sustainable alternative to heavier brick, while avoiding the hassle of dealing with multiple trades and cumbersome accessories.

Available with a variety of brick patterns and color options for both the finish layer and mortar, StoCreativ® Brick is a lightweight, single source system, ideal for new construction and restoration.





# StoCreativ® Brick Benefits:

## A cost-effective, time-efficient process to achieve the classic look of brick

- Light weight decorative finish system which can reduce costly structural requirements needed for heavier claddings
- Quick and simple application process using self-adhering stencils; doesn't require highly-specialized labor or expensive accessories
- Easy to install even in tight spaces where brick and other heavier claddings just won't work; ideal for restoration of buildings in urban areas
- StoCreativ® Brick is ready to install when you need it; no time wasted waiting for custom colors or special orders

## Sustainable, 'single source' system for increased energy-efficiency and greater peace of mind

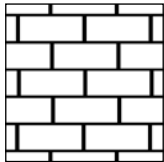
- StoCreativ® Brick can be installed over any continuous insulation (ci) wall system from Sto, thus providing a proven and hassle-free 'single source' solution to meet ASHRAE design standard 90.1-2010 and the new IGCC/IECC\* energy code requirements.
- Light-weight system which creates less solid waste in production and at end-of-life than heavier claddings
- Can be combined with other Sto finishes for multi-cladding aesthetics, thus avoiding the hassle of dealing on the jobsite with multiple suppliers and trades.

## Exceptional design versatility

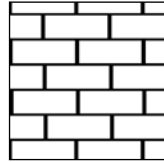
- Wide range of decorative and protective 100% Acrylic wall finishes in virtually unlimited colors
- By varying application technique and finish color combination, StoCreativ® Brick can be used to match any brick veneer texture including aged ones; perfect for building restoration.
- This lightweight wall finish system can also be used to create decorative custom shapes, virtually impossible to achieve with heavy claddings.

\*IGCC: International Green Construction Code - IECC: International Energy Conservation Code

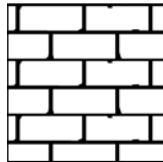
### Available Brick Patterns



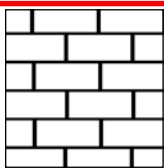
Utility Brick 3/8" (RP)



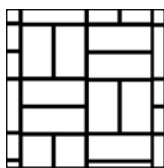
New York Brick 1/2" (RP)



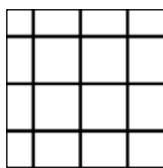
Used Wall Brick (RP)



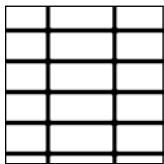
Ohio Standard Brick (RP)



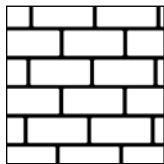
Block Pattern (RP)\*



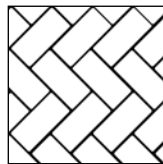
Square 8.5 (RP)\*



Stack Ribbon Brick (RP)\*



Baltimore Brick (RP)\*



Herringbone (RP)\*

RP: Recycled Plastics

\*3 - 4 weeks lead time; Minimum order quantity applies.

Sto New Name	Dimension (inches)		Sheets Per Box	Coverage (Sq. Feet)
	Width	Height x Mortar Joint Width		
Utility Brick 3/8" (RP)	11.5"	3.625" x .375"	32	480
New York Brick 1/2" (RP)	8"	2.25" x .5"	47	450
Used Wall Brick (RP)	7.75"	2.5" x .375"	32	480
Ohio Standard Brick (RP)	7.75"	2.5" x .375"	32	480
Block Pattern (RP)	8"	3.75" x .5"	37	480
Square 8.5 (RP)	7 7/8"	7 7/8" x .5"	37	480
Stack Ribbon Brick (RP)	8"	3.5" x .5"	32	480
Baltimore Brick (RP)	7.5"	3.375" x .5"	34	480
Herringbone (RP)	8"	4" x .5"	48	480

RP: Recycled Plastics

### Sto Corp.

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Building 1400, Suite 120  
Atlanta, GA 30331

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Toll Free: 1-800-221-2397

Fax: 404-346-3119

[www.stocorp.com](http://www.stocorp.com)

5877 03/18

**Sto** | Building with conscience.

### ATTENTION

Sto products are intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. They should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, or for other construction activities beyond Sto's control. Improper use of Sto products or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to this product, and to the structure of the building or its components. STO CORP. DISCLAIMS ALL WARRANTIES EXPRESSED OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME. For the fullest, most current information or proper application, clean-up and mixing and other specifications and warranties, cautions and disclaimers, please refer to the Sto. Corp. website, [www.stocorp.com](http://www.stocorp.com).



Building with conscience.

# StoCast Brick Color Collection

Resin Cast Brick



Creativity Begins. **Sto Finishes.®**



Brushed/Sand Faced Bricks



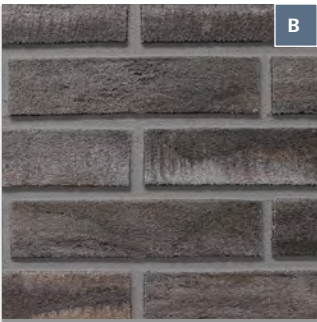
Albi S9.4936 ■ 13



Bordeaux S9.5317 ■ 10



Brighton S9.4748 ■ 12



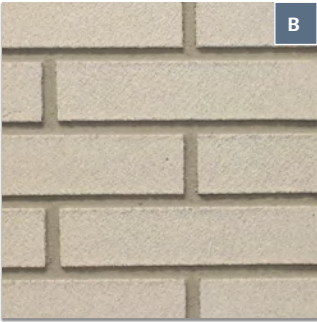
Durham S9.4824 ■ 10



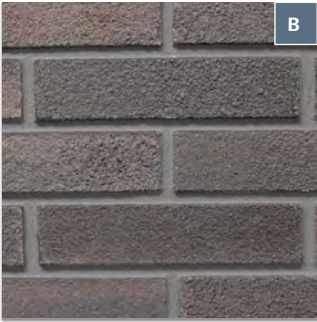
Leiria S9.7227 ■ 11



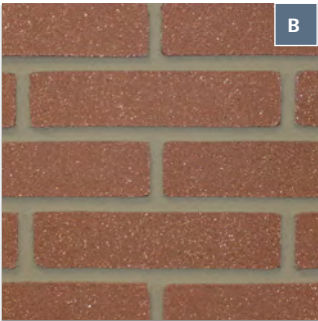
Mayfield S9.5895 ■ 90



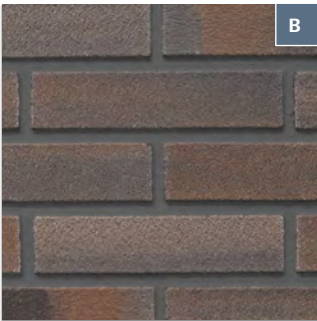
Milwaukee S9.5974 ■ 85



Princeton S9.8419 ■ 11



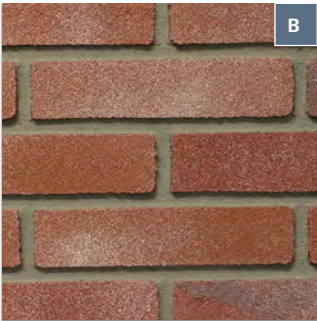
Richmond S9.6526 ■ 10



Salem S9.6597 ■ 11



Savannah S9.7341 ■ 15



St. Louis S9.5287 ■ 13

Heavy Texture



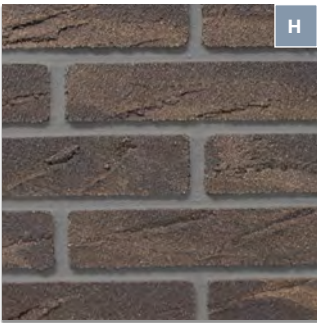
Toulouse S9.6689 ■ 10



Wexford S9.4865 ■ 13



Arlington S9.3900 ■ 13

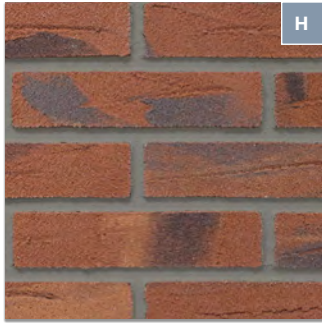


Bainbridge S9.5083 ■ 11

NOTE: Custom colors and custom matching are available in addition to these StoCast Brick standards. ■ 00 Light Reflective Value

