

TOWN OF NISKAYUNA
Planning Board and Zoning Commission
Agenda
March 27, 2023 7:00 PM

REGULAR AGENDA MEETING

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

1. March 13, 2023

IV. PUBLIC HEARINGS

1. 1851 Union St / 1245 Ruffner Road – Mohawk Golf Club – An application for sketch plan approval including a Special Use Permit for a 22-lot Average Density Development (ADD) subdivision consisting of 10 single-family detached homes and 12 townhomes.

V. PRIVILEGE OF THE FLOOR

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

1. RESOLUTION: 2023-09: An Amendment to Resolution 2023-06 for sketch plan for a 2-lot minor subdivision and lot line adjustment, SEQR determination and a call for a public hearing at Antonia Park / Polsinelli Dr. (40.-1-54.11).
2. RESOLUTION: 2023-10: A Resolution for site plan approval for new façade and ATM signage at the CHASE Bank located at 2321 Nott St. E.
3. RESOLUTION: 2023-11: A Resolution for site plan approval for a tenant change to Northeast Underlayments under pre-existing nonconforming interior storage use at 31 East St.
4. RESOLUTION: 2023-12: A Resolution for site plan approval of a seasonal public outdoor picnic table area on the property of 2209 Nott St (provided by the Broken Inn).
5. RESOLUTION: 2023-13: A Resolution to make a Recommendation to the Town Board on a special use permit to combine 17, 25 and 33 Fagan Ave. properties with the existing Kia Automobile lot at 3900 State St, remove two single family homes and extend the Automobile sales lot onto S Fagan Ave.

VIII. DISCUSSION ITEM

1. Antonia Park / Polsinelli Dr. (40.-1-54.11) – A sketch plan application for a 2-lot minor subdivision and lot line adjustment.
2. 1757 Union St. – Bank of America - A site plan application for new signage.
3. 1851 Union St / 1245 Ruffner Road – Mohawk Golf Club – application for sketch plan approval including a Special Use Permit for a 22-lot Average Density Development (ADD) subdivision consisting of 10 single-family detached homes and 12 townhomes.

IX. REPORTS

X. COMMISSION BUSINESS

XI. ADJOURNMENT

NEXT MEETING: April 17, 2023 at 7 PM
To be Held in the Town Board Room & via Remote Software

TOWN OF NISKAYUNA
Planning and Zoning Commission
Hybrid Meeting
Meeting Minutes
March 13, 2023

Members Present: Kevin Walsh, Chairman
David D'Arpino
Genghis Khan
Patrick McPartlon
Leslie Gold (Virtual)
Joseph Drescher

Also Present: Laura Robertson, Town Planner
Alaina Finan, Town Attorney
Clark Henry, Assistant Planner (Virtual)

I. CALL TO ORDER

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

II. ROLL CALL

Mr. LaFlamme, Mr. Skrebutenas and Ms. Strang were excused and absent.

III. MINUTES

Mr. D'Arpino made a motion to approve the minutes from the 2/27/23 meeting. Seconded by Mr. McPartlon. With no modifications being made, the Board voted to approve the minutes unanimously.

IV. PUBLIC HEARINGS

No public hearings tonight.

V. PRIVILEGE OF THE FLOOR

Chairman Walsh informed the public that at the last meeting the Board had voted to institute a five minute rule per person during Privilege of the Floor.

Ms. Ursula Hall of 1310 Ruffner Rd said that she was happy to see the Mohawk Club's create alternative schemes that did not involve Ruffner Rd, however she was disappointed that they would not fully explore all of those schemes.

Mr. Joey Luzzi, a retired police officer from Schenectady came forward. Although Mr. Luzzi does not live in Niskayuna, he stated he has very close ties to the Town. Mr. Luzzi spoke highly of the Mohawk Club's owner Mike Rutherford and how he has benefitted the Club immensely from his own pocket. Mr. Luzzi said that he understood previous resident concerns, however, he has faith that Mr. Rutherford will provide great work that the community will be proud of.

36 Ms. Tracey Morehouse of 1206 Ruffner Rd. said that she would like an environmental study
37 done to analyze the water and wildlife impacts this development may have.

38 Ms. Carol Holmes of 1301 Ruffner Rd. said that the Mohawk Club did not take good care of
39 their property, and that the fence by Lynwood Dr. had been in disrepair for a while. Ms. Holmes
40 felt that the opinions of people who do not live in the Ruffner area were not as applicable to the
41 issue.

42 Mr. Christopher Dival stated he lives and works in Niskayuna. Mr. Dival is a member of the
43 Mohawk Club and stated he feared it was going to cease to exist until Mr. Rutherford took it
44 over and restored it.

45 Mr. Paul Moore of 136 Denise Dr said he understood resident's concerns, however, he implored
46 people to think how their neighborhood would be if the golf course were not there and that the
47 whole parcel were developed. Mr. Moore reiterated points about the quality of Mr. Rutherford's
48 work and said that the Club has looked better than it has in years.

49 Mr. Steven Clemente of 1231 Ruffner Rd came forward to read a letter on behalf of himself and
50 his wife. Mr. Clemente detailed the frontage that the Mohawk Club has on both Balltown Rd.
51 and Union St. With only two schemes showing access via these roads, Mr. Clemente felt as if the
52 Mohawk Club still persisted on disrupting the Ruffner neighborhood over disrupting the course
53 itself. Mr. Clemente asked why no other areas on the property had been considered for
54 development. Mr. Clemente said he was not against development, however this development
55 would significantly alter the neighbor's quality of life. Mr. Clemente said that many of the same
56 issues with scheme 1 persisted in scheme 2 such as water and sewer capacity, along with safety
57 for residents. Mr. Clemente requested a long form EAF as he had many environmental concerns,
58 specifically wildlife. He referenced the pictures and videos he had sent Ms. Robertson and the
59 Board.

60 Mr. Jonathan Vaillancourt of 1274 Ruffner Rd. wanted to bring ambient light concerns to the
61 Board's attention if the development should progress, and would like exterior lighting minimized
62 if the development gets built. Disallowing street lighting would be consistent with the rest of the
63 area. Mr. Vaillancourt requested a no left turn design for the development to address safety. This
64 would divert traffic to Rosendale Rd. Mr. Vaillancourt stressed he would not like a monument
65 sign at the front of the development. Mr. Vaillancourt requested data on how schools would be
66 impacted. Mr. Vaillancourt feared that private ownership there would increase deforestation and
67 asked to explore variances to decrease lot size and increase tree preservation.

68 Ms. Lynne Nicolson of 208 Agostino Ave said that she had been looking for townhouses in
69 Niskayuna and did not find any, which this development would provide. She reiterated points
70 about how Mr. Rutherford has done great things for the Club, and if it were not for him the entire
71 parcel could have been sold off and developed. Ms. Nicholson said that is can be difficult to
72 accept but that after development occurs it becomes part of the larger community.

73 Mr. Howard Meyerer of 1166 Ruffner Rd said the small nature of Ruffner Rd would be greatly
74 impacted by the development and if development should occur it should connect to Balltown or
75 Union St.

Mr. Don Kinsella of 180 Fieldstone Dr felt as if this development presented an opportunity for people to stay in the community. Mr. Kinsella said it was attractive for people looking for low maintenance properties in a beautiful area. Mr. Kinsella said the woods that would be cleared are not high quality woods and are not fit for hiking. Mr. Kinsella believed the storm and sanitary sewer connections could be worked through and resident quality of life would improve. Mr. Kinsella said that the new homes would add to the tax base. Mr. Kinsella stated that the traffic had been bad for a while and this development would not increase those concerns.

Ms. Sussanne Mason of 2144 Mountainview Ave said that if this development was aimed at senior citizens, those who could afford it can also afford homes down south. Because of this, Ms. Mason did not believe future development residents would have a substantial stake in the neighborhood. Ms. Mason suggested building along bus lines where housing needs are the greatest.

Ms. Marlene Loux of 1191 Ruffner Rd appreciated some of the things that the Mohawk Club does, however, she stressed she did not want them to disrupt the existing houses and worsen traffic in the neighborhood.

Ms. Louisa Lombardo of 1242 Ruffner Rd talked about the vision of Niskayuna as a whole, and asked how development would impact existing neighborhoods.

Mr. Ken Schwartz of 1363 Ruffner Ct spoke about the care and money that have gone into the homes in the Ruffner Rd area. Mr. Schwartz realized the Club has the ability to develop, but he asked that it be done without affecting the existing neighborhood.

Ms. Deb Friedson of 2508 Whamer Ln said the Ruffner Rd area is historic and would be destroyed by this proposal. Ms. Friedson spoke on the wildlife that she has seen recently in that region.

Ms. Judy McDonald of 1317 Ruffner Rd said Ruffner Rd already experiences high rates of traffic and is a major cut through route that should not be subject to more vehicles. Ms. McDonald said that the Mohawk Club has been a bad neighbor in that they do not take care of their fencing and they do not maintain their property up to the road.

Mr. Joel Bisaillon of Berkley Ave said that high end homes adjacent to a golf course are a great thing for the community. Mr. Bisaillon said that the Country Club Estates cannot handle the traffic and DOT will not allow access via Balltown Rd and access via Union St would not be viable. Mr. Bisaillon said that sewage was the biggest concern and needed to be addressed before continuing. Mr. Bisaillon noted that Niskayuna is the only Town in the area that does not allow individual grinder pumps that are owned by the homeowner. Mr. Bisaillon stressed that he did not want sewage to be added in the direction of Kelt's Farm.

Mr. Mike Mason of 2144 Mountainview Ave said all the roads in the area were the same width and not very wide. With some on-street parking the roads often appear to be only one lane each. Mr. Mason said increased traffic would make this even more dangerous.

Mr. John Baranowski of 1101 Hedgewood Ln spoke on the ADD plans and said that any benefit created for the community would be far outweighed by the damage it would cause. He cited the

115 small acreage of the parcel as one of his main concerns. Mr. Baranowski stated that piecemeal
116 development is very concerning and would prohibit the Town from developing the rest of the
117 Club properly if that happens in the future.

118 Mr. Dennis Romero of 1122 Ruffner Rd spoke virtually and said that he originally moved to
119 Ruffner Rd because of the look, feel and character of the neighborhood. Mr. Romero said
120 Niskayuna's high taxes are worth it because of the high quality of life. Mr. Romero feared that
121 increased traffic would pose a safety risk for the community.

122 Ms. Carrie Kirkton of 1322 Ruffner Rd spoke virtually and said that the Ruffner Rd area was
123 beautiful and each of the houses were unique from one another. Ms. Kirkton expressed concern
124 that the proposed townhomes would be cookie cutter models that would destroy the look of the
125 neighborhood. Ms. Kirkton also stated that this development was not necessary to keep the
126 Mohawk Club up and running. Ms. Kirkton stressed that an environmental review would be
127 needed.

128 Ms. Melanie Romer of 1250 Ruffner Rd spoke virtually and suggested making any development
129 a private golf course neighborhood. Ms. Romer echoed other neighbor concerns and said the
130 negatives outweigh the positives.

131 Ms. Melissa Cummins of 26 South Fagan Ave spoke virtually and pointed her camera at the
132 lights coming from the Matthew's Kia parking lot that were shining into her home. Ms.
133 Cummins said any additional lights from another parking space would just add to the nuisance
134 created by the dealership. Ms. Cummins said that haulers offloading vehicles continue to be an
135 issue on her street. The proposed entrance to the parking lot is directly in front of Ms. Cummins'
136 home and would put her small children in danger. Ms. Cummins said that she was never
137 personally approached by Matthew's Kia regarding this project.

138 Mr. Ryan Davis reiterated virtually many concerns regarding the Mohawk Club project,
139 specifically sewer and the access road on Ruffner Rd.

140 Mr. Charlie Campione of 13 Oakmont St stated that the Mohawk Club had struggled financially
141 for decades until Mr. Rutherford saved the course. Mr. Campione said that Mr. Rutherford
142 greatly cares for the community. Mr. Campione addressed previous concerns about fencing
143 issues and said not every issue can be addressed immediately. As for water and sewer concerns,
144 Mr. Campione said the project would have to meet state and local specifications anyway before
145 proceeding. If the project does not meet those codes it will not be approved.

146 Mr. Jeff Hall of 1310 Ruffner Rd. reiterated traffic concerns. Mr. Hall said that the Mohawk
147 Club was not a good neighbor as in the previous meeting, Mr. Dave Kimmer had said that
148 Ruffner Rd residents would be upset regardless of where the access point occurred and their
149 voices should be discounted.

150 Hearing no further comments Chairman Walsh closed Privilege of the Floor.

151

152

VI. UNFINISHED BUSINESS

No unfinished business tonight.

VII. NEW BUSINESS

1. RESOLUTION: 2023-08: A Resolution for site plan approval for clearing and construction of recreational fields at Trinity Baptist Church located at 2635 Balltown Rd.

Chairman Walsh read the posted resolution regarding the site plan and the three conditions contingent on approval.

Mr. McPartlon moved for adoption for the resolution. Seconded by Mr. Khan.

Mr. McPartlon made a friendly modification to the second whereas to change the date of the most recent revision to reflect the date of 1/27/23.

Ms. Gold reminded the Board that she was recusing herself from this vote.

Hearing no further comments Chairman Walsh asked Mr. Henry to call the roll.

Upon voting the resolution was passed unanimously.

Mr. Khan AYE

Mr. McPartlon AYE

Mr. D'Arpino AYE

Mr. Drescher AYE

Chairman Walsh AYE

VIII. DISCUSSION ITEMS

1. 1851 Union St / 1245 Ruffner Road – Mohawk Golf Club – application for sketch plan approval including a Special Use Permit for a 22-lot Average Density Development (ADD) subdivision consisting of 10 single-family detached homes and 12 townhomes.

Mr. McPartlon recused himself from this project.

Mr. Bill Sweet and Mr. Dave Kimmer came forward on behalf of the Mohawk Club. Mr. Sweet said that based on the last meeting, it was clear that the most objectionable part of the proposal was the demolition of 1245 Ruffner Rd. Given those objections, it was decided that the 60-foot right-of-way access shown in scheme 2 was the best access point for the subdivision.

Mr. Sweet noted that this will require the 11th green to be reshaped and may require additional wetlands delineation. A walking trail may also be included in this proposal.

183 Mr. Kimmer stated that the number of units and the stormwater area remain the same despite the
184 change in schemes.

185 Mr. Kimmer said that the number one item that he received from the Planning Department was
186 the issue of utilities. The plan is still to connect to the water line on Ruffner Rd which, although
187 a water engineering study is required, is likely acceptable to Town engineering. Mr. Kimmer
188 proposed connecting into the sewer line that goes down Ruffner Rd and to the Rosendale School
189 property as well as this sewer line does not have known capacity issues. In this way they are
190 avoiding the line by Kelts farm that has capacity issues.

191 Mr. Kimmer noted that the Planning Department requested an updated conventional layout to
192 show that the 22 proposed single family lots could still be achieved as required by code. Mr.
193 Kimmer said that was still achievable as shown in the email that he sent to Ms. Robertson earlier
194 that day.

195 Another concern brought up by the Planning Department was that a portion of the proposed road
196 was not centered in the Town ROW, however, Mr. Kimmer believed that would not be a
197 problem as the only utility running along that road would be a force main. Furthermore, there is
198 nothing in the Town code that says the road must be centered in the ROW.

199 In response to further Planning Department concerns, Mr. Kimmer said that two designs had
200 been brought forward with different approaches to open space. The first plan, which is preferred
201 by the Mohawk Club shows a 50 foot buffer from the neighbors, however this plan does not meet
202 the lot size requirements stated in the Town code for ADDs.

203 Chairman Walsh asked if a waiver for the lot size requirement would be permissible. Ms. Finan
204 said that per case law no waiver could be allowed. Mr. Kimmer said that if no waiver were
205 allowed then the buffer would be reduced to 35 feet to comply with code.

206 Chairman Walsh asked if there could be any way to retain the buffer and remain in code,
207 however Mr. Kimmer said that would be impossible as the outer bounds of the subdivision
208 nearly reach the golf course.

209 Ms. Robertson pointed out a few spots along the outside of the property where she thought
210 expansion could occur. Mr. Sweet said there were a few options that could be explored but
211 nothing was definitive yet. Mr. Sweet emphasized that the 50 foot buffer was optimal for the
212 Mohawk Club as well and they will work on a better solution.

213 Mr. D'Arpino outlined all the instances in the comprehensive plan where the Mohawk Club was
214 referenced as well as how the proposed development may affect the plan. First, Mr. D'Arpino
215 noted that an entire neighborhood in Niskayuna was named Country Club after the Mohawk
216 Club. He noted the Mohawk Club was recognized as a high priority open recreational space in
217 the comprehensive plan that may warrant future protection.

218 Mr. D'Arpino noted that the Mohawk Club is zoned R-1 which allows for residential
219 development, and could have a large number of residences if its current use ceased.

220 Mr. D'Arpino showed how the comprehensive plan called for Average Density Development to
221 increase diversity in housing. In total, he referenced pages 12, 14, 43, 79, 98, 116 & 120 of the
222 2013 Comprehensive Plan.

223 Mr. Sweet said that many developers were aware of the Club's zoning when they were in
224 financial trouble and could have developed that area extensively before Mr. Rutherford
225 purchased the property.

226 Mr. Khan referenced a portion of the 2013 Comprehensive Plan that states the Mohawk Club
227 should be kept recreational. Mr. Sweet said that referred to the scenario in which the Club was
228 up for sale, which it is not.

229 Mr. Khan said that he would be okay taking scheme 2 for a public hearing, as scheme 1 was
230 originally set for a public hearing tonight, but technical issues needed to be worked through first.

231 Mr. Sweet informed the Board that they were at a point where they could begin to speak with a
232 Town Designated Engineer to discuss about pertinent engineering specifics.

233 Ms. Robertson said she is ready to assign a TDE to this project and set up an escrow account.
234 She said they can reach out to three TDEs.

235 Mr. Sweet asked if he could see the list of TDEs to confirm that there was no conflict of interest
236 on his end.

237 Chairman Walsh pointed out for public knowledge that the paper street that is the proposed
238 access point had previously been designated as a potential access point if development ever
239 occurred in that area, and was depicted in the 2013 Comprehensive Plan. This meant that the two
240 houses that border the paper street already have two front yards as far as the Town is concerned.

241 Mr. D'Arpino stressed that if this development does get built it will need to look like part of the
242 community that had always been there, and not a standalone piece that stands out from the
243 houses around it. Mr. Sweet said that the existing easement may be used as a walking path or
244 emergency access route to make the subdivision accessible for multiple modes of transportation.

245 Mr. Khan asked about a possible emergency entrance via Rowe Rd which was mentioned in
246 previous meetings.

247 Mr. Sweet asked if the emergency entrance could be the first priority for the Town Designated
248 Engineer (TDE) to ensure that it is in compliance with all Town codes. Mr. Sweet also talked
249 about water and sewer issues that while they do not currently have an answer, can be solved
250 through the engineering.

251 Mr. Khan asked if the traffic numbers given for a different proposal would be similar to this
252 current configuration, to which Mr. Kimmer responded saying they would be identical.

253 Mr. Sweet reiterated with Mr. Khan that they will look into the north side of the property to see
254 if they can expand the boundaries to increase the buffer area.

255 Going back to an earlier point, Ms. Robertson read Section 189-17j (1) that discussed cul-de-sac
256 requirements.

257 Mr. Drescher asked if there were any updates for a long term plan for the Mohawk Club. Mr.
258 Sweet stated he verbalized that the current uses would remain as is, however, the area adjacent to
259 the 5th hole could be deed restricted for no further subdivision as long as the area could be used
260 solely for golf purposes if future holes needed to be altered. Mr. Sweet emphasized that for this
261 the only use would be subject only to development pertaining to golf.

262 Mr. Khan asked if this proposal opened the door for the Board to get further restrictions on the
263 course as a whole (no future development). Ms. Finan said that the discussion could be had
264 voluntarily with the developer but she did not believe this development proposal would allow the
265 Board to mandate no further development on the entire course.

266 Ms. Gold said that concerns had been raised in the past few comprehensive plans that the
267 Mohawk Club could decide to develop the entire area for housing if they wanted, but the Town is
268 limited in how they can regulate that. Ms. Gold said that the ADD strategy left much more open
269 space than if the area was solely single-family housing.

270 Ms. Finan suggested the Club could consider adding a right of first refusal on the remainder of
271 the property to the Town, so if the Club were getting sold the Town would have the ability to
272 purchase the property before it went out to the open market. Mr. Sweet said that was a
273 reasonable request and he would bring it back to Mr. Rutherford.

274 Mr. D'Arpino stated that he is in favor of moving forward with signing a TDE.

275 Chairman Walsh discussed the public hearing that will occur next meeting regarding scheme 2.
276 All Board members voted unanimously in favor of a hearing on the special use permit for an
277 average density development for March 27, 2023 at 7pm.

278 Ms. Robertson spoke on the Tree Council's desire to preserve as many trees as possible, and
279 asked Mr. Sweet about moving the storm water pond to a water hazard area that could be
280 incorporated into the course itself. Mr. Sweet that could be looked into and he expressed interest
281 in setting up a visit with the Tree Council. After the Tree Council flagged important trees in the
282 area, alternatives plans can be looked at to preserve them.

283 Mr. Sweet asked if the property would still be in full compliance if the storm water area were
284 moved off the parcel. Ms. Finan stated she would need to look into that before making a
285 definitive statement.

286 **2. 2209 Nott St. – The Broken Inn – A site plan app. for a new permanent seasonal**
287 **outdoor picnic table area on Town property including additional and reconfigured**
288 **parking.**

289 Mr. Thomas Nicchi came forward on behalf of The Broken Inn. Mr. Nicchi said that all changes
290 requested by the Board and legal had been made for tonight's meeting. Included in these changes
291 are details of all 6 picnic tables were now contained soely on the landlord's property. The tables

292 are handicap accessible and do not extend onto any other property. Two bicycle racks have also
293 been added to the plans.

294 Mr. Nicchi said that he has received lots of community support as well as support from the
295 landlords.

296 Ms. Robertson confirmed that the ice cream window could be opened at any time, in response to
297 Mr. Nicchi's concerns from the previous meeting. Ms. Robertson said that most of the public and
298 Committee concern that she had heard came regarding the dangers of the intersection with
299 Crescent Rd.

