

TOWN OF NISKAYUNA
Planning Board and Zoning Commission
Agenda
January 9, 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**
 - 1. RESOLUTION: 2023-01: A Resolution for recognition of Planning Board member Daci Shenfield.
 - 2. RESOLUTION: 2023-02: A Resolution for site plan approval for the replacement of the existing signage and the installation of new signage at Tall Oaks Apartments located at 2475 Brookshire Dr.
 - 3. RESOLUTION: 2023-03: A Resolution for site plan approval for remodeling the existing medical office building for general office space at 1758 Union St.
 - 4. RESOLUTION: 2023-04: A Resolution for signage approval at the Volcano Korean BBQ and Hotpot at 2309 Nott St (Shop Rite Plaza #307 and 308).
- VIII. DISCUSSION ITEM**
 - 1. 3900 State ST. – A 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.
 - 2. 2635 Balltown Rd. – Trinity Baptist Church – site plan application for clearing and grading for recreational areas on the rear of the property
 - 3. 40.-1-54.11 – Sketch Plan app. for a 2-Lot minor subdivision and lot line adjustment at Antonia Park
 - 4. 31 E. St. – NE Underlayments – site plan app. for a tenant change under pre-existing nonconforming interior storage use in the R-R Zoning District.
- IX. REPORTS**
 - 1. 2042 Balltown Rd. – Church of Christ new signage
- X. COMMISSION BUSINESS**
- XI. ADJOURNMENT**

NEXT MEETING: January 23, 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

AGENDA ITEM VII. 1

MEETING DATE: 1/9/2023

ITEM TITLE: RESOLUTION: 2023-03: A Resolution for Recognition of former Planning Board member Daci Shenfield

PROJECT LEAD: Kevin Walsh

APPLICANT: N/A

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:

Attached is a resolution recognizing the services of Daci Shenfield to the Town Planning Board and Zoning Commission.

BACKGROUND INFORMATION

N/A

RESOLUTION NO. 2023 – 01

AT A REGULAR MEETING OF THE PLANNING BOARD AND ZONING COMMISSION OF THE TOWN OF NISKAYUNA DULY CALLED AND HELD ON THE 9TH DAY OF JANUARY 2023 AT THE NISKAYUNA TOWN OFFICE BUILDING, ONE NISKAYUNA CIRCLE, IN SAID TOWN AT 7:00 P.M., THE FOLLOWING MEMBERS WERE PRESENT VIRTUALLY OR IN PERSON:

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

One of the purposes of the meeting was to take action on a resolution of recognition for former Planning Board and Zoning Commission member Daci Shenfield.

The meeting was duly called to order by the Chairman.

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

WHEREAS, Daci Shenfield was appointed to the Planning and Zoning Commission by the Niskayuna Town Board on December 7, 2017 and served continuously for over 5 years as a Planning Board alternate and Planning Board member, and

WHEREAS, Ms. Shenfield sat on the Planning Board during its review of large development and redevelopment proposals that shaped much of the Town of Niskayuna and helped to rejuvenate its commercial zoning districts and protect its residential character; and

WHEREAS, Ms. Shenfield thoroughly reviewed each Planning Board packet and project, and her attention to detail ensured projects took into account the needs of the surrounding neighborhoods and the greater good of the Town, and she excelled at comprehensively thinking about projects and identifying potential impacts for the Board to address, which was an incredible asset to the Planning Board; and

WHEREAS, Ms. Shenfield, in her capacity as a Planning Board member, treated residents and applicants with kindness and respect and demonstrated the kind of excellence in service to the public that the Town of Niskayuna strives for; and

WHEREAS, Ms. Shenfield served the people of the Town of Niskayuna with honor and distinction, and her knowledge and deep understanding of planning issues will be greatly missed.

NOW, THEREFORE, be it

RESOLVED, that the Planning Board and Zoning Commission of the Town of Niskayuna offers its personal and official thanks and appreciation to DACI SHENFIELD, and it does so publically to commend her for her excellent service.

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

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

The Chairman declared the same _____.



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VII. 2

MEETING DATE: 1/9/2023

ITEM TITLE: RESOLUTION: 2023-02: A Resolution for site plan approval for the replacement of existing signs and the installation of new signage at Tall Oaks Apartments at 2475 Brookshire Dr.

PROJECT LEAD: TBD

APPLICANT: Kristen Macleod

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:

Kristen Macleod of AJ Signs, agent for the owner of the Tall Oaks Apartments, submitted an Application for Site Plan Review for the replacement of existing signage and the installation of new signage at 2475 Brookshire Dr.

BACKGROUND INFORMATION

The property is located within the R-3 High Density Residential zoning district. Schedule I-C of the Niskayuna zoning code, lists Sections 220-22 and 220-26 as the relevant signage requirements and regulations associated with the district.

A 7-page drawing set entitled "Exterior Signs Tall Oaks Apartments" by AJ Sign Co. dated 8/4/22 with no subsequent revision was included with the application.

PROPOSAL

Section 220-22 A (10) states: "At any time there is a new sign or a modification or a replacement of an existing sign associated with a nonresidential use identified in Section 220-10 as a permitted or special principal use, with a legally nonconforming nonresidential use or with multifamily dwellings, the following standards apply.....

(a) In residential and conservation districts:

1. A legally permitted nonresidential use is permitted one sign.
2. A sign for a nonresidential use shall not exceed twenty square feet in area or eight feet in height above the average grade at its location.

3. Freestanding signs shall be ground (monument) signs only. Building signs shall be wall signs only.” (Section 220-4 Definitions of the zoning code includes the following: “Sign, Ground – A freestanding sign whose entire bottom is in contact with or in close proximity (within two feet) to the ground.”)...

Section 220-26 J of the zoning code states: “In addition to the regulations of Section 220-22 A (10), one sign may be permitted at each access point to the site. In addition to the principal sign(s), any number of directional signs, each not to exceed four square feet in area and eight feet above average grade, may be permitted.”

Page 1 -- Monument Sign on Route 7 (replacement of an existing sign)

The existing access point signs include a “V” shaped brick base containing two code conforming sign panels each measuring 18.6 sq. ft. (70.5” x 38”). The existing signs were approved with building permit number B20-450. As proposed, two new panels measuring 17.6 sq. ft. (78” x 32.5”) will replace the existing panels. *No PB action is required.*

Page 3 – Monument Sign on Pearse Rd. (replacement of an existing unpermitted sign)

An unpermitted sign that reads “Tall Oaks Apartments Leasing Office” including a large arrow pointing down Brookshire Dr. exists at the corner of Pearse Rd. & Brookshire Dr. A new 2-sided monument sign that reads “Tall Oaks Apartments” measuring approximately 19 sq. ft. (84” x 32.5”) x 61.5” high with a distance between the underside of the sign and the ground of 29” is proposed on the property at the approximate location of the intersection of Pearse Rd. and Brookshire Dr. *The Planning Board should discuss this proposed sign with the applicant.* It does not provide any descriptive directional assistance, is not located near an access point to the apartment complex and the bottom of the sign is 5” (29” – 24”) farther from the ground than code allows. Relocation and redesign of the proposed sign could help it conform to the requirements for either a directional sign or an access point monument sign or, the Board may consider this sign the one permitted sign allowed per Section 220-22 A (10) (a) [1].

Page 5 – Column (monument) Sign at the Entrance off of Brookshire Dr. (new sign)

Four (4) new sign panels that read “Tall Oaks Apartments” measuring 3 sq. ft. (22” wide x 20” high) are proposed on rectangular brick monuments at the entrance to the apartment complex off of Brookshire Dr. *The Planning Board should discuss these proposed signs with the applicant.* As noted above, the zoning code allows any number of directional signs up to 4 sq. ft. each in area and one sign is permitted at each entrance point to the site. As currently proposed, the signs do not appear to qualify as directional signs since they provide no descriptive directional assistance. They are located at an entrance point to the site but 4 signs are proposed where the zoning code only allows 1.

12/12/22 Planning Board (PB) meeting – the PB reviewed the sign drawing package that was submitted and noted that the proposed sign to be located along Pearse Rd is a monument sign. Section 220-4 Definitions of the Niskayuna zoning code states that the bottom edge of a monument sign shall be no more than 24” from the average grade where the sign is located. As originally

proposed the bottom edge of the sign was 29" from the average grade. The applicant agreed to lower the sign and comply with code.

The Board also discussed the four (4) signs shown on page 5 of the drawing package. The applicant stated that one (1) sign will be attached to each of the two (2) brick monuments at the entrance to the apartment complex on Brookshire Dr. and each of the two (2) brick monuments at the entrance on Pearse Rd. As noted above, Section 220-26 J of the Niskayuna zoning code states that one sign may be permitted at each access point to the site. As proposed, there are two (2) signs at both of the access points listed above. Therefore, a waiver allowing two (2) signs at the access point on Brookshire Dr. and two (2) signs at the access point on Pearse Rd are required. The Planning Board called for a resolution for the 1/9/23 meeting.

RESOLUTION NO. 2023 – 02

AT A REGULAR MEETING OF THE PLANNING BOARD AND ZONING COMMISSION OF THE TOWN OF NISKAYUNA DULY CALLED AND HELD ON THE 9TH DAY OF JANUARY 2023 AT THE NISKAYUNA TOWN OFFICE BUILDING, ONE NISKAYUNA CIRCLE, IN SAID TOWN AT 7:00 P.M., THE FOLLOWING MEMBERS WERE PRESENT VIRTUALLY OR IN PERSON:

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

One of the purposes of the meeting was to take action on an Application for Site Plan Review.

The meeting was duly called to order by the Chairman.

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

WHEREAS, Kristen Macleod , agent for the owner of Tall Oaks Apartments has made an application to the Planning Board and Zoning Commission for site plan review for new signage for Tall Oaks Apartments at 2475 Brookshire Dr. Niskayuna, and

WHEREAS, the zoning classification of the property is R-3: High Density Residential zoning district, and

WHEREAS, a 7-page drawing set entitled “Exterior Signs Tall Oaks Apartments” by AJ Sign Co. dated 8/4/22 with no subsequent revisions was included with the application, and

WHEREAS, Niskayuna Zoning Code Schedule I-C for the R-3 zoning district states: “See Section 220-26 for requirements and regulations” regarding design parameters (minimum lot size, minimum yard dimensions, etc.) including signage, and

WHEREAS, Niskayuna Zoning Code Section 220-26 Multiple-family dwellings J signs states: “In the addition to the regulations of Section 220-22A (10), one sign may be permitted at each access point to the site....” As proposed, two (2) signs measuring 22” wide x 20” high (3.1 sq. ft.) are shown at each of two (2) unique entrance points

(Brookshire Drive and Pearse Rd.). Therefore, a waiver of one (1) additional entrance point sign at each of the two (2) entrance points is required, and

WHEREAS, as proposed, "Sign 2 Secondary Building ID Sign – West" on page 4 of the 13-page drawing set describes a directional sign measuring 4' wide x 3' high (12 sq. ft.), therefore a waiver of 8 sq. ft. of sign area is required, and

WHEREAS, as proposed, "Sign 5 Leasing Center ID Sign – West" on page 10 of the 13-page drawing set describes a directional sign measuring 3' wide x 2' 8" high (8 sq. ft.), therefore a waiver of 4 sq. ft. of sign area is required, and

NOW, THEREFORE, be it hereby

RESOLVED, that the Planning Board and Zoning Commission has determined that the proposed sign waivers as described above would have a minimum negative effect on aesthetics, and be it

FURTHER RESOLVED, that the Planning Board and Zoning Commission does hereby grant said waivers to allow for the signage as described in the 13-page document entitled "Sign Summary by Bartush Signs dated 8/18/21 with a most recent revision of 11/15/22, and be it

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

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

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

The Chairman declared the same _____.



TOWN OF NISKAYUNA

One Niskayuna Circle
Niskayuna, New York 12309-4381

Phone: (518) 386-4530

Application for Site Plan Review

Applicant (Owner or Agent):

Name AT Signs

Address 842 Saratoga Rd
Burnt Hills NY 12027

Email _____

Telephone 518 399 9291 Fax 518 880 1779

Location:

Number & Street 2475 Brookshire Dr

Section-Block-Lot 61.5 - 2 - 11.1

Zoning District R3

Proposal Description:

Replace existing sign faces on Brick monument Sign at Troy Schen Rd entrance
Replace existing freestanding sign (Brookshire/Pearse)
Install 2 sign faces on existing Brick Pillars Brookshire + Pearse entrance

Signature of applicant: _____

Date: _____

Signature of owner (if different from applicant): _____

Date: _____

Each site plan application shall be accompanied by:

Monument Sign

Qty: (2) Single Sided

Materials: TBD

Additional Information: Raised Letters and Externally Lit

Install Information: Install on existing structure

Colors: ☐ White ☒ 7125 Dark Gray ☐ Pantone 7317C



842 Saratoga Road
Burnt Hills, NY 12027
(518) 399-9291
AJSigns.com

Client: Jankaw Companies
Project: Exterior Signs
Location: Tall Oaks Apartments

Customer Approval: _____ Date: _____
Landlord Approval (If Required): _____ Date: _____

File Name: E39191
Salesperson: Tom
Designer: Lisa
Date: 8/4/22

Original drawings and designs are the property of AJ Sign Co. and may not be duplicated or reproduced in whole or part as a drawing or sign without written permission from AJ Sign Co. Drawing value is included in project pricing. If drawings (i.e. Designer's hand-drawn) do not result in a subsequent project you will then be financially responsible for the value of drawings. Designer's Renderings are available for purchase for use in competitive bid processes upon request.



New York

Google

Street View - Aug 2022



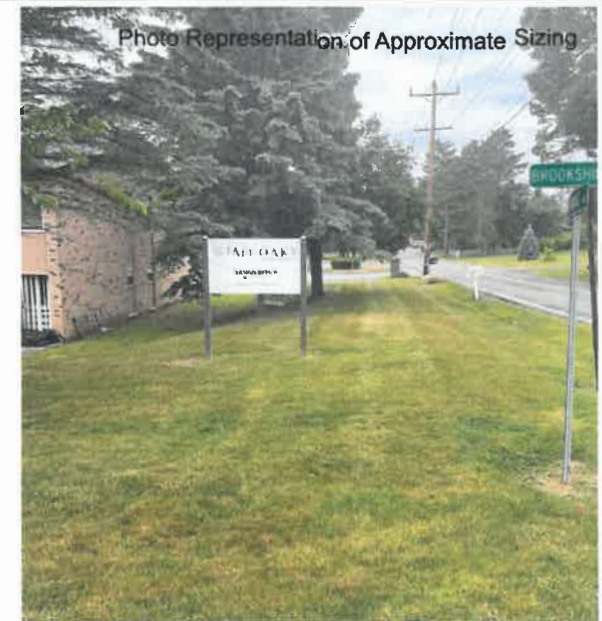
Monument Sign

Qty: (1) Double Sided

Materials: TBD

Colors: ☐ White ☒ 7125 Dark Gray ☒ Pantone 7317C ☐ 7125 Medium Grey

Non Lit



REPLACED TO 24 inches



842 Saratoga Road
Burnt Hills, NY 12027
(518) 399-9291
AJSigns.com

Client: Jankaw Companies
Project: Exterior Signs
Location: Tall Oaks Apartments

Customer Approval: _____ Date: _____
Landlord Approval (If Required): _____ Date: _____

File Name: E39191
Salesperson: Tom
Designer: Liesel
Date: 8/4/22

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Monument Sign

Qty: (1) Double Sided

Materials: TBD

Colors: ☐ White ☒ 7125 Dark Gray ☒ Pantone 7317C ☒ 7125 Medium Grey

Photo Representation of Approximate Sizing



842 Saratoga Road
Burnt Hills, NY 12027
(518) 399-9291
AJSigns.com

Client: Jankaw Companies
Project: Exterior Signs
Location: Tall Oaks Apartments

Customer Approval: _____ Date: _____
Landlord Approval (If Required): _____ Date: _____

File Name: E39191
Salesperson: Tom
Designer: Liesel
Date: 8/4/22

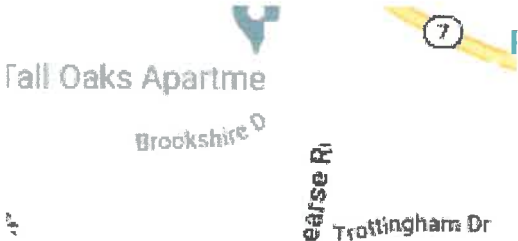
Original drawings and designs are the property of AJ Sign Co. and may not be duplicated or reproduced in whole or part as a drawing or sign without written permission from AJ Sign Co. Drawing value is included in project pricing. If drawings (i.e. Designer's Rendering) do not result in a subsequent project you will then be financially responsible for the value of drawings. Designer's Renderings are available for purchase for use in competitive bid processes upon request.



New York
Google
Street View - Aug 2019



Image capture: Aug 2019 © 2022 Google



Column Signs

Qty: (4) Single Sided

Materials: Painted Aluminum with Vinyl Graphics.

Install Information: Stud Mount

Colors: ☐ White ☒ 7125 Dark Gray ☒ Pantone 7317C



Photo Representation of Approximate Sizing



Your Image. Our Everything.

842 Saratoga Road
Burnt Hills, NY 12027
(518) 399-9291
AJSigns.com

Client: Jankaw Companies
Project: Exterior Signs
Location: Tall Oaks Apartments

Customer Approval: _____
Landlord Approval (If Required): _____

Date: _____
Date: _____

File Name: E39191
Salesperson: Tom
Designer: Liesel
Date: 8/4/22

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Google Maps 2475 Brookshire Dr

Lat Brookshire Entrance

New York

Google

Street View - Aug 2019



Image capture: Aug 2019 © 2022 Google



Google Maps 968 Pearse Rd

29+ Pearse entrance

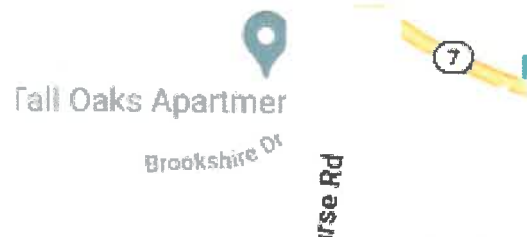
New York

Google

Street View - Aug 2021



Image capture: Aug 2021 © 2022 Google



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: Tall Oaks Apartments Signage							
Project Location (describe, and attach a location map): 2475 Brookshire Dr							
Brief Description of Proposed Action: Tall Oaks Sign Replacement and additional Signage							
Name of Applicant or Sponsor: AJ Signs		Telephone: 518-399-9291					
		E-Mail: Kristen@ajsigns.com					
Address: 842 Saratoga Rd							
City/PO: Burnt Hills		State: NY	Zip Code: 12027				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="padding: 2px;">NO</th> <th style="padding: 2px;">YES</th> </tr> <tr> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="padding: 2px;">NO</th> <th style="padding: 2px;">YES</th> </tr> <tr> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input type="checkbox"/> Commercial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other (specify): _____</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Thomas Wheeler</u> Date: <u>12/7/22</u> Signature: _____		

2475 Brookshire Drive – Tall Oaks Apartments

Existing Signage as of 12/5/22





TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VII. 3

MEETING DATE: 1/9/2023

ITEM TITLE: RESOLUTION: A Resolution for site plan approval for remodeling of the existing medical office building for general office space at 1758 Union St.

PROJECT LEAD: TBD

APPLICANT: Greg Bellamy, 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:

Greg Bellamy, agent for the owner, R J Long, submitted an Application for Site Plan Review for remodeling of the existing medical office building for general office space.

BACKGROUND INFORMATION

The property is located within the C-N Neighborhood Commercial zoning district. General office space is a permitted principal use in the district.