Light Texture





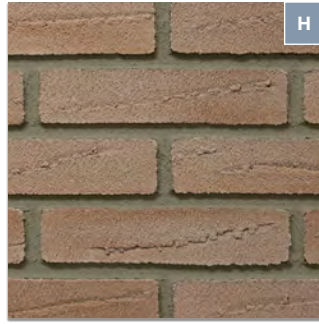
Cambridge S9.3488

■ 11



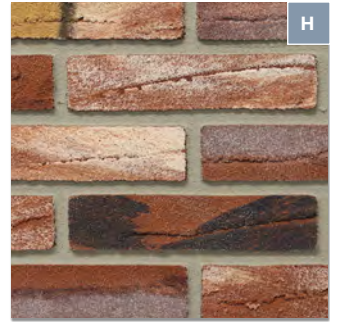
Davenport S9.3812

■ 65



Kensington S9.5627

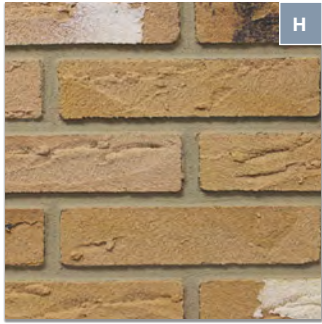
■ 35



Newberry S9.4988

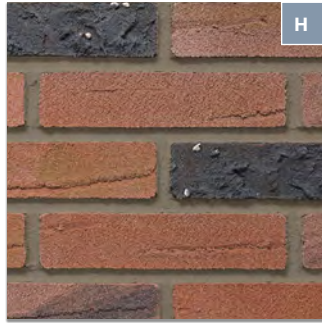
■ 13

### Light Texture



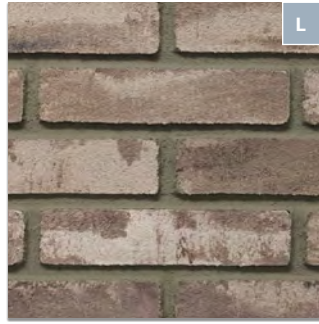
Westend S9.6527

■ 44



Winston S9.5575

■ 14



Harrison S9.6897

■ 11



Lexington S9.6683

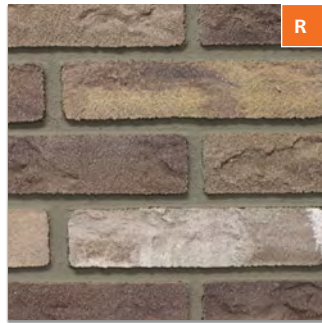
■ 30

### Rolled



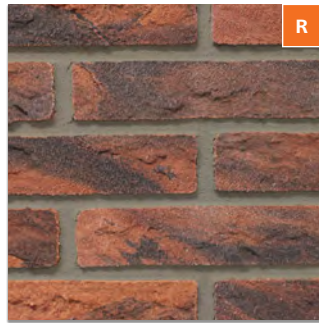
Madison S9.4435

■ 33



Brandenburg S9.7094

■ 16



Portmarnock S9.6761

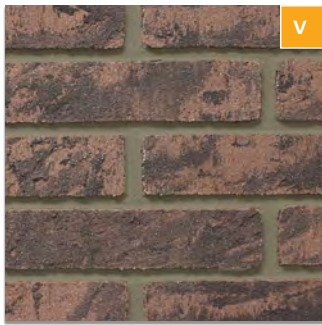
■ 20



Hamilton S9.6855

■ 18

### Vertical/Blade Cut



Lubeck S9.6118

■ 17



Sunderland S9.4475

■ 15

- B** Brushed/Sand Faced Bricks
- H** Heavy Texture
- L** Light Texture
- R** Rolled
- T** Tumbled
- V** Vertical/Blade Cut

NOTE: Custom colors and custom matching are available in addition to these StoCast Brick standards.

■ 00 Light Reflective Value

## Flexible, lightweight, sustainable and durable

StoCast Brick is a highly customizable and versatile facade aesthetic that can be used in a variety of wall systems, ceilings, and soffits in both new and existing construction.

StoCast Brick uses the same technology as Sto's traditional acrylic finishes and therefore allows for nearly endless possibilities for customized designs. By using StoCast Brick together with StoTherm® ci, it is possible to combine continuous thermal insulation with the appearance of a traditional brick facade and add design accents to any building

## Wide range of looks and design options

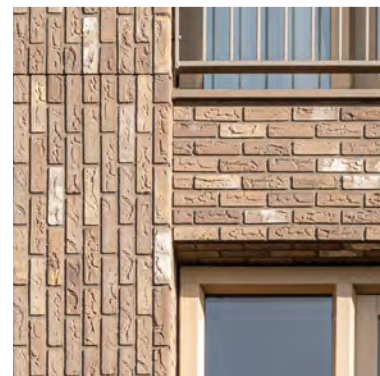
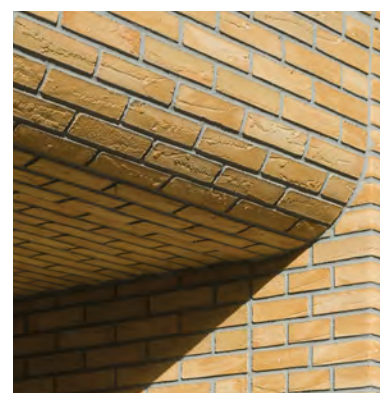
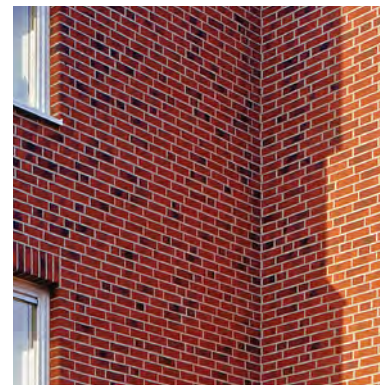
With 30 standard bricks and our custom matching abilities, our large selection of StoCast Brick works with any building style. Whether the design calls for a modern, traditional or rustic design, StoCast Brick is both classic and contemporary.

StoCast Brick joins a wide range of aesthetic options provided by Sto. Designers ask for design freedom but with the assurance that the entire building envelope will perform. With this new outstanding offer, architects can now add brick to the vast aesthetics options Sto offers, while enjoying the continuity and compatibility of the wall cladding throughout the entire building, no matter the aesthetic chosen.

Creativity Begins. **Sto Finishes.®**

### Limitations

This chart offers a representation of StoCast Brick color. Actual color of manufactured product may vary slightly from the chart. Furthermore, samples may vary slightly in color and texture from production materials made for a particular job. It is always recommended to install a large sample wall area to assure desired results.



### Sto Americas

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#### ATTENTION

Sto products are intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. They should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, or for other construction activities beyond Sto's control. Improper use of Sto products or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to this product, and to the structure of the building or its components. **STO CORP. DISCLAIMS ALL WARRANTIES EXPRESSED OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME.** For the fullest, most current information on proper application, clean-up, mixing and other specifications and warranties, cautions and disclaimers, please refer to the Sto Corp. website, [www.stocorp.com](http://www.stocorp.com).



# STATEMENT COLLECTION™



# ColorPlus® Technology

Make your next home stand out with our Statement Collection™ products. Carefully curated by our design experts specifically for the Northeast, the collection brings together the most popular James Hardie ColorPlus® siding and trim styles, textures, and colors. This stunning selection is locally stocked and designed for simplicity - making it easier than ever to get a beautiful, long-lasting home exterior.