300 Mr. Nicchi fully agreed with the safety concerns of that intersection and said that the striping for
301 parking that is along that area can be removed or redone whenever necessary. Ms. Robertson
302 said that the Town did not want for The Broken Inn to waste money on striping if the intersection
303 was going to be redone soon.

304 Mr. D'Arpino supported the lines being striped for the time being firstly due to the fact that if the
305 parking barriers were moved it would be obvious where they should be returned to. Secondly,
306 the striped area would likely be replaced with any larger project in the area due to its current
307 state which would be of benefit to the applicant. Furthermore, more demarcation along that
308 intersection would be good for safety reasons especially at night. Mr. McPartlon expressed
309 support for Mr. D'Arpino's comments. Mr. Khan said he would prefer the striping to get
310 completed as soon as Mr. Nicchi is ready to do so.

311 Chairman Walsh restated the previous commitment from the applicant that there will be no
312 outdoor table service from the restaurant, and that the tables would be for public use of the plaza.

313 Mr. Nicchi asked why he had not been included in discussions that had taken place with
314 Metroplex regarding plans for the area. Ms. Robertson said that the Town needed to work out
315 internal specifics with Metroplex including liability issues, right-of-way, and what the
316 Engineering or Highway Department requirements are before they can reach out to adjacent
317 private parties.

318 Ms. Gold asked about the diameter of the tables being added. Mr. Nicchi said they are 59 inches
319 long and 72 inches wide. Ms. Gold was concerned that the tables seemed too large. Mr. Nicchi
320 restated that there are 36 inches between tables that would suffice for people to move between
321 them.

322 Chairman Walsh asked if a resolution could be called for the following meeting regarding public
323 seating, striping and the placement of the parking barriers. Ms. Robertson said she was fine with
324 the Board calling for a resolution but it could only proceed if the Planning Department was able
325 to meet that timeline. The Board understood and called for a tentative resolution.

326 **3. 2837 Aqueduct Rd. – Rivers Ledge Sr. Center – A site plan application for a 55**
327 **apartment unit building containing 2,000 sq. ft. of mixed-use commercial space and a**
328 **3,000 sq. ft. commercial space outbuilding.**

329 Mr. Chuck Pafundi came forward on behalf of Rivers Ledge.

330 Mr. D'Arpino asked Mr. Pafundi about some of the roofing changes that had been detailed in the
331 plans sent for this meeting. Mr. Pafundi said part of the extension coming off of the roof of the
332 garages was meant to conceal lighting. He said that masonry was to be used for the base of the
333 garages as vinyl going down to soil grade led to aesthetic and maintenance issues.

334 Mr. Pafundi detailed that some of the characteristics of Phase 1 architecture were being
335 transferred over now in Phase 2.

336 Mr. Pafundi confirmed with Mr. Khan that a rendering will be provided that details a back
337 entrance into the building. Architectural revisions are being worked through regarding this which
338 will show a hallway going through the back of the building.

339 Mr. Khan asked about the purpose of the spacing between the garages as opposed to having the
340 garages be one continuous structure. Mr. Pafundi said that three separate structures may have
341 more character than just one.

342 Mr. D'Arpino said that he did not have a problem with the separate structures, but the gaps could
343 become places that accumulated litter. Mr. D'Arpino suggested multiple options, including
344 fencing, that could be used to solve that issue and make those spaces usable to the occupants or
345 maintenance crews of the building.

346 Mr. McPartlon confirmed with Mr. Pafundi that the garages are visible from the bike trail. Ms.
347 Robertson noted that the Complete Streets Committee raised this same concern with the
348 considerable structures being placed so close to the bike path.

349 As for the retaining wall at the back of the property, Mr. Pafundi mentioned that vine growths
350 could be planted along the wall to cover it up. This could be paired with staggered tree plantings
351 along the bike trail.

352 Ms. Robertson emphasized that screening the proposed structures because they are so close to
353 the bike path will be key.

354 Ms. Robertson relayed suggestions from the Complete Streets Committee, such as a covered bike
355 rack on property near the bike path entrance, as well as public bike maintenance stations.

356 Mr. Pafundi was open to these suggestions and mentioned he could look into adding them into
357 the clubhouse as well. Mr. Pafundi also mentioned potential bike lockers that could be used for
358 residents that could be located within the garages.

359 Mr. Pafundi spoke with Ms. Gold and said that there would be walls separating each garage.
360 Furthermore, as there are no handles on the garages, Rivers Ledge will provide garage door
361 openers to residents. Mr. Pafundi stated that there are no windows proposed in the garages
362 because from his experience they tend to fog up and because of burdensome maintenance issues.
363 Mr. Pafundi said that interior garage lighting will turn on with the garage opener, in lieu of
364 outside light from windows.

365 Mr. Khan asked how residents would open the garage doors if there was a power outage. Mr.
366 Pafundi said he had not thought of that and will work on an answer.

367 Mr. D'Arpino commented on the roof design and recommended a piece of roof that connected
368 the gables gets removed for aesthetic purposes.

369 Mr. Pafundi mentioned that on a previous walk-through it had been recommended to potentially
370 use leftover canal blocks for the retaining wall in the back of the senior building. Ms. Robertson
371 supported this idea as currently the canal blocks were in a pile of their own however they would
372 have to stay on public property and the developer would need to solve the erosion problems with
373 them that had occurred with the blocks on the park property by the river.

374 Mr. Drescher asked about plans on how residents can safely move from the garages to the
375 sidewalks. Mr. Pafundi responded saying there would be ADA drops and he would look into
376 fine-tuning those designs so it would not be a problem going forward.

377 Ms. Robertson noted that it may be a good idea to move the entire building slightly closer to the
378 road so that a little greenery can be added between the main building and the sidewalks. She said
379 as it was currently proposed, it was garages, asphalt, sidewalk and building, which was a lot of
380 impervious surface and wouldn't look good.

381 Mr. D'Arpino emphasized the need for greenspace by the garages, especially for the sake of the
382 first floor residents who would be looking out their windows at nothing except for asphalt and
383 garages as the plans stand. Mr. Pafundi seemed amenable to making greenery additions.

384 Mr. Pafundi asked about the next steps and was told that he would be meeting with the
385 Conservation Advisory Council, Tree Council and the Architectural Review Board next.

386 **4. 3900 State St. / 17, 25 and 33 Fagan Ave. – A site plan application to combine the three**
387 **Fagan Ave. properties with the existing Kia Automobile lot, take down two single**
388 **family homes and extend the Automobile Sales lot.**

389 Mr. Devin Dickinson and Mr. Vincent Salvagni came forward on behalf of Matthew's Kia. Mr.
390 Dickinson briefly detailed the history of the project for the Board.

391 Mr. Dickinson emphasized the zoning of the area in question being Commercial-Highway and
392 being updated as recently as 2016.

393 Mr. Dickinson said that the lighting in this lot would be extremely minimal- two lights would be
394 in landscaped islands and one light at the entrance of the lot. These lights would only be on for
395 safety reasons.

396 The most recent update had only one single entrance as oppose to the dual-entrance design
397 shown previously. There will still be connectivity between all the lots which mitigates the need
398 for pulling out directly onto State St.

399 The applicants had added, at Ms. Robertson's request, a sidewalk spanning from the property
400 line up to State St. Additional trees will be placed along the sidewalk to add additional
401 landscaping and greenery.

402 Mr. Dickinson showed how the vehicle path had been expanded and two locations had been
403 designated for offloading vehicles. One of these locations would be on the dealer lot and the
404 other on the proposed lot.

405 Mr. Dickinson stated that the entire lot had shifted roughly 10 feet to the north for the purpose of
406 increased buffering between the lot line and 41 S Fagan Ave.

407 A landscape island had also been added to the reconditioning lot.

408 Mr. Dickinson showed pictures that showed how the entrance to the lot was pointed at the
409 reconditioning lot and that the entrance leading out to the driveway across the street was no
410 longer in consideration. Mr. Dickinson also emphasized the amount of trees that will be used for
411 screening from 26 S Fagan Ave. Extensive amounts of trees will also be added at the back side
412 of the property to shield the lot from the houses on S Amherst Ave. Mr. Dickinson stated that all
413 the large trees shown in the photos will remain standing, including the Spruce tree that had come
414 up in conversations with neighbors in privilege of the floor as well as the Tree Council.

415 Mr. Dickinson discussed that there are many invasive species on the site such as Norway
416 Maples. Mr. Dickinson stated that while the Norway spruce will be preserved, the invasive
417 nuisance trees will be removed. It was noted that 22 deciduous trees will be planted altogether on
418 the site. Nine of these trees will be along S Fagan Ave as streetscape trees. An additional 30
419 plants that will be a mix of evergreen trees and bushes will also be planted.

420 Mr. Dickinson said he believed the current plan meets all Town codes as well as the
421 Comprehensive Plan, and would like to see a positive recommendation on the special use permit
422 be made to the Town Board from the Planning Board.

423 Chairman Walsh asked about trucks pulling in off State St for deliveries, and Mr. Dickinson
424 responded stating that the curb cut on State was not conducive for pulling in there. Chairman
425 Walsh asked how the drivers would know which route was preferred for vehicle drop offs. Mr.
426 Salvagni said that the dealership has an overview of the site that is given to truckers, and it will
427 be updated if this project moves forward.

428 Mr. McPartlon appreciated the applicant's effort to lower the amount of curb cuts on S Fagan
429 Ave, as well as the improved landscaping. Mr. McPartlon also praised the vehicle delivery plan.

430 Mr. McPartlon recommended signage on S Fagan Ave. stating "No Standing" to ensure no trucks
431 would linger in that area. Mr. Dickinson reiterated that this delivery plan makes things easier for
432 the truck drivers as well.

433 Mr. McPartlon asked about any updates regarding saving the house at 33 S Fagan Ave, as that
434 was mentioned in previous meetings. Mr. Dickinson said keeping the house standing would
435 make it more difficult to sell in the future. Mr. Salvagni added on saying that not demolishing
436 that house would lead to Matthew's owning a house that they had no plans to occupy or rent out.
437 Mr. Salvagni said that saving the house was discussed at length but he could not figure out a
438 solution that made sense for the dealership.

439 Mr. McPartlon stated he would still like to see a holistic view of all potential parking locations
440 including the reconditioning center. Mr. Dickinson said he believed the striping of the
441 reconditioning center had been previously done so he can make sure that the Board looks at it
442 again. The reason for Mr. McPartlon's request was he wanted existing asphalt to be properly
443 utilized and felt as if that was not the case in the reconditioning center.

444 Mr. Salvagni asked if discussing the reconditioning lot would be an issue as it is owned by an
445 affiliate of Matthew's Kia, but not the dealership itself. Ms. Robertson said that this would be
446 okay because the special use permit is for lots on S Fagan Ave in general, not just for the 3900
447 State St. address.

448 Mr. Teresa Bakner, attorney for the applicant, wanted to make it clear that the applicants would
449 be depicting the striping on the reconditioning center solely for the purposes of showing how
450 many potential parking spaces would be available, not as an actual proposal that they would
451 move forward with. Mr. McPartlon said that as Mr. Salvagni came forward with this project as a
452 need for the dealership, and as the reconditioning center is used by the dealership on a daily
453 basis, that site should be examined.

454 Mr. Salvagni said that due to the variability in usage of the reconditioning center there are times
455 where that lot is full for its own needs. He stated that the reconditioning center functions as a
456 much different piece of property than what the dealership is looking for, which would be only
457 parking. Mr. Salvagni said he could show the Board what the best case scenario would look like
458 for parking at the reconditioning center but did not want to commit to that exact use in the future.

459 Mr. McPartlon stated he wanted to explore all options to lower the amount of impervious
460 surfaces necessary for this special use permit request. Mr. Salvagni stated that they had already
461 done that by lowering the amount of parking spaces significantly from their original application,
462 but he committed to finding more efficiency in the reconditioning center. Chairman Walsh said it
463 was important to note that the greenspace added was beneficial but minimized the parking
464 quantity for Matthew's.

465 Chairman Walsh addressed concerns brought to the Board by Ms. Cummins during Privilege of
466 the Floor, and believed that this iteration of the design addressed many of her concerns. Mr.
467 Salvagni said he did not know about the issues Ms. Cummins had as a direct neighbor to the
468 existing properties before she spoke last meeting, but will work towards fixing those problems.

469 Mr. Drescher asked if the trees adjacent to the lampposts would be as tall as the lights, or if light
470 would be shining over the trees. Mr. Dickinson said that no plans regarding lighting were
471 official, however the applicants were very open to suggestions on how the lighting should
472 appear, and they were willing to work with the Board regarding this. Mr. Dickinson stated he did
473 want some lighting in the lot so people would feel comfortable picking up a vehicle at night if
474 they had to, as well as at the entrance in order to delineate where the driving lanes were.

475 Mr. Khan asked how the topography of the area would work with the current storm water plans.
476 Mr. Dickinson stated that some of the water would be directed towards the north side of the
477 property where the natural low point is, however, the property naturally slopes to the northwest

478 where the rest of the water will head into a retention pond. Guttering and piping may have to
479 occur in order to properly convey the water to that pond.

480 Chairman Walsh said he thought the current design was an improvement and said that the
481 applicants did a good job adding greenspace and shielding it from the neighborhood. Chairman
482 Walsh felt confident that the lighting issues could be worked through and thought there was good
483 benefit on having a car delivery plan. Chairman Walsh said he would feel comfortable moving
484 the project forward to the Town Board.

485 Mr. McPartlon generally agreed with Chairman Walsh however he would like to see a sidewalk
486 that ran all the way from State St to Albany St. Mr. McPartlon would also like to see a full
487 landscaping plan for the reconditioning center.

488 Ms. Gold still expressed concerns with removing two single family homes, especially since they
489 are in one of the most affordable areas of Niskayuna. Despite the Commercial-Highway zoning,
490 Ms. Gold felt as if that neighborhood is still heavily residential and did not feel comfortable
491 disrupting the character of the neighborhood as well as allowing the encroachment of
492 commercial into it.

493 Ms. Bakner mentioned that the property owners for the respective parcels reached out to
494 Matthew's with the intention of selling, and emphasized that Matthew's did not reach out to
495 them. She mentioned that the length to Albany St was extensive and putting a sidewalk down the
496 entire section of road would not be something that the dealership would be able to handle in
497 terms of cost. Ms. Robertson said she understood why the Complete Streets Committee wanted
498 the sidewalk all the way to Albany St, but agreed that would be a significant cost for the
499 dealership.

500 Ms. Finan and Ms. Robertson discussed since the dealership is the principle structure on the
501 property with the proposed lots being the secondary purpose (parking), the proposed lots would
502 have to be combined with the 3900 State St address as a condition of final approval.

503 Mr. Khan said that he would not like to see a future buyer purchase the parking lot and put
504 another commercial use on that site.

505 Ms. Bakner said combining all the lots into the 3900 State St address would not be a problem.

506 Ms. Robertson stressed that she did not approve of taking down the second house on S Fagan
507 Ave, and that anywhere the applicants could add buffers to the residential neighborhoods would
508 be a good thing.

509 Mr. Dickinson cited Niskayuna's Comprehensive Plan regarding the Stanford Heights area
510 saying that one of the Town's goals was to maintain and strengthen Niskayuna's diverse
511 commercial and retail economic areas. Mr. Dickinson spoke about that regions commercial zone
512 and how it had been zoned in the manner it has been for decades.

513 Ms. Robertson mentioned that while the 2013 Comprehensive Plan does comment on Stanford
514 Heights' commercial area it also talks about the residential neighborhoods and their need of
515 protection from commercial encroachment.

516 Ms. Robertson disagreed with Mr. Khan's point that the current property owner's willingness to
517 sell the homes to Matthew's should factor into this decision or whether or not it was appropriate
518 to remove the single family residential homes, because the owner of 1245 Ruffner Rd willingly
519 sold his property to the Mohawk Club and that didn't factor in to whether or not the Board felt it
520 was okay to remove that single family home. Mr. Khan noted that the zoning in this case is more
521 amenable to a parking lot than the Ruffner Rd area is to a subdivision. Ms. Robertson said both
522 Ruffner Road and S Fagan Ave are both homes in established residential neighborhoods and the
523 impacts are similar in both cases.

524 Chairman Walsh stated that he believed the Board was ready to call for a tentative
525 recommendation to the Town Board recommending that the Town Board approve the special use
526 permit. Hearing no objection, he called for a resolution for recommendation at the next meeting.

527 **5. 2321 Nott St. CHASE Bank – A site plan application for new façade and ATM signage.**

528 Chairman Walsh mentioned that Chase Bank was back in front of the Planning Board for
529 approval of signage. Chairman Walsh said that most of the signage for the facades meets Town
530 codes however the signage around the ATM needed to be looked at.

531 Mr. Paul Landa on behalf of Chase Bank spoke virtually. Mr. Landa said that the sign on the
532 ATM was 2.3 square feet. Mr. Landa said that the ATM sign would be informational with the
533 proper branding information on it.

534 Mr. Landa stated that the lighting surrounding the ATM would be minimal and is present for
535 public safety measures.

536 Mr. Landa understood that a waiver may be needed for the second sign, however stated that as
537 Chase is an established institution specific signage on the ATM is warranted. Even though the
538 ATM is close to the Chase Bank, without proper signage Mr. Landa feared it may be used
539 improperly.

540 Mr. Landa detailed the dimensions of the second sign, saying that the height is 8 inches and the
541 width is 3 feet 6 inches.

542 Chairman Walsh asked what the material of the ATM was, and he was told it is an acrylic
543 product.

544 Chairman Walsh stated that as the proposal is in the Town Center Overlay District, the color may
545 present a problem. Chairman Walsh asked if the blue on the ATM could be limited to the logo at
546 the top, but not the remainder of the machine. Mr. Khan agreed with Chairman Walsh, and Mr.
547 Landa said that was a concession he would be willing to make.

548 Ms. Robertson confirmed with Mr. Khan that the ATM would be built directly into the wall of
549 the building.

550 Ms. Gold and Mr. McPartlon said they prefer the ATM to be as-is, which has the blue color
551 around the entirety of the machine. Mr. Khan said if the rest of the Board was okay with the full
552 color border than he could recommend that as well. The Board agreed to the full blue border.

553 Chairman Walsh said there would need to be a formal resolution concerning the signage, but it
554 seemed the Board was in favor of the plans. Hearing no further discussion, he called for a
555 resolution on the signage to be presented at the next Planning Board meeting.

556 **IX. REPORT**

557 No reports tonight.

558 **X. COMMISSION BUSINESS**

559 Ms. Robertson noted that the time limit for the Privilege of the Floor seemed to have worked
560 well and recommended continuing the practice. The Board agreed.

561 **XI. ADJOURNMENT**

562 Ms. Gold made a motion to adjourn and it was seconded by Mr. Khan. The meeting was
563 adjourned at approximately 11:00 PM.

Laura Robertson

From: Stephen Clemente <smclem222@gmail.com> on behalf of Stephen Clemente
Sent: Saturday, March 11, 2023 12:40 PM
To: lrobertson@niskayuna.org
Subject: [EXTERNAL] Mohawk Golf Club Record

Good Morning Laura

Please add the Ruffner Road wildlife pictures sent via text to your cellphone to the Mohawk Golf Club File....

Thanks Much Laura:

Stephen & Cathy Clemente
1231 Ruffner Road
Niskayuna, NY 12309
518-229-7705 Mobile

VIDEOS

Coyote 1
Coyote Howling Night
Coyote 2

PICTURES

Eagle 1
Eagle 2





Laura Robertson

From: Margaret Corey <margaret.corey@gmail.com> on behalf of Margaret Corey
Sent: Monday, March 13, 2023 12:34 PM
To: Laura Robertson
Cc: Becky Thomas
Subject: [EXTERNAL] Comments on revised plan for Mohawk Golf Club Development

Dear Ms. Robertson,

My family has lived at 2529 Hilltop Road since 1997. I am unable to attend tonight's meeting but I offer the following comments, for the record, continuing to OPPOSE the revised development plans for a portion of the Mohawk Golf Club property.

1. The revised plans will still negatively impact the character of the Hawthorne Hill/Ruffner Road neighborhood in that the traffic issues discussed in previous meetings are basically moved farther down Ruffner Road (towards Rosendale Road). But the impacts previously noted remain.

The developer's sketch plans contain a note stating that the "size, location, and layout of proposed structures and pavement shown on this plan may vary based on future lot owner's preferences. These details, and site grading, may be adjusted by a licensed design professional prior to construction within the limits of local, state and federal regulations". The potential for these adjustments further threatens the existing neighborhood character. What if the owners of the lots containing the mature trees want to remove them? Although the drawings show an "Area to remain wooded", this area is in fact a lot larger than the area delineated as the buffer zone.

Living downgradient to the project, the potential for adverse impacts to existing drainage features and the potential for runoff, remain.

2. As I noted in earlier comments, the developer handles the open space requirements in a manner that only further negatively impacts the character of existing properties along Ruffner Road. The option presented with a 50 foot buffer zone (not much of a buffer in the winter when leaves are off the trees) does not comply with open space requirements, and the "compliant" option presents only a 30 foot buffer zone to the existing homes.

3. During the last planning meeting there was discussion of needing a sewage pump station in lieu of individual grinder pumps for each housing unit. The sanitary sewer tie in is shown on the revised plans but not the sewage pump station. The location of this pump station needs to be clarified as it is another potential adverse impact on the existing neighborhood character.

I also want to address a "talking point" from those distributed to Mohawk Golf club members regarding the "need" for more housing, particularly for senior citizens. I qualify as a senior citizen, and I can assure you that on a fixed income, my husband and I are not in the market for a townhouse that potentially costs \$500,000, or a new single family dwelling with a lot size around 1/3 acre (as shown in the sketch plan). At the same planning meeting, there is discussion of

a 55 unit senior apartment complex. As you know there are several other single family unit developments underway in the town. I urge the board to consider the residents in the neighborhoods that will be adversely impacted from this proposed development, based on destruction of wildlife habitat, traffic impacts, potential drainage issues, and possibly lower property values.

Thank you.