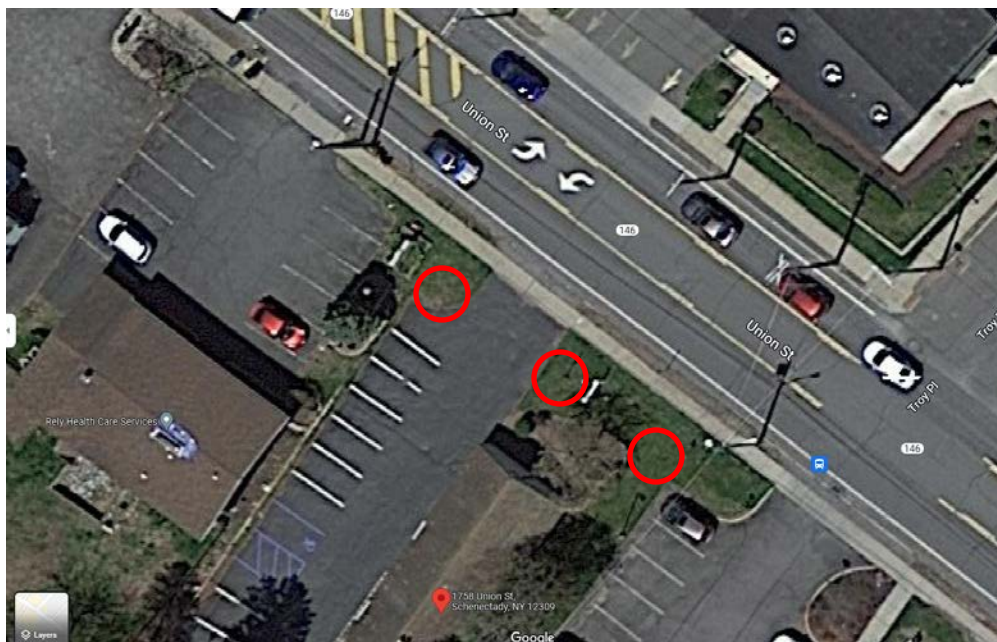
A 14-page drawing set entitled "Office Renovation for Coldwell Banker Address 1758 Union St. Schenectady, NY 12309" by NOLAN Engineering PLLC dated 11/21/22 with no subsequent revisions was provided with the application. No proposed signage drawings are included in the drawing package.

Schedule I-D column 6 of the Niskayuna zoning code lists the parking space requirement for "professional office spaces, medical" as 1 space for each 175 sq. ft. of gross floor area. The requirement for "professional offices, non-medical" and "general business offices" is 1 space for each 225 sq. ft. of gross floor area. So with this proposal – the parking demand has decreased. The building is conservatively 1700 square feet and has at least 10 parking spaces striped. The parking demand for general business office would be 8. Therefore they are in compliance.

Because this project is an improvement to the area and the tenant change reduces parking demands and traffic generation – the Planning Department has proposed a tentative resolution for site plan approval. Two things to discuss with the applicant are whether or not street trees could be added to Union St to help provide shade to walkers and mitigate the impacts of climate change – and whether or not to add a condition to repair/replace the asphalt connection to Union St and the sidewalk along the property line should be required.



PAVEMENT / SIDEWALK Repair / replace



AREAS FOR STREET TREES

The applicant is before the Board this evening to explain the project and address any questions that arise. A tentative resolution for site plan approval is included in the meeting packet.

RESOLUTION NO. 2023 – 03

AT A REGULAR MEETING OF THE PLANNING BOARD AND ZONING COMMISSION OF THE TOWN OF NISKAYUNA DULY CALLED AND HELD ON THE 9TH DAY OF JANUARY 2023 AT THE NISKAYUNA TOWN OFFICE BUILDING, ONE NISKAYUNA CIRCLE, IN SAID TOWN AT 7:00 P.M., THE FOLLOWING MEMBERS WERE PRESENT VIRTUALLY OR IN PERSON:

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

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

The meeting was duly called to order by the Chairman.

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

WHEREAS, RJ Long, has made an application to the Planning Board and Zoning Commission for site plan review for a tenant change from the current medical office space to general office space for Coldwell Banker at 1758 Union St., Niskayuna, and

WHEREAS, the site plan is shown on a 14-page drawing set entitled "Office Renovation for Coldwell Banker Address 1758 Union St. Schenectady, NY 12309" by NOLAN Engineering PLLC dated 11/21/22 with no subsequent revisions that was provided with the application, and

WHEREAS, the zoning classification of the property is C-N Neighborhood Commercial zoning district, and

WHEREAS, general office space and Coldwell Banker qualify as permitted principal uses in the zoning district, and

WHEREAS, Schedule I-D for the C-N zoning district states that for medical office space 1 parking space is required for each 175 sq. ft. of gross floor area and for general business office space only 1 parking space is required for each 225 sq. ft. of gross floor area. Therefore, as proposed, the required parking spaces are reduced and the current number of parking spaces (10) exceeds what would be required (8), and

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

NOW, THEREFORE, be it hereby

RESOLVED, that the Planning Board and Zoning Commission finds the above referenced site plan meets the requirements of the Zoning Code and previous site plan approvals, and therefore, hereby approves this site plan and tenant change with the following condition:

1. If proposed signage complies with Zoning Code it can be reviewed and approved by the Planning Department. Any waivers or special signage will require the signage to be approved by the Planning Board.
2. Applicant shall explore planting street trees in the green areas adjacent to Union St and submit a planting plan of findings to the Planning Department / Tree Council.
3. Applicant shall repair / replace asphalt and sidewalk that serves this property according to the specifications of Schenectady County.

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

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

The Chairman declared the same _____.



TOWN OF NISKAYUNA

One Niskayuna Circle
Niskayuna, New York 12309-4381

Phone: (518) 386-4530

Application for Site Plan Review

Applicant (Owner or Agent):

Name Bellamy Remodeling

Address 3769 Ridge Rd

Scotia Ny 12302

Email Greg@bellamyremodeling.com

Telephone 518-365-5349 Fax _____

Location:

Number & Street 1758 Union St

Section-Block-Lot 50.10 - 3 - 35.2

Zoning District C-N Commercial

Proposal Description:

General Remodel of the existing Doctors office, to convert to general office space for real-estate office. Project to include new roof, siding, windows, & doors. New interior framing layout, interior doors, flooring and ceiling, to also include new bathroom plumbing, electrical, lighting & flooring.

Signature of applicant: _____

Date: 12/12/22

Signature of owner (if different from applicant): _____

DocuSigned by:

RJ Long

8E27FE63184E4D7...

RJ Long

Date: 12/12/2022

G0.2

CODE INFORMATION:

BUILDING CONSTRUCTION TYPE: VB
CLIMATE ZONE: 5A
OCCUPANCY TYPE: BUSINESS
BUILDING SQUARE FOOTAGE: 1,627 SF
OCCUPANT LOAD: 10

PER BCNYS TABLE 504.3, ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE = 40 FT
HEIGHT ABOVE GRADE PLANE PROVIDED = 18 FT (TO RIDGE)

PER BCNYS TABLE 504.4, ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE = 2
NUMBER OF STORIES ABOVE GRADE PLANE PROVIDED = 1

PER BCNYS TABLE 506.2, ALLOWABLE AREA FACTOR = 9,000 SF
PER BCNYS SECTION 506.2.1, THE ALLOWABLE AREA OF A SINGLE-OCCUPANCY
BUILDING WITH NO MORE THAN ONE STORY ABOVE GRADE PLANE SHALL BE
DETERMINED IN ACCORDANCE WITH EQUATION 5-1:
 $A_a = 9,000 + (9,000 \times 0.75) = 15,750 \text{ SF}$
PER BCNYS SECTION 506.3.3, AREA FACTOR INCREASE BASED ON FRONTAGE If = (1
(ENTIRE LENGTH OF BUILDING FRONTS ON OPEN SPACE) - 0.25) x 30/30 = 0.75

PER BCNYS TABLE 601, FIRE RESISTANCE RATED REQUIREMENTS FOR BUILDING
ELEMENTS PER TYPE VB CONSTRUCTION:
PRIMARY STRUCTURAL FRAME = 0 HR
BEARING WALLS INTERIOR AND EXTERIOR = 0 HR
NON-BEARING WALLS EXTERIOR (PER TABLE 602) = 0 HR
NON-BEARING WALLS INTERIOR = 0 HR
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS = 0 HR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS = 0 HR

PER BCNYS TABLE 803.13 INTERIOR WALL AND CEILING FINISH REQUIREMENTS FOR
NON-SPRINKLERED B OCCUPANCY, ROOMS AND ENCLOSED SPACES REQUIRE
FINISHES MEETING CLASS C OR BETTER (FLAME SPREAD INDEX 76-200, SMOKE
DEVELOPED INDEX 0-450).

PER BCNYS SECTION 903.2, AN AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED
THROUGHOUT BUILDINGS CONTAINING B OCCUPANCY.

PER BCNYS SECTION 906.1, PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN
GROUP B; IN AREAS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED,
USED OR DISPENSED.

PER BCNYS TABLE 906.3(1), MAXIMUM DISTANCE OF TRAVEL TO FIRE EXTINGUISHER
FOR CLASS A FIRE HAZARDS SHALL BE 75 FT.

PER NFPA 101,BUSINESS OCCUPANCIES HAVING AN AGGREGATE GROSS AREA OF
MORE THAN 30,000 SF OR OCCUPYING MORE THAN THREE STORIES FOR SALES
PURPOSES REQUIRE A FIRE ALARM SYSTEM. FIRE ALARM SYSTEM IS NOT REQUIRED.

PER BCNYS SECTION 1005.3.2, THE CAPACITY OF MEANS OF EGRESS COMPONENTS
OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT
LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF
0.2 INCH PER OCCUPANT.

PER BCNYS TABLE 1006.2.1, B OCCUPANCY WITH MAXIMUM 49 OCCUPANT LOAD AND 75
FT MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE, ONE EXIT IS ALLOWED.
THIS PROJECT REQUIRES TWO EXITS.

PER BCNYS TABLE 1017.2, EXIT ACCESS TRAVEL DISTANCE FOR B OCCUPANCY
WITHOUT SPRINKLER SYSTEM SHALL NOT EXCEED 200 FT.

PER BCNYS SECTION 1103.2.2, SPACES AND ELEMENTS WITHIN EMPLOYEE WORK
AREAS SHALL BE DESIGNED AND CONSTRUCTED SO THAT INDIVIDUALS WITH
DISABILITIES CAN APPROACH, ENTER AND EXIT THE WORK AREA.

PER BCNYS SECTION 1104.3.1, COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE
WORK AREAS SHALL BE ACCESSIBLE ROUTES. NOT REQUIRED IF LESS THAN 1,000 SF
IN SIZE AND DEFINED BY PERMANENTLY INSTALLED PARTITIONS, COUNTERS,
CASEWORK OR FURNISHINGS.

PER BCNYS SECTION 1105.1, AT LEAST 60% OF ALL PUBLIC ENTRANCES SHALL BE
ACCESSIBLE.

PER BCNYS SECTION 1109.2, EACH TOILET ROOM SHALL BE ACCESSIBLE. EXCEPTION 3:
WHERE MULTIPLE SINGLE-USER TOILET ROOMS OR BATHING ROOMS ARE CLUSTERED
AT A SINGLE LOCATION, AT LEAST 50 PERCENT BUT NOT LESS THAN ONE ROOM FOR
EACH USE AT EACH CLUSTER SHALL BE ACCESSIBLE.

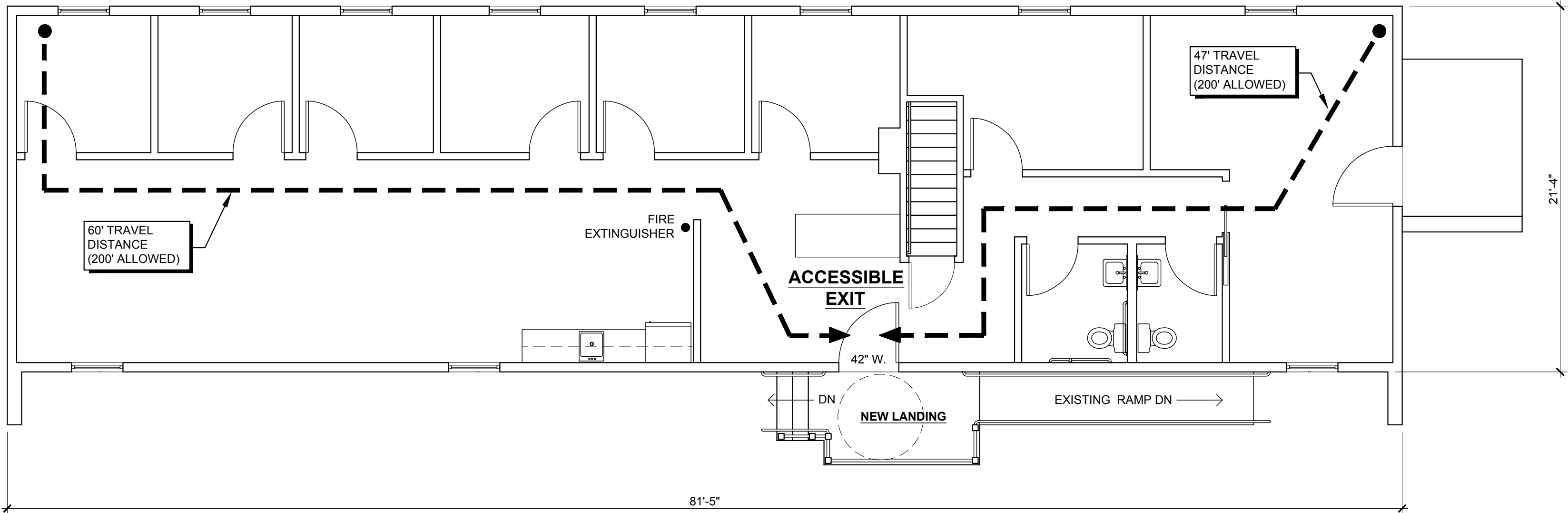
PER BCNYS SECTION 1209.2.1, TOILET ROOM FLOOR FINISH MATERIALS SHALL HAVE A
SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS
WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT
EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES.

PER BCNYS SECTION 1209.2.2, WALLS AND PARTITIONS WITHIN 2 FT OF SERVICE SINKS,
URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT
SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FT ABOVE THE FLOOR, AND EXCEPT FOR
STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE
THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

PER BCNYS TABLE 2902.1, MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES:
B-BUSINESS

WC: 1 PER 25.
LAVS: 1 PER 40,
SERVICE SINK: 1 (IN BASEMENT).

PER BCNYS SECTION 2902.2, WHERE PLUMBING FIXTURES ARE REQUIRED, SEPARATE
FACILITIES SHALL BE PROVIDED FOR EACH SEX. EXCEPTION: SEPARATE FACILITIES
NOT REQUIRED IN B OCCUPANCIES WHERE OCCUPANT LOAD IS 25 OR FEWER.



1
G0.3
EGRESS PLAN
SCALE: $\frac{3}{16}'' = 1'-0''$

NOLAN

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REGISTERED PROFESSIONAL ENGINEER
NEW YORK STATE LICENSE # 083929
333 KINGSLEY ROAD • BURNT HILLS, NY 12027 (516) 280-3190
WEBSITE: WWW.NOLAN-ENGINEERING.COM • EMAIL: RICHARD@NOLAN-ENGINEERING.COM

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DATE:	DESCRIPTION:								

OFFICE RENOVATION
FOR COLDWELL BANKER

CONTRACTOR:
BELLAMY REMODELING

ADDRESS:
1758 UNION STREET
SCHENECTADY, NY 12309

START DATE:

STAMP

DATE: 11/21/2022

FILE:

PAGE CONTENT:
CODE INFORMATION

DESIGNER: BROILES	ENGINEER: NOLAN
PAPER SIZE: C (18"x24")	SCALE:
SHEET: G0.3	

PROTRUDING OBJECTS

ANY AMOUNT

3'-0" CLEAR WIDTH

4" MAX

6'-8" MIN

2'-3" GREATER THAN

27" OR BELOW

27" MAX

CANE RANGE

WALKING PARALLEL TO A WALL

WALKING PARALLEL TO A WALL

WALKING PERPENDICULAR TO A WALL

1'-0" MAX

GREATER THAN 27"

CANE HITS POST OR PYLON BEFORE PERSON HITS OBJECT

CANE RANGE

32" MIN CLEAR WIDTH POINT PASSAGE

4" MAX

2'-0" MAX

ANY DIM

3'-0" MIN CLEAR PASSAGE

WING WALLS DOWN TO FLOOR

PROTRUDING OBJECTS HANGING ON WALL WITH LEADING EDGES ABOVE 27"

ADDITIONAL PROTECTION NOT REQUIRED BETWEEN WING WALLS

OBJECTS MOUNTED ON POSTS OR PYLONS

EXAMPLE OF PROTECTION AROUND WALL-MOUNTED OBJECTS AND MEASUREMENTS OF CLEAR WIDTHS

FORWARD REACH

NOTE: X SHALL BE LESS THAN OR EQUAL TO 25 INCHES. Z SHALL BE 25 INCHES MAXIMUM OR EQUAL TO X. WHEN X IS LESS THAN 20 INCHES, THEN Y SHALL BE 48 INCHES MAXIMUM. WHEN X IS 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAXIMUM.

4'-0"

15" MIN.

HIGH FORWARD REACH LIMIT

4'-0"

2'-6"

Y

X

Z

4'-0"

MAXIMUM FORWARD REACH OVER AN OBSTRUCTION

X

Z

4'-0"

2'-6"

SIDE REACH

CLEAR FLOOR SPACE PARALLEL APPROACH

10" MAX

2'-6"

4'-0"

HIGH AND LOW SIDE REACH LIMITS

15" MIN

4'-0" MAXIMUM

2'-6"

10" MAX

MAXIMUM SIDE REACH OVER OBSTRUCTIONS

3'-10" MAX.

2'-10" MAXIMUM

2'-6"

2'-0" MAX.

1/4" MAX

CHANGE IN LEVEL

1/4" TO 1/2"

1 2

CHANGE IN LEVEL

FOR REFERENCE ONLY
FOLLOW ALL LOCAL
JURISDICTION CODES

[illegible]

ADDRESS:
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SCHENECTADY, NY 12309

STAMP



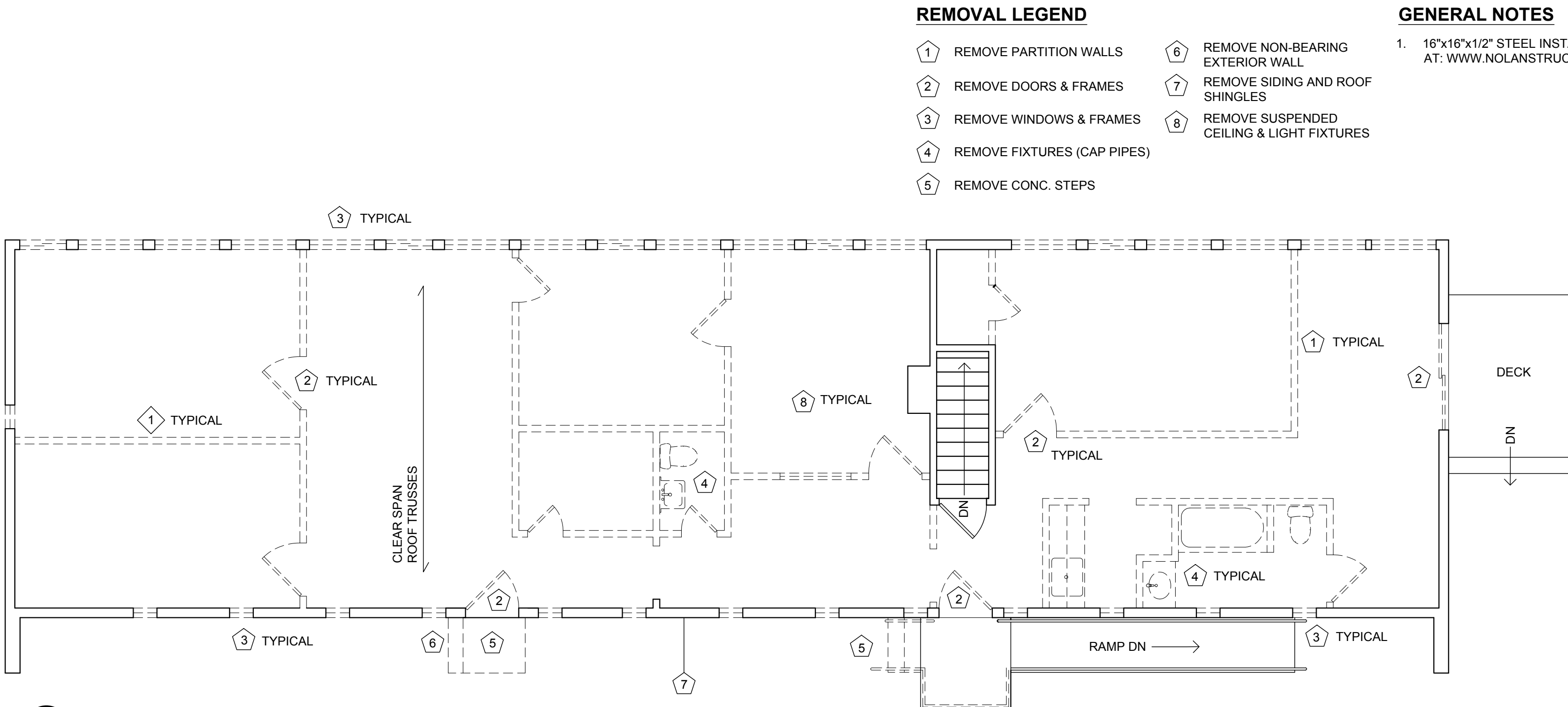
The seal is a circular red stamp. The outer ring contains the text "STATE OF NEW YORK" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom. Inside the ring, the name "RICHARD E. NOLAN" is written in an arc. In the center of the seal is the coat of arms of the State of New York, featuring a Native American figure holding a bow and arrow, with a star above. Below the coat of arms is the license number "083929". A handwritten signature "Richard E. Nolan" is written across the seal in black ink.