**HardiePlank**  
smooth & cedarmill

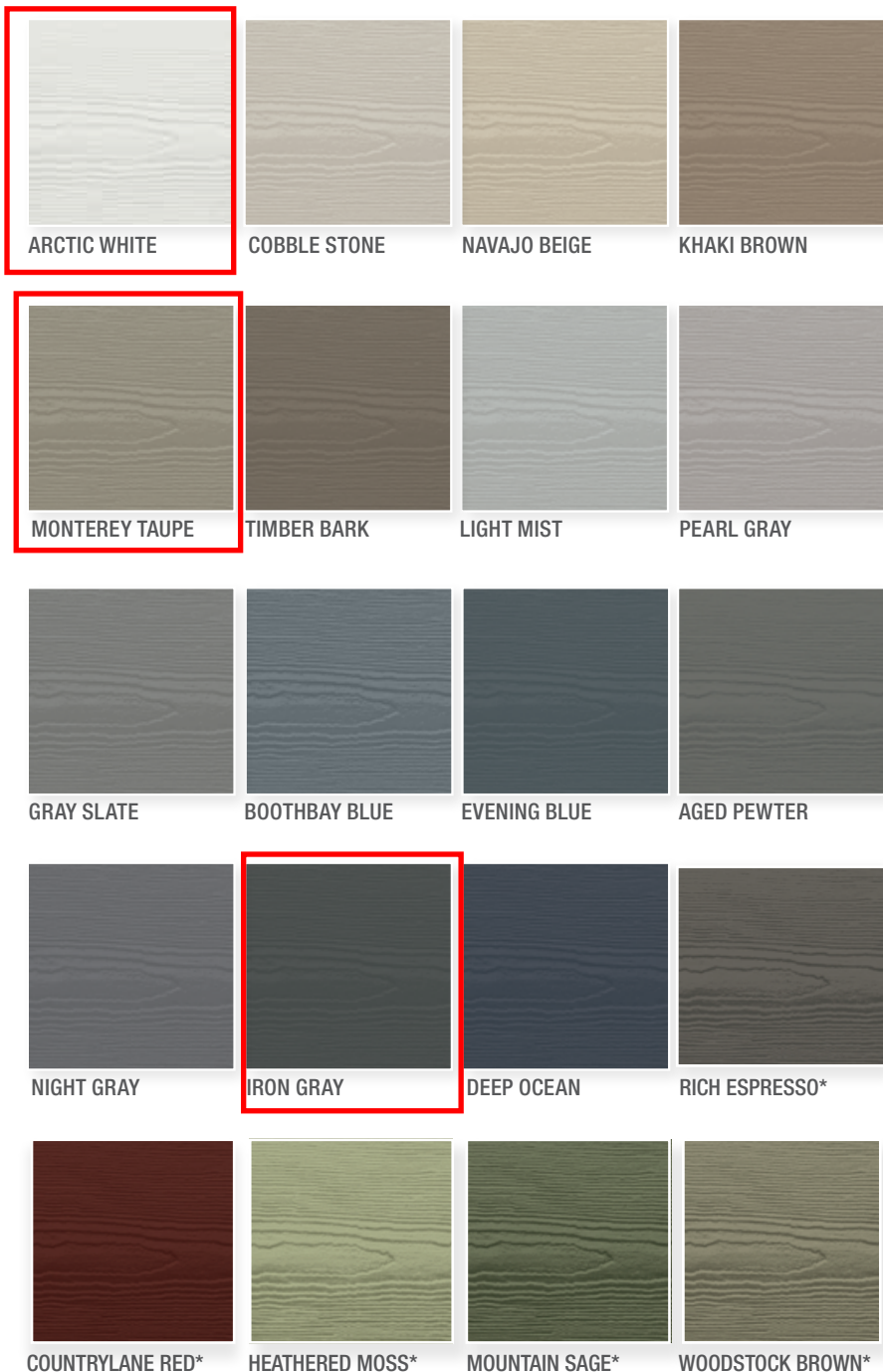
**HardiePanel™**  
4' x 10'

**HardieShingle™**  
5" & 7" exposure

\*ADDITIONAL LEAD TIME MAY APPLY



## Plank, Panel, Shingle and Battens Color Offering



## Trim Color Offering



Colors shown are as accurate as printing methods will permit.  
Please see actual product sample for true color.

# HardiePlank®



## SELECT CEDARMILL®

Width 6.25 in 8.25 in  
Exposure 5 in 7 in

# HardiePanel®



## SELECT CEDARMILL®

Size 4 ft x 10 ft



## SMOOTH

Width 6.25 in 8.25 in  
Exposure 5 in 7 in



## SMOOTH

Size 4 ft x 10 ft

# HardieShingle®

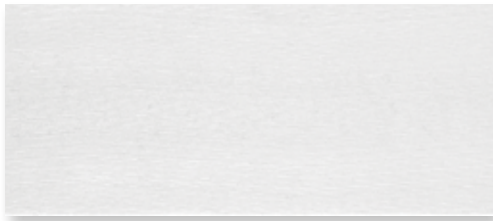


## STRAIGHT EDGE PANEL

Height 14 in 15.25 in  
Exposure 5 in 7 in

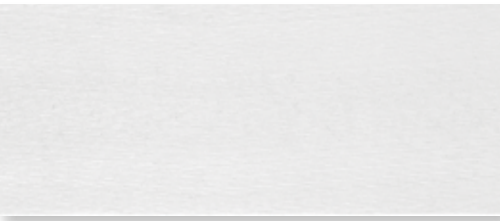
# HardieTrim®

## 4/4 SMOOTH



Thickness .75 in  
Length 12 ft boards  
Width 3.5 in 5.5 in 7.25 in 11.25 in

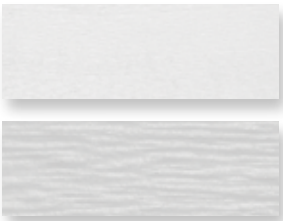
## 5/4 SMOOTH



Thickness 1 in  
Length 12 ft boards  
Width 3.5 in 4.5 in 5.5 in 7.25 in 11.25 in