--

Margaret Corey

Laura Robertson

From: TLEbert <tletters@nycap.rr.com> on behalf of TLEbert
Sent: Monday, March 13, 2023 12:55 PM
To: lrobertson@niskayuna.org
Cc: tletters@nycap.rr.com
Subject: [EXTERNAL] Letter to the Editor & Text to include Town Planning Minutes on Mohawk CC/Ruffner Road Planned Development
Attachments: Ruffner Rd Letter to Editor 3-12-23.pdf; Ebert-Zavarzadeh-Disturbing the neighborhood's Ecosystem.pdf

Laura Robertson
Town Planner
Town of Niskayuna, NY
lrobertson@niskayuna.org

Dear Laura Robertson,

I am attaching two texts concerning the plans for new developments on Ruffner Road:

1. Our Letter to the Editor published in the Times Union on Sunday, March 12, 2023
2. The full text from which the shorter letter was extracted.

We are submitting the full text to be included in the minutes of the town meeting on the Mohawk CC/Ruffner Rd plans.

Sincerely,

Teresa Ebert, Ph.D.

Mas'ud Zavarzadeh, Ph.D.

Teresa L. Ebert, Ph.D.
Professor Emerita
University at Albany, SUNY
tletters@nycap.rr.com

Mas'ud Zavarzadeh, Ph.D.
Professor, Retired
Syracuse University

LETTERS

Housing plan would disrupt neighborhood's ecosystem

The plan for a new housing development in Niskayuna will uproot the wooded open spaces and wetlands along Ruffner Road and turn them into another cramped subdivision of houses and town-houses. It will destroy the safe

habitat for wildlife. Yet wildlife is an integral part of the very ecosystem in which humans live.

The separation of humans and nonhumans is the legacy of 19th-century thinking. We live in a different world today, a world that recognizes that human, animal and inanimate objects are all on the same "flat" plane of existence. Green spaces and wooded areas are important resources to help resist the effects of the climate crisis.

The announced plan will knock down an existing home and build a rotary onto Ruffner Road, turning a calm, quiet, low-density residential street into a traffic inferno.

Corporate oligarchies always manage to find ways to go around representative democracy to increase their profit ratio. They represent their development plans as creating new jobs, adding to the tax revenues and improving the environment. The jobs are temporary, more revenue will have to be spent providing new services to new residents, and their claims to improve the environment are nothing more than greenwashing.

This development plan will overburden an already-strained water and sewer system, increasing the water bills for all residents who already pay heavy surcharges.

Wild wooded spaces are not just the breathing spaces of the neighborhood; they sustain life, human and non-human.

Do not diminish them.

Teresa L. Ebert
Mas'ud Zavarzadeh
Niskayuna

Teresa L. Ebert
Mas'ud Zavarzadeh

Disturbing the Neighborhood's Ecosystem

The plan for a new housing development under consideration in the Town of Niskayuna will uproot the wooded open spaces and wetlands along Ruffner Road and turn them into another cramped subdivision of houses and townhouses. It is yet another invasive corporate commodifying of land and restricting of the living spaces for humans. It will rip up what, over many decades, has become a safe habitat for wildlife. Its effects are not limited to Ruffner Road but will also upset the ecosystem of the surrounding neighborhoods.

The development plan will turn a calm, quiet low density residential street into an inferno of traffic. The developer proposes to knock down an existing home and build a rotary onto Ruffner Road to handle all the new traffic coming from the development on part of Mohawk golf course.

The destruction of the wooded habitat endangers the area wildlife. Wildlife is not a side issue. It is an integral part of the very ecosystem in which humans live. By ending wildlife in the area, the construction plan injures all lives human and non-humans.

The separation of humans and non-human is the legacy of 19th century thinking. We live in a different world today, a world which recognizes that human, animal and inanimate objects are all on the same "flat" plane of existence: the old human-centered

world is displaced with a planetary consciousness that regards all entities—human, non-human, animate, inanimate to be in the same horizontal order of being. There is no existential hierarchy in the new times.

It would be ironic, if it were not so devastating, that the Town of Niskayuna which is known for its progressive social policies decides to go against the contemporary scientific understanding of the relation of the human and non-human and vote for a plan that in effect will demolish a safe wildlife habitat, putting an end to much of the wildlife along Ruffner Road and the surrounding neighborhoods.

The plan needs to be abandoned also because we are living in a time of intense climate change. Green spaces and wooded areas are important resources to help resist the effects of climate crisis caused by corporate actions whose only goal has been to increase the rate of return on their investments. The Ruffner Road development plan greatly reduces the wooded space for humans and non-humans in the area.

Corporate oligarchies manage, all too often, to find ways to go around representative democracy to increase their profit ratio. Real estate development corporations represent their plans as creating new jobs, adding to tax revenues and improving the environment: idioms that are seductive to town managers but are actually harmful to the lives of people. The jobs they claim to create are temporary, the taxes they claim their projects will bring to the town are more fantasy than reality because the town has to spend more money to provide new services to new residents, and their claims to improving the environment are nothing more than greenwashing. Not only will the new development along Ruffner Road put enrollment pressure on the

schools, it will overburden an already strained water and sewer system, not just in the neighborhood but for the town. Every Niskayuna utility bill already includes a heavy surcharge for the sewer system, and the new subdivision will, in a time of high inflation, add more costs and problems for the sewer system and tax payers.

The collective life of residents will be turned upside down by the new development plan. The plan will build more houses and townhouses in the wooded and wild green space along Ruffner Road. It will turn the quiet street into a busy, polluted thorough fare; transform a low-density neighborhood into a much higher density one, and destroy the calm natural space and wildlife on which quality of life depends.

Wild wooded spaces are not just the breathing spaces of the neighborhood, they nurture life human and non-human. Do not diminish them.

Bio sketches of the Authors:

Teresa L. Ebert is the author of several books including *Ludic Feminism and After*, *The Task of Cultural Critique* and many essays . She is professor emerita at SUNY-Albany. ***Mas'ud Zavarzadeh*** has written several books including *Seeing Films Politically* , and numerous essays. He is a retired professor at Syracuse university. Ebert and Zavarzadeh are co-writers of *Class in Culture*.

Laura Robertson

From: Carol Furman <cfurm13@gmail.com> on behalf of Carol Furman
Sent: Monday, March 13, 2023 10:29 AM
To: Laura Robertson
Subject: [EXTERNAL] Fwd: Planning Board meeting March 13, 2023 , public comment

Follow Up Flag: Follow up
Flag Status: Flagged

I would like to direct the Planning Board to consider how any approved access to the current proposed development by the Mohawk Golf Club will position this development for future development and how this will affect future traffic flow. The creation of twenty two homes essentially creates a new street parallel with Ruffner Road. The distance between the edge of the golf course at Rowe Road and the edge of the golf course at the end of South Country Club drive is about as long as a block and a third of Ruffner Road. If a Road was created from the end of South Country Club Drive through this development and on to Rowe Road it would be parallel with Ruffner Road, would allow for homes and back yards on both sides and would allow thru traffic and reduce concentration of traffic on Ruffner Road. **Please see the three images below** showing the possible road connections and the spacing of homes to allow a road toward Rowe Road.

Unless land is left between homes for a road toward Rowe , this access would not be possible in the future . If this development if approved, emergency access should be designed to Rowe Road. This is not a small development but a full size town block of homes. Access should not be a single road to a cul de sac further concentrating traffic on Ruffner Road.

I continue to be concerned about increased traffic on Ruffner Road, potential adverse impacts on overwhelmed sewage and water systems , as well as excess storm water runoff which will add to our already muddy backyards.

Carol Furman, 1269 Ruffner Road







Sent from my iPad

My name is Charles Horowitz and I have lived at 1223 Ruffner Road for 34 years. I am writing to you today after having spoken at each of the previous meetings that the Mohawk Club was on the agenda, and each time I was careful to present a different argument. What I find so amazing is that I have yet to run out of reasons why this project should not receive your endorsement.

I want to say in advance that I do not, nor have I ever, endorsed any of the options the Mohawk Club has presented. For me, it is not about where the road should go but rather that the entire project is a blatant disregard for myself and the other homeowners along Ruffner Road who border the Mohawk Club, as well as an unfair traffic burden for the rest of the neighborhood to bear. In each and every design option, the Mohawk Club itself remains untouched by any negative impact, whether it be the extra traffic or the visual proximity to their membership.

For today, I would like to respond to the most recent desperate assortment of options presented by the Mohawk Club since the last meeting on March 3. What I see as most disturbing in many of the drawings is a primary access road running along the back yards of Ruffner Road houses. What these plans do is effectively place those houses on an island between two roads, with a total invasion of privacy into each owner's bedrooms and backyards. While I am not an architect, it seems to me that the design of most one-story houses places the bedrooms in the back of the house, away from the road, to maintain privacy and provide some protection from night time traffic noise and headlights. Two story houses usually place the bedrooms on the second floor for the same reason.

I have driven through my neighborhood and found **ZERO** houses where the back of the house faces a public road. This is clearly no accident, but the result of deliberate house design and deliberate road development planning, approved by the Planning Board at that time. To ambush homeowners like myself with a road intruding on my backyard and my bedroom is an inexcusable assault on our peace and tranquility. There would be no private space on our property, but it would be open and visible from public roads on both sides.

There is nothing in the Town Plan to support such an intrusion, but to the contrary, the Town Plan supports maintaining character of the development.

"Residential areas throughout the Town are one of its greatest assets and should be protected from inappropriate and poor design that does not contribute to the overall intent of the neighborhood." (p.79 of 2013 Comprehensive Plan.)

It is my opinion that ALL of the designs submitted by the Mohawk Club are inappropriate, exhibit inconsistent design with the adjacent Ruffner Road houses, and do not contribute to the overall intent of the neighborhood, but rather, substantially and permanently, detract from it.

Laura Robertson

From: Liz Martin <emfasett@yahoo.com> on behalf of Liz Martin
Sent: Monday, March 13, 2023 8:40 AM
To: lrobertson@niskayuna.org
Subject: [EXTERNAL] Mohawk Country Club Development

Hello,

I am writing this letter in regards to the proposed development at Mohawk Golf Club. As a resident of Ruffner Rd., I am a part of the group who opposes this development. My husband and I reside at 1282 Ruffner Rd., directly adjacent to the 14th green of the golf course. My husband and I purchased the house that he grew up in two years ago to raise our twin boys there. A large part of our decision to do so it was based on the amazing memories that he had as a kid growing up in the neighborhood being able to ride his bike up and down the streets safely.

While we are not specifically opposed to the golf club developing their own land, we are opposed to them adding any access roads anywhere off of Ruffner Rd. As you have heard from many other residents, Ruffner is already used as a pass-through between Rosehill and Rosendale. People fly through the stop signs, speed, and have absolutely no regard for the families and the kids who live on the road. Adding any Additional traffic, will only make it worse.

I unfortunately am unable to make the planning meeting this evening, but wanted this record of our opposition to be on the town record.

Thank you,
Liz & Seth Martin
1282 Ruffner Rd

Sent from my iPhone

Laura Robertson

From: Schweitzer, Aiden C. <Aiden.Schweitzer@va.gov> on behalf of Schweitzer, Aiden C.
Sent: Monday, March 13, 2023 2:55 PM
To: Laura Robertson
Subject: [EXTERNAL] Mohawk Golf Club - Privilege of the Floor

Hello Laura,

I cannot attend this evening's Planning Board meeting but would like the comments in this email to be taken into consideration as part of Privilege of the Floor and included in the minutes. I will also ask a fellow resident of Ruffner Rd to read them during this time if he can attend.

Aiden Schweitzer, 1277 Ruffner Road.

1. MGC states that this project places less strain on the school system than a total single family R-1 development. Where is the data to back this up? Has the Superintendent/School District been contacted to conduct a study as to how 22 new families would impact Rosendale and Iroquois classroom populations? Single family or townhomes, there are still the potential for 22 new families.
2. MGC claims this project will fill a growing need for townhouse/condos in the Town due to the aging population. I can assure you that a large portion of residents in the surrounding neighborhoods are younger families with children and there has been **NO** interest amongst Town residents to relocate to the Hawthorne Hill or Rosendale Estates neighborhoods seeking to purchase townhouses or condos because they simply do not currently exist in either neighborhood, which would prove that such a development as this would in fact change the neighborhood character and HISTORY, since the club cares so much about this themselves!
3. I am a resident of Ruffner Road since September 2019. In my short time as a resident, I am already aware that the current infrastructure of utilities provided to these existing homes is very fragile at best. Last week alone on Saturday morning, 3/5 my house at 1277 Ruffner Road was without power from just after 6am until just before 5pm due to about 6 inches of snow. That's about 11 hours in the winter with no heat for my family. My house loses power on a regular basis on this road, as does most of the other homes. So much so, that it is visually seen with the number of homes that feel the need to have generators for the amount of times the utilities fail due to weather, which is what is expected to happen again to us within the next 24 hours due to another impending storm. My concern is the potential for 22 new homes tying into these already strained utilities. I would highly suggest the Town conduct an independent Utility Study in these neighborhoods prior to approving anymore building.
4. If this project is ultimately approved, I fully expect the Town to STRICTLY ENFORCE the existing Noise Ordinance, Monday thru Friday, 7am-9pm and Saturday & Sunday, 8am-8pm as it relates to any tree removal, construction, lawn care/maintenance, etc. Being a resident of a home that borders the course directly I can attest that the employees do not currently follow these rules when it comes to work/maintenance on a daily basis, especially when the course is in seasonal use for golf. My house is bordered by both greens and tee boxes and the use of loud machinery outside of these hours and in violation of the ordinance is a regular occurrence. I hope this will not continue to be the case and ignored by the Town if the boards approve this project.

Thank you for taking the time to consider these important talking points this evening!

Aiden C. Schweitzer

1277 Ruffner Road
Niskayuna, N.Y. 12309

Aiden C. Schweitzer

Office of Integrity and Compliance (OIC)
Controlled Substance Coordinator

Director's Office 00C, Room A838
Samuel S. Stratton VA Medical Center
113 Holland Ave.

Albany, N.Y. 12208

Office: (518) 626-6734

Mobile: (518) 429-3316

Aiden.Schweitzer@va.gov

Laura Robertson

From: Linda Betzwieser <linda.betzwieser@gmail.com> on behalf of Linda Betzwieser
Sent: Monday, March 13, 2023 6:52 PM
To: lrobertson@niskayuna.org
Subject: [EXTERNAL] Statement on Mohawk Club Housing Development

Follow Up Flag: Follow up
Flag Status: Flagged

To the Niskayuna Planning Board,

Hello my name is Linda Betzwieser. My husband, Jim and I loved being residents of Niskayuna for 30 years. As seniors, it came time to downsized our home in 2022. We had to relocate out of Niskayuna due to the limited availability of active senior housing/neighborhood options.

The project that is proposed is exactly what Niskayuna needs to keep long time residents from leaving. It gives the option to be part of a family neighborhood and part of this lovely community. It also benefits Niskayuna as the town would keep its seniors who would contribute to the town and schools taxes without adding to the schools populations.

Thank you for providing an opportunity for my opinion to be heard.

Sincerely,
Linda Betzwieser
(Previously of 197 Menlo Park Road)

Sent from my iPhone

Laura Robertson

From: Amy Pritchard <amympritchard@gmail.com> on behalf of Amy Pritchard
Sent: Monday, March 13, 2023 6:45 PM
To: lrobertson@niskayuna.org
Subject: [EXTERNAL] Mohawk Club development

Follow Up Flag: Follow up
Flag Status: Flagged

Good evening,
I live at 1241 Ruffner Rd, Niskayuna, NY 12309, and have lived in Niskayuna for 12 years.

Unfortunately I will not be able to attend the meeting this evening as my mother has been ill.

I would like to go on record as strongly opposing the Mohawk Club development for the following reasons:

1. Destruction of the habitat of numerous species of animal some of which may be endangered.

The Mohawk club should be required to have a nature study to determine the natural flora and fauna that inhabit this area, some of which may be endangered, all of which should not be displaced. Additionally, the proposed land should be evaluated for wetlands.

2. Safety and infrastructure of the neighborhood.

The Mohawk Club should be required to obtain outside sources to evaluate the following:

Traffic

Sewage system

Power system

All of which are already a problem in the neighborhood

3. Integrity of the neighborhood.

This is and should remain a single family home neighborhood

4. Increased noise

Increase in traffic and population density

5. Increased burden on the schools.

Even if the population targeted in these dwellings is the older population in the area, by increasing the number of homes, families with children are likely to purchase the existing homes therein adding to the burden of the schools.

Lastly, if the above is deemed suitable for construction there should be no new roads. The access should be through current Mohawk Club roads with any additional roads being built within the club itself.

Thank you for your consideration,

Amy Pritchard

Laura Robertson

From: Jennifer Regan <jmaregan@gmail.com> on behalf of Jennifer Regan
Sent: Monday, March 13, 2023 5:15 PM
To: Laura Robertson
Subject: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Mohawk Golf Club Application for Site Plan Approval / Ruffner Road Impacts
Attachments: 2nd Mohawk Golf Club Application Letter.docx
Follow Up Flag: Follow up
Flag Status: Flagged

Hi Laura,

I'm following up on our earlier email exchange after the last planning board meeting. I was planning to attend tonight's meeting but am under the weather. Enclosed is a new letter that I wrote based on recent information that I read. Can you please enter this into the record since I can't read it personally during the public forum segment?

Thanks so much!

Jennifer

Jennifer Regan
1357 Ruffner Rd.
510.910.6538

On Tue, Jan 24, 2023 at 9:46 AM Jennifer Regan <jmaregan@gmail.com> wrote:
Good Morning Laura,

Yes, of course, thanks for sharing.

Best,

Jennifer

Sean Moran & Jennifer Regan
1357 Ruffner Road
Niskayuna, NY 12309
Scmoran25@gmail.com and jmaregan@gmail.com

March 13, 2023

Niskayuna Planning Board
One Niskayuna Circle
Niskayuna, NY 12309

Re: Mohawk Golf Club Application for Site Plan Approval/Ruffner Road Impacts

Dear Members of the Planning Board,

We attended the last meeting and spoke about our opposition to the proposed demolition of the existing home at 1245 Ruffner Road and the installation of an access road with a roundabout. We shared concerns about traffic volume, pedestrian safety, and the negative impact on the charming character of our older neighborhood.

In addition, we underscored the sewer and water main capacity concerns noted by several others. We shared how, in 2014, our basement was flooded with raw sewage due to a backup from the Town's line. In addition to the devastation of cleaning up raw sewage and losing personal items, we had to deal with financial hardship because the Town was held harmless, and our homeowners' insurance rejected the claim since the sewage stemmed from the Town's line. With this personal history in mind, we have grave concerns about adding nearly two dozen additional homes to the existing system.

It's our understanding that the initial plan to demolish the 1245 Ruffner Road home has been abandoned; however, the plan to build an access road between the new development and Ruffner Road neighborhood remains intact. We've read the developer's recent talking points (enclosed below) and want to share some additional thoughts.

If the Town approves the Mohawk Golf Club's plan to develop the new single-family homes and townhomes, then access to the new homes should be through the regular entrances to the Mohawk Golf Club without any direct connectivity to Ruffner Road.

Regarding the talking point about creating a walking path from Country Club Dr. to Ruffner Rd. "to facilitate the connectivity that has been discussed," this is not needed because the Town

has already created a nice sidewalk along Rosendale Road from Ruffner Road up to the Country Club neighborhood.

We're not opposed to sensible development. However, development of one property should not be to the detriment of the property of many others. If the project is approved, the Mohawk Golf Club should remain separate from the Ruffner Road neighborhood. We strongly oppose a direct access road to Ruffner because it would be a detriment to the safety, character, and quality of life for our family and our neighbors.

Thank you for your time and consideration.

Sincerely,

Sean Moran
(518-577-0780)

Jennifer Regan
(510-910-6538)

PLANNING BOARD
TALKING POINTS

Niskayuna Town Hall
March 13, 2023 7:00 PM

Please Refer to the Attached Agenda. Your Opportunity to Speak is During
Item V – PRIVILEGE OF THE FLOOR

Following Are the Talking Points in No Particular Order :

- This project is creating new custom built housing stock, which is obviously needed
 - Fills a growing need for townhouse/condos in the Town due to our aging population
 - Utilizing the Average Density Development Zoning, this project places less strain on the school system than a total single family R-1 development would do
 - Increases tax base for the Town, which is obviously needed
 - Developer is leaving a buffer between the rear yards of the existing homes and the new project
 - Any clearing that will be done will be in accordance with the Audubon Society golf course management program, which the Golf Club subscribes to
 - The clearing will result in the removal of scrub, dead trees, scrub pine and the retention of healthy hardwood deciduous trees
 - Developer has made a significant concession by relocating the access road to an existing 60' right-of-way, no longer requiring 1245 Ruffner to be demolished
 - Developer is sacrificing a portion of the existing 11th hole green area to facilitate the relocation of the entrance
 - Developer has agreed to create a walking path from Country Club Dr. to Ruffner Rd. to facilitate the connectivity that has been discussed
 - If the Developer hadn't purchased the property from the bank, it would have certainly been foreclosed on and sold to a residential home builder
 - If the property had been sold, it's possible that up to 300 single family homes could be built on the property
 - The Club plays a significant role in the lives of many Niskayuna residents as it supports use of the golf course for the Niskayuna High School golf team, the Union College golf team, annual golf outing for both the Police and Fire Departments, and the use of the Club by many not-for-profits for charity golf tournaments
 - The Club is a good neighbor and should be allowed to develop this project in supporting its mission of being a strong community member
 - Lets not forget about supporting private property owners rights, and the Developers right to develop this land
-
-
-

Laura Robertson

From: George Young <young.geo.a@gmail.com> on behalf of George Young
Sent: Monday, March 13, 2023 6:53 PM
To: Laura Robertson
Subject: [EXTERNAL] Proposed Mohawk Club Development

Follow Up Flag: Follow up
Flag Status: Flagged

George Young
1241 Ruffner Rd, Niskayuna, NY 12309

Laura,

I am writing to express my strong opposition to the proposed development by the Mohawk Golf Club on the property that borders Ruffner Road. I am especially opposed to the notion of new access roads in this neighborhood. I want to ask the Town Planning Board to listen to the concerns of the hundreds of Residents of this neighborhood who actively oppose this development and not be swayed by a private interest that has little regard for the neighborhood. Increased traffic, concerns with flooding, sewer capacity, overcrowded schools, and the negative impact on the environment are real issues that the Mohawk Club is trying to gloss over.