FILE:

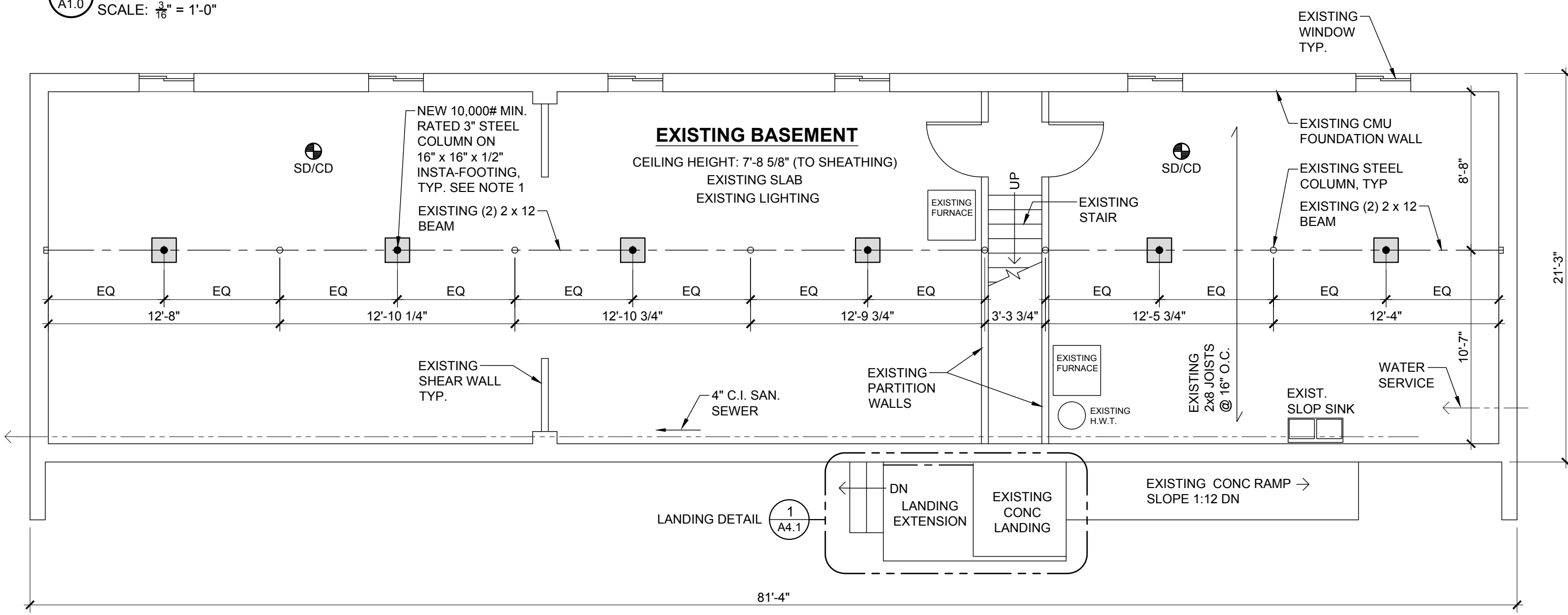
SHEET: A0.1

INOLAN ENGINEERING PLLC
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2
A1.0
EXISTING / DEMO FIRST FLOOR PLAN
SCALE: $\frac{3}{16}" = 1'-0"$



1
A1.0
FOUNDATION PLAN
SCALE: $\frac{3}{16}" = 1'-0"$

REMOVAL LEGEND

- 1 REMOVE PARTITION WALLS
- 2 REMOVE DOORS & FRAMES
- 3 REMOVE WINDOWS & FRAMES
- 4 REMOVE FIXTURES (CAP PIPES)
- 5 REMOVE CONC. STEPS
- 6 REMOVE NON-BEARING EXTERIOR WALL
- 7 REMOVE SIDING AND ROOF SHINGLES
- 8 REMOVE SUSPENDED CEILING & LIGHT FIXTURES

GENERAL NOTES

- 1. 16"x16"x1/2" STEEL INSTA-FOOTING. AVAILABLE AT: WWW.NOLANSTRUCTURALPRODUCTS.COM

NOLAN ENGINEERING PLLC
DESIGNED BY
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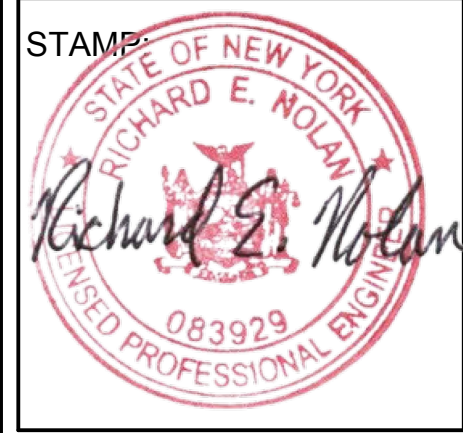
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DATE:	DESCRIPTION:

OFFICE RENOVATION
FOR COLDWELL BANKER

CONTRACTOR:
BELLAMY REMODELING

ADDRESS:
1758 UNION STREET
SCHENECTADY, NY 12309

START DATE:



DATE: 11/21/2022

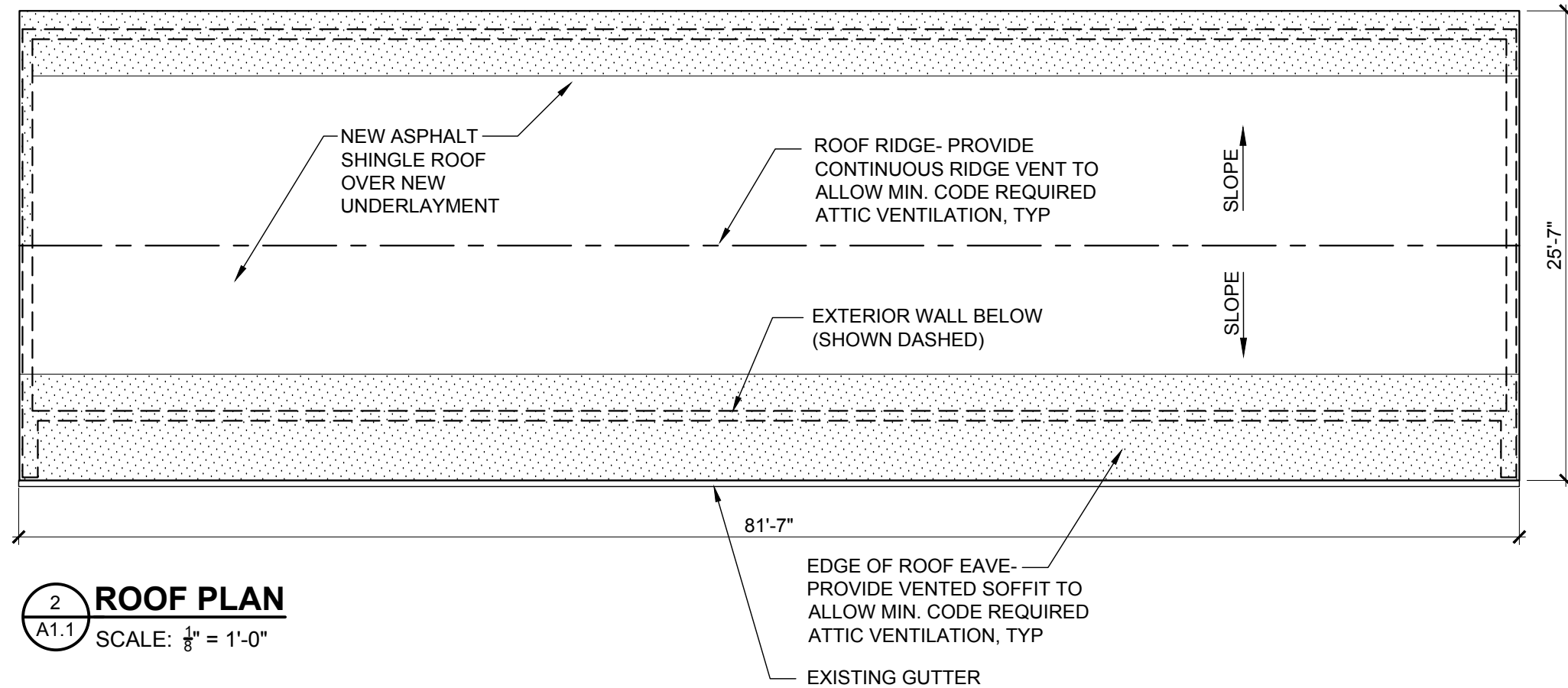
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PAGE CONTENT:
BASEMENT PLAN &
EXISTING 1st FLOOR /
DEMO PLAN

DESIGNER: BROILES
ENGINEER: NOLAN

PAPER SIZE: C (18"x24")
SCALE:

SHEET: A1.0

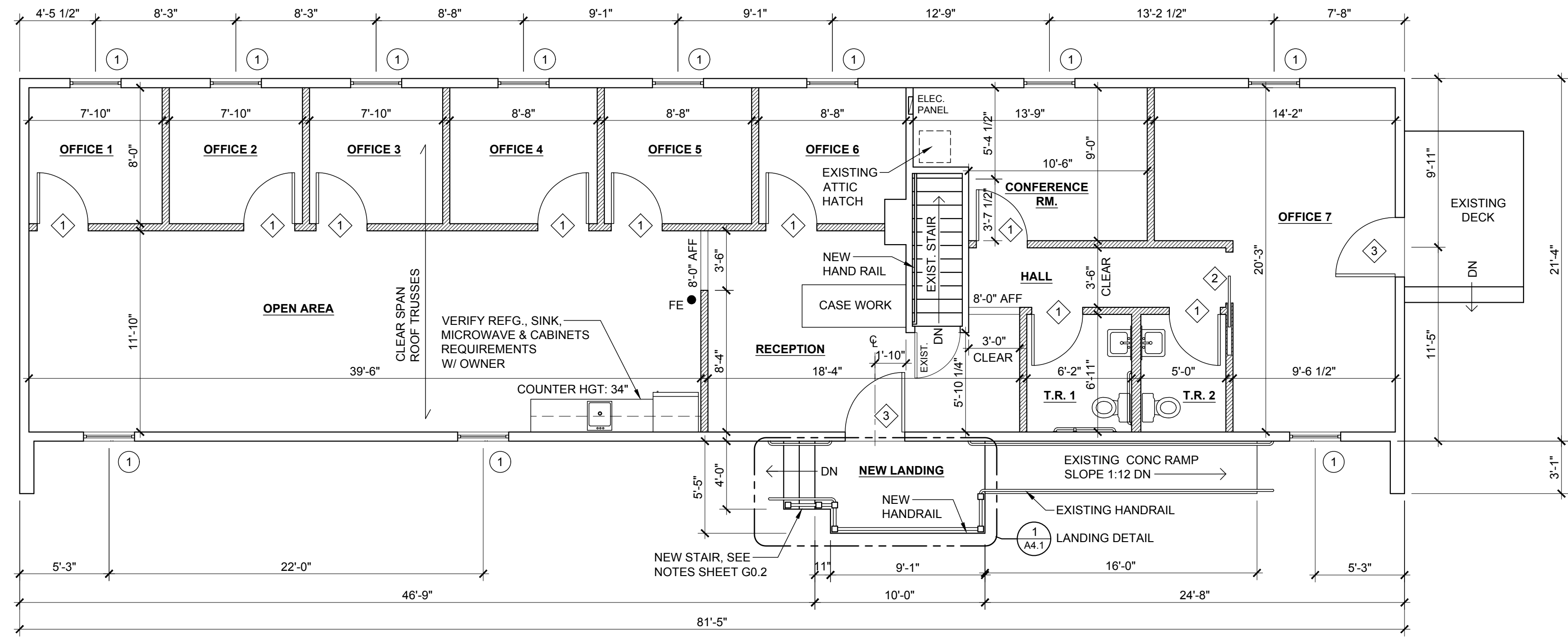


2 ROOF PLAN
SCALE: $\frac{1}{8}" = 1'-0"$

- LEGEND:**
- ICE & WATER BARRIER:
 - EXISTING WALL
 - NEW WALL
 - NEW WINDOW TAG
 - NEW DOOR TAG
 - FIRE EXTINGUISHER

- NOTES:**
- DIMENSIONS ARE TO FINISHES, U.O.N. DIMENSIONS AT WINDOWS AND DOORS ARE TO CENTERLINE.
 - ALL EXTERIOR FRAMING 2x6 @ 16" O.C. SINGLE BOTTOM PLATE WITH DOUBLE TOP PLATE. ALL INTERIOR FRAMING 2x4 @ 16" O.C. WITH 5/8" GWB EACH SIDE, UNLESS OTHERWISE NOTED.
 - SOUND ABATEMENT: WALLS AROUND TOILET ROOMS, CONFERENCE ROOM, & OFFICE 7 TO BE FILLED WITH ACOUSTICAL INSULATION.
 - DOUBLE TRIMMER STUDS REQUIRED FOR OPENINGS 48" OR GREATER IN EXTERIOR AND / OR BEARING WALLS UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO STARTING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 - ALL EXTERIOR WALL HEADERS = (2) 2x10 UNLESS NOTED DIFFERENT. ALL INTERIOR NON-BEARING WALL HEADERS = (2) 2x6 UNLESS NOTED OTHERWISE.
 - PATCH AND TAPE EXISTING EXTERIOR WALLS AND CEILING AFTER DEMO.
 - ROOF NOTE:
PROVIDE ICE & WATER BARRIER:
-2'-0" IN FROM INTERIOR FACE OF EXTERIOR WALL
-2'-0" ON EACH SIDE OF ALL VALLEYS

- HVAC NOTE:**
- EXISTING HVAC SUPPLY AND RETURN GRATES ARE LOCATED IN EITHER FLOOR OR WALL BASE. MECHANICAL CONTRACTOR TO RELOCATE AS REQUIRED BY NEW PARTITION WALL LAYOUT



1 BASEMENT PLAN
SCALE: $\frac{3}{16}" = 1'-0"$

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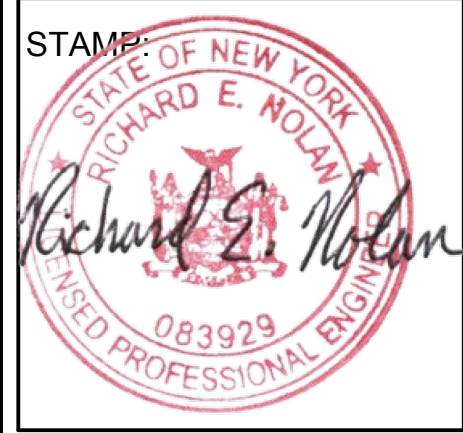
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DATE:	DESCRIPTION:

OFFICE RENOVATION
FOR COLDWELL BANKER

CONTRACTOR:
BELLAMY REMODELING

ADDRESS:
1758 UNION STREET
SCHENECTADY, NY 12309

START DATE:



DATE: 11/21/2022

FILE:

PAGE CONTENT:
PROPOSED FIRST FLOOR
PLAN & ROOF PLAN

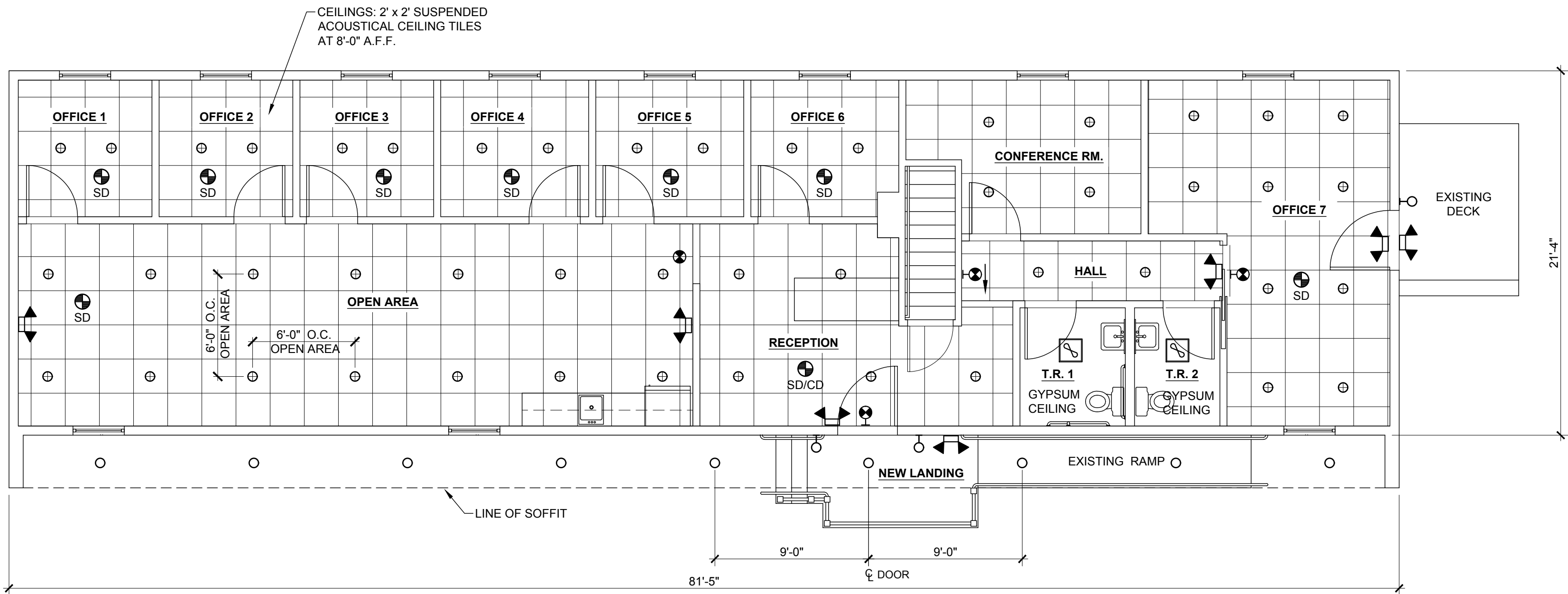
DESIGNER:
BROILES

ENGINEER:
NOLAN

PAPER SIZE:
C (18"x24")

SCALE:

SHEET:
A1.1



1 REFLECTIVE CEILING PLAN
A1.2 SCALE: $\frac{3}{16}'' = 1'-0''$

NOTES:

1. SEE SHEET E1.1 LIGHTING PLAN FOR ADDITIONAL INFORMATION.

LEGEND:

- ⊕ INTERIOR 6" DIA. RECESSED DOWN-LIGHT
○ EXTERIOR 6" DIA. RECESSED DOWN-LIGHT
⌊ EXTERIOR SCONCE
⌊ DUAL HEAD EMERGENCY LIGHT PACK, TOP 4" BELOW CLG
⊕ SD HARD-WIRED, INTERCONNECTED, BATTERY BACK-UP, SMOKE DETECTORS TO BE INSTALLED ON EVERY FLOOR.
⊕ CD HARD-WIRED, CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EVERY FLOOR WITH A CO SOURCE.
⌊ EXIT SIGN (CEILING-MTD)- ARROW INDICATES DIRECTION
⌊ COMBINATION LIGHT / 50 CFM MECHANICAL VENT. EXHAUST FAN DISCHARGES DIRECTLY TO EXTERIOR, THRU ROOF OR WALL

NOLAN ENGINEERING PLLC

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DATE:	DESCRIPTION:
	BY:

OFFICE RENOVATION
FOR COLDWELL BANKER

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1758 UNION STREET
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DATE: 11/21/2022

FILE:

PAGE CONTENT:
PROPOSE REFLECTIVE
CEILING PLAN

DESIGNER:
BROILES

ENGINEER:
NOLAN

PAPER SIZE:
C (18"x24")

SCALE:

SHEET:
A1.2

A2.0

WINDOW SCHEDULE							
SYM.	WINDOW ROUGH OPENING (W x H)	QTY.	MANF / TYPE	GLASS	FINISH	FRAME MATERIAL	HARDWARE
①	3'-0" x 3'-0" (3'-0 1/2" x 3'-0 1/2")	11	KAS-KEL DOUBLE HUNG	YES LOW-E	BY OWNER	PVC	STANDARD BY MANF.