## BATTEN BOARDS

## 4/4 SMOOTH & RUSTIC GRAIN®



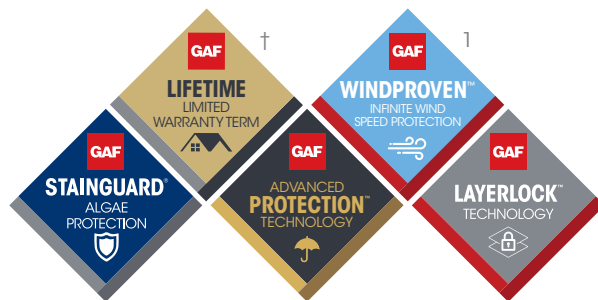
.75 in  
2.5 in



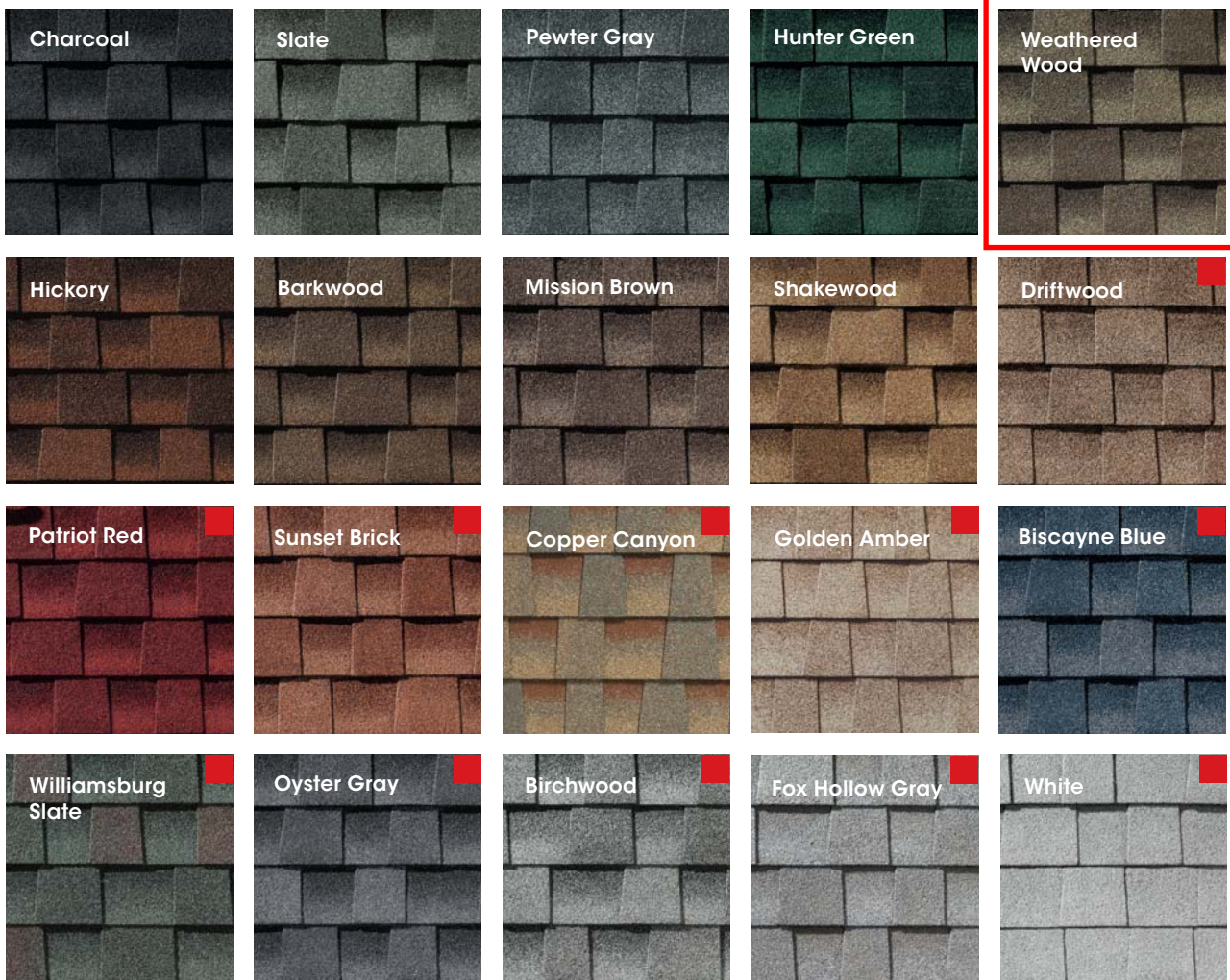
Selecting a color? Request a product sample  
at [jameshardiepros.com/samples](https://jameshardiepros.com/samples)

# GAF Timberline® HDZ™

High Definition® Lifetime® Shingles



Timberline® shingles protect millions of families nationwide with great value and a genuine wood-shake look. Peace of mind has never looked so good.



For more details visit [gaf.com/hdz](http://gaf.com/hdz)

<sup>1</sup> 15-year WindProven™ limited wind warranty on Timberline® HDZ™ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products.

**NOTE:** It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Available regionally



---

# 100 SERIES

## WINDOWS & PATIO DOORS

---

### THE SMART ALTERNATIVE TO VINYL

Whether you're replacing, remodeling or building, Andersen® 100 Series windows and patio doors are a smart step up from vinyl. They provide uncommon value, combining time-tested performance with long-lasting beauty. Our 100 Series products are made with our revolutionary Fibrex® composite material, which comes in deep, rich colors that can dramatically enhance any project. In addition, Fibrex material is environmentally responsible and energy efficient, making 100 Series products a winning choice for anyone considering vinyl windows and doors.

---

#### DURABILITY

Fibrex material is twice as strong as vinyl, so weathertight seals stay weathertight. And 100 Series products come with durable, low-maintenance finishes that won't fade, flake, blister or peel.\*



#### DEEP, RICH COLORS

Our 100 Series windows come in beautiful colors that can set a project apart.

#### ENVIRONMENTALLY SMART

Our Fibrex composite material is composed of 40% reclaimed wood fiber by weight.



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.



# FIBREX® MATERIAL. STRONG ON PERFORMANCE. GENTLE ON THE ENVIRONMENT.

With Fibrex® composite material, you get the best of both worlds: a top-performing product that is environmentally responsible.

Developed by Andersen, Fibrex material is a revolutionary structural composite material that blends the very best attributes of vinyl and wood. Fibrex material saves on natural resources because it is composed of 40% reclaimed wood fiber by weight. Special polymer formulations surround and fill each wood fiber, enabling top performance.

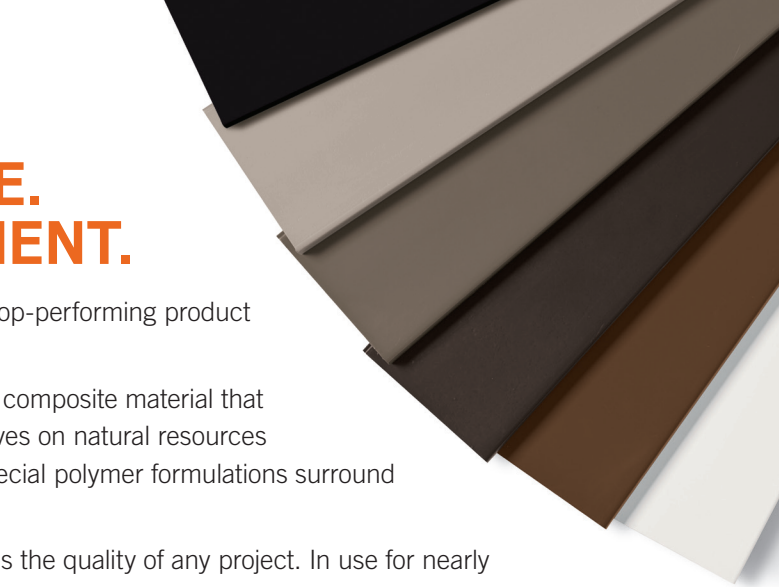
The result is a material that provides uncommon value and enhances the quality of any project. In use for nearly two decades in Andersen® products, Fibrex material has proven its strength and durability in all types of climates.

## A REVOLUTIONARY BUILDING MATERIAL

- Fibrex material is twice as strong as vinyl, so weathertight seals stay weathertight
- It blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills
- For exceptional durability, Fibrex material retains its stability and rigidity in all climates

## ENVIRONMENTALLY RESPONSIBLE

- Since Andersen developed the highly sustainable Fibrex material, reuse of waste wood fiber has prevented the harvesting of nearly 90 million board-feet of timber
- 100 Series windows can help builders earn LEED® points in three key categories: Energy & Atmosphere, Materials & Resources and Indoor Environmental Quality
- 100 Series products meet or exceed California Section 01350 Specification, a California indoor emission standard — one of the toughest in the country
- Like all Andersen windows, the 100 Series product line is designed to last\* and help reduce future waste streams



See how Andersen created Fibrex material at [andersenwindows.com/fibrex](http://andersenwindows.com/fibrex).

\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

All logos and marks are trademarks of their respective owners.



# GLASS OPTIONS

Andersen has the glass you need to get the performance you want with options for every climate, project and customer. Check with your supplier for the selections that are ENERGY STAR® certified in your area.

PERFORMANCE COMPARISON OF ANDERSEN® 100 SERIES GLASS OPTIONS

GLASS	E N E R G Y		L I G H T	
	U-FACTOR	SOLAR HEAT GAIN COEFFICIENT	VISIBLE LIGHT TRANSMITTANCE	UV PROTECTION
	How well a product prevents heat from escaping.	How well a product blocks heat caused by sunlight.	How much visible light comes through a product.	How well a product blocks ultraviolet rays.
<b>High-Performance Low-E</b> Energy-efficient Low-E glass is available in all Andersen® 100 Series products, and can help reduce energy bills in any climate.	★★★★☆	★★★★☆	★★★★☆	★★★★☆
<b>High-Performance Low-E with HeatLock® Coating</b> Applied to the room-side glass surface, it reflects heat back into the home and improves U-Factors.	★★★★☆	★★★★☆	★★★★☆	★★★★☆
<b>High-Performance SmartSun™</b> Thermal control similar to tinted glass, but with the visible light transmittance of clear glass.	★★★★☆	★★★★★	★★★★☆	★★★★★
<b>High-Performance SmartSun with HeatLock Coating</b> Applied to the room-side glass surface, it reflects heat back into the home and improves U-Factors.	★★★★☆	★★★★★	★★★☆☆	★★★★★
<b>Clear Dual-Pane</b> Dual-pane glass is available for projects where codes allow its use.*	★★☆☆☆	☆☆☆☆☆	★★★★★	☆☆☆☆☆

Center of glass performance only. Ratings based on glass options available as of January 2018. Visit [andersenwindows.com/energystar](http://andersenwindows.com/energystar) for ENERGY STAR® map and NFRC total unit performance data.