Furthermore, I would like to note that the latest plan pushed by the Mohawk Club (Option #2) incorrectly labels my shared driveway as an easement. This driveway is not and has never been an easement for access to the Mohawk Golf Club. I will be forwarding you the results of a title search that supports this statement.

Thank you,

George Young

Letter to the Niskayuna Planning Board – March 13' 2023

Stephen M. and Cathy A. Clemente
1231 Ruffner Road
Niskayuna, NY 12309

RE: The Mohawk Golf Club Residential Development Proposal

I write to express our strong opposition to the proposed residential development of the Mohawk Golf Club as proposed in Scheme 2.

First a fact that needs to be noted this eveningand then a couple of questions.

1. The MGC currently consists of 190 acres according to Mr. Bill Sweet's statement in the last meeting two week ago. As part of that acreage, the MG Club has 2022 Feet of road frontage on Balltown Road and some 690 feet of road frontage on Union Street. Yet, with that entire frontage, how many proposals have they submitted with ingress and egress to and from those streets? 2 of the 12 proposed plans. I submit to the Board that is telling in itself. They insist on disrupting a long standing neighborhood over a disruption to their course?
2. Please ask yourselves Why have no other areas of the 190 acre course been submitted for the housing development ? Areas that are already cleared of trees ? What is so significant about this one woodlot that makes it special? The answer is water and sewer access regardless of cost to us the residents. The MGC does not give a Tinkers Damn about our neighborhood.
3. I ask respectfully of the Board , Should a privately held commercial concern trump the concerns of a neighborhood with hundreds of residents paying more in taxes than the business concern in question ?

We are not against development, which they have a right to do on their property, but we are against development that would significantly reduce our quality of life to hundreds of residents of our existing Ruffner Road neighborhood. Tonite I will submit another 48 more people who have joined our petition to The Board in opposition to the development as proposed. That makes a total of 150 residents.

Our concerns with this new option, as they were with the last are still:

1. Sewer capacity –
2. Water capacity -
3. Safety for our residents, children, and pets
4. The loss to the character and green space environment including all the animals who live there. You don't know how wild it really is in the proposed woodlot. I have submitted videos with coyotes and bald eagles just this week. Stay tuned for more with Foxes, turkey's, deer, and many bird species from other residents.

In Conclusion: **We urge the Board to require a Full Environmental Impact Study(Long Form) to document the deficiencies in the MG Club's proposal and have them addressed.** If the Ruffner Road Town Water and Sewer Segment of the Town System cannot handle the capacity, **Who bears the costs of an overtaxed sewer and water system in the town? The Residents of Ruffner Road that's who & the Tax payers of Niskayuna that who. We don't need to carry that cost for any private expansion of a development added to our already regionally high Niskayuna taxes.**

Our thanks to the Board for listening to our concerns tonight and giving them fair consideration.

Ruffner Road Neighborhood Objections to Mohawk Golf Club Residential Development

We the following residents write to object strongly to the Mohawk Golf Course's proposed use of the 15 Acres for residential units and the egress of those units onto Ruffner Road. Some of us are directly adjacent, others across the street. Either way, we all are neighbors and will bear the burden of the safety hazards this will create and the change to the character of OUR neighborhood.

In short, our Quality of Life in the neighborhood will be negatively affected in an extreme way if the development is allowed to go forward as planned.

Many of us bought in Niskayuna because of a well established planning and zoning environment.

There are many reasons to NOT Approve this zoning change and development in our view.

1. **Safety on Ruffner Road to it's residents. –**

People already drive exceptionally fast on Ruffner Road as it is a cut through street to River Road, Van Antwerp, and beyond and rarely if ever stop for stop signs. No sidewalks exist making walking and running for pedestrians, dog, and bicycle traffic very hazardous as it is now.

The Increased Traffic alone would compound the situation and make this neighborhood and it's intersections even more dangerous. We risk our lives daily on this street already...it's very busy. (A Niskayuna Cop could write 50 tickets a day here in the neighborhood)

2. **School buses ,Garbage Trucks and Visitors** to the neighborhood create a major traffic issue in the morning and evening. If visitors to our residents come to any house and park on the road, they too are also at serious risk.

3. **The proposed Egress onto Ruffner Road, either Egress(Right of Way or removal of an existing house), makes this a greater safety issue for Ruffner Road and Complex residents. In fact, the town would probably have to put a traffic light on Ruffner for traffic management, as the minimal additional 100-150 cars(22 Units, 2 cars per unit x 4 exits per day) every day of the residents in and out would drastically change the traffic patterns and make it even more dangerous for Ruffner residents and their kids and pets.** This would be the first Traffic Light in the whole of the neighborhood.

4. **Environmental Issues:** Extensive wildlife live in the 15 acre wood lot currently. Deer, Coyotes, Fox, Turkey, Piliated Woodpeckers(on NYS's Threatened species list), Hawks, and many many more species all can be seen there. We had a moose this year. Additionally water issues already exist there. Come to our back yards and inspect them at any time. It's not just a few yards and it's certainly not simple as the developer has presented.

5. **Property values will go down.**

More congestion and traffic, less green space, less desirable neighborhood. ... Simple fact. Ask any realtor.



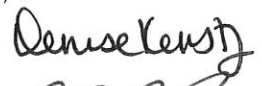

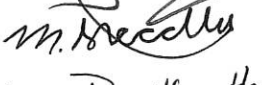
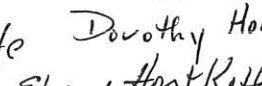
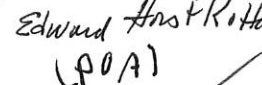
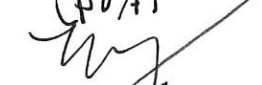

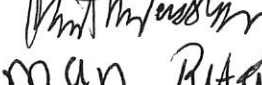
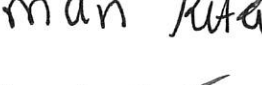




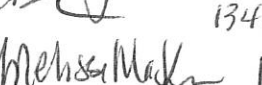
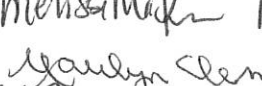
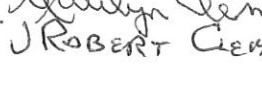
6. This would drastically change the character of the neighborhood for the worse.

Our position expanded:

Any other land owner with 120 acres would be able to accommodate a road for Ingress and Egress to accommodate a development of their property. Why an exception to the Mohawk Golf Course ? As stated previously, we can provide many examples of many courses with roads running thru the course in the Capital District. The developer uses the Historic status of this course ? So are our houses and neighborhood. Many built in 1950's.

We look forward to making our case in person with you and the board.

The residents of the Ruffner Road Neighborhood.

Name	Signature	House Address	Phone	Email Address
Elizabeth Brady		1348 Starkey Lane (202)	550 6127	elizabethbrady@gmail.com
Rivaldo Fiorini		11		Vivaldo Fiorini 1978@gmail.com
Denise Kensky		1340 Stanley Lane	518-46-2695	dkensky@gmail.com
MIKE MATVEY		2493 Hilltop	718 683 1098	mmatvey@gmail.com
MARIA Stoodley		2493 Hilltop	518-852-2551	MStoodley22@gmail.com
Dorothy HorstKotte		1340 Wemple Lane	301-1548	ehorstkotte@gmail.com
Edward HorstKotte		1340 Wemple Lane, (518)	301-1548	ehorstkotte@gmail.com
Mishka Lubt		1332 Wemple Lane	(518) 393-5753	mishkalubt@gmail.com
Robert A. Weissberg		1332 Wemple Lane	(518) 393-5753	rweissbe@nycap.m.com
Rita FLEISCHMAN		1353 Wemple Lane	461-8195	
Deia Schlossberg		2468 Hilltop Rd.	406 579-5750	deia15@gmail.com
Ruana Lesher		2512 Whamur Lane	518-596-5646	keisha19@gmail.com
Chris Lasher		2512 Whamur Ln.	518-944-7299	chrislasher@gmail.com
Olivia Friedson		2373 Rosendale Rd.	845-521-4807	friedson@cedson.com
Karen Bleser		1341 Wemple Ln	518-852-5919	karenbleser@hotmail.com
Melissa Mackinnon		1361 Wemple Ln	518-698 8593	bikinhame@gmail.com
Marilyn Clement		2517 Whamur Ln	518-424-8899	mclement2517@gmail.com
Robert Clement		2517 WHAMUR LN	518 669 0692	

**Ruffner Road Neighborhood Objections to Mohawk Golf Club Residential
Development – Signatories – Page 2**

Name	Signature	House Address	Phone	Email Address
STEPHAN LARSON		2166 LYNNWOOD DR	518 902-6044	CRT@INSCHNY@GMAIL.COM
Debbie McCambridge		1250 HAWTHORN	518-393-2104	debbiesu@nycap.rr.com
Charles McCambridge		2508 Whamers Ln	518-369-5342	elephantheart@gmail.com
Deborah Friedson		2508 Whamers Ln	518-6046	Arthur.friedson@gmail.com
Arthur Friedson		2373 Rosendale Rd	518-369-5095	Matthew.Friedson1@gmail.com
Matt Friedson		2489 McEwen	518-2451854	Dipp3307@yahoo.com
Heather Svan		1348 Stanley Lane	(202) 5506127	elizabethboody@gmail.com
Elizabeth Boody		1340 Stanley Lane	518-4612695	dkensky@gmail.com
Rinaldo Mionini		2493 Hilltop Rd	518-852-2557	mstoodley22@gmail.com
Denise Kensky		2493 Hilltop Rd	718-683-1098	mike.matvey@gmail.com
Maria Stoodley		1340 Wemple Lane, Schenectady NY		ehorstko@gmail.com
Mike Matvey		1332 Wemple Lane	518-210-4562	mishka Luft
Dorothy HorstKotte		1332 Wemple Lane	518-331-8918	rweissbe@nycap.rr.com
Edward HorstKotte		1353 Wemple Ln	518-461-8195	RHA.F930@gmail.com
Mishka Luft		2468 Hilltop Rd	518-86-8416	del215@gmail.com
Robert A. Weissberg		2512 Whamers Ln.	518-944-7299	kelsh19@gmail.com
Rita Fleischman		2373 Rosendale Rd.	845-521-4867	chrislasher9@gmail.com
Debra Schlossberg		1341 Wemple Ln	518-852-5919	friedson@crsd.org
Rhannon Lasher		1361 Wemple Ln	518-698-8593	Karenbleser@hotmail.com
Chris Lasher		2517 Whamers Ln	518-424-8899	bikinghome@gmail.com
Olivia Friedson		2517 WHAMERS LN	518 669 0692	
Karen Bleser				
Melissa MacKinnon				
+ John Glaser				
Macilay Clement				
JOHN ROBERT CLEMENT				


6. This would drastically change the character of the neighborhood for the worse.

Our position expanded:

Any other land owner with 120 acres would be able to accommodate a road for Ingress and Egress to accommodate a development of their property. Why an exception to the Mohawk Golf Course ? As stated previously, we can provide many examples of many courses with roads running thru the course in the Capital District. The developer uses the Historic status of this course ? So are our houses and neighborhood. Many built in 1950's.

We look forward to making our case in person with you and the board.

The residents of the Ruffner Road Neighborhood.

<u>Name</u>	<u>Signature</u>	<u>House Address</u>	<u>Phone</u>	<u>Email Address</u>
Liz + Seth martin		1282 Ruffner Rd Niskay, NY 12309	12389	emfassetta@yahoo.com

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The residents of the Ruffner Road Neighborhood.

Name

Signature

House Address

Phone

Email Address

Danielle Vincent  1266 Ruffner 518-491-4660
danivincen28@gmail.



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Any other land owner with 120 acres would be able to accommodate a road for Ingress and Egress to accommodate a development of their property. Why an exception to the Mohawk Golf Course? As stated previously, we can provide many examples of many courses with roads running thru the course in the Capital District. The developer uses the Historic status of this course? So are our houses and neighborhood. Many built in 1950's.

We look forward to making our case in person with you and the board.

The residents of the Ruffner Road Neighborhood.

<u>Name</u>	<u>Signature</u>	<u>House Address</u>	<u>Phone</u>	<u>Email Address</u>
Alan D. Goldman		1219 Carlyle Drive	366-7648	adgdds@gmail.com
Terrigoldman		1219 Carlyle Drive		

Name	Street Number	Street Name	Cell Phone	Email Address
Erin Cassady Dorion	1114	Ruffner Rd	(518) 429-6451	erincassadydorion@gmail.com
Shoshanah Bewlay	1119	Ruffner Rd	(518) 227-2825	sbewlay@gmail.com
Bernard Bewlay	1119	Ruffner Rd	(518) 421-2983	bewlaysenator@gmail.com
Dennis O. Romero	1122	Ruffner Rd	(518) 949-8923	dennis10451@gmail.com
Amanda Romero	1122	Ruffner Rd	(518) 727-5155	
Michael Venuti	1149	Ruffner Rd	(518) 225-2127	mvenuti2@nycap.rr.com
Joy Nyman	1149	Ruffner Rd	(518) 280-2593	joynyman49@gmail.com
Sun Yu	1150	Ruffner Rd	(347) 925-4667	
Al and Kaydo Meyerer	1166	Ruffner Rd	(518) 374-7257	almeyerer@gmail.com
Laura Michaelson	1171	Ruffner Rd	(518) 393-5555	
Kate DiCaprio	1174	Ruffner Rd	(518) 428-3586	germlover@gmail.com
Marie Defeo	1177	Ruffner Rd	(607) 760-9290	mariedefeo7@gmail.com
Marlene Loux	1191	Ruffner Rd	(518) 382-2057	
Elizabeth Chapados	1200	Ruffner Rd	(518) 322-7553	chapados.beth@gmail.com
Gilles Chapados	1200	Ruffner Rd	(518) 810-7210	gchap6000@gmail.com
Tracey Morehouse	1206	Ruffner Rd	(518) 779-2572	tmoreho56@gmail.com
E. Joshua Spain	1219	Ruffner Rd	(518) 321-5378	espain2@nycap.rr.com
Johanna Horowitz	1223	Ruffner Rd	(518) 441-4361	johanna.horowitz@gmail.com
Charles D. Horowitz	1223	Ruffner Rd	(518) 441-6467	
Nick Mannix	1230	Ruffner Rd	(716)-680-2786	nmannix@gmail.com
Teressa Mannix	1230	Ruffner Rd	(254) 299-7313	tmannix@gmail.com
Stephen Clemente	1231	Ruffner Rd	518-229-7705	smclem222@gmail.com
Cathy Clemente	1231	Ruffner Rd	518-210-2593	caclem222@gmail.com
Cory McCarthy	1237	Ruffner Rd	(518) 859-7131	2moose@nycap.rr.com
Michael McCarthy	1237	Ruffner Rd	(518) 852-4431	
George Young	1241	Ruffner Rd	(518) 848-4716	young.geo.a@gmail.com
Amy Pritchard	1241	Ruffner Rd		amympritchard@gmail.com
Louisa Lombardo	1242	Ruffner Rd	(518)-346-2781	lombardol621@gmail.com
James Dillon	1242	Ruffner Rd	(518)-346-2781	
Benjamin Romer	1250	Ruffner Rd	(518)-368-3932	theromers2020@gmail.com
Melanie Romer	1250	Ruffner Rd	(518) 744-8767	mromer1250@gmail.com
Mike Parisi	1253	Ruffner Rd	(518) 423-8873	turflabinc@gmail.com
Joseph m. Barlette	1254	Ruffner Rd	(518) 374-8725	

William Lowden	1257	Ruffner Rd	(518) 231-5043	wglowden7@gmail.com
Linda Lowden	1257	Ruffner Rd	(518) 424-2424	linlowden020@gmail.com
Lisa Caruso	1261	Ruffner Rd	(518) 339-5804	lisa.caruso@aol.com
Carmen Caruso	1261	Ruffner Rd		
Mark Thomas	1265	Ruffner Rd	(518) 414-6162	marktheshark@reagan.com
Becky Thomas	1265	Ruffner Rd	(518) 944-1912	beckythomas29@yahoo.com
Danielle Vincent	1266	Ruffner Rd	(518) 491-4660	danivincen28@gmail.com
Carol Furman	1269	Ruffner Rd	(518) 232-9062	cfurm13@gmail.com
David C Furman Jr.	1269	Ruffner Rd	(518) 346-2746	dcfurmanjr@gmail.com
William Howe	1270	Ruffner Rd	(518) 248-1956	whowe3@yahoo.com
James Madden	1273	Ruffner Rd	(509) 750-0396	laurenandjim@hotmail.com
Lauren Madden	1273	Ruffner Rd	(509) 761-8376	laurenadelemadden@yahoo.com
Jonathan Vallancourt	1274	Ruffner Rd		
Kira Vasur	1274	Ruffner Rd	(917) 815-5157	
Aiden Schweitzer	1277	Ruffner Rd	(518) 210-6777	radmann80@yahoo.com
Niamh Schweitzer	1277	Ruffner Rd	(518) 421-3237	niamh.schweitzer@hotmail.com
Liz Martin	1282	Ruffner Rd	(404) 964-1429	emfasett@yahoo.com
Carol Holmes	1301	Ruffner Rd	(518) 370-4723	
Alan Holmes	1301	Ruffner Rd		aholmes3@nycap.rr.com
Kyla Glickman(& Justin)	1305	Ruffner Rd	(518) 542-1370	kyla.glickman80@gmail.com
Amy Fallone	1316	Ruffner Rd	(518) 391-5193	arfallone@gmail.com
Joe McDonald	1317	Ruffner Rd	(518) 937-1230	niskayunajoe@gmail.com
Scott Kirkton	1322	Ruffner Rd	(518) 357-7684	scott.kirkton@gmail.com
Carrie Kirkton	1322	Ruffner Rd	(518) 813-5715	carrie.kirkton@gmail.com
Deedee Bernson	1323	Ruffner Rd	(518) 378-7229	deedeebernson@gmail.com
Mary Gleason	1329	Ruffner Rd	(518) 368-8483	mkagle12@gmail.com
David Gleason	1329	Ruffner Rd	(518) 273-6577	gleasondavid@hotmail.com
Gina Murray	1335	Ruffner Rd	(518) 915-8136	gmmurray@gmail.com
Michael Mansion	1346	Ruffner Rd	(518) 858-6831	mansionlawfirm@gmail.com
Jodi Mansion	1346	Ruffner Rd	(518) 852-7563	
Jennifer Anderson	1350	Ruffner Rd	(518) 330-3719	jennifer.anderson@gmail.com
Amy Heller	1351	Ruffner Rd	(518) 281-0016	asheller123@aol.com
Jennifer Regan	1357	Ruffner Rd	(518)-952-4485	jmaregan@gmail.com
Sean Moran	1357	Ruffner Rd	(518)-577-0780	scmoran25@gmail.com

Peter Gregg	1359	Ruffner Rd	(518)-265-6163	peter.gregg@gmail.com
Heather Gregg	1359	Ruffner Rd	(518)-466-6575	heatherdoylegregg@gmail.com
Laura Davis	1380	Ruffner Rd	(518) 522-5144	laura.rlcs@gmail.com
Ryan Davis	1380	Ruffner Rd	(518) 321-4256	
Clark Davis	1380	Ruffner Rd	(518) 772-9416	clarkdavis492@gmail.com
Elena J. Schantz	1383	Ruffner Rd	(518) 372-3986	ellief22@gmail.com
Lawrence Schantz	1383	Ruffner Rd	(518) 441-5904	lawrence.schantz@gmail.com
Sue Scott	1387	Ruffner Rd		
Maurice Burke	1388	Ruffner Rd	(518) 373-6605	
Cynde Schwartz	1363	Ruffner Court	(518)-444-4610	cyndesch@aol.com ;;
Dr. Ken Schwatrz	1363	Ruffner Court	(518)-369-0695	drkenschwartz@verizon.net
Ellis J Staley	1367	Ruffner Court	(518)-377-4493	
Mary Phelan Staley	1367	Ruffner Court	(518)-320-5854	mstaley@gmail.com
Zaheer Motiwala	1371	Ruffner Court	(518)-495-2366	zaheermotiwala@gmail.com
Lori Kirch	1376	Ruffner Court	(315)-278-3381	kirchfam13@gmail.com
Tim Kirch	1376	Ruffner Court	(315)-246-3695	splatshot4@msn.com
Julie Moessner	1378	Ruffner Court	(518)-929-4173	jnmoessner@gmail.com
Stephan Moessner	1378	Ruffner Court	(518)-421-0001	sdmoessner@gmail.com
Dana Moses	1302	Rowe Rd	(845) 204-5548	danamoses13@gmail.com
Tara Panetta	1312	Rowe Rd	(518) 377-7077	
Greg Palmer	1317	Rowe Rd	(703) 851-9399	gregpalms@gmail.com
Phil Menteur	1318	Rowe Rd	(518) 847-3808	pmenteur@nycap.rr.com
Catherine Menteur	1318	Rowe Rd	(518) 847-4997	cjmenteur@icloud.com
Rebecca Shurteff	1324	Rowe Rd	(315) 283-8073	rebeccashurteff01@gmail.com
James Warlop	1330	Rowe Rd	(518) 374-3914	jwarlop@nycap.rr.com
Eileen Johnson	1330	Rowe Rd	(518) 374-3914	empressleen@aol.com
Linda S. Brown	1340	Rowe Rd		
Patricia Fritz	1340	Rowe Rd	(518) 810-9486	
Paul Rasmussen	1329	Rosehill Blvd		prasmuss@nycap.rr.com
David Amodeo	1382	Rosehill Blvd	(518) 423-5474	damodeo8@gmail.com
Dongquan Liu	1286	Pembroke Court		
Suzanne Mason	2144	Mountainview	(518) 366-0899	suzyumas726@gmail.com
Michael Mason	2144	Mountainview	(518) 366-1870	
Ruth Gilbert	2150	Mountainview	(518) 372-9225	ruthhal01@aol.com