NOTES

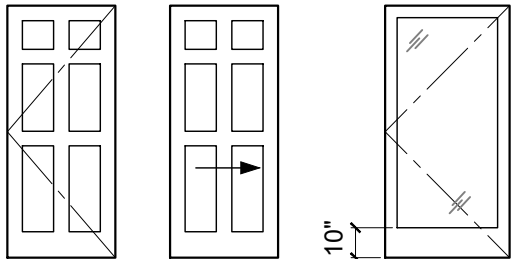
1. BASIS OF DESIGN: KAS-KEL
2. TEMPERED GLASS REQUIRED WHEN EXPOSED BOTTOM EDGE OF PANE IS LESS THAN 18" ABOVE THE FLOOR. FOR ADDITIONAL TEMPERED GLASS LOCATION REQUIREMENTS REFER TO BUILDING CODE OF NEW YORK STATE SECTION 2406 SAFETY GLAZING.
3. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS.

DOOR SCHEDULE						
DOOR #	SIZE	TYPE	DOOR MATERIAL	FRAME MATERIAL	QTY	HW SET
①	3'-0" x 6'-8"	A	H.C. MASONITE	WOOD	9	1
②	3'-0" x 6'-8"	B	H.C. MASONITE POCKET	STEEL	1	2
③	3'-6" x 6'-8"	C	FIBERGLASS THERMA-TRU	WOOD	2	3

LEGEND

H.C. HOLLOW CORE

DOOR TYPES



A 6 PANEL
B 6 PANEL
POCKET
C FULL GLASS

HARDWARE SCHEDULE

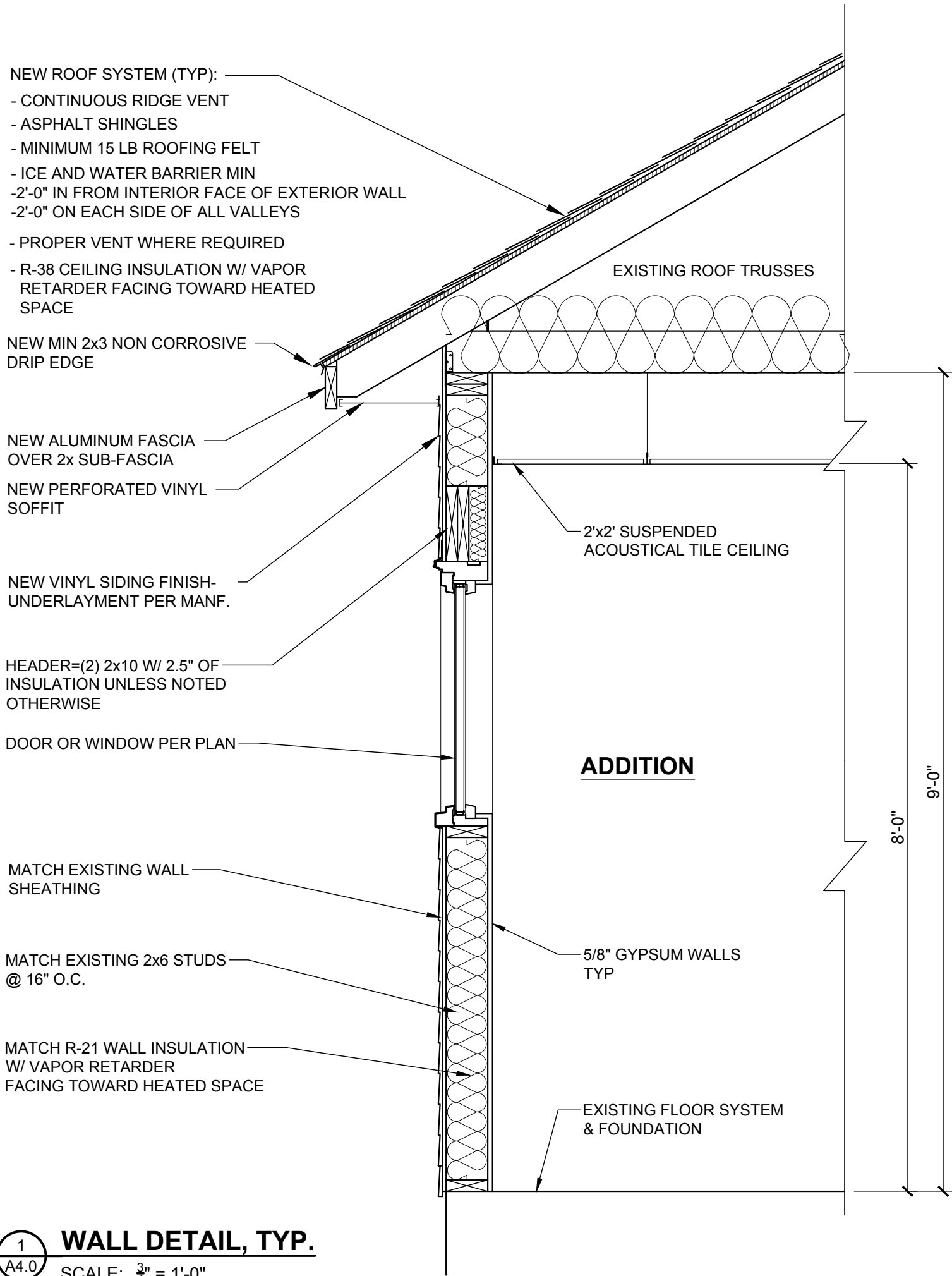
SET #1
HINGES
LEVER- PASSAGE SET

SET #2
PROVIDED BY DOOR MFG.

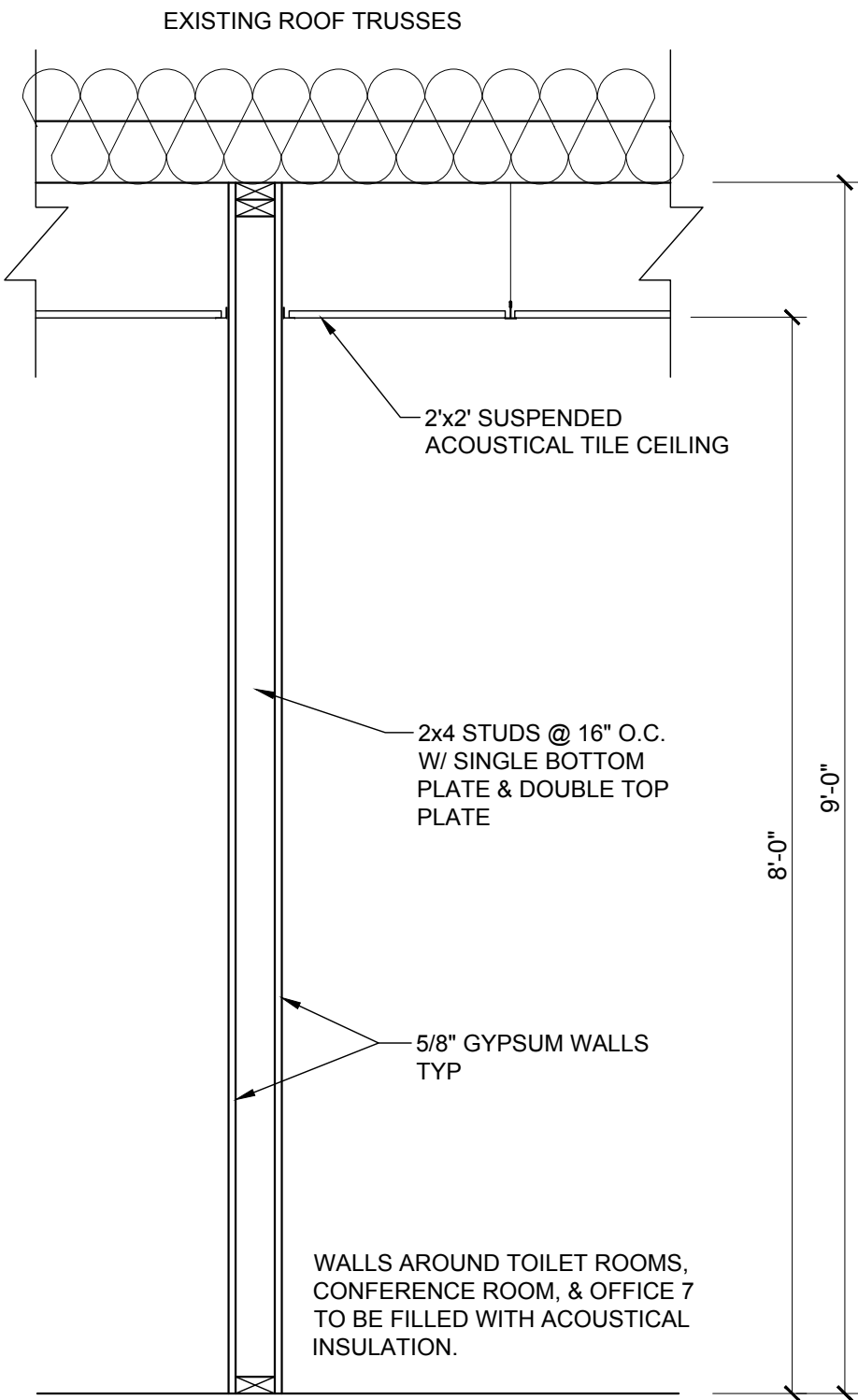
SET #1
HINGES
LEVER- OFFICE LOCK
CLOSER
WEATHERSTRIPPING
THRESHOLD

NOTES

1. KICK PLATE REQUIREMENTS TO BE DETERMINED BY OWNER.
2. FINISHES TO BE DETERMINED BY OWNER.
3. STOPS TO BE APPROPRIATE FOR EACH DOOR.
4. GC TO REVIEW HARDWARE REQUIREMENTS WITH OWNER.
5. ALL HARDWARE TO BE ADA COMPLIANT



① WALL DETAIL, TYP.
SCALE: 3/4" = 1'-0"



② PARTITION WALL DETAIL, TYP.
SCALE: 3/4" = 1'-0"

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DATE:	DESCRIPTION:								

OFFICE RENOVATION
FOR COLDWELL BANKER

CONTRACTOR:
BELLAMY REMODELING

ADDRESS:
1758 UNION STREET
SCHENECTADY, NY 12309

START DATE:



DATE: 11/21/2022

FILE:

PAGE CONTENT:
WALL DETAILS , & DOOR
& WINDOW SCHEDULES

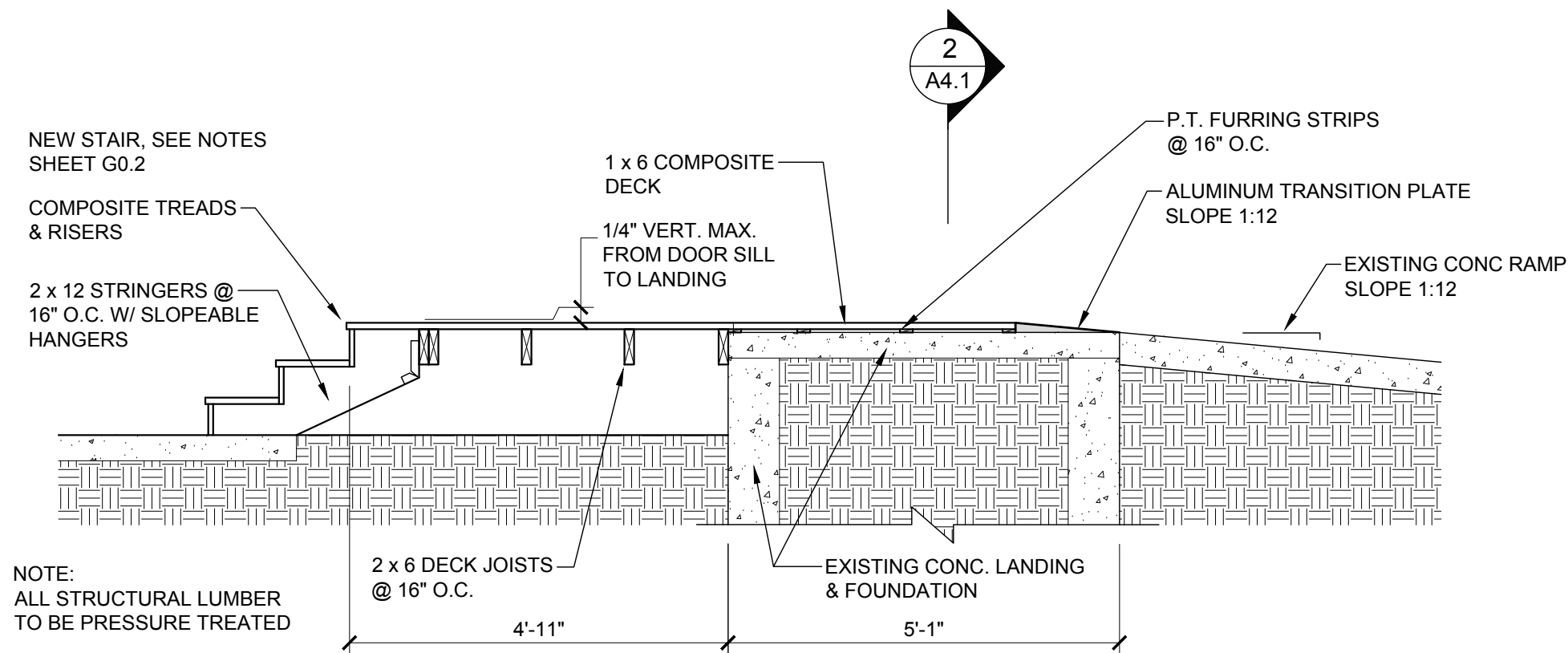
DESIGNER:
BROILES

ENGINEER:
NOLAN

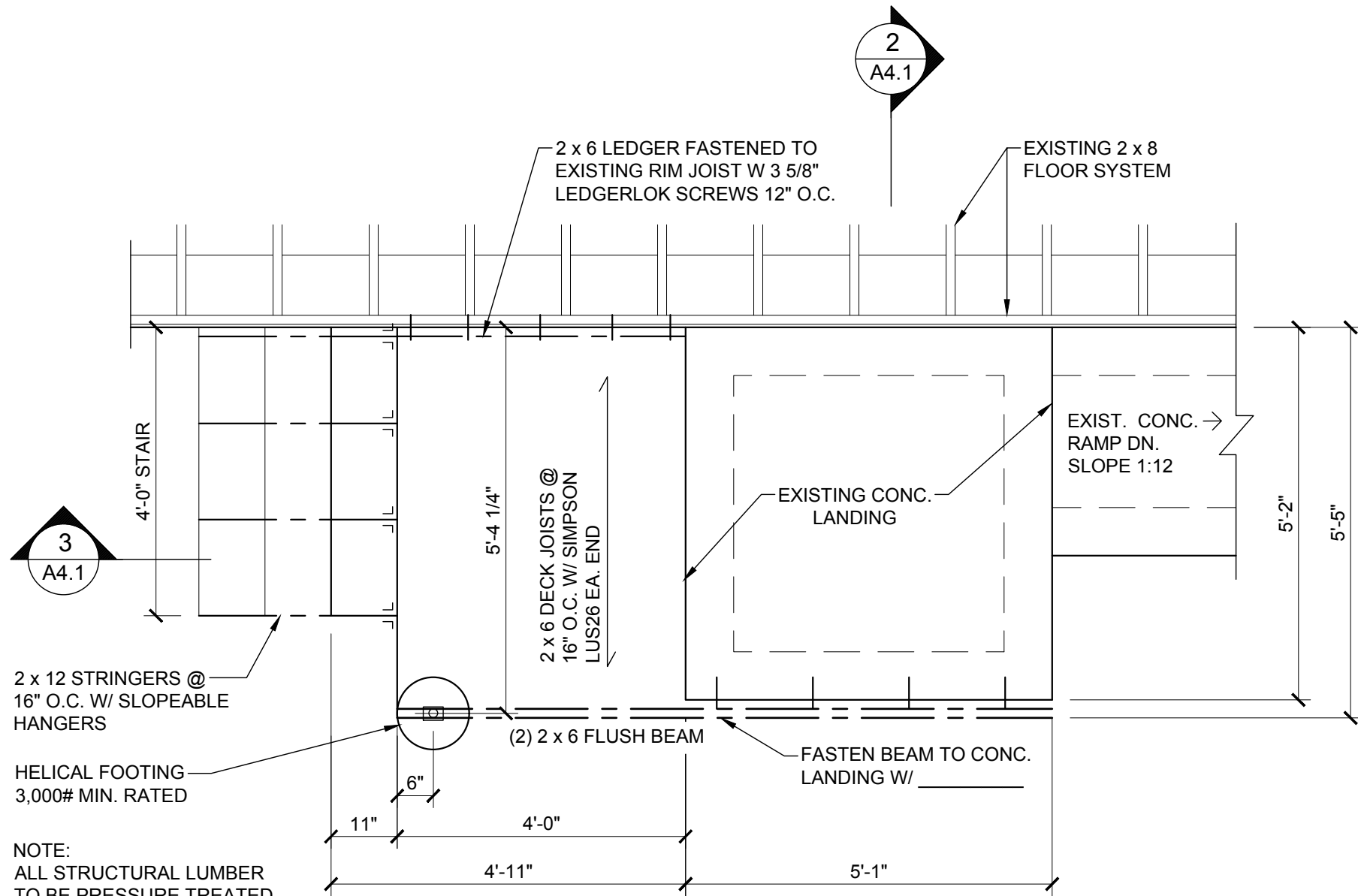
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SCALE:

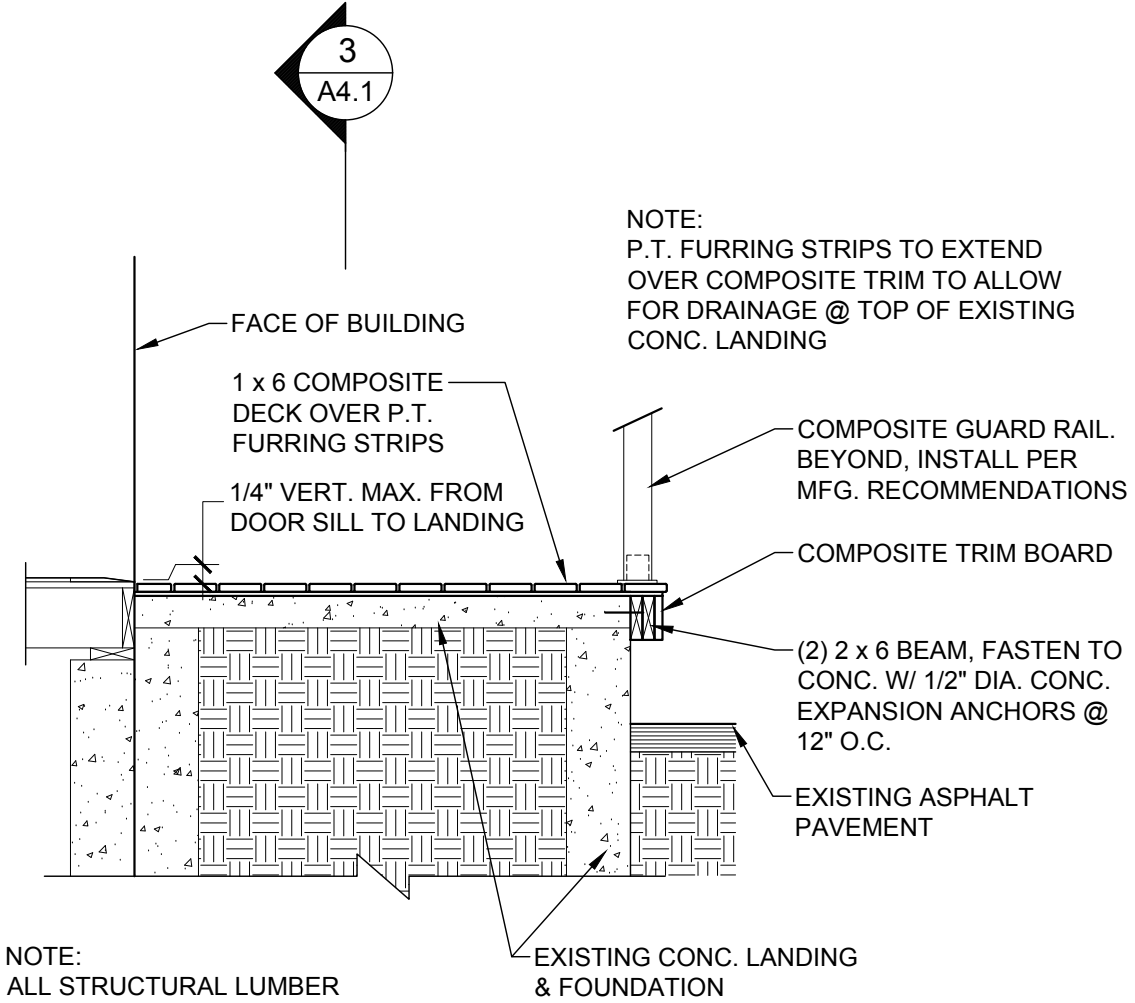
SHEET:
A4.0



3 SECTION
A4.1 SCALE: 1/2" = 1'-0"



1 LANDING EXTENSION PLAN
A4.1 SCALE: 1/2" = 1'-0"



2 SECTION
A4.1 SCALE: 1/2" = 1'-0"

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FOR COLDWELL BANKER

CONTRACTOR:
BELLAMY REMODELING

ADDRESS:
1758 UNION STREET
SCHENECTADY, NY 12309

START DATE:



DATE: 11/21/2022

FILE:

PAGE CONTENT:
FRONT LANDING
DETAILS

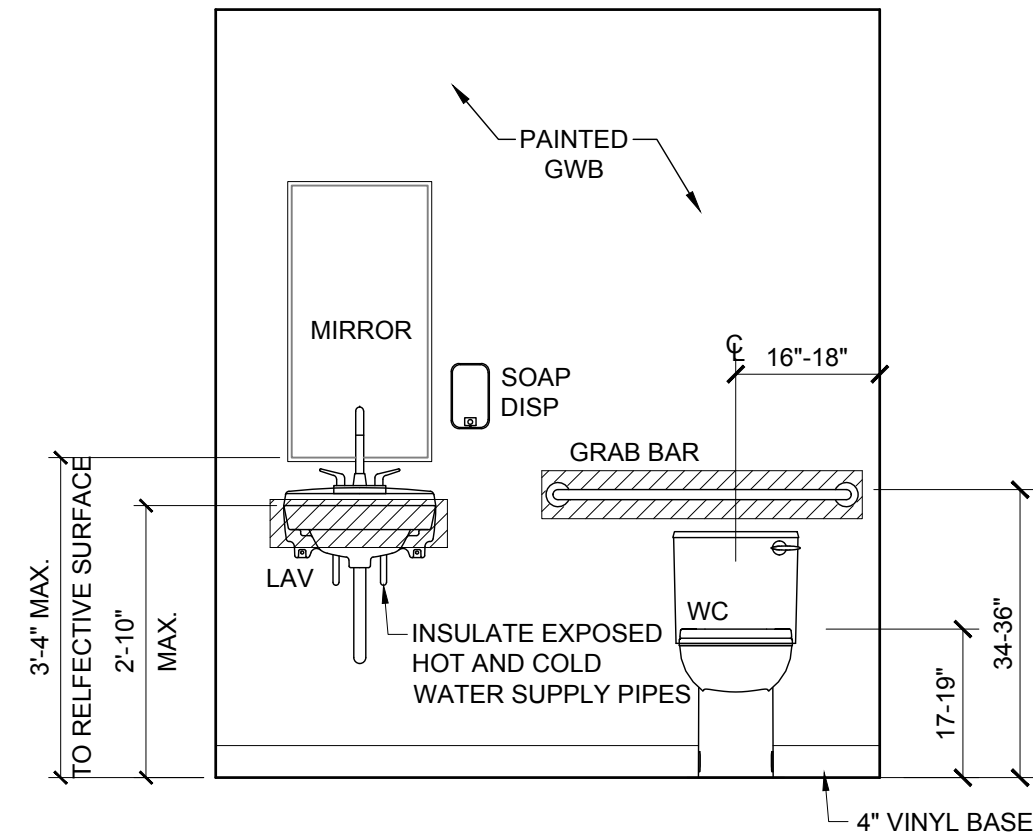
DESIGNER:
BROILES

ENGINEER:
NOLAN

PAPER SIZE:
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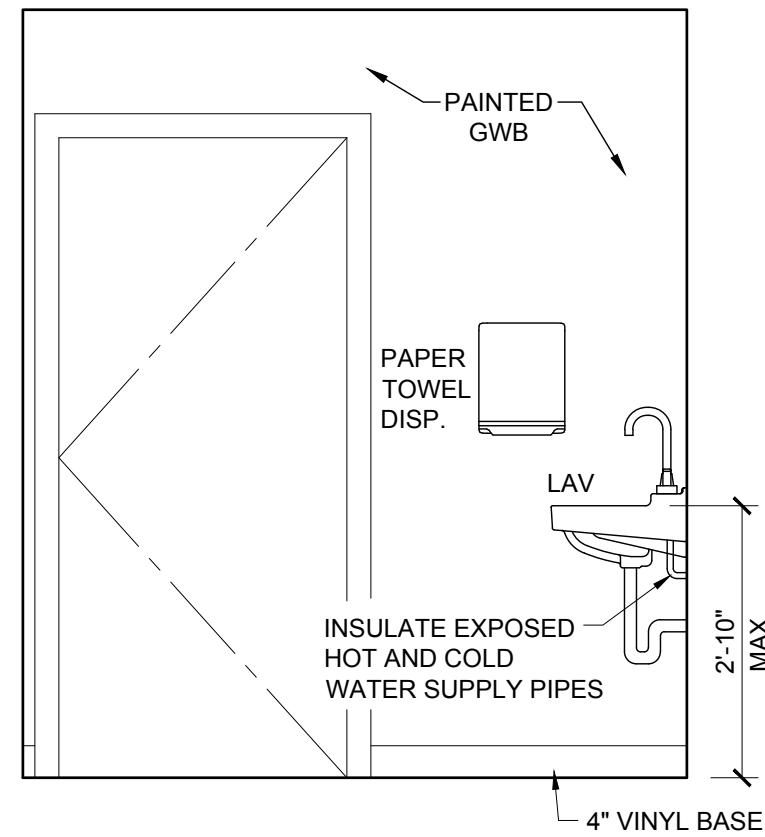
SCALE:

SHEET:
A4.1



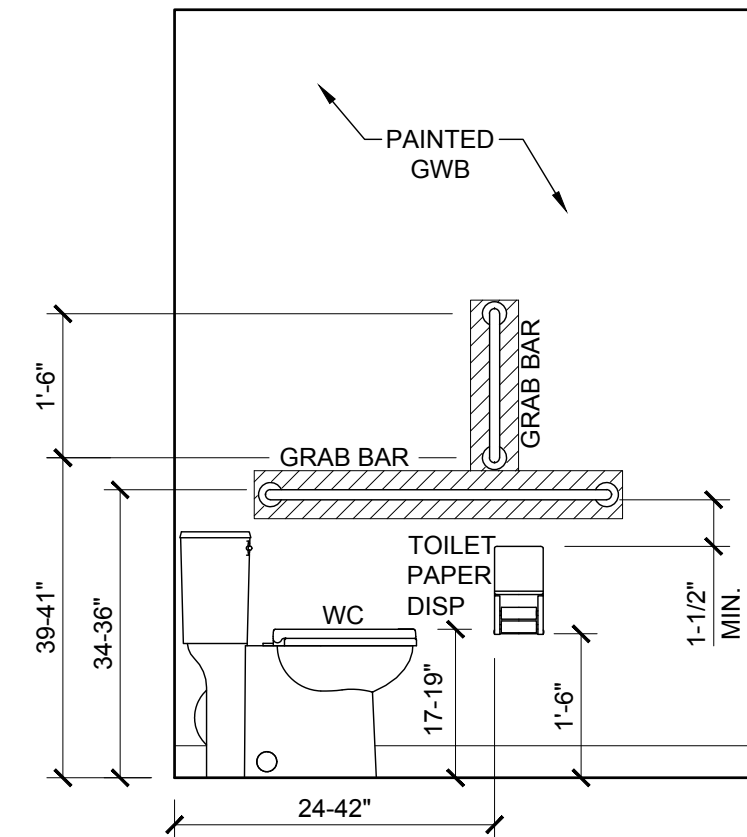
TYPICAL ELEVATION A

SCALE: $\frac{1}{2}$ " = 1'-0"



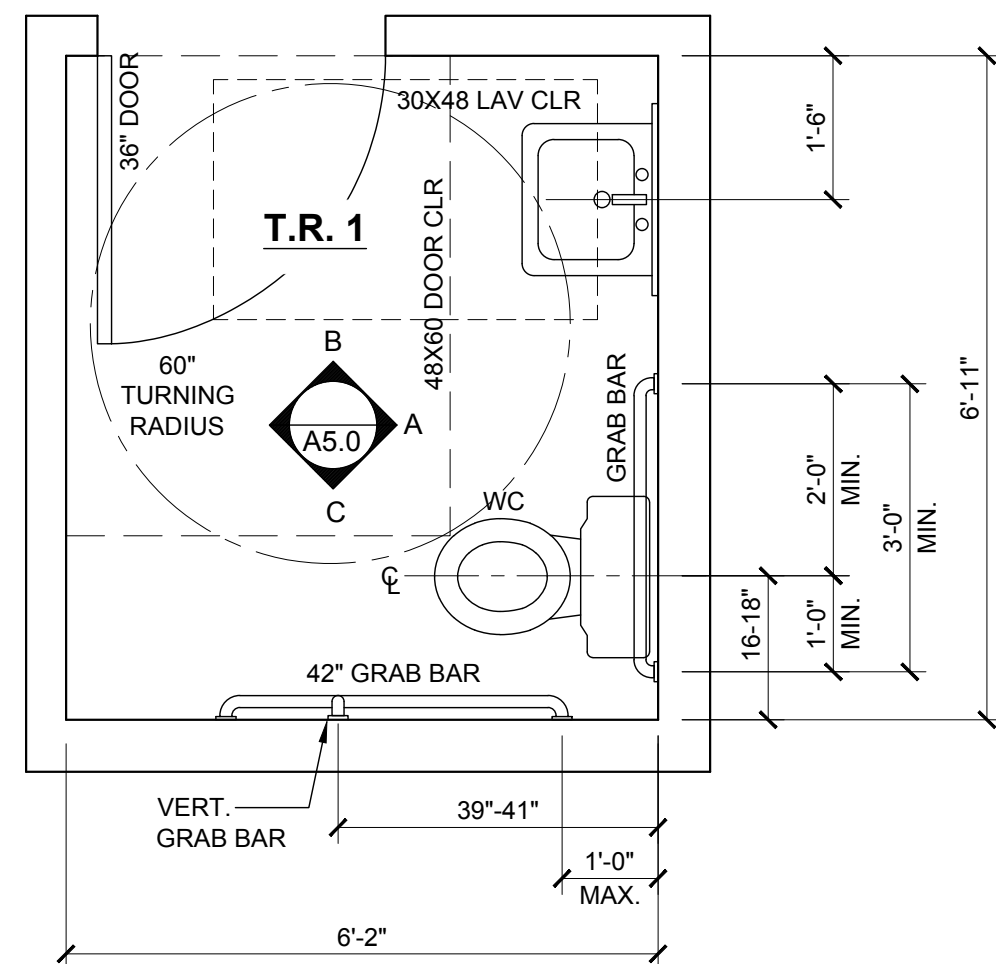
TYPICAL ELEVATION B

SCALE: $\frac{1}{2}$ " = 1'-0"



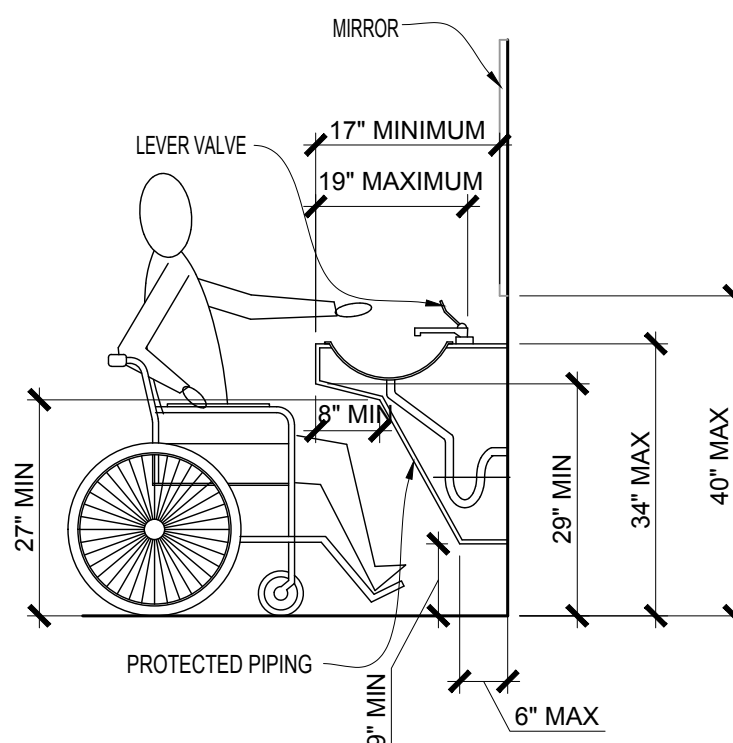
TYPICAL ELEVATION C

SCALE: $\frac{1}{2}$ " = 1'-0"



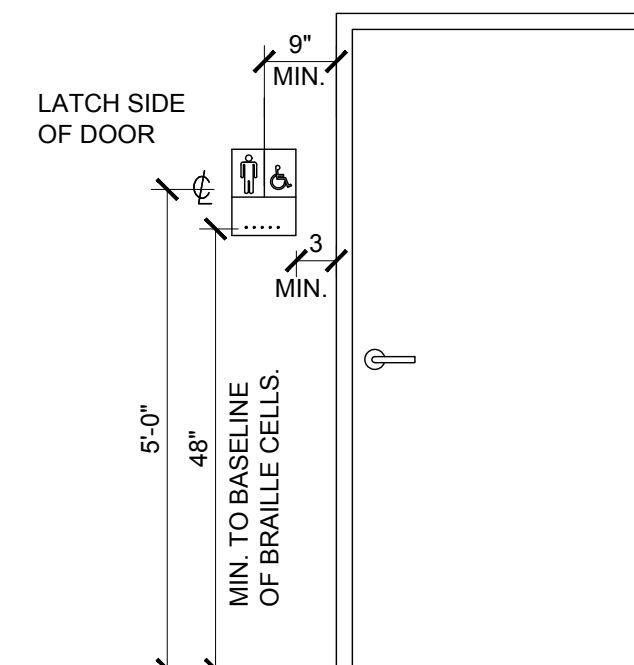
**1
A5.0 ENLARGED TOILET ROOM PLAN**

SCALE: $\frac{1}{2}$ " = 1'-0"



LAVATORY CLEARANCES

SCALE: $\frac{1}{2}$ " = 1'-0"



TYPICAL SIGNAGE

N.T.S.

TOILET ROOM NOTES:

INDICATES 2X BLOCKING WITHIN WALL CONSTRUCTION.

1. CAULK FULL PERIMETER OF LAVS.
2. INSULATE EXPOSED DRAIN, HOT AND COLD WATER SUPPLY.
3. DIMENSIONS ARE TO FACE OF FINISH.
4. RESTROOM ACCESSORIES AND PLUMBING FIXTURES TBD BY OWNER. PROVIDE POWER AS REQUIRED, SEE SHEET E1.0.
5. OPERABLE PARTS ON ALL ACCESSORIES TO BE WITHIN 48" H REACH RANGE.
6. LOCATIONS OF ACCESSORIES SHOWN FOR REFERENCE.
7. REFER TO SHEET A0.1 FOR ADDITIONAL ACCESSIBILITY GUIDELINES.
8. PROVIDE NON-ABSORBENT MATERIAL/FINISH ON TOILET ROOM WALLS.