## TIME-SAVING TRANSLUCENT FILM

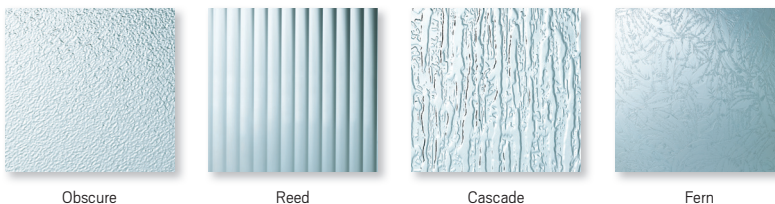
We help protect 100 Series windows and doors during delivery and construction with a translucent film that minimizes time spent masking on the jobsite, then peels away for a spotless window. For details, contact your Andersen supplier.



## ADDITIONAL GLASS OPTIONS

Tempered safety glass is available (standard on gliding patio doors) as well as sound-reducing glass options.

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch to your home.



Cascade and Reed patterns are only available in a vertical orientation.

\*See your local code official for building code requirements in your area.

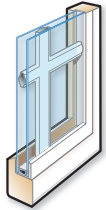


# GRILLE OPTIONS

Grilles for Andersen® 100 Series windows and patio doors are available in a wide variety of patterns to complement virtually any style of home. Plus, they give you options for easy cleaning and architectural authenticity many vinyl windows can't match.

## CONFIGURATIONS

### FINELIGHT™ GRILLES-BETWEEN-THE-GLASS



Finelight grilles make glass easy to clean. They have an elegant, sculpted profile, plus they offer a two-sided color scheme, allowing you to have grilles that match not only the interior but also your exterior color choice.

Finelight with Exterior Grilles make interior glass easier to clean, while permanent exterior grilles provide architectural style and detail.



### FULL DIVIDED LIGHT

For an authentic look, Full Divided Light features permanently applied grilles to the interior and exterior of the window with a spacer between the glass.

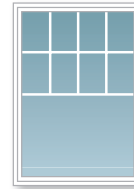
### SIMULATED DIVIDED LIGHT

Simulated Divided Light offers permanent grilles on the exterior and interior with no spacer between the glass.

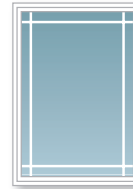
## PATTERNS



Colonial



Modified Colonial



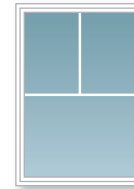
Prairie A



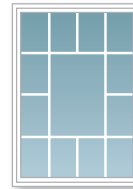
Simulated Single-Hung\*



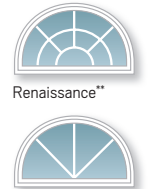
Short Fractional



Tall Fractional



Victorian



Renaissance\*\*



Sunburst\*\*

### Specified Equal Light

Any number of same-size rectangles across or down. Some limitations apply.



2 x 1



1 x 3



2 x 2



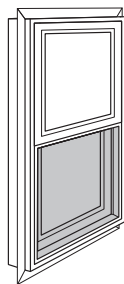
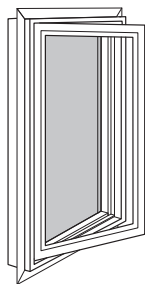
2 x 4

Note: Some grille patterns not available in all configurations and products.

## INSECT SCREENS

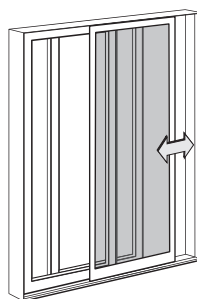
Insect screens for windows and patio doors have a fiberglass screen mesh. Optional TruScene® insect screens for windows are made with a micro-fine stainless steel mesh, providing 50% more clarity than our conventional insect screens.

### WINDOWS



Insect screens are available for all 100 Series venting windows.

### PATIO DOORS



#### Gliding Insect Screen

Gliding insect screens are available for two-panel doors.

\*Our 2 1/4" wide grille can make a casement window look like a single-hung. Can also be used with a Specified Equal Light pattern grille.

\*\*Renaissance and Sunburst patterns are only available with Finelight grilles.



### FEATURES

#### CASEMENT & AWNING

##### Frame

- A** Frame constructed with Fibrex® composite material. This construction produces a rigid frame.
- B** Durable, low-maintenance finish won't fade, flake, blister or peel.\*

Concealed receiving brackets mounted on the hinge side of the frame keep the sash tightly secured within the window frame when closed.

- C** Three flange options include:
  - 1 3/8" (35) flange setback for siding applications. An integral rigid vinyl flange helps seal the unit to the structure.
  - 1" (25) flange setback with stucco key.
  - No-flange option for use as an insert/replacement window.

##### Sash

- D** Fibrex material construction provides long-lasting performance\*. The sash, finished with a durable capping, provides maximum protection and a matte, low-maintenance finish.
- E** The dual weatherstripping system combines both an exterior watershed design and a bulb weatherstrip seal between the sash and frame. The result is a long-lasting\*, energy-efficient barrier against wind, water and dust.

##### Glass

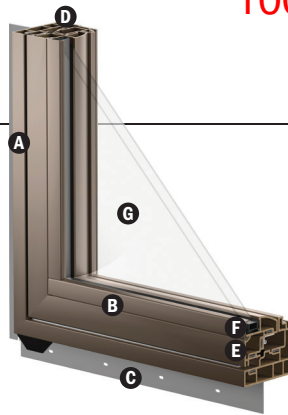
- F** A glazing bead and silicone provide superior weathertightness and durability.
- G** High-Performance glass options include:
  - Low-E SmartSun™ glass
  - Low-E SmartSun HeatLock® glass
  - Low-E glass
  - Low-E HeatLock glass
  - Dual-pane glass

Tempered glass and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

##### Patterned Glass

Patterned glass options are available. See page 10 for more details.



##### Hardware

Sash operator provides almost effortless opening and closing, regardless of unit size. Long-lasting stainless steel hinge channels are used at the head and sill to provide easy operation.



##### Single-Action Casement Lock

Single-action lock easily releases all concealed locking points on casement sash. The lock and folding handle match the window's interior.

##### Awning Sash Locks



Awning sash locks provide an added measure of security and weathertightness. Awning hardware style and color options are compatible with 100 Series casement windows to ensure a consistent appearance when used in combination designs.

#### SINGLE-HUNG

##### Frame

- A** Frame constructed with Fibrex composite material. This construction produces a rigid frame.
- B** A durable, side-loaded balancer provides for easy sash opening and closing. The lower sash can be removed without the use of tools.
- C** Durable, low-maintenance finish won't fade, flake, blister or peel.\*
- D** Three flange options include:
  - 1 3/8" (35) flange setback for siding applications. An integral rigid vinyl flange helps seal the unit to the structure.
  - 1" (25) flange setback with stucco key.
  - No-flange option for use as an insert/replacement window.
- E** Weep holes are located on the exterior sill nose for proper water management.

##### Sash

- The lower sash has a check rail cover with a unique raised profile design, allowing the sash to be opened and closed easily.
- F** Fibrex material construction provides long-lasting performance\*. The sash, finished with a durable capping, provides maximum protection and a matte, low-maintenance finish.
- G** Dual-felt weatherstripping provides a long-lasting\*, energy-efficient barrier against wind, water and dust.