Jane Romm	2151	Mountainview		
Brian Romm	2151	Mountainview		
Debbie McCambridge	1250	Mountainview	(518) 393-2204	debbiefsu@nycap.rr.com
Deia Schlosberg	2468	Hilltop Rd	(406)579-5750	deia15@gmail.com
Mike Matvey	2493	Hilltop Rd	(718)683-1098	mmatvey@gmail.com
Maria Stoodley	2493	Hilltop Rd	(518)852-2551	msttodley22@gmail.com
Susan Sharfstein	2524	Hilltop Rd		ssharfst@earthlink.net
Joseph John Shiang	2524	Hilltop Rd		
Martha Spang	2525	Hilltop Rd	(518) 393-2859	spang@nycap.rr.com
Austin H. Spang	2525	Hilltop Rd		
Margaret Corey	2529	Hilltop Rd	(518) 901-8183	margaret.corey@gmail.com
Mark Corey	2529	Hilltop Rd	(518) 269-0393	mcorey1014@gmail.com
Sharon Sleicher	2532	Hilltop Rd	(518) 312-5403	
Cliff Wohl	2540	Hilltop Rd	(518) 944-7917	cliffwohl@gmail.com
Luigi D'Amrosi	1184	HedgewoodLane	(518)-393-6036	jdambrosi@nycap.rr.com
Joyce D'Ambrosi	1184	HedgewoodLane	(518)-393-6036	
Wallis Rosensweig	1241	Hawthorn	(518) 275-3412	wallishowe88@gmail.com
Joel Rosensweig	1241	Hawthorn	(518) 879-5556	tricityplumbinghvach@gmail.com
Charles McCambridge	1250	Hawthorn	(518) 393-2204	
Debbie McCambridge	1250	Hawthorn	(518) 393-2204	debbiefsu@nycar.rr.com
Kyle A. Stewart	1257	Hawthorn	(518) 346-7702	
Michael Goldstof	1358	Hawthorn	(518) 577-0983	
Joan Thompson	1358	Hawthorn	(518) 577-0917	jthomps5@nycap.rr.com
Victoria Fenley	1054	Bellridge Rd	(518) 369-6163	victoria.fenley@gmail.com
Stephen Larsen	2166	Lynnwood Dr	(518) 902-6044	crt.inschny@gmail.com
Alan D. Goldman	1219	Carlyle Drive	(518) 366-7648	adgdds@gmail.com
Terri Goldman	1219	Carylye Drive		
Robin Reed	1929	Mayfair Rd	(518) 280-5872	reedr@union.edu
Elizabeth Brody	1348	Stanley Lane	(202)-550-6127	elizabethbrody@gmail.com
Rinaldo Miorini	1348	Stanley Lane		rinaldomiorini1978@gmail.com
Denise Kensky	1340	Stanley Lane	(518)461-2695	dkensky@gmail.com
Miska Luft	1332	Wemple Lane	(518)393-5753	miskaluft@gmail.com
Robert A. Weisenberg	1332	Wemple Lane	(518)393-5753	rweisbe@nycap.rr.com
Dorothy Horst Kotte	1340	Wemple Lane	(518)301-1548	ehorstkp@gmail.com

Edward Horst Kotte	1340	Wemple Lane	(518)301-1548	ehorstkp@gmail.com
Karen Bleser	1341	Wemple Lane	(518)852-5919	karenbleser@hotmail.com
Rita Fleischman	1353	Wemple Lane	(518)461-8195	
Melissa MacKinnon	1361	Wemple Lane	(518)698-8593	bikinghome@gmail.com
Deborah Freidson	2508	Whamer Lane	(518)369-5342	
Arthur Freidson	2508	Whamer Lane	(518)598-6046	arthur.freidson@gmail.com
Rianna Lasher	2512	Whamer Lane	(518)596-5646	rlasher19@gmail.com
Chris Lasher	2512	Whamer Lane	(518)944-7299	chrislasher9@gmail.com
Marilyn Clement	2517	Whamer Lane	(518)424-8899	mclement2517@gmail.com
J Robert Clement	2517	Whamer Lane	(518)669-0692	
Olivia Freiden	2373	Rosendale Rd	(845)521-4867 ?	



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. IV. 1

MEETING DATE: 3/27/2023

ITEM TITLE: PUBLIC HEARING: An application for sketch plan approval including a special use permit for a 22-lot Average Density Development (ADD) major subdivision consisting of 10 single-family detached homes and 12 townhomes at The Mohawk Club at 1851 Union St. / 1245 Ruffner Rd.

PROJECT LEAD: Genghis Khan and David D'Arpino

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: ARB

ATTACHMENTS:

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

SUMMARY STATEMENT:

Matthew Moberg of MGC Golf Operations, LLC, agent for Michael Rutherford owner of the Mohawk Golf Club, submitted an application for a special use permit for a 22-lot Average Density Development subdivision (10 single-family detached homes and 12 townhomes) at 1851 Union St (50.-1-4.11) and 1245 Ruffner Road (50.8-1-18) in the Town of Niskayuna. The properties are located within the R-1 Low Density Residential Zoning District.

A site plan of the proposed project was provided that includes the following details.

- The primary access road is proposed to utilize an existing 60' wide easement and paper street between 1191 and 1219 Ruffner Rd.
- An emergency access road is proposed to utilize grass pavers on an existing easement between 1241 and 1245 Ruffner Rd.
- A new walking path connection is proposed to connect S. Country Club Dr. to Ruffner Rd.

BACKGROUND INFORMATION

There is no action to be taken at a public hearing. The Public Hearing Notice is attached.



NOTICE OF PUBLIC HEARING

TO BE HELD BY THE
PLANNING BOARD & ZONING COMMISSION
OF THE TOWN OF NISKAYUNA

NOTICE IS HEREBY GIVEN that pursuant to the Zoning Ordinance of the Town of Niskayuna, New York and the applicable provisions of the Town Law of the State of New York, a public hearing will be held by the Planning Board and Zoning Commission of the Town of Niskayuna in the Town Board Meeting Room at One Niskayuna Circle on the twenty-seventh (27th) day of March 2023 at 7:00 p.m. to consider an application from Matthew Moberg (MGC Golf Operations, LLC), agent for Michael Rutherford, for a special use permit application for a 22-lot Average Density Development subdivision (10 single family homes and 12 townhomes) at 1851 Union St (50.-1-4.11) and 1245 Ruffner Road (50.8-1-18) in the Town of Niskayuna. The properties are located within the R-1 Low Density Residential Zoning District.

A copy of the Average Density Development special use permit and subdivision sketch plan application will be available for inspection at the Planning Department in the Niskayuna Town Hall and can be viewed at <https://www.niskayuna.org/planning-board> under the "News and Announcement" tab and will be shown electronically during the public hearing.

If you wish to express an opinion regarding the public hearing you may do so at the above-mentioned time and place. If you cannot be present, you may request a virtual login to the meeting by emailing lrobertson@niskayuna.org or calling 518-386-4531 or you may set forth your opinion in a letter which will be made part of the permanent record. Please note there is a five (5) minute time limit for each speaker at the public hearing and submitted letters will not be read out loud at the public hearing, but such letters will be included in the minutes and added to the record.

The Planning Board and Zoning Commission of the Town of Niskayuna will hear all persons interested during the aforementioned public hearing.

BY ORDER of the Planning Board of the Town of Niskayuna, New York.

KEVIN A. WALSH
Chairman, Planning Board and Zoning Commission

[illegible]

- The primary access road is proposed to utilize an existing 60' wide easement and paper street between 1191 and 1219 Ruffner Rd.
- An emergency access road is proposed to utilize grass pavers on an existing easement between 1241 and 1245 Ruffner Rd.
- A new walking path connection is proposed to connect S. Country Club Drive to Ruffner Rd.



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VII. 1

MEETING DATE: 3/27/2023

ITEM TITLE: RESOLUTION: 2023-09: An Amendment to Resolution 2023-06 for sketch plan for a 2-lot minor subdivision and lot line adjustment, SEQR determination and a call for a public hearing at Antonia Park / Polsinelli Dr. (40.-1-54.11).

PROJECT LEAD: Ms. Gold

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).

Planning Board Resolution 2023-06 was approved at the regularly scheduled 2/27/23 PB meeting. The resolution directed the Town Planner to file a Negative SEQR determination including four (4) comments from the Conservation Advisory Council (CAC) and called for a public hearing to held at the Monday March 13, 2023 Planning Board meeting. Mr. Polsinelli requested that the public hearing be pushed out to allow him additional time to prepare. Resolution 2023-09 amends Resolution 2023-06 to change the date of the public hearing from March 13, 2023 to April 17, 2023.

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.

1/9/23 Planning Board meeting – Mr. Polsinelli appeared before the Board and explained his proposed project. The Planning Office and Planning Board requested that the following be added to the sketch plan drawing.

1. Contour lines so that drainage channels are properly identified.
2. Deed restrictions to prevent subsequent subdivision.
3. Water and sewer connections.

A revised site plan drawing with a revision date of 1/20/23 was provided to the Planning Office.

2/1/23 Conservation Advisory Council (CAC) meeting – The CAC reviewed the project and made the following recommendations.

1. Include the delineation of all wetlands on the property on the site plan drawing.
2. Include provisions that the newly created lots shall not be subdivided.
3. Have a TDE review the utility service and drainage for the property.

On 2/6/23 the applicant's engineer provided the following 6-page sketch plan drawing set to the Planning Office.

Page No.	Title	Author	Rev
1	Homestead Place at Antonia Park	Gilbert VanGuilder Land Surveyor, PLLC	1/20/23
2	Overall Site Plan	Brett Steenburgh, P.E. PLLC	2/3/23
3	Detailed Grading & Utility Plan	Brett Steenburgh, P.E. PLLC	2/3/23
4	E & SC Plan	Brett Steenburgh, P.E. PLLC	2/3/23
5	Details	Brett Steenburgh, P.E. PLLC	2/3/23
6	Details	Brett Steenburgh, P.E. PLLC	2/3/23

The Planning Office reviewed the 6-page drawing set relative to the PB and CAC requests listed above and noted the following.

No.	Description of Request	Status
1	Add contour lines and drainage paths	Contour lines added to pg. 3 but proposed drainage plan adds a new catch basin feeding an existing closed pipe Town storm water system that is already at maximum capacity
2	Deed restrict additional subdivision	A future subdivision note is included on pg. 3 but it only refers to "lot 4", two different lots are also identified as lot 2.
3	Show water and sewer connections	Shown on dwg. but an analysis should be performed to assure that the existing town utility systems can support the proposed connections.
4	Include wetland delineation	Wetlands are shown in the back lot but a reference note

		indicates the delineation is from a survey performed in 2006. A more recent survey is appropriate.

2/13/23 Planning Board (PB) meeting – Brett Steenburgh, P.E., the applicant's engineer, attended the meeting. He explained that Mr. Lecce disagreed with deed restricting potential future subdivision of the land that will be annexed to his property via lot line adjustment. After a short discussion it was agreed that the same "Future Subdivision Note" that is included in the 4-Lot Vincenzo Drive subdivision drawing will be added to the Antonia Park / Polsinelli Dr. 2-Lot subdivision drawing. The note reads as follows.

"Any future subdivision of the unrestricted lands of Lot 4 will require a major subdivision review as required under the Town of Niskayuna subdivision law at that time".

Ms. Robertson asked Mr. Steenburgh to reach out to the Town's Engineering Department immediately to discuss utilities because there were issues with sewer and drainage. The Board called for a resolution for sketch plan approval, SEQR determination and call for a public hearing for the 2/27/23 PB meeting.

2/27/23 Planning Board (PB) meeting – The PB discussed Resolution 2023-06 thereby approving the sketch plan, directing the Town Planner to file a Negative SEQR declaration with (4) comments from the Conservation Advisory Council (CAC) included and calling for a public hearing to be held on March 13, 2023.

Mr. Polsinelli spoke with the Planning Board at the 2/27/2023 and requested that the public hearing be postponed to 3/27/2023. The Planning Department did not file the public hearing in time for this meeting – therefore the resolution should be amended to call for a public hearing at the next available Planning Board meeting, April 17, 2023.

RESOLUTION NO. 2023-09

AT A REGULAR MEETING OF THE PLANNING BOARD AND ZONING COMMISSION OF THE TOWN OF NISKAYUNA DULY CALLED AND HELD ON THE 27TH DAY OF MARCH 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
JOSEPH DRESCHER

One of the purposes of the meeting was to amend Resolution 2023-06 to take action on sketch plan approval, to make a SEQR determination and call for a public hearing.

The meeting was duly called to order by the Chairman.

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

WHEREAS, Fred Polsinelli, Executor for the estate of Vincenza Polsinelli, has made application to the Planning Board for a 2-Lot Minor Subdivision including a lot line adjustment for Homestead Place at Antonia Park at tax map parcel 40.-1-54.11 as shown on a 1- page drawing entitled "Homestead Place at Antonia Park Section 9" by Gilbert VanGuilder Land Surveyor, PLLC dated 10/17/22 with no further revisions, and

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

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

WHEREAS the Planning Board referred the Environmental Assessment Form to the Niskayuna Conservation Advisory Council (CAC) for their review and on February 1,

2023, the CAC recommended that a negative declaration be prepared with recommendations for the Planning Board to consider, and

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

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

NOW, THEREFORE, be it hereby

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

FURTHER RESOLVED, that the Planning Board and Zoning Commission does hereby grant sketch plan approval for the concept subdivision drawing entitled "Homestead Place at Antonia Park Section 9" by Gilbert VanGuilder Land Surveyor, PLLC dated 10/17/22 with no further revisions, with the following conditions:

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

And be it hereby

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

1. Keep the limits of clearing as small as possible so that as many mature trees as possible may be preserved.
2. Wetlands should be added to the subdivision map and no disturbance of wetlands should be allowed
3. Drainage should be looked at closely to ensure no downstream impacts
4. No further subdivision restrictions should be added to the parcels

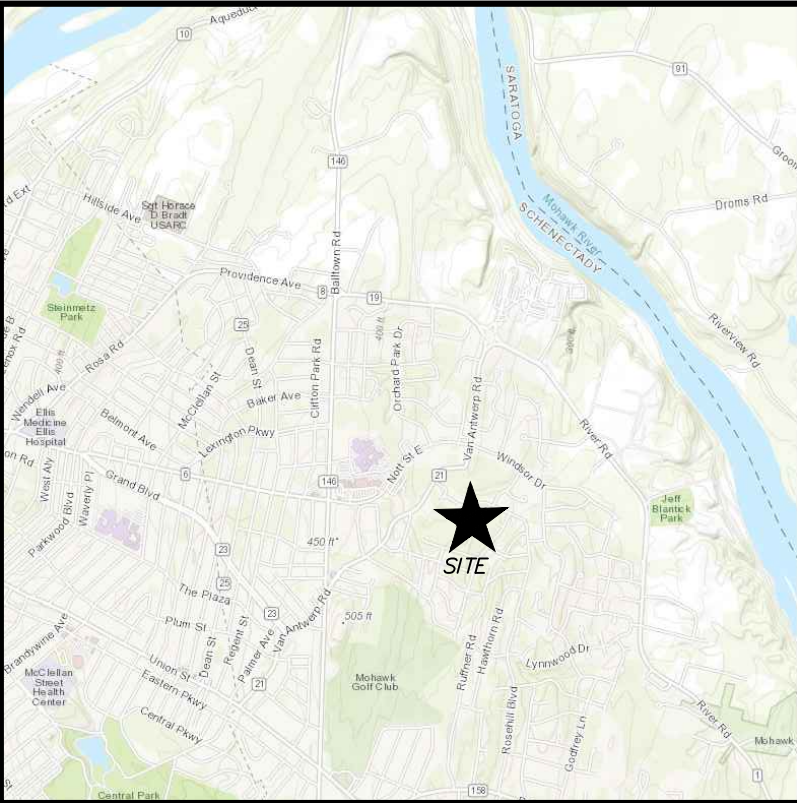
,and be it hereby

FURTHER RESOLVED that this Planning Board does hereby call for a public hearing to be held on Monday, April 17, 2023 at 7:00 pm in the Niskayuna Town Hall, 1 Niskayuna Circle, to consider the application of Fred Polsinelli, for a 2-lot minor subdivision including a lot line adjustment for Homestead Place at Antonia Park at tax map parcel 40.-1-54.11.

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
JOSEPH DRESCHER

The Chairman declared the same _____.



SITE LOCATION

SITE STATISTICS:
ZONING: R-1 SINGLE FAMILY DWELLING
MIN. LOT SIZE - 18,000 SQ. FT.
MIN. WIDTH - 100 FT.
MIN. DEPTH - 125 FT.
MIN. FRONT SETBACK - 35 FT.
MIN. SIDE SETBACK - 20 FT./BOTH 40 FT.
MIN. REAR SETBACK - 25 FT.

DEED REFERENCES:

CONVEYANCE TO VINCENZA POLSINELLI BY DEED RECORDED IN THE SCHENECTADY COUNTY CLERK'S OFFICE IN BOOK 1851 OF DEEDS AT PAGE 649.

MAP REFERENCE:

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

NOTES:

- 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.
- NO ATTEMPT WAS MADE TO SHOW UNDERGROUND IMPROVEMENTS IN THE PREPARATION OF THIS SURVEY.
- ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
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- 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.

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

HOMESTEAD PLACE AT
ANTONIA PARK
SECTION 9

TOWN OF NISKAYUNA		SCHENECTADY COUNTY, NEW YORK	
MAP NUMBER: 23 - 22 - 12	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

Proposed Driveway Revised - 1/20/23
Tape Added - 1/18/23
Revised - 12/5/22
Revised - 11/9/22

ZONE: R-1

MINIMUM LOT SIZE: 18,000 S.F.
MINIMUM FRONTAGE: 100'
MINIMUM FRONT YARD: 35'
MINIMUM SIDE YARD: 20'
MINIMUM REAR YARD: 25'
MAX. LOT COVERAGE: 25%

OWNER: THE ESTATE OF VINCENZA POLSINELLI
44 VINCENT DRIVE
SCHENECTADY, NY 12303
ORIGINAL LOT AREA = 6.12± ACRES
TMP # 40.-1-54.11

—USACOE JURISDICTION
WETLANDS PER MAP
REFERENCE #2

Lands N/F Of
Berninger Revocable Trust
Book 1902 Of Deeds At Page 445

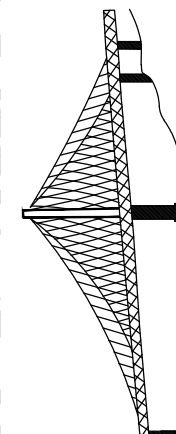
Lands N/F Of
Sattar Revocable Trust
Book 1531 Of Deeds At Page 985

Sewer Manhole
TF = 369.54
Inv In (West) = 361.69
Inv In (South) = 361.69
Inv Out = 361.64
NEW INV. IN=363.0

OVERALL SITE PLAN
FRED POLSINELLI
POLSIANELLO DRIVE

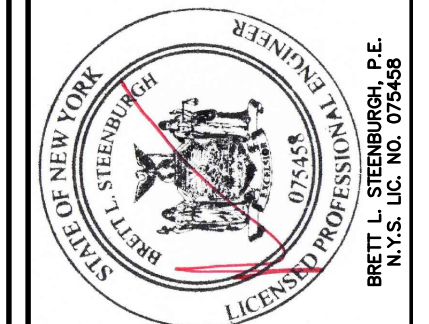
COUNTY OF SCHENECTADY		TOWN OF NISKAYUNA		STATE OF NEW YORK	
DRAWN BY: BLS		CHECKED BY:		SCALE: 1" = 40'	
CADD FILE:		JOB NO.			
DATE:					

BRETT L. STEENBURGH, P.E. PLLC



2832 Rosendale Road
Niskayuna, NY 12309
(518) 365-0675
bsteenburghpe@gmail.com

**ENGINEERING THAT TRANSFORMS
IMAGINATION INTO REALITY**
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[illegible]

A. ALL WATER SERVICES SHALL BE A MIN. OF 5 FEET DEEP FROM FINISHED GRADE TO THE TOP OF THE PIPE. THE CONTRACTOR SHALL CONSTRUCT THE WATER LINE SO THAT ALL CROSSINGS WITH OTHER UTILITIES HAVE THE REQUIRED CLEARANCES. INVERTS AT THE WATER AND SEWER CROSSINGS ARE NOTED ON THE PLANS

B. WATER LINES SHALL BE LAID AT LEAST 10 FT. HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER. WATER MAINS CROSSINGS SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 IN. BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER

WATER NOTES:

A. THE TOWN OF NISKAYUNA SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION
DISINFECTION AND TESTING OF THE WATER MAIN.

SEWER NOTES:

A. EXISTING MANHOLE SHALL BE RAISED USING A 3 FOOT HIGH BARREL SECTION. THE NEW SECTION SHALL HAVE POLYMER STEPS. THE EXISTING CONE SECTION SHALL BE REMOVED AND THE BARREL SECTION INSTALLED USING NEW BUTYL SEALS. TWO LAYERS OF ASPHALT SEALANT SHALL BE APPLIED TO THE NEW SECTION. THE EXISTING CONE SECTION SHALL BE RE-USED. ALL STEPS SHALL BE ALIGNED.

B. UPON RAISING THE MANHOLE RIM, A POSITIVE PITCH OF THE FINISHED GRADE AWAY FROM THE MANHOLE IN ALL DIRECTIONS SHALL BE ESTABLISHED.

GENERAL NOTES

3. IT IS THE INTENT OF THESE PLANS TO BE IN STRICT CONFORMANCE WITH ALL TOWN OF NISKAYUNA, COUNTY OF RENSSELAIRE STATE AND ALL APPLICABLE FEDERAL, STATE, RULES REGULATIONS, AND LAWS. IF CONFLICTS ARE NOTED BETWEEN THE ABOVE, AND THESE PLANS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER AND THE TOWN ENGINEER.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, ELEVATIONS, AND MATERIALS GIVEN ON THE PLANS.
5. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR ANY DAMAGE DONE OUTSIDE OF THE PROJECT AREA OR LIMITS OF CLEARING.
6. EXCESS BUILDING MATERIAL AND CLEARING DEBRIS SHALL BE DISPOSED OF OFF SITE.
7. UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS.
8. SURVEY BASE MAPS HAVE BEEN PROVIDED BY OTHERETT & L. STUBBINS, P.E., L. MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF SAID MAPPING.
9. CONFLICTS SHOWN ON PLANS OR BETWEEN THE PLANS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE TOWN ENGINEER, OWNER REPRESENTATIVE AND/OR ENGINEER.