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**OFFICE RENOVATION
FOR COLDWELL BANKER**

CONTRACTOR:
BELLAMY REMODELING

ADDRESS:
1758 UNION STREET
SCHENECTADY, NY 12309

START DATE:



DATE: 11/21/2022

FILE:

PAGE CONTENT:
ENLARGED TOILET ROOM
PLAN & ELEVATIONS

DESIGNER:
BROILES

ENGINEER:
NOLAN

PAPER SIZE:
C (18"x24")


SCALE:


SHEET:
A5.0


LEGEND:


- ⊕


6" DIA. RECESSED DOWN-LIGHT
- EXTERIOR 6" DIA. RECESSED DOWN-LIGHT
TO BE CONNECTED TO PHOTOCELL
- ⊖


EXTERIOR SCENCE
- 

DUAL HEAD EMERGENCY LIGHT PACK, TOP 4"
BELOW CLG
- 

SD/CD
- 

HARD-WIRED, INTERCONNECTED, BATTERY
BACK-UP, SMOKE DETECTORS TO BE
INSTALLED ON EVERY FLOOR.
- 

HARD-WIRED, CARBON MONOXIDE
DETECTORS TO BE INSTALLED ON EVERY
FLOOR WITH A CO SOURCE.
- 

EXIT SIGN (CEILING-MTD)- ARROW INDICATES
DIRECTION
- 

COMBINATION LIGHT / MECHANICAL VENT
- ⌘

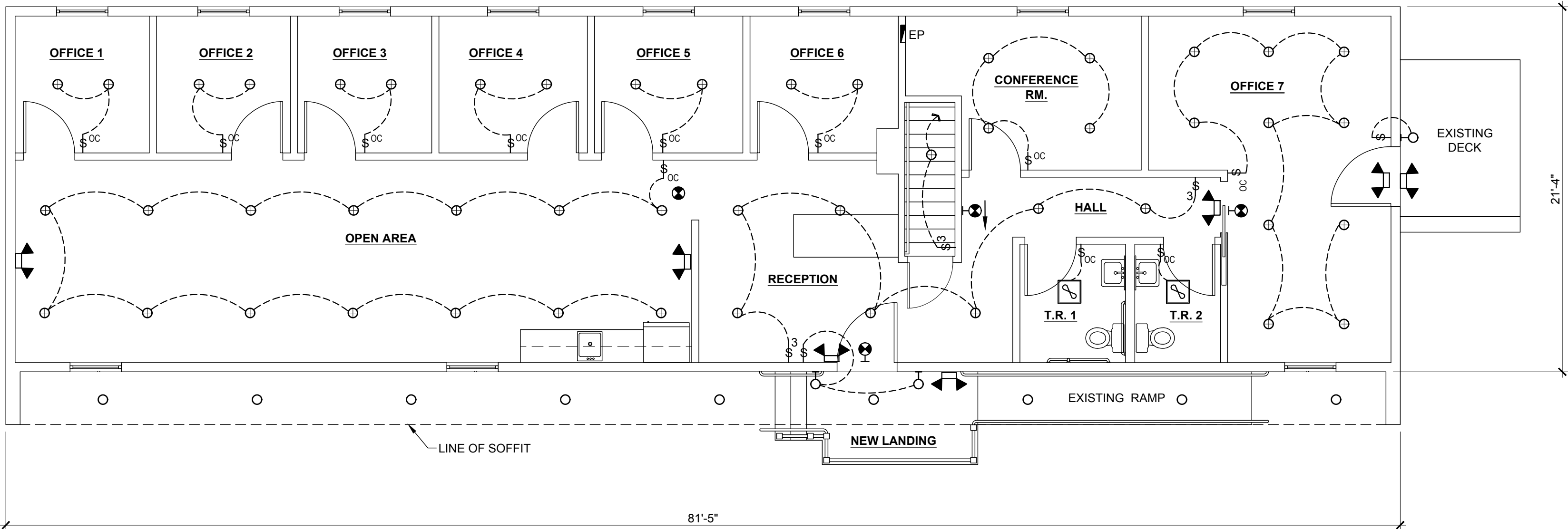
LIGHT SWITCH 42" A.F.F., U.O.N.
- ⌘₃

3-WAY LIGHT SWITCH 42" A.F.F., U.O.N.
- OC

OCCUPANCY SENSOR

NOTES:

1. MEANS OF EGRESS ILLUMINATION LEVEL UNDER NORMAL
POWER SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE
WALKING SURFACE.
2. IN THE EVENT OF A POWER SUPPLY FAILURE, AN
EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY
ILLUMINATE ALL HALLWAYS, EXIT ACCESS STAIRS AND
RAMPS, INTERIOR AND EXTERIOR EXIT STAIRS AND RAMPS,
VESTIBULES, EXIT DISCHARGE AREAS, EXTERIOR LANDINGS
AT EXIT DOORS, FOR A DURATION OF NOT LESS THAN 90
MINUTES. INITIAL ILLUMINATION LEVELS SHALL NOT BE
LESS THAN AN AVERAGE OF 1 FOOTCANDLE AND A MINIMUM
AT ANY POINT OF 0.1 FOOTCANDLE MEASURED ALONG THE
PATH OF EGRESS AT FLOOR LEVEL.
3. LOCATIONS OF EMERGENCY LIGHT FIXTURE SHOWN FOR
REFERENCE. ELECTRICAL CONTRACTOR TO CONFIRM THE
CODE REQUIRED LIGHTING LEVELS WILL BE PROVIDED AND
ADD/MOVE FIXTURES AS NECESSARY.
4. ALL LIGHT FIXTURES TO BE LED.
5. CONTRACTOR TO VERIFY WITH LIGHT FIXTURE PROVIDER
THE MOST EFFICIENT LIGHT FIXTURE LAYOUT AND SPACING TO
PROVIDE EVENLY DISTRIBUTED LIGHTING FOR THIS
SPACE.
6. EXTERIOR LIGHTING TO BE CONTROLLED VIA PHOTOCELL.
ALL EXTERIOR LIGHT FIXTURES TO BE WEATHERPROOF.



1
E1.1 LIGHTING PLAN
SCALE: $\frac{3}{16}'' = 1'-0''$



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OFFICE RENOVATION
FOR COLDWELL BANKER

CONTRACTOR:
BELLAMY REMODELING

ADDRESS:
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SCHENECTADY, NY 12309

START DATE:



DATE: 11/21/2022

FILE:

PAGE CONTENT:
PROPOSED LIGHTING
PLAN

DESIGNER:
BROILES

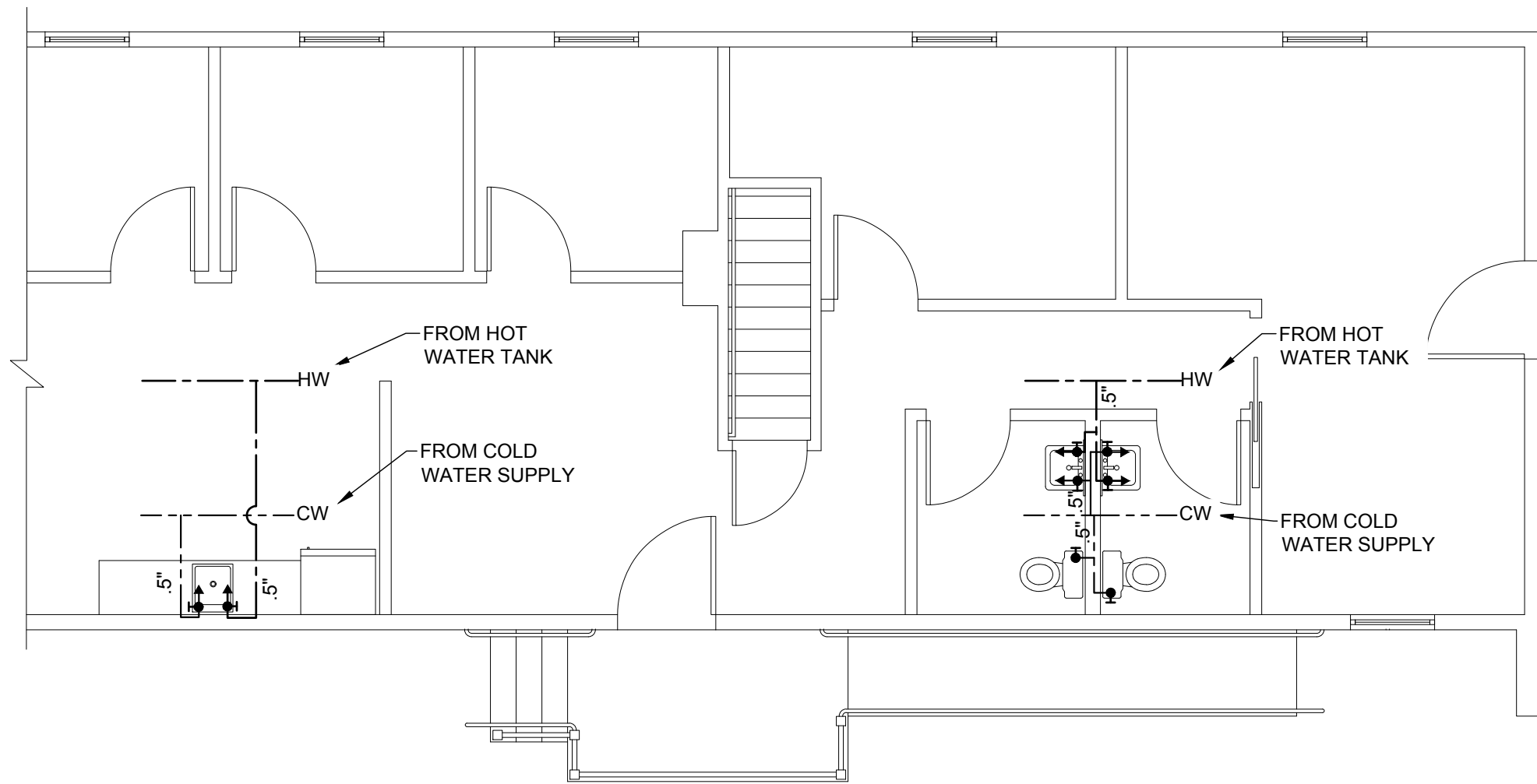
ENGINEER:
NOLAN

PAPER SIZE:
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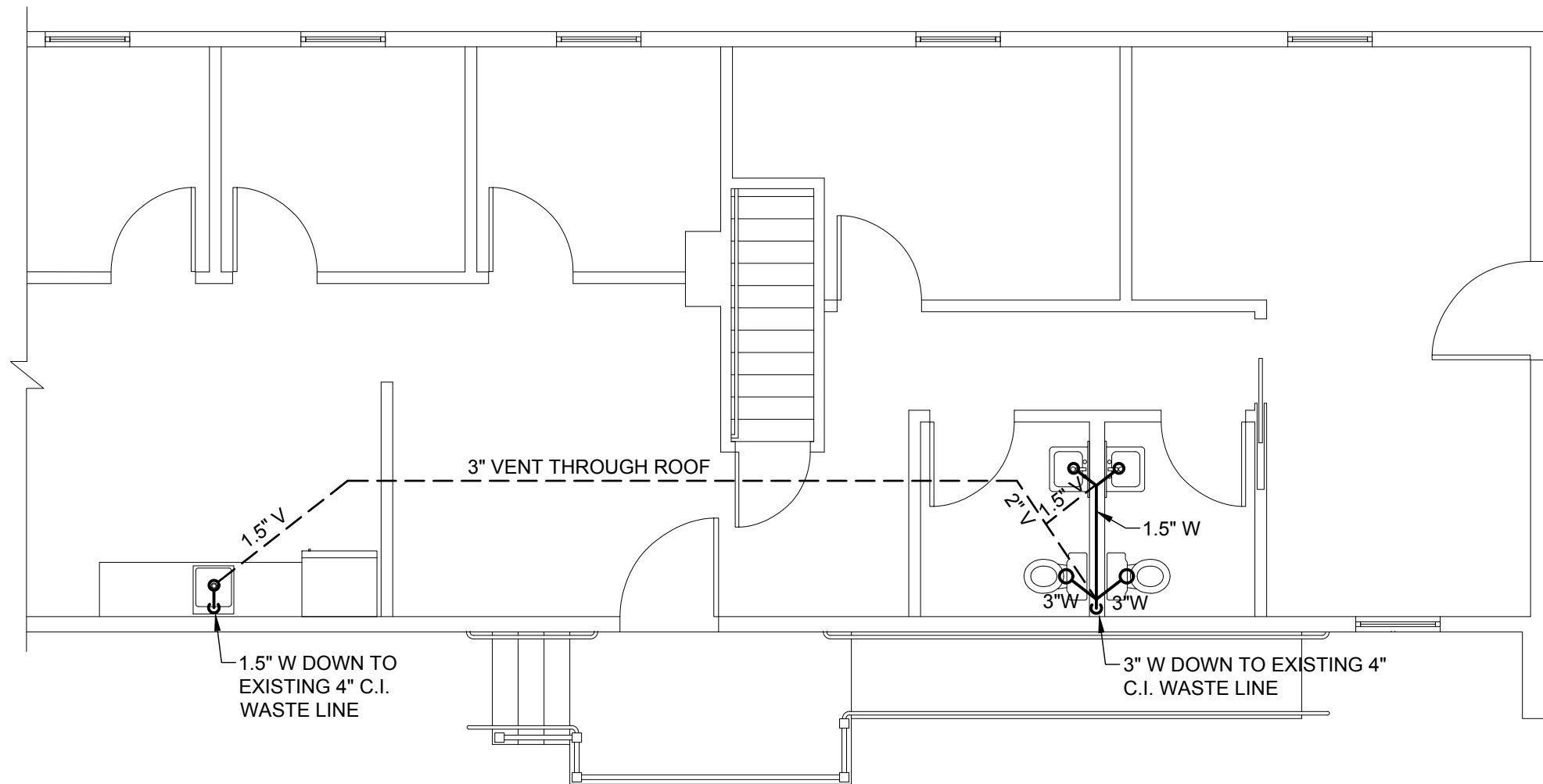
SCALE:

SHEET:

E1.1



1
P1.0 **PROPOSED SUPPLY PLAN**
SCALE: $\frac{3}{16}" = 1'-0"$



1
P1.0 **PROPOSED WASTE WATER PLAN**
SCALE: $\frac{3}{16}" = 1'-0"$

WATER SUPPLY NOTES:

1. LINES SHOWN ARE DIAGRAMMATIC. MOST EFFICIENT ROUTING TO BE DETERMINED BY PLUMBING CONTRACTOR. PLUMBING CONTRACTOR TO CONFIRM ALL WORK IS CODE COMPLIANT.
2. ALL PLUMBING ROUGH-IN REQUIREMENTS AND LOCATIONS TO BE REVIEWED AND VERIFIED WITH ACTUAL EQUIPMENT CHOSEN BY OWNER.
3. PLUMBING FIXTURE TYPES TO BE DETERMINED BY OWNER.
4. SHUTOFF VALVES TO BE PROVIDED AS REQUIRED PER PLUMBING CODE.
5. ALL DOMESTIC WATER SUPPLY LINES TO BE PEX OR COPPER PIPING.
6. INSULATE HOT AND COLD WATER SUPPLY LINES.
7. PROVIDE BACKFLOW PREVENTION PER PLUMBING CODE.
8. INSTALL WATER PIPE ON INSIDE OF EXTERIOR WALL INSULATION TO PREVENT FREEZING, IF APPLICABLE.

WASTE WATER NOTES:

1. LINES SHOWN ARE DIAGRAMMATIC. MOST EFFICIENT ROUTING TO BE DETERMINED BY PLUMBING CONTRACTOR. PLUMBING CONTRACTOR TO CONFIRM ALL WORK IS CODE COMPLIANT.
2. CLEANOUTS TO BE PROVIDED AS REQUIRED PER PLUMBING CODE. PROVIDE FLUSH CLEANOUT PLUG WHERE LOCATED IN FLOOR THAT MAY PRESENT A TRIPPING HAZARD.
3. ALL DRAIN, WASTE & VENT LINES TO BE SCHEDULE 40 PVC.
4. VENT SIZING TO BE VERIFIED BASED ON FINAL LENGTH TO VENT TERMINATION.

MAXIMUM DISTANCE OF FIXTURE TRAP FROM VENT:

SIZE OF TRAP:	DISTANCE FROM TRAP:
1-1/4"	5'-0"
1-1/2"	6'-0"
2"	8'-0"
3"	12'-0"
4"	16'-0"

LEGEND:

- HW - - - - - HOT WATER SUPPLY PIPING
- CW - - - - - COLD WATER SUPPLY PIPING
- - - - - WASTE PIPING
- - - - - VENT PIPING
- VALVE

NOLAN ENGINEERING PLLC
DESIGN
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DATE:	DESCRIPTION:

OFFICE RENOVATION
FOR COLDWELL BANKER

CONTRACTOR:
BELLAMY REMODELING

ADDRESS:
1758 UNION STREET
SCHENECTADY, NY 12309

START DATE:



DATE: 11/21/2022

FILE:

PAGE CONTENT:
PROPOSED PLUMBING PLANS

DESIGNER: BROILES	ENGINEER: NOLAN
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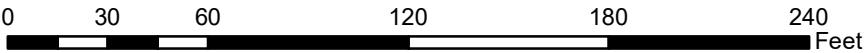
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SHEET: **P10**

1758 Union St



To GE GLOBAL





TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VII. 4

MEETING DATE: 1/9/2023

ITEM TITLE: RESOLUTION: 2023-04: A Resolution for signage approval at the Volcano Korean BBQ and Hotpot at 2309 Nott St (Shop Rite Plaza #307 and 308).

PROJECT LEAD: TBD

APPLICANT: Ping Lin

SUBMITTED BY: Laura Robertson, Town Planner

REVIEWED BY:

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

ATTACHMENTS:

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

SUMMARY STATEMENT:

Ping Lin submitted updated sign drawings for the Volcano Asian BBQ and Hot Pot Restaurant.

The property falls within a PDD within the C-N Neighborhood Commercial zoning district.

BACKGROUND INFORMATION

Ping Lin submitted an Application for Site Plan Review to combine the existing commercial spaces #307 & #308 at 2309 Nott St. into one Asian BBQ and Hot Pot restaurant space. The site plan application was approved with PB Resolution 2022-23 on 9/12/22. A condition in the resolution states that any proposed signage must be reviewed and approved by the Planning Board and Planning Office.

The property falls within a PDD within the C-N Neighborhood Commercial zoning district.

Ms. Lin provided a one page drawing of a proposed new façade sign.

As proposed, the sign is 19.4 square feet and a 50 square foot façade sign would be allowed

A resolution for approval is included in the meeting packet.

RESOLUTION NO. 2023 – 04

AT A REGULAR MEETING OF THE PLANNING BOARD AND ZONING COMMISSION OF THE TOWN OF NISKAYUNA DULY CALLED AND HELD ON THE 9TH DAY OF JANUARY 2023 AT THE NISKAYUNA TOWN OFFICE BUILDING, ONE NISKAYUNA CIRCLE, IN SAID TOWN AT 7:00 P.M., THE FOLLOWING MEMBERS WERE PRESENT VIRTUALLY OR IN PERSON:

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

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

The meeting was duly called to order by the Chairman.

The following resolution was offered by Mr. Khan,
whom moved its adoption, and seconded by Mr. Skrebutenas.

WHEREAS, Ping Lin, has submitted a signage drawing by Chenlin Graphic & Design, 32 Allen St, New York, NY 10002, to the Planning Board and Zoning Commission for the Volcano Asian BBQ and Hot Pot restaurant at 2309 Nott St. (Shop Rite Plaza), Niskayuna, and

WHEREAS, the site plan application was approved with PB Resolution 2022-23 on 9/12/22 and a condition in the resolution states that any proposed signage must be reviewed and approved by the Planning Board and Planning Office, and

WHEREAS, the zoning classification of the property is a Planned Development District (PDD) within the C-N Neighborhood Commercial zoning district and Town Center Overlay District (TCOD), and

WHEREAS, the color, size and location are allowable within the C-N Zone, PDD and TCOD, and

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

NOW, THEREFORE, be it hereby

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

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

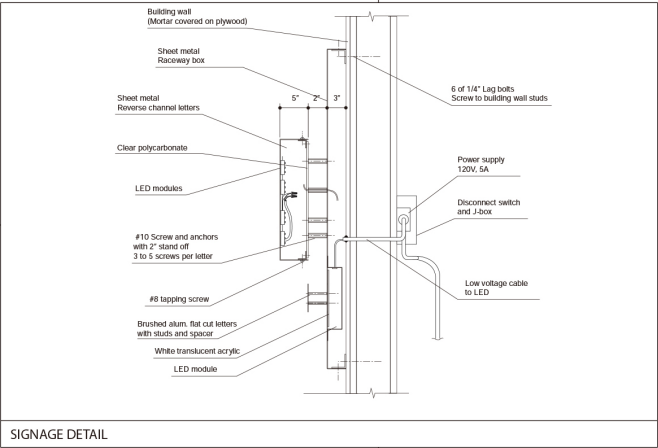
KEVIN A. WALSH, CHAIRMAN
GENGHIS KHAN
MICHAEL A. SKREBUTENAS
CHRIS LAFLAMME
PATRICK MCPARTLON
DAVID D'ARPINO
LESLIE GOLD
NANCY STRANG

The Chairman declared the same duly _____.

CHENLIN GRAPHIC & DESIGN
32 ALLEN ST
NEW YORK NY10002
646-449-8710



*Stainless Steel Burgerdy Letter w.
Warm White Halo Light





TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 1

MEETING DATE: 1/9/2023

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: TBD

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 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.