##### Glass

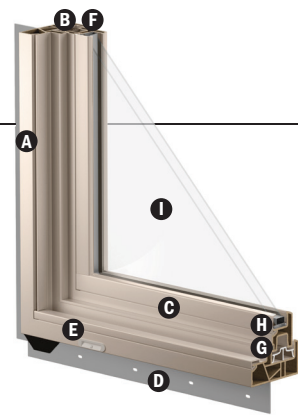
- H** A glazing bead and silicone provide superior weathertightness and durability.
- I** High-Performance glass options include:
  - Low-E SmartSun™ glass
  - Low-E SmartSun HeatLock® glass
  - Low-E glass
  - Low-E HeatLock glass
  - Dual-pane glass

Tempered glass and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

##### Patterned Glass

Patterned glass options are available. See page 10 for more details.

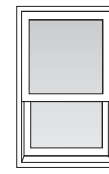


##### Hardware

##### Sash Lock

Sash lock engages automatically when lower sash is closed. The sash lock matches the window's interior. An optional sash lift is available.

##### Sash Options



Reverse Cottage Style

##### Shapes



Arch Single-Hung

\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details. Dimensions in parentheses are in millimeters.



### FEATURES

#### GLIDING PATIO DOORS

##### Frame

- A** Frame constructed with Fibrex® composite material. This construction produces a rigid frame.
- B** Durable, low-maintenance finish won't fade, flake, blister or peel.
- Factory-assembled doors arrive at the jobsite ready to install.

**C** Dual-felt weatherstripping, applied on the inside pocket of both side jambs and the head jamb, creates a positive seal between the frame and panels. The result is a long-lasting, energy-efficient barrier against wind, water and dust.

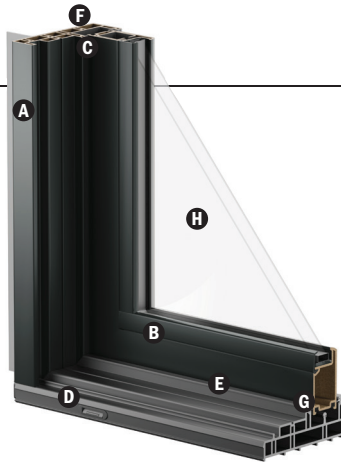
A full-length combination weatherstrip/interlock system provides a flexible seal at the meeting stile.

##### Sill

- D** One-piece sill design with weep holes located on the sill exterior provides superior water management. The heavy gauge PVC construction is wear-resistant and neutral gray in color.
- E** The roller track has a stainless steel cap that resists denting for smooth, reliable operation.

##### Panel

- F** Fibrex material construction provides long-lasting performance. The panel, finished with a durable capping, provides maximum protection and a matte, low-maintenance finish.
- G** Dual corrosion-resistant\* ball-bearing rollers on the operating door panel provide smooth operation with self-contained leveling adjusters. The rollers have deep grooves to increase engagement with the roller track and resist lateral movement. Metal reinforcement inserted into the panel stiles provides additional stability.



##### Glass

A glazing bead and silicone provide superior weathertightness and durability.

**H** High-Performance glass options include:

- Low-E SmartSun™ tempered glass
- Low-E SmartSun HeatLock® tempered glass
- Low-E tempered glass
- Low-E HeatLock tempered glass
- Dual-pane tempered glass

Additional glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

##### Patterned Glass

Patterned glass options are available. See page 10 for more details.

##### Hardware

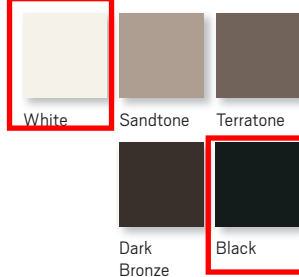
###### Locking System



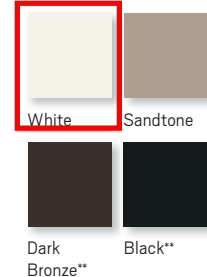
A two-point locking system engages a steel receiver plate that is secured into the side jamb. This provides enhanced security and a weathertight seal, with the operating panel pulled tightly into the jamb.

Tulsa and Afton hardware options are available. Tulsa hardware exterior handles match the door's exterior color, while interior handles come in white or sandtone to match the interior. Afton hardware has the same finish inside and out.

### EXTERIOR COLORS



### INTERIOR COLORS

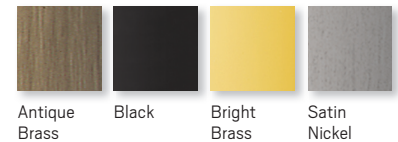


### HARDWARE FINISHES

#### TULSA

Tulsa hardware matches the exterior and interior color options shown above.

#### AFTON



### GLIDING PATIO DOOR HARDWARE

#### TULSA (Standard)



Exterior Handle  
Black  
Cocoa Bean  
**Dark Bronze**  
Sandtone  
Terratone  
White

Interior Handle  
Black  
Dark Bronze  
Sandtone  
**White**

*Bold name denotes finish shown.*

#### AFTON (Optional)



Exterior Handle Interior Handle  
Antique Brass | Bright Brass  
Black | **Satin Nickel**

### ACCESSORIES Sold Separately

#### Hardware

##### Auxiliary Foot Lock

Provides an extra measure of security when the door is in a locked position. Available in colors that coordinate with the interior.

#### Grilles

Grilles are available in a variety of configurations. See page 11 for details.

#### Insect Screens

Insect screens are available with a gray fiberglass screen mesh and are color-matched to the door exterior. The latch mechanism is contained within the insect screen handle for easy operation.

#### Sidelights & Transoms

Patio door sidelights and transoms are available for 100 Series gliding patio doors. See pages 85-86.

\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

\*\*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively.

Printing limitations prevent exact duplication of colors and finishes. See your Andersen supplier for actual color and finish samples.









# TOWN OF NISKAYUNA

## PLANNING BOARD AND ZONING COMMISSION

### AGENDA STATEMENT

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AGENDA ITEM NO. VIII. 5

MEETING DATE: 1/23/2023

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**ITEM TITLE:** DISCUSSION: 1760 Union St. – site plan app. for tenant changes and re-fitting of 9,420 sq. ft. of the 12,804 sq. ft. of office space.

**PROJECT LEAD:** TBD

**APPLICANT:** Lucien Galarneau, Jr.

**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:**

Lucien Galarneau, Jr. submitted an Application for Site Plan Review for tenant changes and reconfiguration of 9,420 sq. ft. of the 12,804 sq. ft. of office space at 1760 Union St. The site is currently occupied by Ortho NY, Coldwell Banker and Schenectady ARC. Mr. Galarneau's proposal is to combine Suites 1 and 2 and replace Ortho NY and Coldwell Banker with Pediatric Dental Group of NY. Schenectady ARC will remain in their present location.

The address lies within the C-N Neighborhood Commercial zoning district. General business office use and medical office use are both permitted principal uses in the zoning district.

**BACKGROUND INFORMATION**

An undated 1-page drawing of the proposed interior floorplan entitled "Dr. Farzad Sani" by Henry Schein Integrated Design Studio was provided with the application and stamped "Received Jan 20 2023 Planning Office Niskayuna, NY" by the Planning Office.

A 1-page site plan drawing that includes the parking spaces located at the address entitled "As Built Plan, Lands N/F of William Jarmolychm, 1760 Union St. " by ABD Engineers & Surveyors dated 9/28/05 with a most recent revision of Rev 1 10/11/05 was also provided.

A summary of the code required and available parking spaces before and after the proposed tenant change is shown below.



Occupants	Use	Area	Parking Factor	Parking Need	Parking Actual
<b>Current</b>					
Ortho NY	Medical office	4,710	1/175	27	62
Coldwell Bank	General office	4,710	1/225	21	
ARC	General office	3,384	1/225	16	
<b>TOTAL</b>				<b>64</b>	
<b>Proposed</b>					
Dental office	Medical office	9,420	1/175	54	62
ARC	General office	3,384	1/225	16	
<b>TOTAL</b>				<b>70</b>	

Based on the most recent occupancy of the building 64 parking spaces are required while only 62 are available. As proposed, the tenant change will increase the required parking spaces to 70 thereby increasing the parking space shortage from 2 spaces to 8 spaces. Based upon this analysis, an area variance from the Zoning Board of Appeals (ZBA) for 8 parking spaces may be needed, as there does not appear to be any place the applicant can bank the parking.