GENERAL NOTES:

1. BY ISSUANCE OF A BUILDING PERMIT, THE TOWN OF NISKAYUNA DOES NOT ASSUME ANY LIABILITY FOR STORM WATER DAMAGE BY GENERAL APPROVAL OF THESE PLANS. THE OWNER MUST ASSUME ANY AND ALL LIABILITIES FOR DAMAGE CLAIMED ARISING OUT OF INCREASED STORM WATER FLOW.
2. ALL ON-SITE SANITATION AND WATER FACILITIES SHALL BE DESIGNED TO MEET THE MINIMUM SPECIFICATIONS OF THE STATE HEALTH DEPARTMENT.

- SOIL EROSION AND SEDIMENT CONTROL MEASURES:
1. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISBURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
 2. INSURF AS PRACTICABLE, EXISTING VEGETATION SHALL BE PRESERVED.
 3. SOIL EROSION CONTROL ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE AREA AND DURATION OF SOIL DISRUPTION.
 4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE MAINTAINED.
 5. CONSTRUCTION TRAFFIC SHALL NOT CROSS STREAMS OR DITCHES EXCEPT AT SUITABLE CROSSING FACILITIES, AND SHALL NOT OPERATE UNNECESSARILY WITHIN WATERWAYS OR DITCHES.

MAINTENANCE OF EROSION CONTROL MEASURES:

1. THE DEVELOPER/CONTRACTOR OR HIS BUILDER SHALL INSPECT AND MAINTAIN THE INTEGRITY AND FUNCTION OF ALL TEMPORARY EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE DEVELOPMENT PROCESS. TO ASSURE PROPER FUNCTION, SILTATION BARRIERS SHALL BE MAINTAINED IN GOOD CONDITION AND REINFORCED, EXTENDED, REPAIRED, RE-SEEDED AND PROTECTED FROM FURTHER EROSION. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND CONTAINED IN APPROPRIATE SPOIL AREAS, WATER SHALL BE APPLIED TO NEWLY SEEDED AREAS AS NEEDED UNTIL GRASS COVER IS WELL ESTABLISHED.

FUTURE SUBDIVISION NOTE:

ANY FUTURE SUBDIVISION OF THE UNRESTRICTED LANDS OF LOT 4 WILL REQUIRE A MAJOR SUBDIVISION REVIEW AS REQUIRED UNDER THE TOWN OF NISKAYUNA SUBDIVISION LAW AT THAT TIME.

Tree Preservation Policy

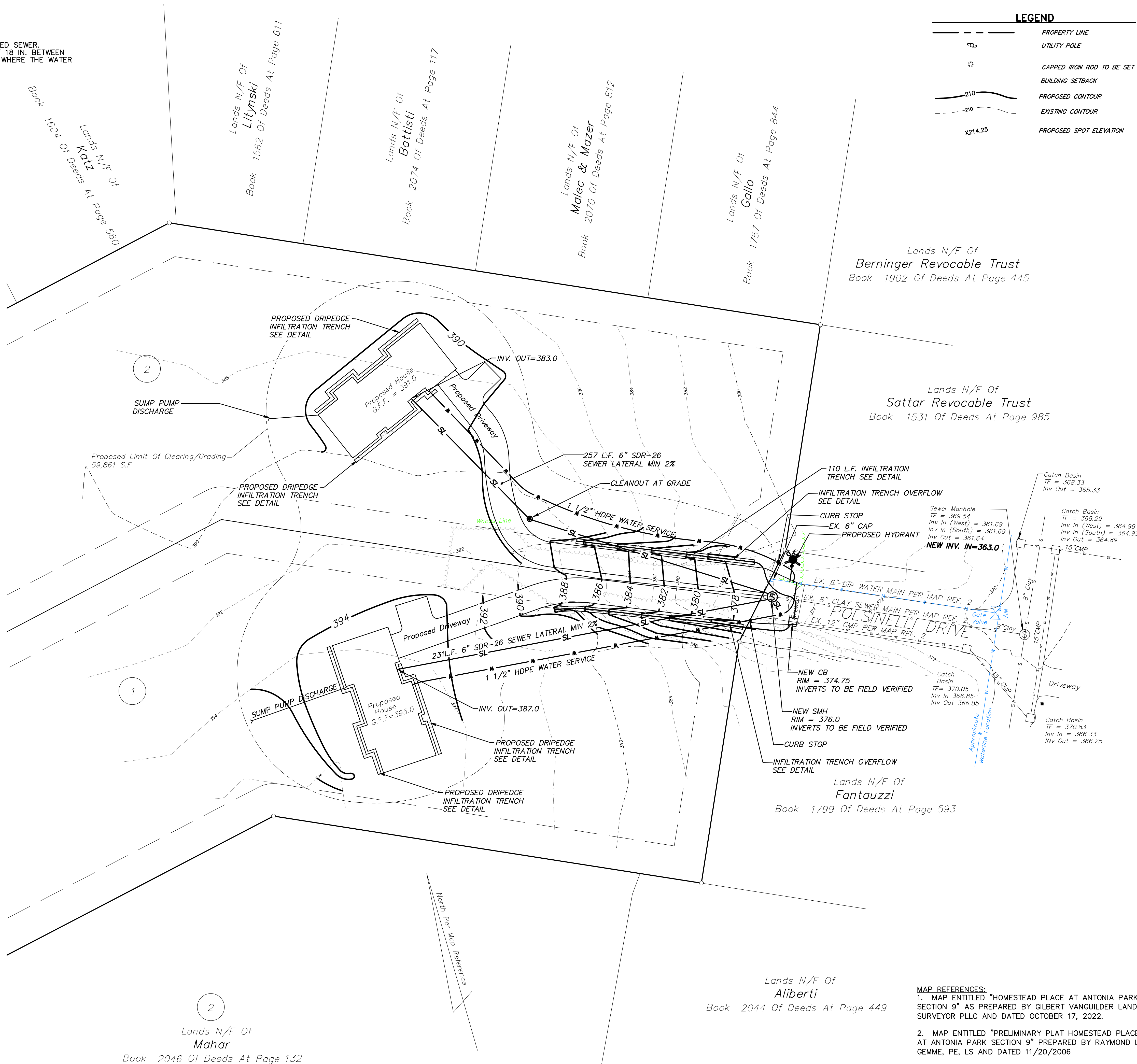
- Subdivision approval by the Planning Board authorizes grading and clearing within the road right-of-way and easements only. The applicant shall submit plans for individual lot grading to be approved as part of the building permit application.
- The grading plan submitted for the building permit shall identify all trees with a diameter of 5 inches or more as measured 3 feet above the base of the trunk and indicate those that are proposed to be removed and the reason why such removal is necessary.
- Any trees removed from a lot in a manner that is not consistent with the approved grading plan for that lot shall be replaced at the expense of the developer before the issuance of the certificate of occupancy. Replacement trees shall be of a type and size satisfactory to the Town Engineer.
- The grading plan shall be consistent with the purposes of the Soil Erosion and Sediment Control Ordinance in particular, erodible materials shall not be stockpiled within the drip line of trees to be preserved.

Grading Notes

- The applicant shall treat the grading plan—submitted for the subdivision as advisory only, and shall submit grading plans for review by the Building Inspector on a lot-by-lot basis that are consistent with the Planning Board requirements for tree preservation.

CHAIRMAN OF THE PLANNING BOARD KEVIN WALSH	DATE

TOWN ENGINEER MATTHEW YETTO, PE. DATE



LEGEND

Diagram illustrating the proposed spot elevation for a building setback. The diagram shows a horizontal line representing the **PROPERTY LINE** and a dashed line representing the **UTILITY POLE**. A **CAPPED IRON ROD TO BE SET** is indicated by a circle with a cross. The **BUILDING SETBACK** is shown as a solid line with a proposed elevation of **210**. The **PROPOSED CONTOUR** is shown as a dashed line with an elevation of **210**. The **EXISTING CONTOUR** is shown as a dashed line with an elevation of **210**. The **PROPOSED SPOT ELEVATION** is indicated by the text **x214.25**.

MAP REFERENCES:

1. MAP ENTITLED "HOMESTEAD PLACE AT ANTONIA PARK SECTION 9" AS PREPARED BY GILBERT VANGUILDER LAND SURVEYOR PLLC AND DATED OCTOBER 17, 2022.
2. MAP ENTITLED "PRELIMINARY PLAT HOMESTEAD PLACE AT ANTONIA PARK SECTION 9" PREPARED BY RAYMOND L. GEMME, PE, LS AND DATED 11/20/2006

DETAILED GRADING AND UTILITY PLAN	BRETT L. STEENBURGH, P.E. PLLC
-----------------------------------	--------------------------------

FRED POLSINELLI

PULSINELLI DRIVE
TOWN OF NISKAYUNA

STATE OF NEW YORK
 COUNTY OF _____
 FILED BY: _____
 JUDGE: _____

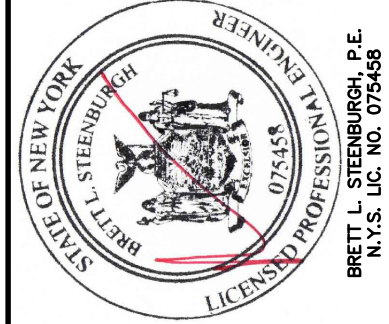
SCALE: 1" = 100'

SHEET C-2

832 Rosendale Road

Aliskayuna, NY 12309
(518) 365-0675

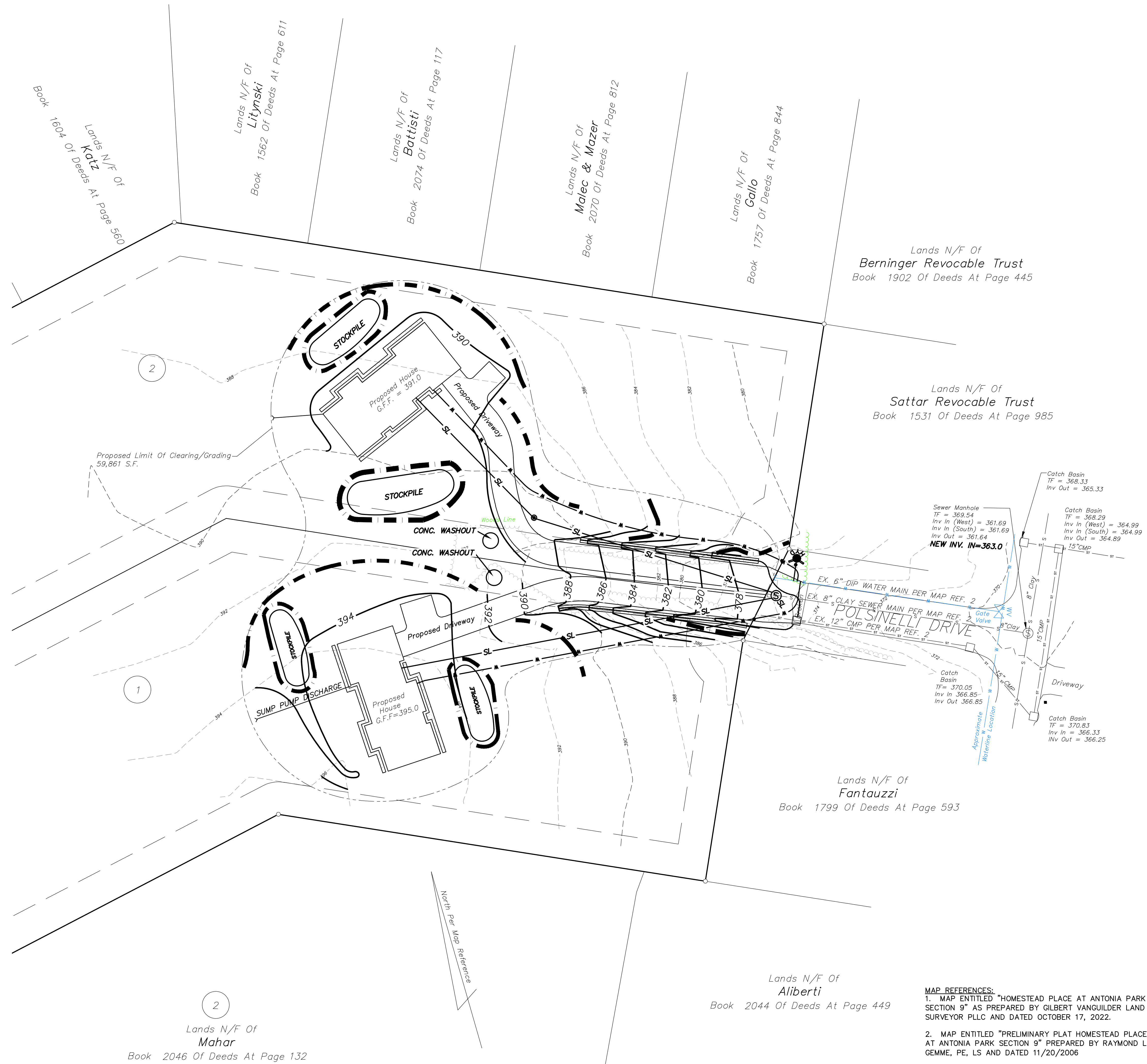
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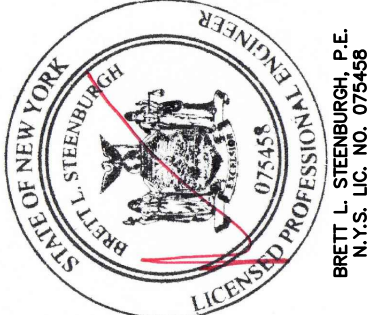
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E & SC PLAN		TOWN OF NISKAYUNA	ST
FRED POLSINELLI POLSINELLI DRIVE			
COUNTY OF SCHENECTADY		CHECKED BY:	S
DRAWN BY: BLS CADD FILE:		JOB NO.	S
DATE:		FEBRUARY 3, 2023	

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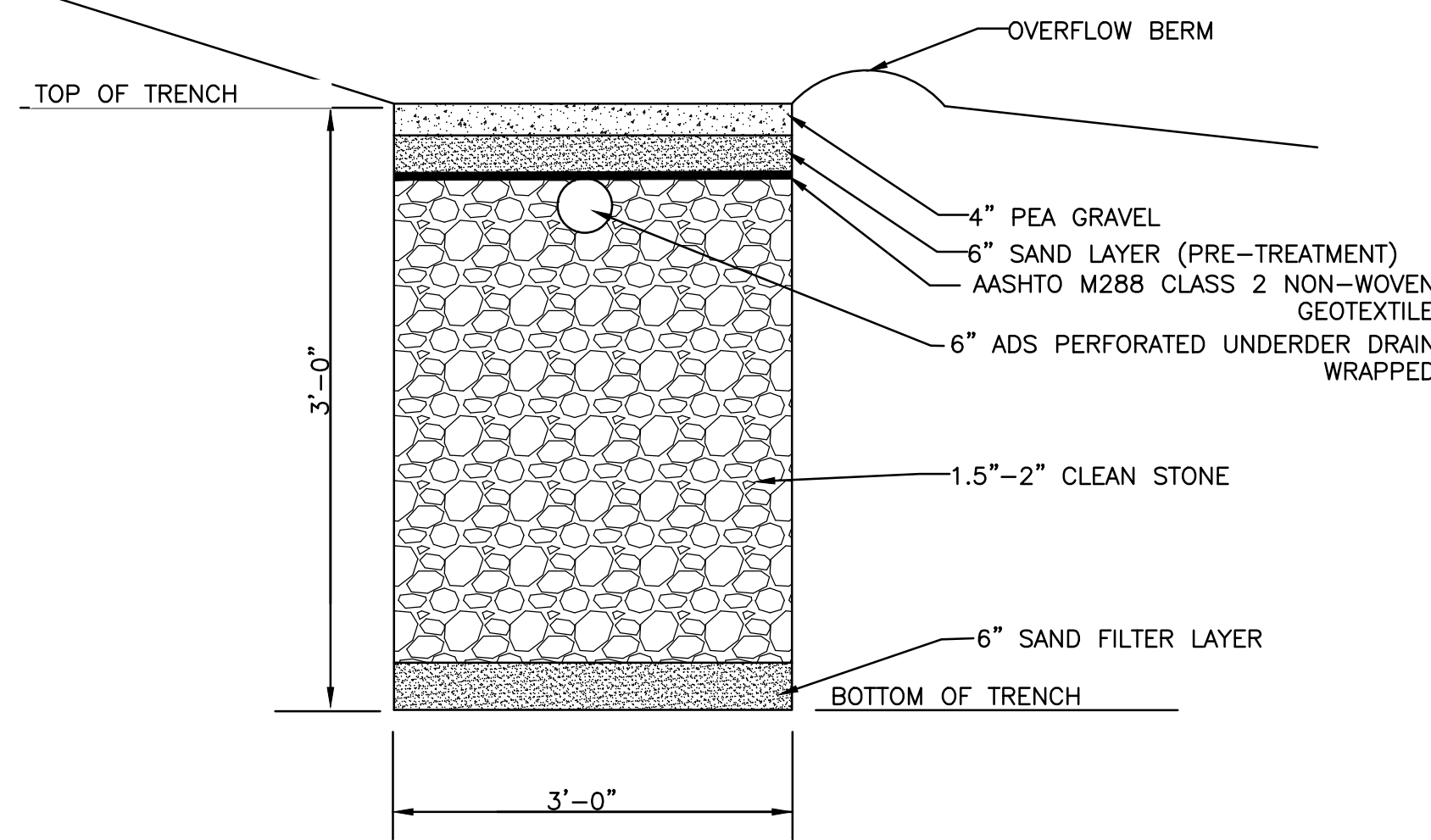
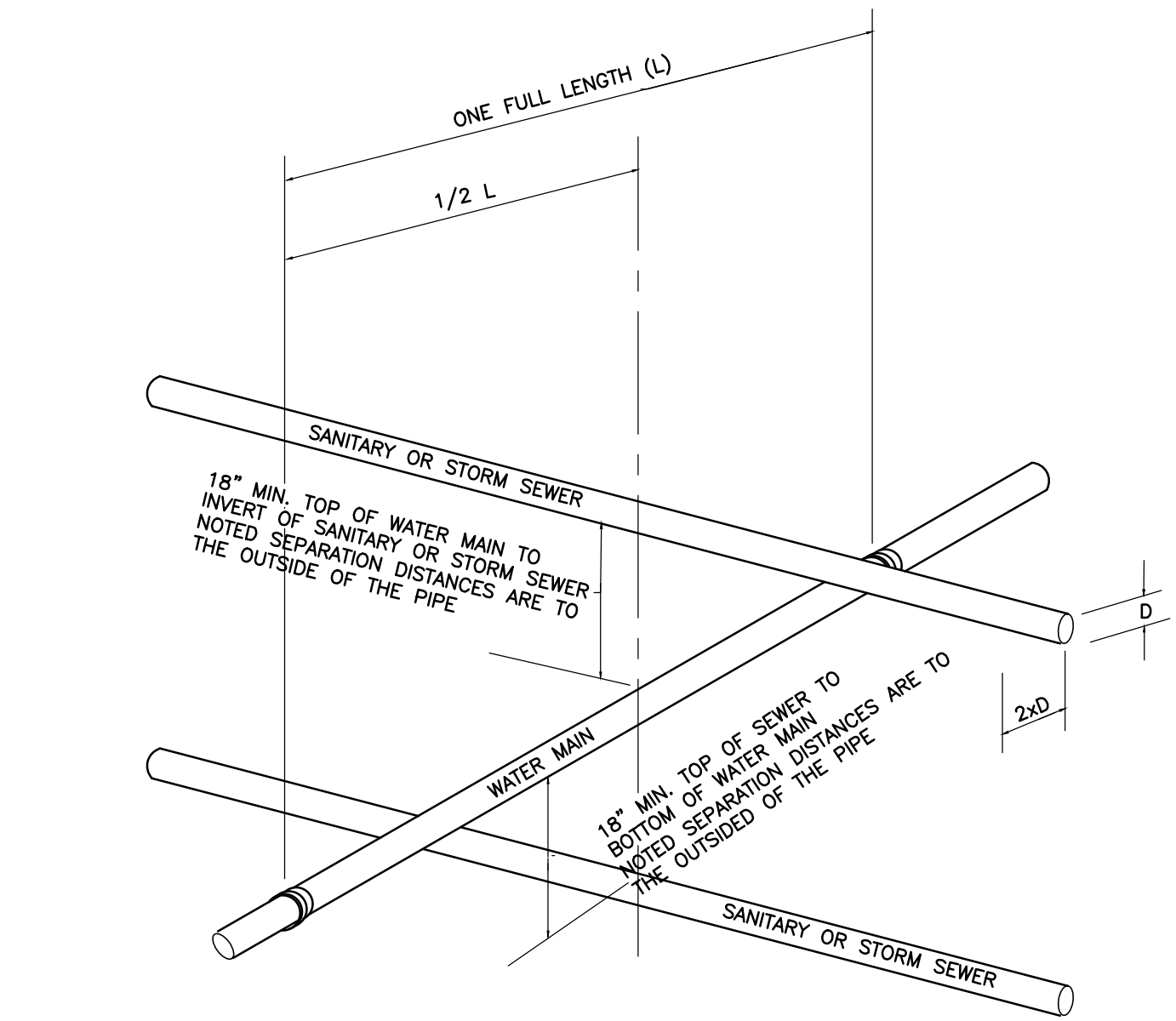
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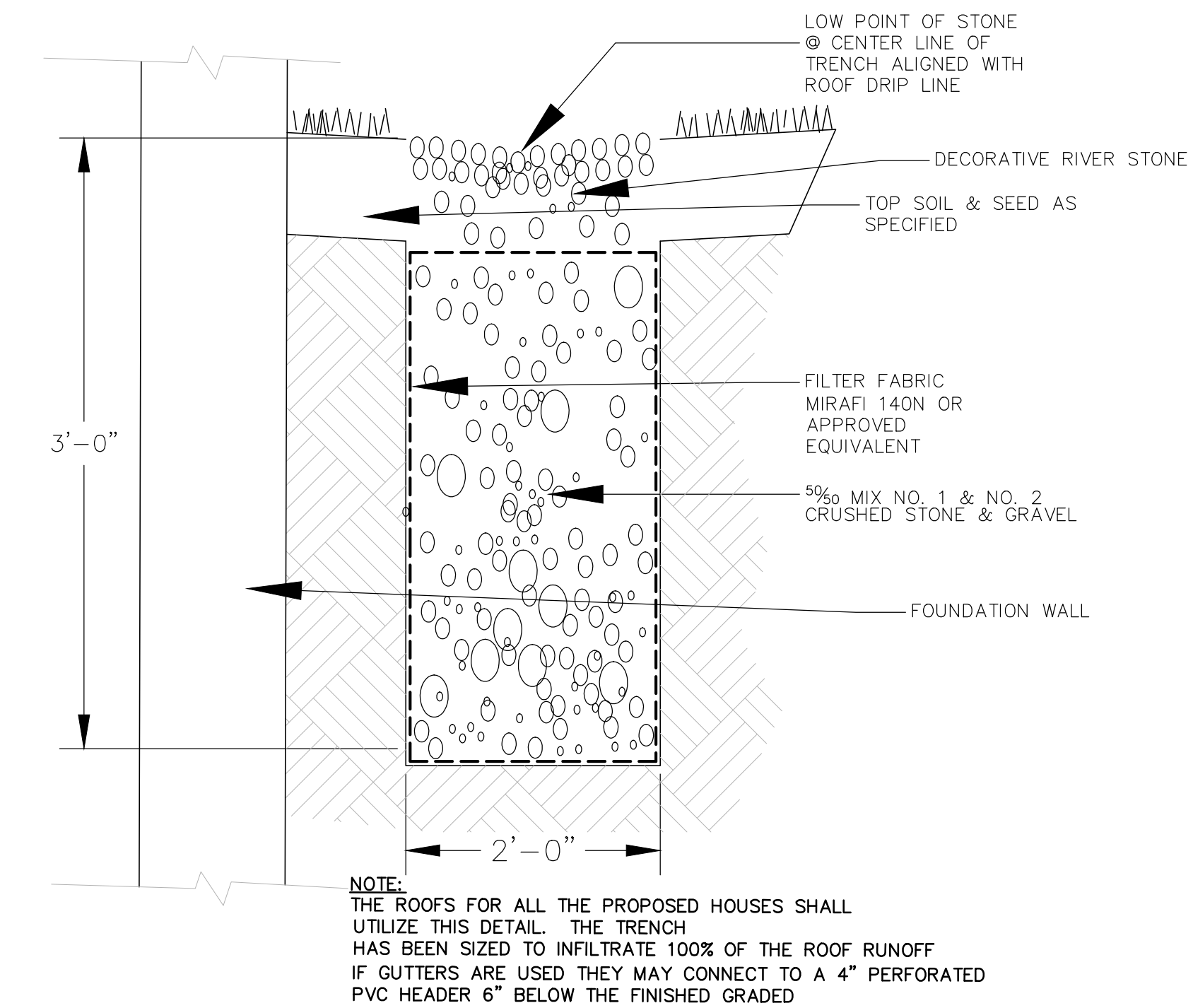
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CHAIRMAN OF THE PLANNING BOARD KEVIN WALSH	DATE
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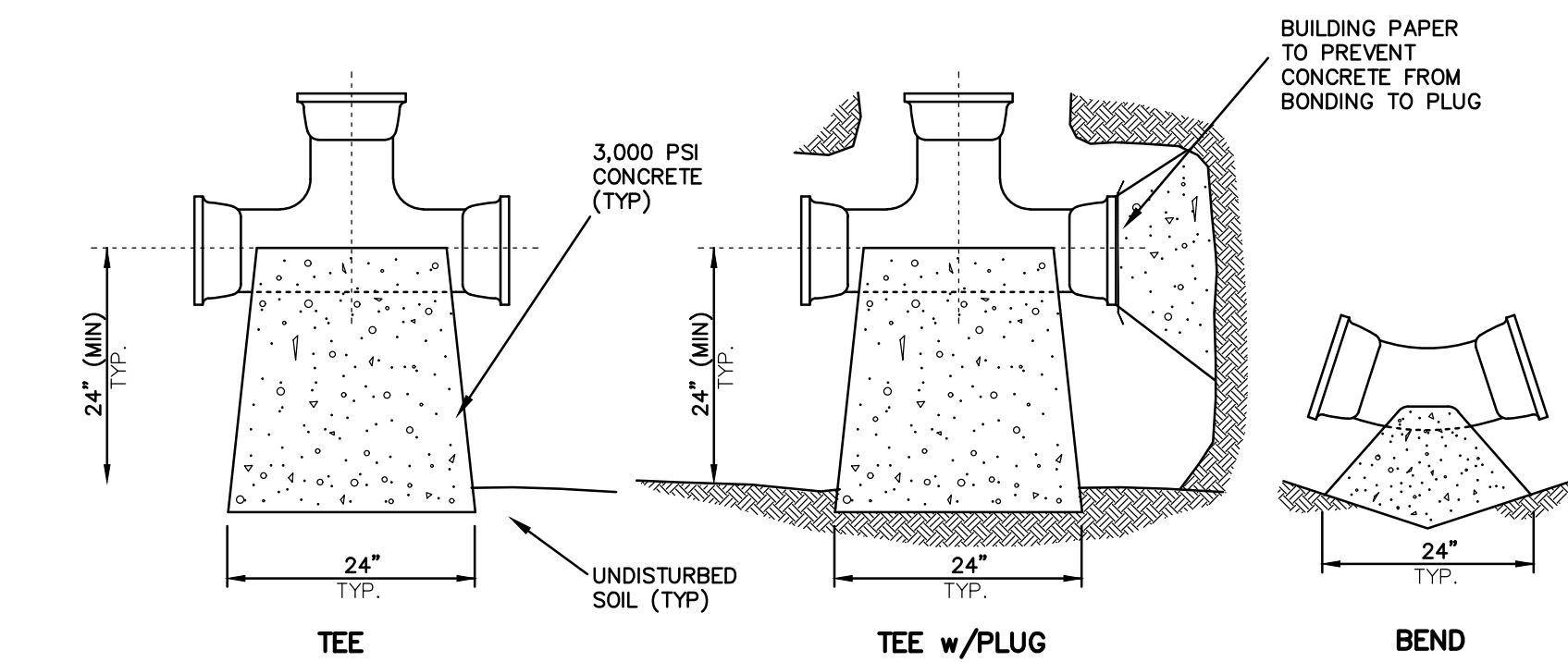
TOWN ENGINEER MATTHEW YETTO, PE. DATE