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:

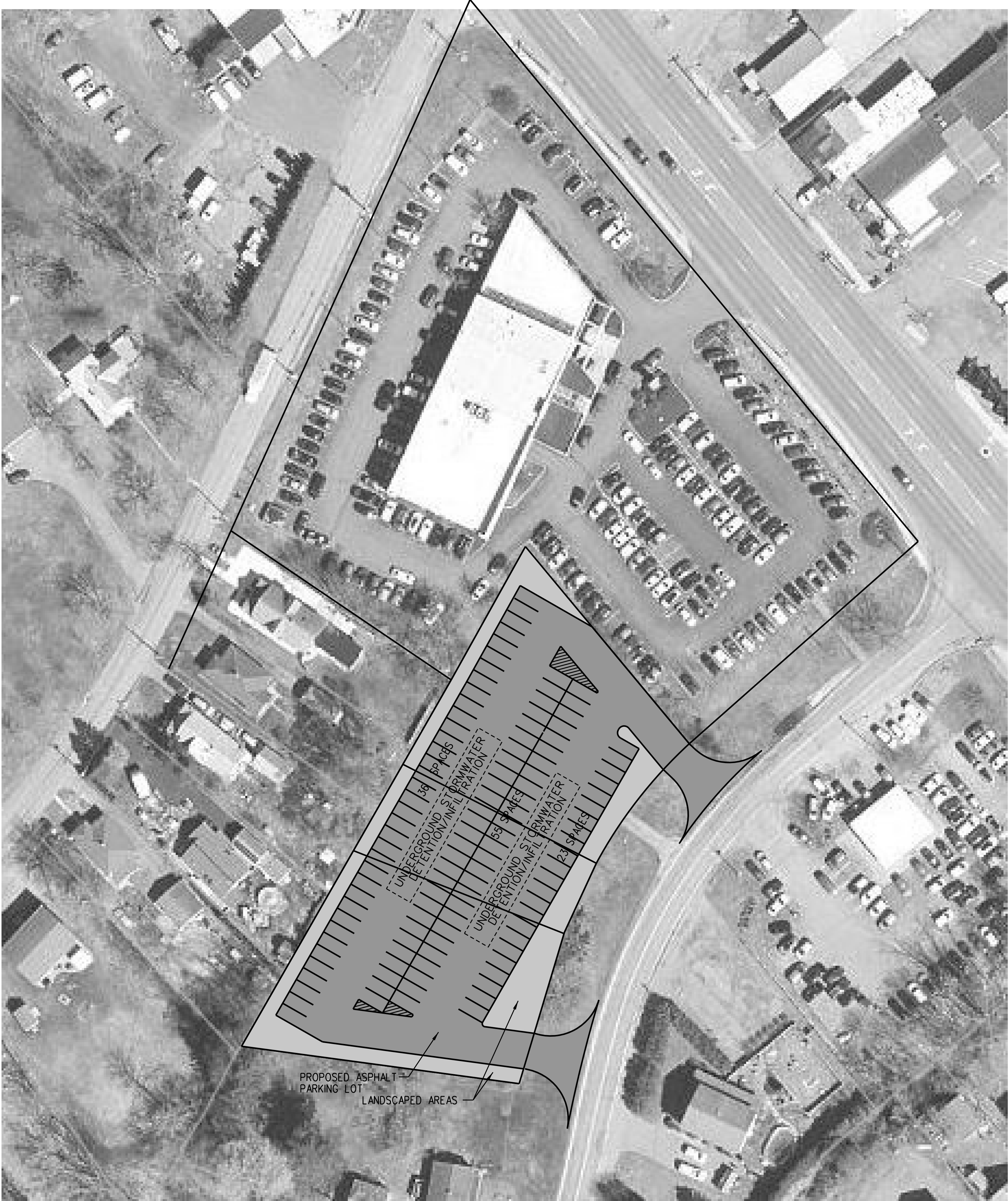
1. The proposal would be detrimental to the residential nature of the affected neighborhoods. The Northwest side of S Fagan Ave is currently all residential within the Town of Niskayuna, with the exception of a substantial buffered portion of the existing KIA parking lot on State St. This proposal would 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.

The applicant is before the Planning Board this evening to present the project and address any questions that arise.

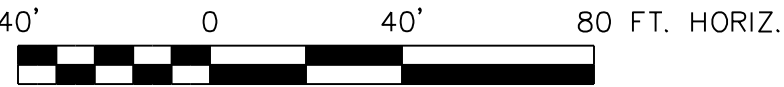
Each site plan application shall be accompanied by:

1. Digital copies in pdf format of all application forms and supporting documents.
2. A digital copy in pdf format and three (3) full size copies of any large scale plans or maps prepared by a licensed engineer, architect or surveyor.
 - a. The site plan shall include the following: the title of the drawing, including the name(s), address(es), phone and fax numbers of the applicant and the name address, phone and fax number of the person, firm or organization preparing the map.
 - b. The North point, date and scale.
 - c. Boundaries of the property.
 - d. Existing watercourses and direction of existing and proposed drainage flow.
 - e. The location of all proposed site improvements; proposed water and utility facilities; a description of the method of sewage disposal and location of such facilities; the location of all proposed signs; and location of proposed areas of vegetation.
2. A digital copy in pdf format of a lighting plan showing the lighting distribution of existing and proposed lights, specifications, photometric data, and catalog cuts of the proposed fixture(s) which meet the requirements of Article VIIIB of the Zoning Ordinance of the Town of Niskayuna entitled "Guidelines for Lighting of Outdoor Areas under Site Plan Review".
3. One (1) copy of the short or long Environmental Assessment Form (EAF), as required by 6NYCRR Part 617, "State Environmental Quality Review", and Chapter 95, "Environmental Quality Review" of the Code of the Town of Niskayuna.
4. If the application is being made by someone other than the current property owner, the applicant or the agent for the applicant must provide proof that they are authorized to pursue this site plan approval. Such proof may be in the form of a contract for sale or letter by the current owner that the applicant/agent is authorized to proceed with this application.
5. Administration Fees: An application for site plan approval shall be submitted to the Planning Board at least ten (10) business days prior to a regular meeting of the Planning Board. Each petition shall be accompanied by a minimum fee of **\$200.00** plus an additional fee based on the square footage of new building construction. Fees are payable to the Town of Niskayuna.
6. Consulting Fees: The cost incurred by the Town for the review of an application by the Town Engineer, consulting engineering firm or other consulting fees, in connection with a Board's review of a proposed application shall be charged to the applicant. The Board to whom the application is made shall obtain an estimate from any designated consultant of the amount sufficient to defray the cost of such services and shall collect from the applicant the estimated charges. Any portion of the estimated charges so collected,

which are not expended by the Town, shall be returned to the applicant. Any such costs incurred by the Town beyond the estimated charges initially collected from the applicant, shall be collected from the applicant prior to final action upon the application.



- NOTES
1. PARKING SPACES ARE 9'X18'. DRIVEWAY AND DRIVE AISLE WIDTHS ARE 24'. DRIVEWAY RADII AT THE STREET INTERSECTIONS ARE 33'.
 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 10' WIDE.
 4. A LIGHTING PLANS WILL BE DEVELOPED TO PROVIDE ADEQUATE SITE LIGHTING. LIGHT FIXTURE WILL BE PROVIDED WITH CUT-OFF SHIELDS.. WITH 0 FC READINGS AT THE 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

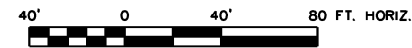
FOR
REVIEW

Designed by:	CSS	Date:	12-22-2022	Rev.:	
Drawn by:	CSS	Ctd by:	DC	Project No.:	2022-167
UNAUTHORIZED ALTERATION OF THIS DRAWING IS PROHIBITED BY NEW YORK STATE EDUCATION LAW, SECTION 7209, SUBDIVISION 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



GRIFFITHS ENGINEERING
 18 South Washington Street, Suite 1
 Binghamton, New York 13903
 Telephone (607) 794-9400
 Fax (607) 794-9405

FOR REVIEW

Designed by:	Date:	Rev.:
CS	01-14-2022	
Drawn by:	Project No.:	
CS	2022-187	
Checked by:	Project No.:	
CS	2022-187	
Reviewed by:	Project No.:	
CS	2022-187	
Scale:	AS NOTED	

PROPOSED PARKING LOT

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

Drawing Reference Number: C-1

- The existing Kia dealership would like to purchase the 3 properties marked with a red "X"
- The new land would be used for automobile storage
- All lots would be combined into one lot
 - The existing lot = 2.42 acres
 - The 3 new lots combined = 1.08 acres
 - The final combined lot would be = 3.25 acres
- Questions about storm water requirements
 - If they purchase the 3 lots and combine everything into 1 lot do they need to base the storm water design on 3.5 acres or just the 1.08 acres of the "new" land?
- They typically design using underground infiltration systems
- If the underground systems overflow they would flow into the existing storm system
 - They do not know what existing system is in place
 - Existing system in yellow

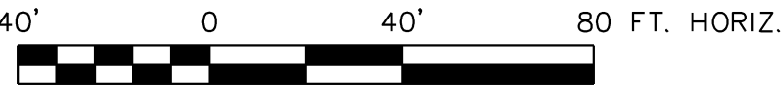


--- It appears the existing storm water system drains into an open ditch that runs essentially parallel to Fagan Ave.





- 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, WITH 0 FC READINGS AT THE 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

Designed by:	CSS	Date:	1-3-2023	Rev.:	
Drawn by:	CSS	Clad by:	DC	Project No.:	2022-167
UNAUTHORIZED ALTERATION OF THIS DRAWING IS PROHIBITED BY NEW YORK STATE EDUCATION LAW, SECTION 7209, 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

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 2

MEETING DATE: 1/9/2023

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

PROJECT LEAD: Patrick McPartlon

APPLICANT: Tess Healey, applicant for the owner

SUBMITTED BY: Laura Robertson, Town Planner

REVIEWED BY:

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

ATTACHMENTS:

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

SUMMARY STATEMENT:

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

BACKGROUND INFORMATION

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

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

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

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

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

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

The following action items were determined.

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

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

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

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

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

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

The following action items were established.

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

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

10/3/22 Planning Board (PB) meeting – Mr. Noyes attended the meeting and presented the Rev 8/15/22 site plan drawing to the Board. He stepped through the open action items and a general review of the project status ensued. During the course of the discussion the PB requested the following.

- a. Add grading lines in the vicinity of the berm – *a 362' contour on either side of the berm note has been added*
- b. Add the requirement of a fence at the 25' wetland buffer – *a split rail fence along the wetland buffer has **NOT** been added to the plan set*
- c. Add a note that the 3 large oak & 7 or 8 large white pine trees will be preserved – *see below*

Buffer note currently states: "Tree Preservation – Per Tree Council 3 large oaks in vicinity of pavilion to remain and 7 to 8 white pines further north may be in the buffer, these trees are 20" plus in diameter versus all other trees which are less than 10" in diameter."

The Planning Department feels this language is confusing and proposes the following from Code and Subdivision plats: "Per Planning Board approval, 3 large oaks in the vicinity of the pavilion and 7 to 8 large white pines noted within the limits of clearing shall be retained and protected during and after construction and grading. Additionally,

Section 201-11 (D), (E) & (F) states:

(D) The developer shall mark trees to be preserved with flagging and safeguard them by such high visibility barriers or other protective measures as shall effectively prevent injury to the tree and its root system during construction, due to such causes as soil compaction, grade change, root severance, drainage change, soil chemistry change and trunk and limb impact change.

(E) The developer shall provide, at his/her cost, that trees to be preserved are inspected for tree condition and tree protection adequacy at four stages, as applicable, in the course of development: prior to site disturbance, prior to subdivision plat plan final approval, prior to the issuance of a building permit and prior to certificate of occupancy issuance. The inspection shall be conducted by a member of the American Society of Consulting Arborists or by a qualified professional trained and experienced in tree preservation as approved by the Tree Council. The inspector shall provide directly to the Town Enforcement Officer a copy of the inspection report. The report shall contain such information as determined by the Tree Council as sufficient to evaluate the condition of trees designated for preservation and shall be certified as true and accurate by the inspector. No appropriation or authorization for action shall occur until the Town Enforcement Officer certifies that the inspection report is satisfactory or that the recovery of value terms outlined in Subsection F are met.

(F) Prior to continued development or the issuance of a certificate of occupancy, the developer shall provide to the Town moneys equal to the value of any tree designated for preservation that is removed or injured or that died as a result of construction.

d. Include this in the final Resolution as well

In addition to a note about the split rail fence and updating the tree clearing language - the only other thing remaining for the previous checklists appears to be that the applicant has not submitted a planting plan to offset the tree clearing. This was originally discussed with the Tree Council as a line of trees from Balltown Road along the property line with the adjacent southern neighbor. This can be included as a condition in the proposed resolution.

The PB should clarify the final changes to the site plan with the applicant and consider calling for a Resolution, with conditions, for the 1/23/23 meeting.

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



UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES OF THIS SURVEY MAP BEARING THE LAND SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL SHALL BE CONSIDERED VALID.

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

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

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

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



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 3

MEETING DATE: 1/9/2023

ITEM TITLE: DISCUSSION: 40.-1-54.11 – Sketch plan app. for a 2-Lot minor subdivision and lot line adjustment at Antonia Park.

PROJECT LEAD: TBD

APPLICANT: Fred Polsinelli, Executor of 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:

Fred Polsinelli, Executor for the estate of Vincenza Polsinelli, submitted an Application for Site Plan Review for a 2-Lot minor subdivision including a lot line adjustment for Homestead Place at Antonia Park (parcel 40.-1-54.11).

BACKGROUND INFORMATION

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

A site plan drawing entitled "Homestead Place at Antonia Park Section 9" authored by Gilbert VanGuilder Land Surveyor, PLLC" dated 10/17/22 with a most recent revision date of 12/5/22 was included with the application. The drawing shows the original 8.43 Acre property being divided as noted below.

1. Lot 1 – is a new lot that is 3.10 Acres in size
2. Lot 2 – is a new lot that is 3.02 Acres in size
3. Remaining Area – is 2.31 Acres in size and will be annexed to Lecce Development Corp.

Access to a Town water line is available at the end of the stub road (Polsinelli Dr.). Access to a Town sewer line is available at the intersection of the stub road and Rosehill Blvd.

The Planning Department will work with the applicant on previous wetland delineations on the property to ensure wetlands are properly identified and documented. The PD also recommends adding contours to the sketch plan to make sure drainage channels are properly identified.

The lands to the south of this parcel are deed restricted for no further development – the lands to the west are not. It would be good to discuss whether or not the back parcel of this property can be deed restricted when it is transferred to the adjacent property owner, Lecce Development Corp.

The applicant is before the Planning Board this evening to present the project and address any questions that arise.



TOWN OF NISKAYUNA

Planning Department

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

Application for Sketch Plan Approval – 4 Lots or Less

Applicant: The Estate of Vincenza Polsinelli, c/o Frederico
Address: 414 Vincent Dr., Schenectady, NY 123036. Polsinelli,
Phone Number: 518-928-6449 Email: Fgp414v@hotmail.com Executor
Owner Name (if different from applicant): _____
Address: SAME
Phone Number: _____ Email: _____
Description / Address of Property: Homestead Place at Antonia Park, Section 9
Section – Block – Lot: 40. - 1 - 54. 1

Each application shall be accompanied by:

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

Signature of applicant: J. P. Polsinelli Date: 1/3/2023

Signature of owner (if different from applicant): J. P. Polsinelli, Executor

Upon approval of Sketch Plan:

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



TOWN OF NISKAYUNA

Planning Department

One Niskayuna Circle

Niskayuna, New York 12309

Phone: (518) 386-4530

Fax: (518) 386-4592

TOWN CODE

Chapter 189: Subdivision of Land

Article III: Subdivision Application Procedures

§ 189-6. Sketch plan.

- A. Submission of sketch plan. Any owner of land shall, prior to subdividing or resubdividing land, submit to the Secretary of the Planning Board at least 10 days prior to a regular meeting of the Board two copies of a sketch plan of the proposed subdivision, which shall comply with the requirements of § 189-22 for the purposes of classification and preliminary discussion.
- B. Discussion of requirements and classification.
 1. The subdivider or his duly authorized representative may be required by the Board to attend a meeting of the Planning Board to discuss the requirements of these regulations for street improvements, drainage, sewerage, water supply, fire protection and similar aspects, as well as the availability of existing services and other pertinent information, or he may be required to meet with a subcommittee of the Board for this purpose.
 2. Classification of the sketch plan is to be made at this time by the Planning Board as to whether it is a minor or major subdivision, as defined in these regulations. The Board may require, however, when it deems it necessary for protection of the public health, safety and welfare, that a minor subdivision comply with all or some of the requirements specified for major subdivisions.
 - a. If the sketch plan is classified as a **minor subdivision**, the subdivider shall then comply with the procedure outlined in **§ 189-7** of this chapter.
 - b. If it is classified as a **major subdivision**, the subdivider shall then comply with the procedures outlined in **§ 189-8, § 189-9 and § 189-10**.
- C. Study of sketch plan. The Planning Board shall determine whether the sketch plan meets the purposes of these regulations and shall, where it deems necessary, make specific recommendations in writing to be incorporated by the applicant in the next submission to the Planning Board.



TOWN OF NISKAYUNA

Planning Department

One Niskayuna Circle

Niskayuna, New York 12309

Phone: (518) 386-4530

Fax: (518) 386-4592

TOWN CODE

Chapter 189: Subdivision of Land

Article V: Documents to be Submitted

§ 189-22. Sketch plan.

- A. The sketch plan initially submitted to the Planning Board shall be based on Tax Map information or some other similarly accurate base map at a scale of not less than 100 feet to the inch to enable the entire tract to be shown on one sheet.
- B. The sketch plan shall be submitted, showing the following information:
 1. The location of that portion which is to be subdivided in relation to the entire tract and the distance to the nearest existing street intersection.
 2. All existing structures, wooded areas, streams and other significant physical features within the portion to be subdivided and within 200 feet thereof. If topographic conditions are significant, contours shall also be indicated at intervals of not more than 10 feet.
 3. The name of the owner and of all adjoining property owners as disclosed by the most recent municipal tax records.
 4. The Tax Map sheet, block and lot numbers, if available.
 5. All the utilities available and all streets which are either proposed, mapped or built.
 6. The proposed pattern of lots, including lot width and depth, street layout, recreation areas, systems of drainage, sewerage and water supply (see § 189-23C) within the subdivided area.
 7. All existing restrictions on the use of land, including easements, covenants or zoning lines.



SITE LOCATION

DEED REFERENCES:

CONVEYANCE TO VINCENTA POLSINELLI BY DEED RECORDED IN THE SCHENECTADY COUNTY CLERK'S OFFICE IN BOOK 1801 OF DEEDS AT PAGE 848.

MAP REFERENCE:

MAP ENTITLED, "ANTONIA PARK SECTION 10" DATED JUNE 18, 1990 PREPARED BY C.T. MALE ASSOCIATES, P.C.

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE AND/OR TITLE REPORT AND MAY BE SUBJECT TO WHATEVER STATEMENT OF FACTS THEY MAY REVEAL.
2. NO ATTEMPT WAS MADE TO SHOW UNDERGROUND IMPROVEMENTS IN THE PREPARATION OF THIS SURVEY.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
4. COPYRIGHT © 2022 BY GILBERT VANGUILDER LAND SURVEYOR, PLLC. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED.
5. THE PRESENCE OF WETLANDS WAS INVESTIGATED WITHIN THE LIMITS OF PROPOSED GRADING AND CLEARING ON MULTIPLE OCCASIONS DURING THE GROWING SEASON 2022. NONE WERE IDENTIFIED.

SITE STATISTICS:

ZONING: R-1 SINGLE FAMILY DWELLING

MIN. LOT SIZE - 16,000 SQ. FT.
MIN. WIDTH - 100 FT.
MIN. DEPTH - 120 FT.
MIN. FRONT SETBACK - 35 FT.
MIN. SIDE SETBACK - 20 FT./BOTH 40 FT.
MIN. REAR SETBACK - 20 FT.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7200 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES OF THIS SURVEY MAP BEARING THE LAND SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL SHALL BE CONSIDERED VALID.