The Planning Board should discuss the parking needs and explore adding trees to the Union Streetscape as well as updating sidewalks / curb-cuts if needed.



**TOWN OF NISKAYUNA**  
*Application for Site Plan Review*

**Applicant (Owner or Agent):**

**Location:**

Name Galarneau Builders Inc. Number & Street 1760 Union St.  
Address 526 Maple Ave Section-Block-Lot 50.10 - 3 - 31.1  
Saratoga Springs, NY 12866  
Telephone (518) 587-8191 Fax (518) 587-7568 Zoning District C-N

**Proposal Description:**

Re-design / Re-fit for dental office 9,000 sq.ft.  
out of 13,000 sq.ft.

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**Each site plan application shall be accompanied by:**

1. Twelve (12) site plan maps prepared by a licensed engineer, architect or surveyor.
  - a. The site plan shall include the following: the title of the drawing, including the name(s), address(es), phone and fax numbers of the applicant and the name address, phone and fax number of the person, firm or organization preparing the map.
  - b. The North point, date and scale.
  - c. Boundaries of the property.
  - d. Existing watercourses and direction of existing and proposed drainage flow.
  - e. The location of all proposed site improvements; proposed water and utility facilities; a description of the method of sewage disposal and location of such facilities; the location of all proposed signs; and location of proposed areas of vegetation.
2. A lighting plan showing the lighting distribution of existing or proposed lights, specifications, photometric data, and catalog cuts of the proposed fixture(s) which meet the requirements of Article VIII B of the Zoning Ordinance of the Town of Niskayuna entitled "Guidelines for Lighting of Outdoor Areas under Site Plan Review".
3. Six (6) copies of the short or long Environmental Assessment Form (EAF), as required by 6NYCRR Part 617, "State Environmental Quality Review", and Chapter 95, "Environmental Quality Review", of the Code of the Town of Niskayuna.



4. If the application is being made by someone other than the current property owner, the applicant or the agent for the applicant must provide proof that they are authorized to pursue this site plan approval. Such proof may be in the form of a contract for sale or letter by the current owner that the applicant/agent is authorized to proceed with this application.
5. Administration Fees: An application for site plan approval shall be submitted to the Planning Board at least ten (10) business days prior to a regular meeting of the Planning Board. Each petition shall be accompanied by a minimum fee of **two hundred dollars (\$200.00)** plus an additional fee based on the square footage of new building construction. Fees are payable to the Town of Niskayuna.
6. Consulting Fees: The cost incurred by the Town for the review of an application by the Town Engineer, consulting engineering firm or other consulting fees, in connection with a Board's review of a proposed application shall be charged to the applicant. The Board to whom the application is made shall obtain an estimate from any designated consultant of the amount sufficient to defray the cost of such services and shall collect from the applicant the estimated charges. Any portion of the estimated charges so collected, which are not expended by the Town, shall be returned to the applicant. Any such costs incurred by the Town beyond the estimated charges initially collected from the applicant, shall be collected from the applicant prior to final action upon the application.

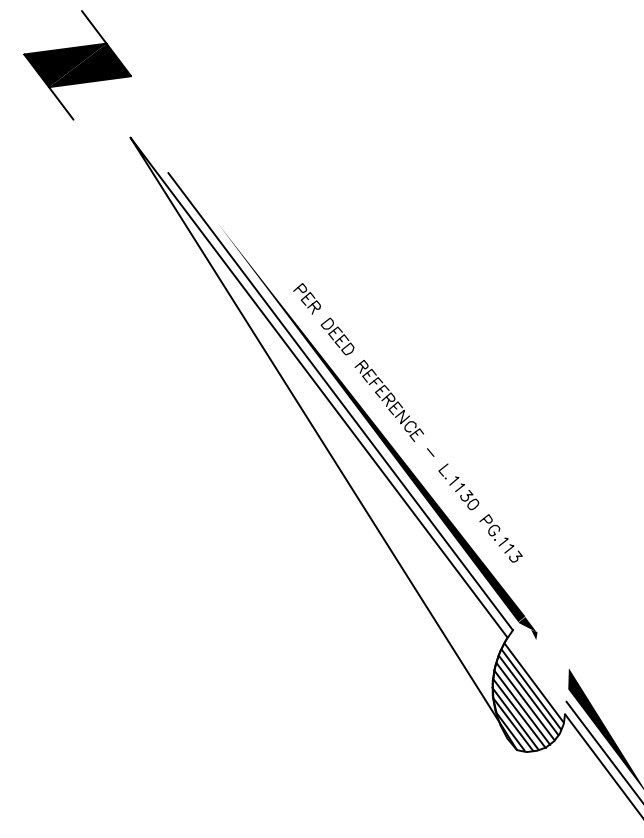
Signature of applicant: \_\_\_\_\_

Date: 1-3-23

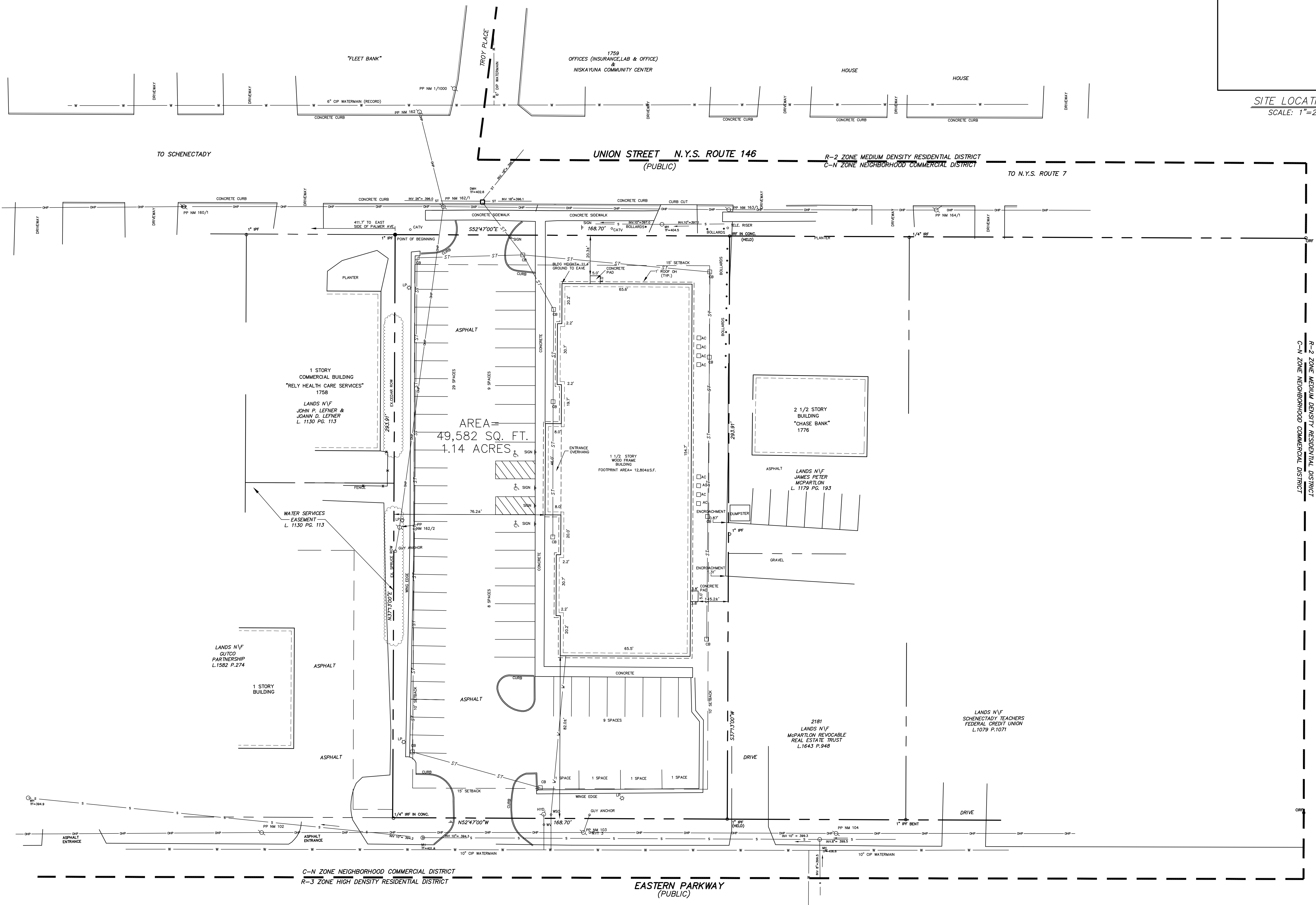
Signature of owner (if different from applicant): \_\_\_\_\_