INFILTRATION TRENCH CROSS SECTION
NOT TO SCALE



DRIPEDGE INFILTRATION TRENCH CROSS SECTION
NOT TO SCALE

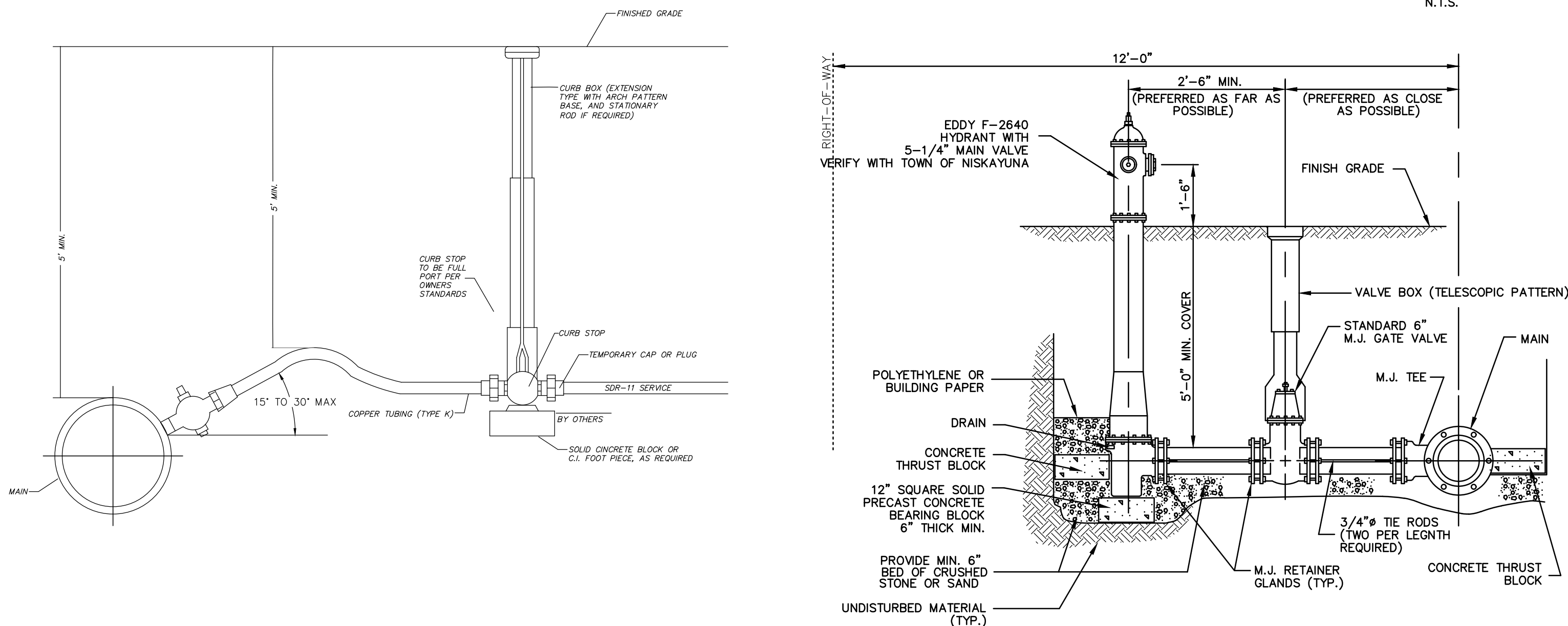


TYPICAL HORIZONTAL THRUST BLOCK DETAIL

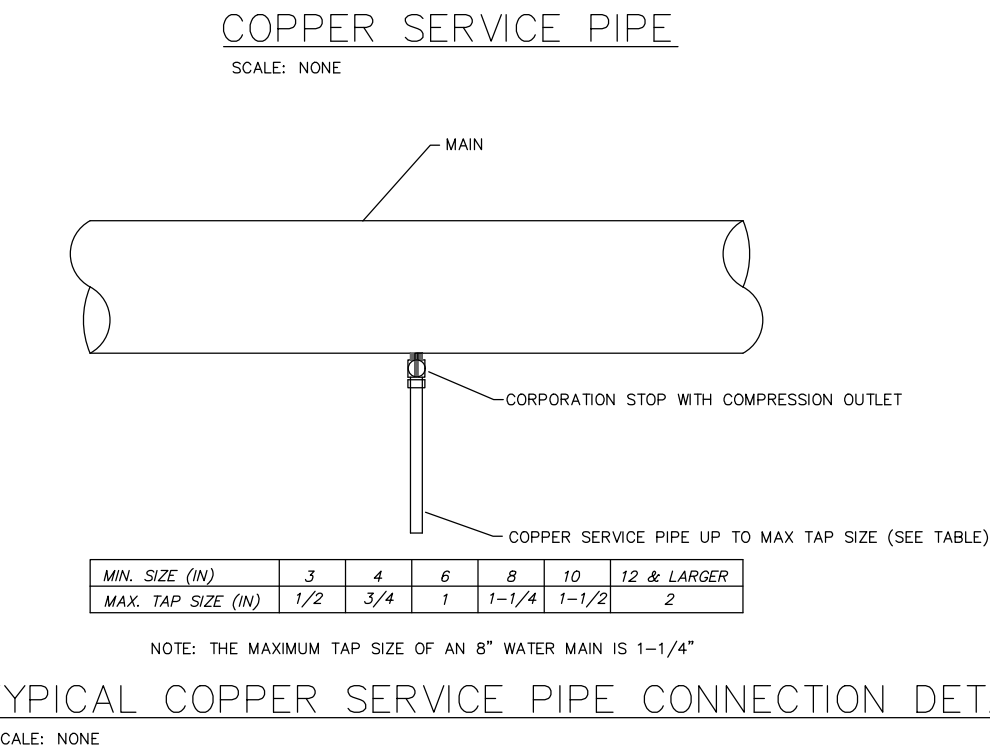
TABLE 1		
SAFE BEARING LOADS OF SOILS & MULTIPLICATION FACTORS FOR MODIFICATION OF THRUST BLOCK AREAS (TABLE 2)		
SOIL	SOIL BEARING CAPACITY (LB/FT ²)	FACTOR
MUCK PEAT	0	—
SOFT CLAY	300	4.00
SAND	1000	2.00
SAND & GRAVEL	1500	1.33
SAND & GRAVEL w/CLAY	2000	1.00
SHALE	5000	0.40

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

TABLE 2					
BEARING AREAS (FT ²) FOR CONCRETE THRUST BLOCKS					
PIPE SIZE	TEE	90° BEND	45° BEND	22.5° BEND	11.25° BEND
100 P.S.I.G. INTERNAL PRESSURE					
3" & 4"	1	1	1	1	—
6"	2	2	1	1	—
8"	3	3	2	1	1
10"	6	8	3	2	1
12"	6	8	4	2	1
14"	11	11	6	3	1
16"	14	14	8	4	2
18"	18	18	10	5	3
20"	22	22	12	7	3
24"	32	32	17	9	4



HYDRANT INSTALLATION DETAIL



TYPICAL COPPER SERVICE PIPE CONNECTION DETAIL
SCALE: NONE

TESTING OF WATER SERVICE MAIN NOTES

- AFTER TRENCH HAS BEEN BACKFILLED, HYDROSTATIC ACCEPTANCE TESTS, CONSISTING OF A PRESSURE TEST AND A LEAKAGE TEST, SHALL BE PERFORMED ON ALL SECTIONS OF WATER MAINS INSTALLED. LEAKAGE TEST SHALL BE CONDUCTED CONCURRENTLY WITH PRESSURE TEST. TEST SECTION SHALL BE LIMITED TO ABOUT 2000 FT. (MAX.) UNLESS OTHERWISE APPROVED BY ENGINEER.
- ALL TESTS, INSPECTIONS ETC. SHALL BE PERFORMED AND EVIDENCE OR COMPLIANCE SHALL BE FORWARDED TO OWNER/ENGINEER AND THE MUNICIPALITY PRIOR TO ACCEPTANCE.
- ALL WATER FOR TESTS SHALL BE FURNISHED AND DISPOSED OF BY CONTRACTOR AT HIS EXPENSE. SOURCE AND/OR QUALITY OF WATER WHICH CONTRACTOR PROPOSES TO USE IN TESTING LINES SHALL BE ACCEPTABLE TO ENGINEER.
- HYDROSTATIC PRESUMPTIVE TESTS MAY BE PERFORMED WHEN SYSTEM IS PARTIALLY BACKFILLED TO SIMPLY CHECK WORK, BUT ACCEPTANCE OF SYSTEM SHALL BE BASED ON HYDROSTATIC TESTS RUN ON FINISHED SYSTEM AFTER IT HAS BEEN COMPLETELY BACKFILLED. ALL HYDROSTATIC TESTS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 4 OF AWWA STANDARD C600-93, AS MODIFIED HEREIN.
- FOR THE PRESSURE TEST, SYSTEM SHALL BE PRESSURIZED AND MAINTAINED AT A MINIMUM OF 150 POUNDS PER SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON ELEVATION OF LOWEST POINT IN SECTION BEING TESTED AND CORRECTED TO ELEVATION OF GAUGE. PROVISIONS SHALL BE MADE TO RELIEVE AIR TRAPPED AT HIGH POINTS IN SYSTEM THROUGH ADJACENT HYDRANTS OR THROUGH TAPS AND CORPORATION STOPS INSTALLED FOR THIS PURPOSE BY CONTRACTOR. AFTER THIS PRESSURE HAS BEEN MAINTAINED SUCCESSFULLY, WITH FURTHER PUMPING AS REQUIRED, FOR A PERIOD OF AT LEAST TWO HOURS, THE SECTION UNDER TEST SHALL BE CONSIDERED TO HAVE PASSED THE PRESSURE TEST.
- LEAKAGE TEST SHALL BE PERFORMED CONCURRENTLY USING A MINIMUM TEST PRESSURE OF 150 POUNDS PER SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON ELEVATION OF LOWEST POINT IN SECTION UNDER TEST AND CORRECTED TO ELEVATION OF GAUGE. LEAKAGE TEST DURATION SHALL BE A MIN. OF 2 HOURS AFTER LEAKAGE RATE HAS STABILIZED.
- MAXIMUM ALLOWABLE LEAKAGE SHALL BE AS SHOWN IN THE FOLLOWING TABLE:
ALLOWABLE LEAKAGE PER 100 FT. OF PIPELINE * AVG. TEST PRESSURE NOMINAL PIPE DIAMETER-IN.

PSI (BAR)	6	8
250 (17)	0.71	0.95
225 (16)	0.68	0.90
200 (14)	0.64	0.85
175 (12)	0.59	0.80
150 (10)	0.55	0.75
125 (9)	0.50	0.67
100 (7)	0.45	0.60

- IF LEAKAGE IN SYSTEM EXCEEDS SPECIFIED AMOUNT, CONTRACTOR SHALL (AT NO ADDED COST TO OWNER) LOCATE, REPAIR, AND/OR REPLACE DEFECT(S) AND RETEST PIPING SYSTEM.

CHAIRMAN OF THE PLANNING BOARD KEVIN WALSH		DATE
TOWN ENGINEER MATTHEW YETTO, PE.		DATE

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ENGINEERING THAT TRANSFORMS IMAGINATION INTO REALITY

DETAILS

FRED POLSINELLI
POLSINELLI DRIVE

TOWN OF NISKAYUNA

COUNTY OF SCHENECTADY

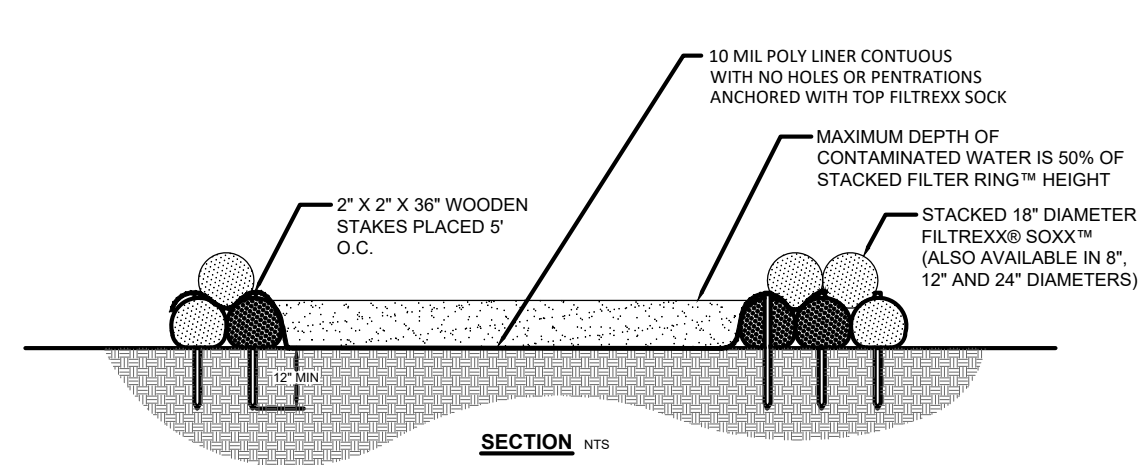
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CADD FILE:

STATE OF NEW YORK

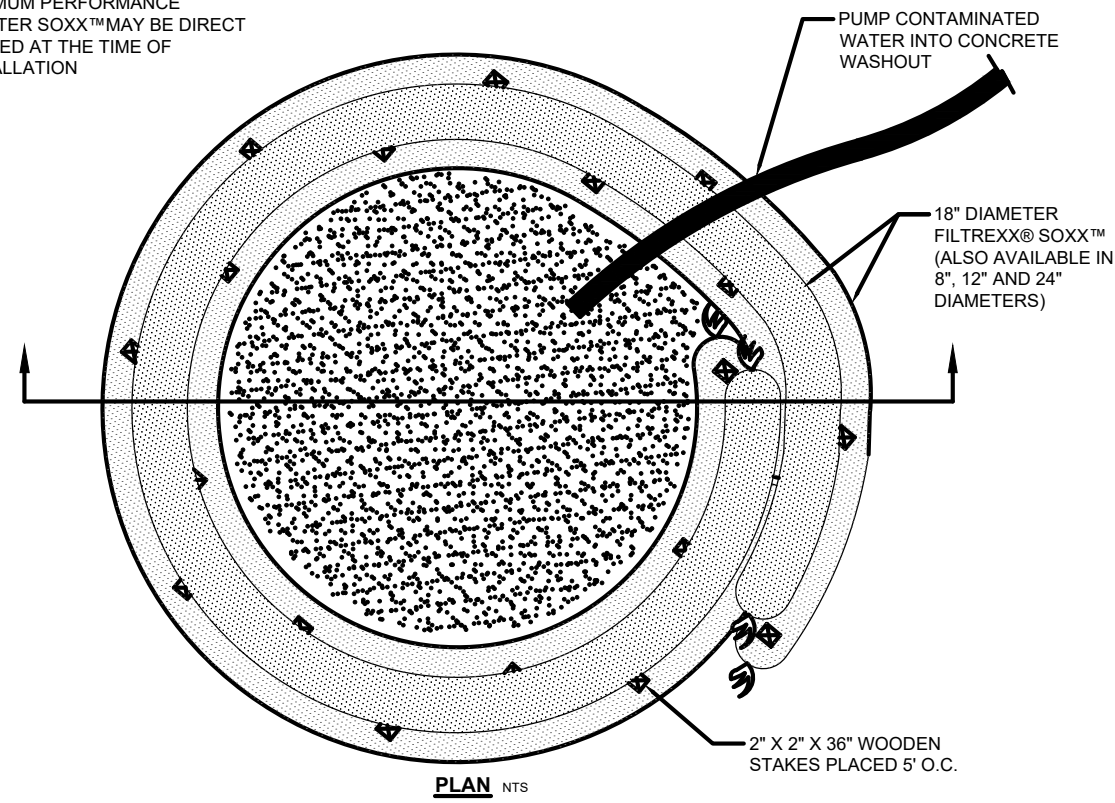
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SHEET C-4