Lands N/F Of
Lecca Development Co., LLC
Book 2046 Of Deeds At Page 140

$R = 655.08'$
 $C = 89.77'$
 $Ch = 89.70'$
 $S34^{\circ} 47' 35'' W$

Lands to be Annexed To
Lecca Development Co., LLC
Remaining Area = 2.31± Acres

Lands N/F Of
Lecca Development Co., LLC
Book 2046 Of Deeds At Page 140

Area = 3.02± Acres

Area = 3.10± Acres

Lands N/F Of
Mahar
Book 2046 Of Deeds At Page 132

Lands N/F Of
Alberti
Book 2044 Of Deeds At Page 449

OWNER/APPLICANT:
THE ESTATE OF VINCENTA POLSINELLI
C/O FREDERICO G. POLSINELLI
414 VINCENT DRIVE
SCHENECTADY, NY 12303
TAX I.D. #40-1-54.1

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

HOMESTEAD PLACE AT ANTONIA PARK SECTION 9

TOWN OF NISKAYUNA SCHENECTADY COUNTY, NEW YORK

MAP NUMBER: SCALE: 1" = 50' DATE: OCTOBER 17, 2022

Gilbert VanGuilder
Land Surveyor, PLLC

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

Short Environmental Assessment Form

Part 1 - Project Information

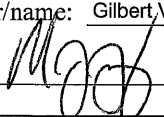
Instructions for Completing

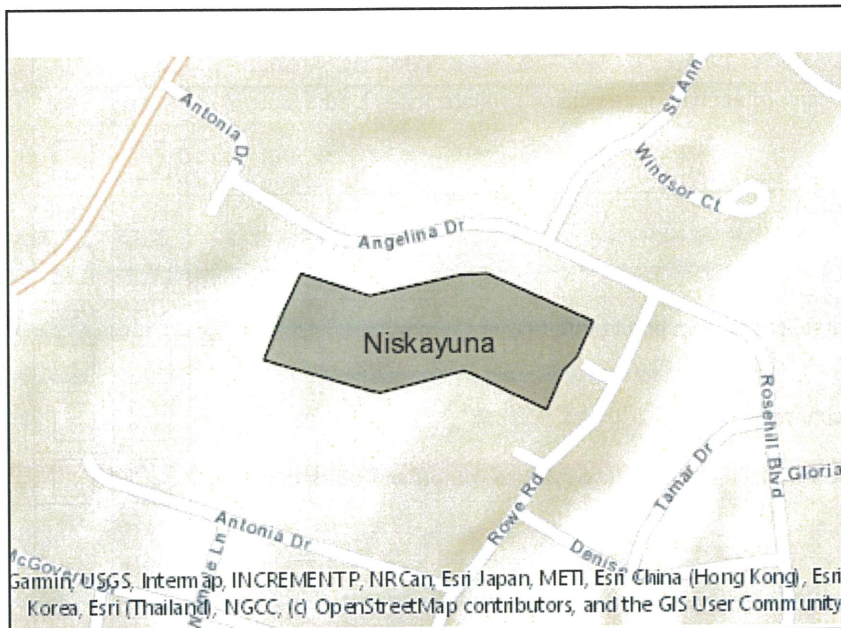
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information							
Name of Action or Project: Polsinelli 3 Lot Homestead Place at Antonia Park Section 9							
Project Location (describe, and attach a location map): Homestead Place at Antonia Park Section 9 Niskayuna, NY							
Brief Description of Proposed Action: 3 Lot Subdivision, 2 Building Lots, with remaining 2.32+/- acres of land to be annexed to Lecce Development co. LLC							
Name of Applicant or Sponsor: The Estate of Vincenza Polsinelli, C/O Frederico G Polsinelli		Telephone: 518 928-6449 E-Mail: Fgp414v@hotmail.com					
Address: 414 Vincent Drive							
City/PO: Schenectady		State: NY	Zip Code: 12303				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		8.43+/- acres					
b. Total acreage to be physically disturbed?		1.35+/- acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		8.43+/- acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):							
<input type="checkbox"/> Parkland							

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Gilbert, VanGuilder Land Surveyor, PLLC Patrick Jarosz</u> Date: <u>12/6/2022</u> Signature: <u></u> Title: <u>Agent</u>		



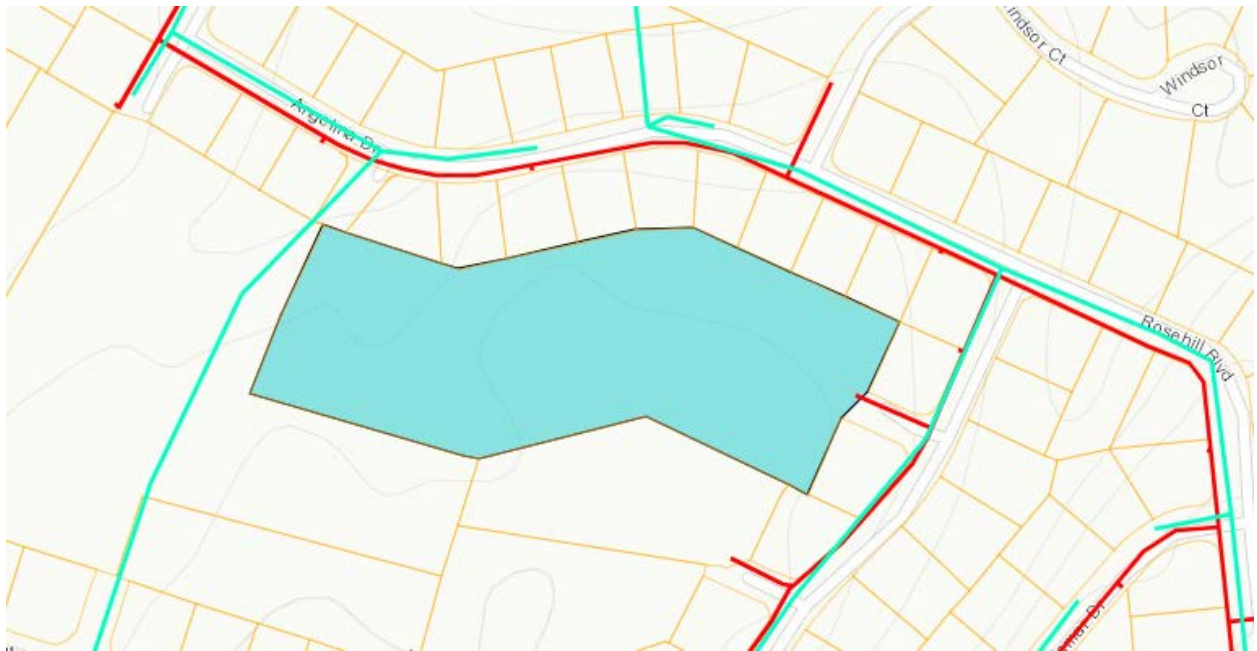
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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



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

Homestead Place at Antonia Park
40.-1-54.11

Water lines = Red
Sewer lines = green





TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 4

MEETING DATE: 1/9/2023

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

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.

The Planning Department will need additional time to evaluate the full code impacts of the proposed tenant change to the site (especially the addition of permanent trailers and bathrooms) but does look forward to potentially adding more landscaping and exploring ways to mitigate the building's impact to the adjacent residential lots and bike path.

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



TOWN OF NISKAYUNA

One Niskayuna Circle
Niskayuna, New York 12309-4381

Phone: (518) 386-4530

Application for Site Plan Review

Purchasing

Applicant (Owner or Agent):

Name Geoffery Konis

Address 86 Ridge ST
North Creek, NY
12853

Email _____

Telephone 518-796-3695

Fax _____

Location:

Number & Street 31 East ST

Section-Block-Lot 31.7 - 1 - 35.21

Zoning District RR

Proposal Description: YEAR Round Use

Storage of material - Bathroom, Crew Room,
delivery of material 2x @ week, possible 2-3
trucks + Trailers left on site, Outside downward
lighting on Building (motion sensor) Dumpster
for Construction debris, dry trash. Travel would
be in at 7 or 8 am load up out to jobs, back
at 3 to 4 pm leave for home. Operation i's
5 days a week m-f

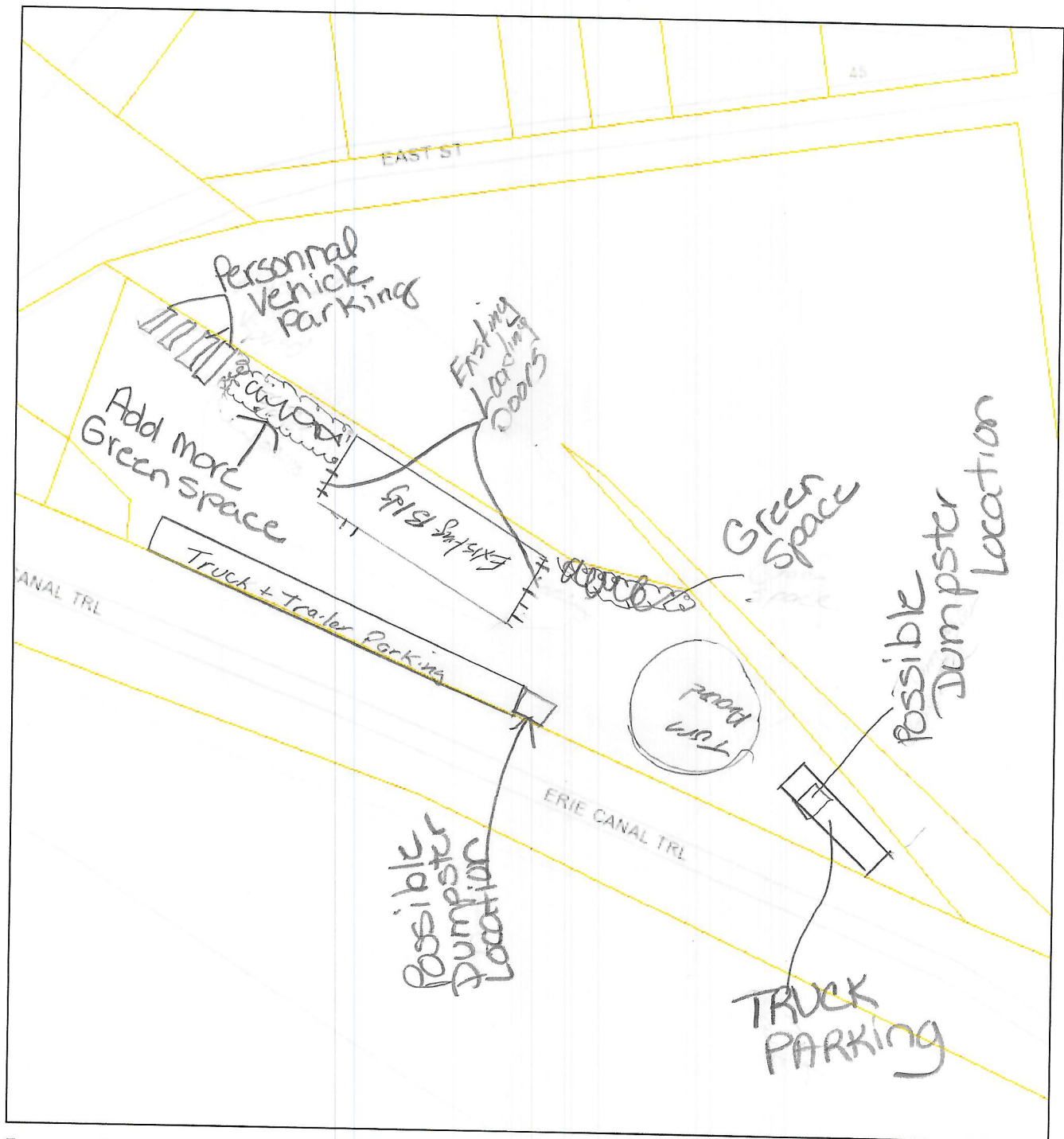
Signature of applicant: _____

Date: 12/8/22

Signature of owner (if different from applicant): _____

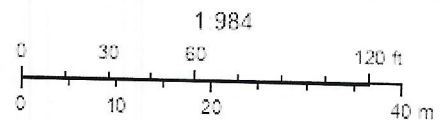
Date: _____

Untitled Map



December 7, 2022

 Parcels



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, and the GIS User Community

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. No Author

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION



Streets

Aerials



Initial Extent

Zoom In

Zoom Out

Show Overview Map

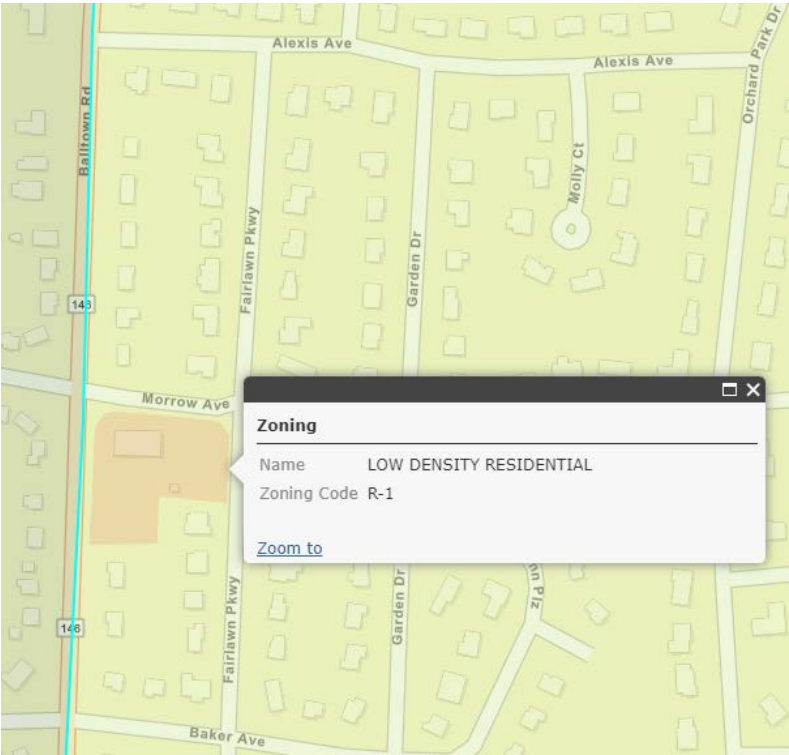
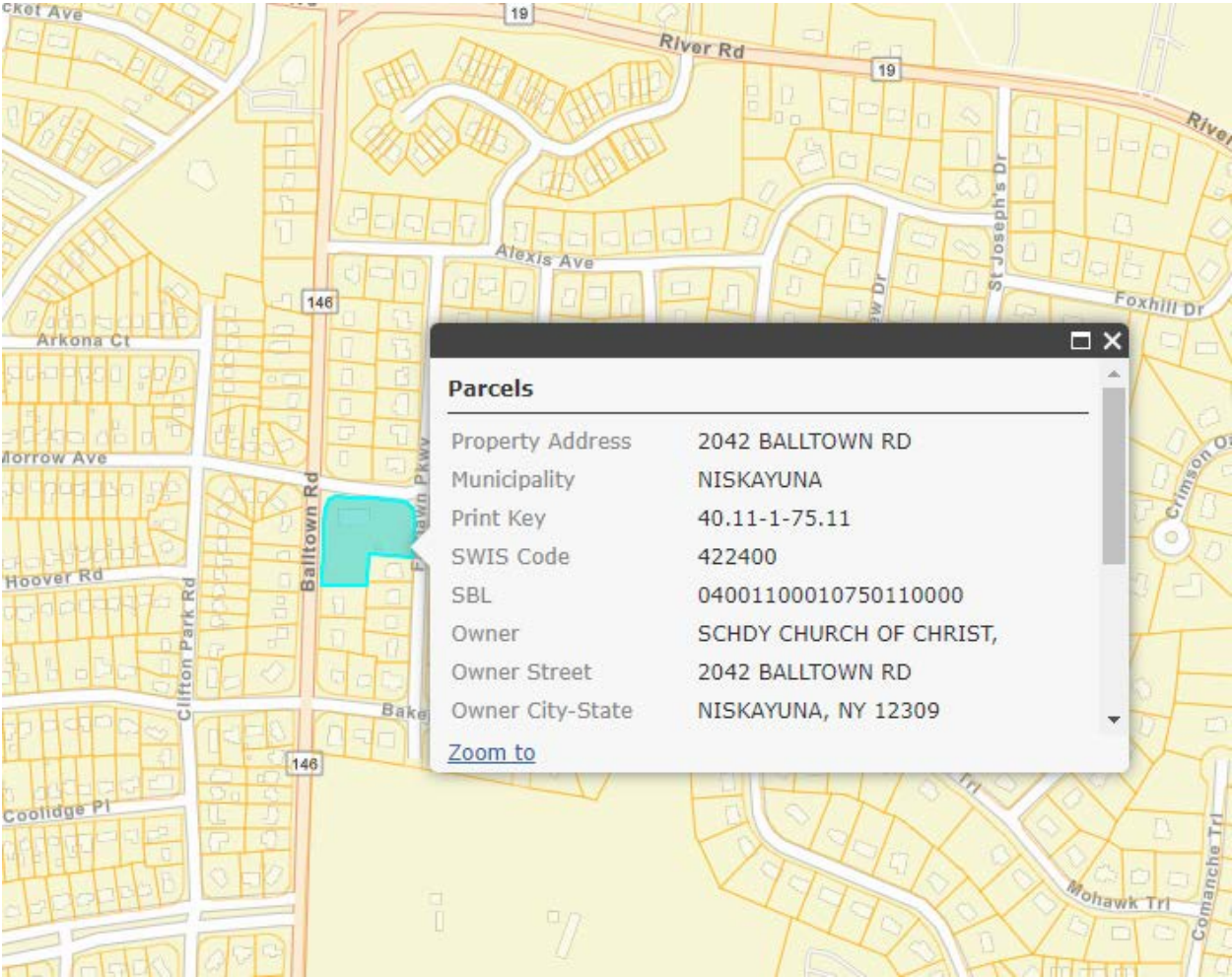
Northeast Underlayments was established in 1998. Since then, we have dedicated ourselves to providing superior quality work and service to our customers. Everyone from our on-site Foreman's to our office staff works with you to ensure you get the best possible results.

As an ARDEX Preferred Installer, Northeast Underlayments enjoys support and training from the leaders in the manufacture of cementitious underlayments, toppings, patches, Portland and Gypsum floors and other products that most subcontractors cannot access. As a result, access to the newest systems, techniques and an established network of technical advisors help ensure your satisfaction.

A long well established independent, locally owned and operated authorized Dealer for The Icynene Insulation System® serving the Eastern and Upstate New York area and Capital District.

Northeast Spray Foam assists homeowners, home buyers, builders, and architects to design and build Healthier, Quieter, more Energy Efficient homes and buildings through our superior insulation and air-sealing system. **Northeast Spray Foam it is our sole objective to provide outstanding, reliable service to our vast array of customers.** With a diverse client base, we individualize services to meet each of our customer's needs. If you are looking for prompt, detailed and impeccable service, look no further. Northeast Spray Foam strives to create personal relationships with every customer. We give unsurpassed attention to each customer focusing our attention completely on our client base and servicing our customers to the best of our abilities. We have the most advanced equipment in upstate New York area.

2042 Balltown Rd. -- Church of Christ
R-1 Zoning





Notes:

1. No building permit in IPS for the existing sign

**SCHENECTADY
CHURCH OF CHRIST**
SUNDAY SCHOOL 9:30 AM WORSHIP 10:30AM 6:30PM BIBLE STUDY WEDNESDAY 7:00PM
A Friendly Welcome to All

**SCHENECTADY
CHURCH OF CHRIST**

SUNDAY SCHOOL	WORSHIP	BIBLE STUDY
9:30 AM	10:30AM	WEDNESDAY
	6:30PM	7:00PM

A Friendly Welcome to All



MATTHEWS SIGNS

80

81

82

83

84

7F

MATTHEWS SIGNS