Date: \_\_\_\_\_





SITE LOCATION MAP  
SCALE: 1"=2000'



**CERTIFIED TO:**  
1760 UNION STREET HALL, L.L.C.  
FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK,  
OR COMMERCIAL FINANCE BUSINESS PROPERTY CORPORATION, A  
DELAWARE CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS  
TITLE NO. 853-SC-06559, DATED 12/22/04  
COVENANTS & RESTRICTIONS L.775, P.559 IS UNPLOTTABLE  
WATER SERVICE EASEMENT LISTED IN L.1130 P.113  
DOES NOT AFFECT PROPERTY.  
This is to certify that this map or plot and the survey on which  
it is based were made (i) in accordance with "Minimum  
Standard Detail Requirements for ALTA/ACSM Land Title  
Surveys," jointly established and adopted by ALTA, ACSM and  
NSPS in 1999, and includes Items 1, 2, 3, 4, 5, 6, 7(c), 7(b),  
7(c), 7(d), 8, 9, 10, and 11 of Table A, thereof, and (ii) pursuant to  
the Accuracy Standards (as adopted by ALTA, NSPS and ACSM  
and in effect on the date of this certification) undersigned  
further certifies that the Positional Uncertainties resulting from  
the survey measurements made on the survey do not exceed  
the allowable Positional Tolerance, and there are no gaps or  
gorges within this property.

**SUGGESTED DESCRIPTION:**  
All that parcel of land situated in the Town of Niskayuna, County of Schenectady  
and State of New York and being more particularly bounded and described as follows:  
BEGINNING at a point located on the southerly boundary of Union Street—  
N.Y.S. Route 146 at its intersection with the division line between lands now or formerly  
John P. and Joann D. Lefner (L.1130, P.113) on the northwest and lands now or formerly  
William Jarmolych (L.1016, P.363) on the southeast, said point also being 411.7 feet  
easterly from its intersection with the east side of Palmer Avenue; thence South 52°-47'-  
00" East along said southerly boundary of Union Street a distance of 168.70 feet to a  
point located at its intersection with the division line between lands now or formerly  
James Peter McPartlon (L.1179, P.193) on the southeast and said lands now or formerly  
Jarmolych on the northwest; thence South 37°-13'-00" West along said division line and  
lands now or formerly McPartlon Revocable Real Estate Trust (L.1643, P.948) on the  
southeast a distance of 293.91 feet to a point located on the northerly boundary of Eastern  
Parkway; thence North 52°-47'-00" West along said northerly boundary a distance of  
168.70 feet to a point located at its intersection with the division line between lands now  
or formerly Gutco Partnership (L.1582, P.274) on the northwest and said lands of  
Jarmolych on the southeast; thence North 37°-13'-00" East along said division line and  
the first mentioned division line a distance of 293.91 feet to the POINT OF  
BEGINNING containing 1.14 acres.  
Subject to any easements, restrictions and/or covenants of record, if any.

LEGEND	
○	MANHOLE
○	UTILITY POLE
○	LIGHT POLE
○	IRON PIPE FOUND
+	SIGN
□	CATCH BASIN
—	GAS LINE
—	TELEPHONE LINE
—	WATER LINE
—	SANITARY LINE
—	STORM SEWER
—	OVERHEAD UTILITY

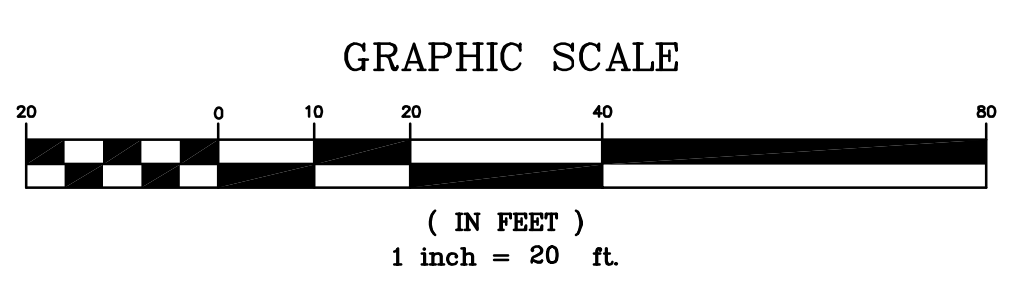
**FLOOD ZONE DESIGNATION:**  
AS DESIGNATED ON FLOOD RATE INSURANCE  
MAP, TOWN OF NISKAYUNA, COUNTY OF  
SCHENECTADY, STATE OF NEW YORK,  
COMMUNITY PANEL NO.3607-398, EFFECTIVE  
MARCH 1, 1978, ZONE C, AREAS OUTSIDE 500  
YEAR FLOOD.  
**SITE DATA:**  
ZONING: C-N, NEIGHBORHOOD COMMERCIAL  
SITE AREA = 49,582 SQ.FT. = 1.14 ACRES  
MINIMUM YARD DIMENSIONS:  
FRONT YARD = 15 FT.  
SIDE YARD = 10 FT.  
REAR YARD = 20 FT.  
BUILDING HEIGHT MAX. = 35'  
EXISTING HEIGHT = 28'  
COVERAGE BY BUILDINGS:  
MAX. ALLOWABLE = 20%  
REQUIRED PARKING SPACES = 59 REG. & 3 HOP = 62 TOTAL SPACES  
EXISTING PARKING SPACES = 59 REG. & 3 HOP = 62 SPACES

- NOTES:
- Base mapping prepared by ABD Engineers & Surveyors from a November 2004 field survey. Updated September 2005.
  - Survey shown is subject to any subsurface easements, restrictions or conditions that exist, if any.
  - Underground utilities are shown from field location if possible. Others are shown from record data. Their exact location may be different from that as shown and others may exist.
  - This survey has been prepared in accordance with the code of practice for land surveys adopted by the New York State Association of Professional Land Surveyors as last revised July 1997.

TOWN OF NISKAYUNA		COUNTY OF SCHENECTADY	
STATE OF NEW YORK			
ABD ENGINEERS & SURVEYORS		411 Union Street Schenectady, N.Y. 12305	
518-377-0315		Fax: 518-377-0379	
DATE:	SEPT. 28, 2005	SCALE:	1"=20'
DWG.	2110A-ASB	SHEET	1 OF 1

**COURTESY COPY**  
1/3/2023  
NOT UPDATED SINCE 2005

TAX MAP NO. 50.10 - 3 - 31.1



TODD WESTERVELD, P.L.S., N.Y.S. LICENSE NO. 50319

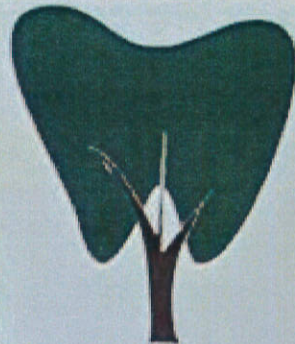






**88**  
**BROAD STREET**

**Pediatric Dental Group of New York**



**Dr. Farzad Sani**

**Dr. Danny Kang**

**Dr. Alison Brienza**

**Dr. Colleen Lacombe-Senecal**

**Call: (518) 798 9966 or Visit: [www.NYPDG.com](http://www.NYPDG.com)**