DATE: FEBRUARY 3, 2023

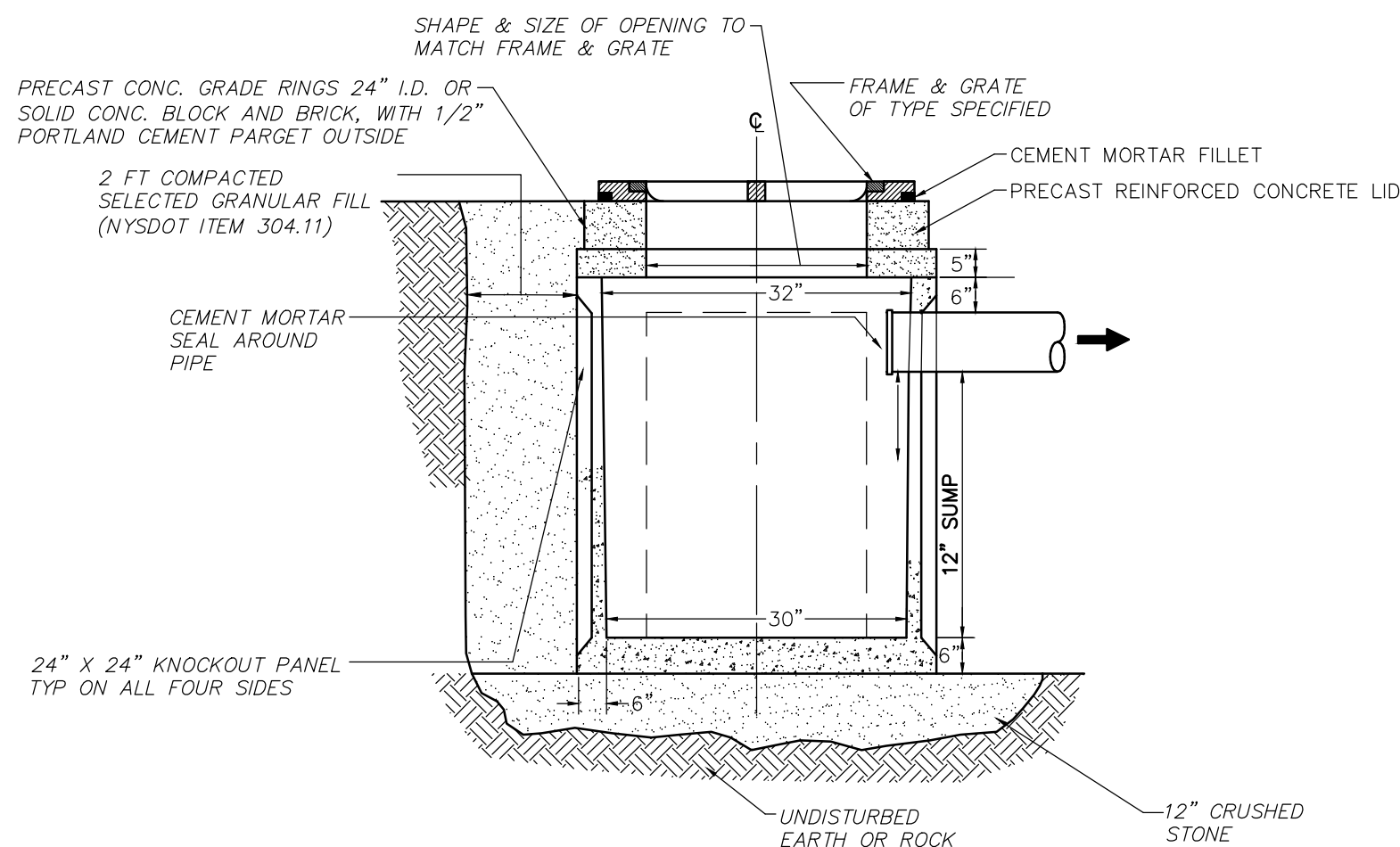


NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. FILTER SOXX™ MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION.



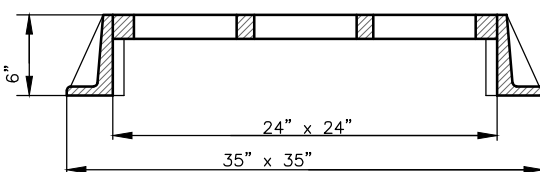
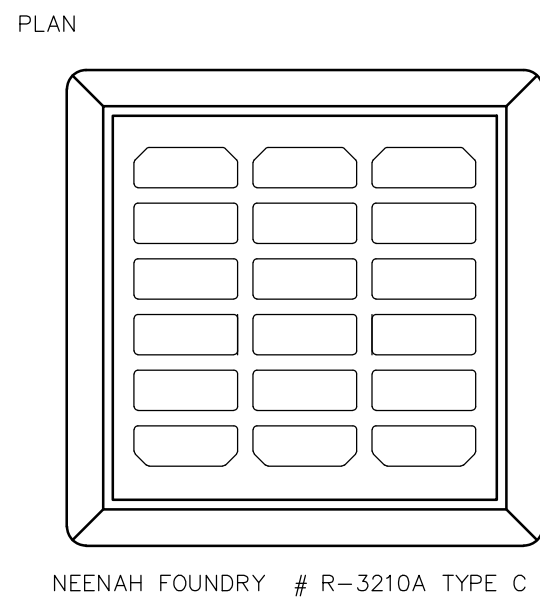
FILTREXX® CONCRETE WASHOUT

NTS



STANDARD SQUARE PRECAST CONCRETE CATCH BASIN (TYPE 2)

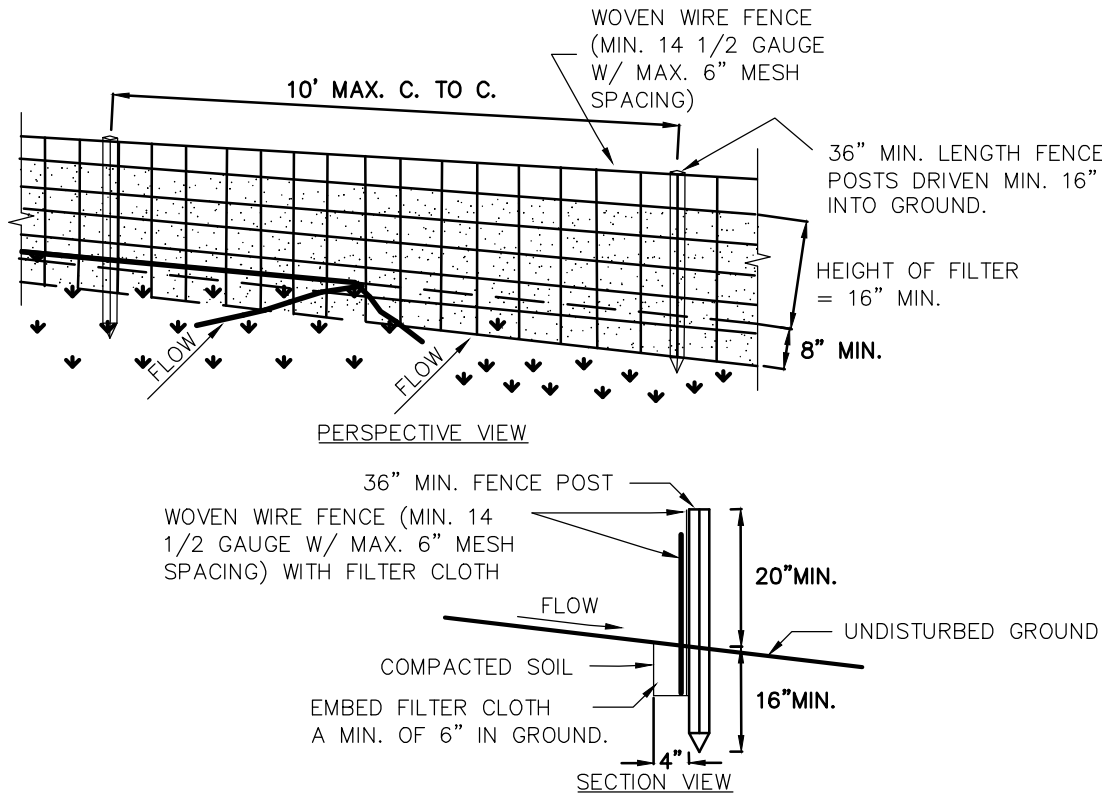
(NOT TO SCALE)



INLET STRUCTURE FRAME & COVER

(NOT TO SCALE)

NOTES:
1. CEMENT MORTAR ALL AROUND FRAME.
2. FRAMES AND COVERS BY NEENAH FOUNDRY

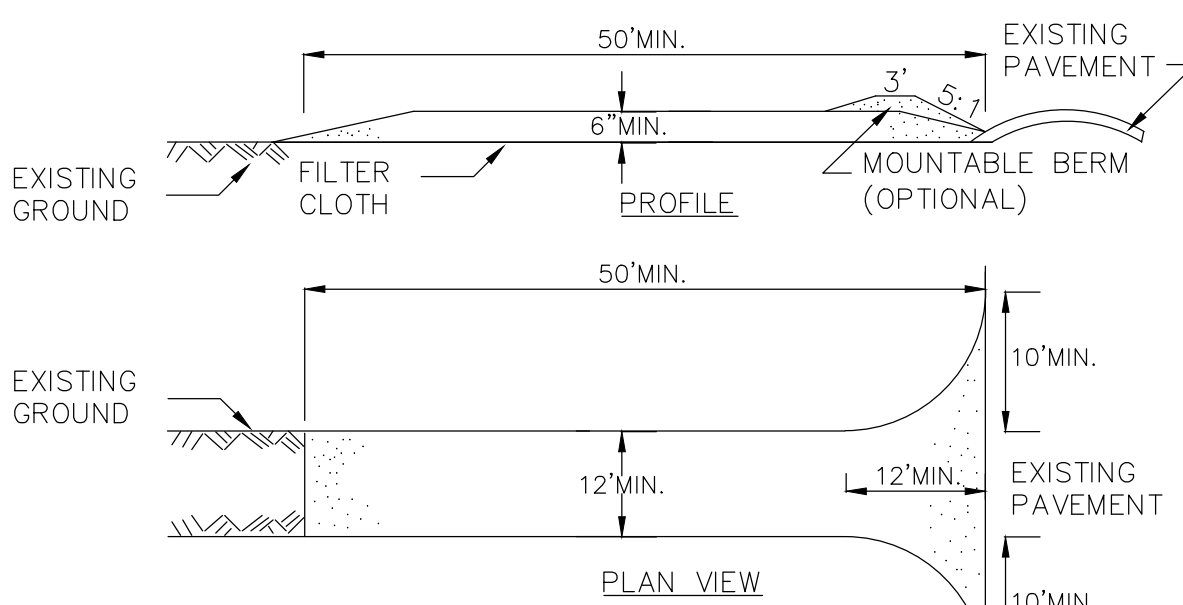


CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "I" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL

(NOT TO SCALE)

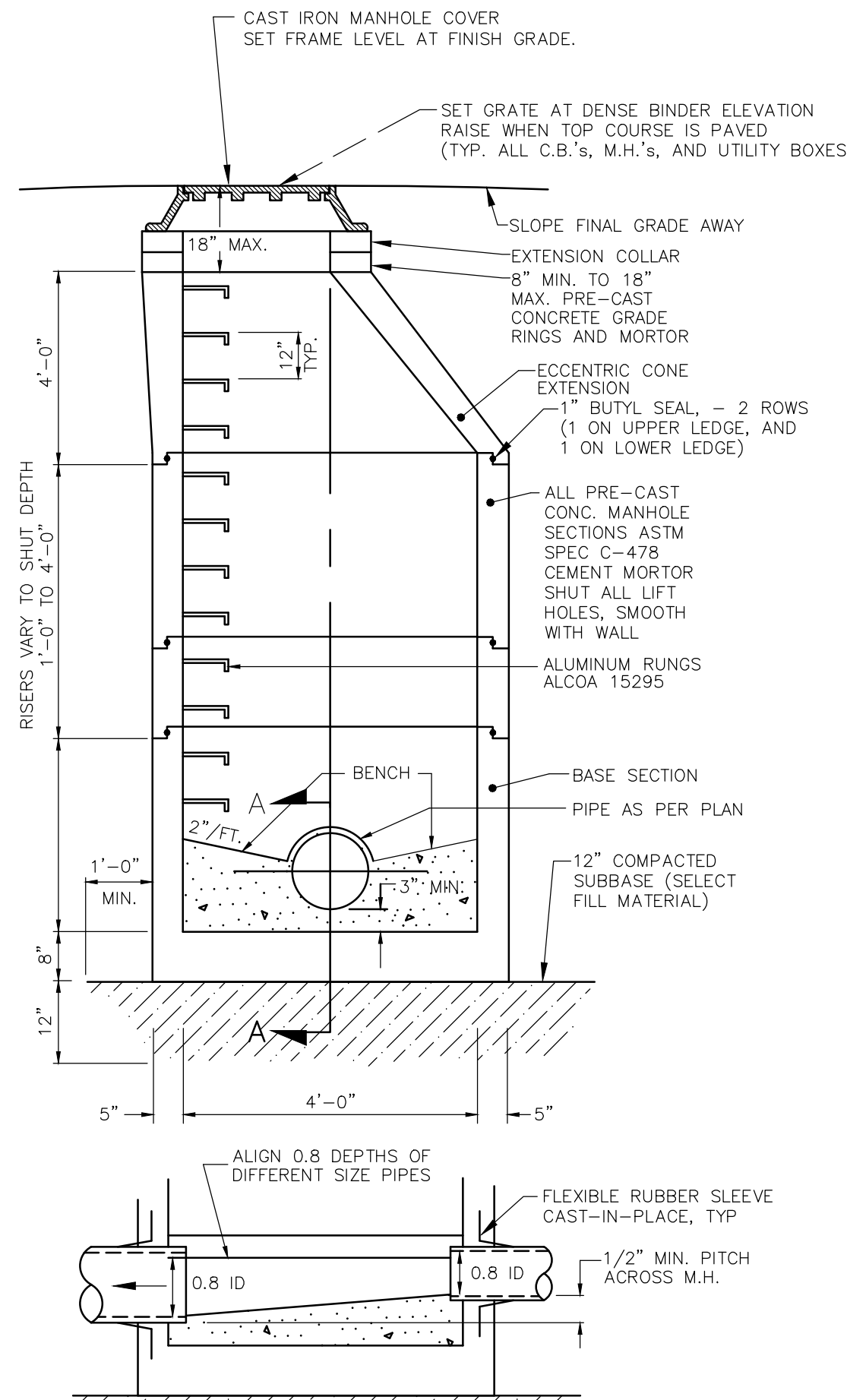


CONSTRUCTION SPECIFICATIONS

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

STABILIZED CONSTRUCTION ENTRANCE DETAIL

(NOT TO SCALE)



SECTION A-A

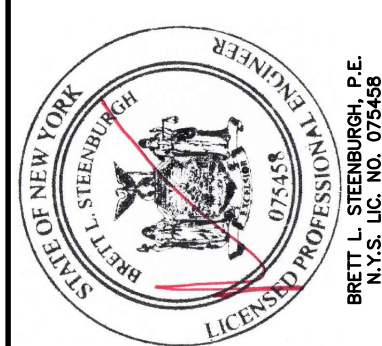
TYPICAL PRE-CAST CONCRETE MANHOLE

(NOT TO SCALE)

NO.	DATE	REVISIONS	B.Y.



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**ENGINEERING THAT TRANSFORMS
IMAGINATION INTO REALITY**

COUNTY OF SCHENECTADY TOWN OF NISKAYUNA DRAWN BY: BLS CADD FILE: DATE: FEBRUARY 3, 2023	STATE OF NEW YORK SCALE: AS NOTED	SHEET C-5
	DETAILS FRED POLSINELLI POLISINELLI DRIVE TOWN OF NISKAYUNA	

CHAIRMAN OF THE PLANNING BOARD KEVIN WALSH	DATE
--	------

TOWN ENGINEER MATTHEW YETTO, PE.	DATE
----------------------------------	------

CAC SEQR FINDINGS EAF

2023-03

Polsinelli 2 Lot Subdivision

2/1/2023

PART 2

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?

No to small. The CAC noted that only two lots where significantly more could be potentially considered is more acceptable within that area that has a history of drainage issues.

2. Will the proposed action result in a change in the use or intensity of use of land?

Yes, small. There will be a small change as one parcel is being subdivided into two lots and there will be some open space lost.

3. Will the proposed action impair the character or quality of the existing community?

Yes, small. The limits of clearing are very important and should be strictly adhered to. Deed restricting for no further subdivision is also incredibly important for the quality of the community. Protecting the wetlands and providing an adequate 25 foot buffer is also essential.

4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?

No. There is no CEA in the area.

5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?

No. With only two lots there will be minimal impact in this regard.

6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?

The CAC noted that use of energy efficient practices within the new homes as well as a lack of pesticides in future lawns would be greatly helpful to the environment. This was noted even though Mr. Polsinelli has no intention on developing the homes, it was asked to be passed on to buyers.

7. Will the proposed action impact existing: (a) public / private water supplies?(b) public / private wastewater treatment utilities?

Yes, small impact. Water and sewer connections are nearby and the addition of two units usually has minimal impact on the current systems.

8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?

Yes, small. The CAC noted less clearing is better for aesthetic resources and it's important to retain forest here.

9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?

Yes, small. It is important to overlay the historic wetlands on the current surveys to indicate there are wet areas throughout the parcel. Minimal clearing is important and protection of the wetlands is essential for flora and fauna on the property. Having historic wetlands indicated on the survey helps with this.

10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?

Yes. Drainage is a documented issue in this neighborhood, and therefore the Planning Board is advised to look at this very closely. There may be potential for rain gardens or other mitigating factors to be added to the site to help with rainwater.

11. Will the proposed action create a hazard to environmental resources or human health? No.

The CAC did not identify any hazards to environmental resources or human health.

PART 3

The Council was concerned with the wetlands on the property. While the applicant stated that there were no wetlands on the area of disturbance, and the area of disturbance had been examined, there was no detail of historic wetlands on the surveys and the rest of the property had not been delineated to show where they may be. The Council recommended at least providing details on historic wetlands on future surveys because protection of wetlands was essential to mitigating the environmental impacts of this subdivision.

The CAC discussed the concern of loss of green spaces and trees in the area. While the applicant stated he would not commit to fully preserving the land for economic reasons, he did state willingness to deed restrict the back portions of the properties for no further subdivision. It was also noted that the original zoning of the area allowed for up to 26 units, so the 2 planned homes would be a substantial improvement to maintaining open space.

The CAC discussed concerns over storm water management. It was determined that suitable plans could not be made until full contours of the area were produced, but mitigation techniques such as rain gardens may have to be employed.

The CAC noted that the least amount of tree clearing possible would be beneficial for the community.

The CAC stated that clean energy, LED lights, minimal area lighting, solar panels, landscaping and landscape screening, and pesticide-free practices would be important to mitigate the environmental impacts of any additional buildings to the site.

The CAC voted unanimously for a recommendation to the Planning Board on a negative declaration with the condition that:

1. The limits of clearing were very small
2. Drainage was looked into closely
3. Wetlands or historic wetlands were added to the subdivision map
4. No further subdivision restrictions were added to all parcels.

Short Environmental Assessment Form

Part 1 - Project Information

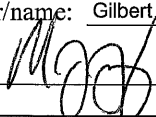
Instructions for Completing

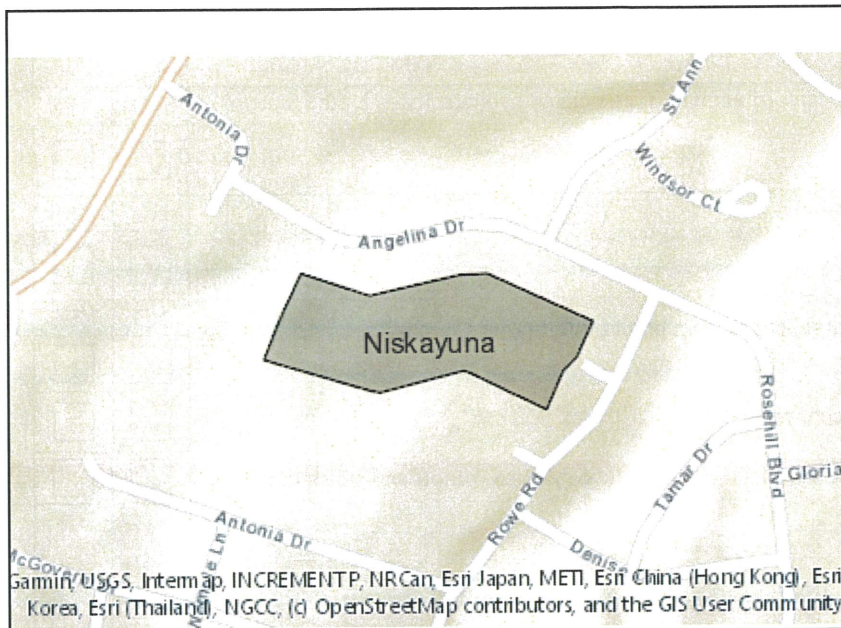
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <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, <div style="margin-left: 40px;"> 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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> </div>	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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	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



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VII. 2

MEETING DATE: 3/27/2023

ITEM TITLE: RESOLUTION: 2023-10: A resolution for site plan approval for new façade and ATM signage at CHASE Bank located at 2321 Nott St. E.

PROJECT LEAD: TBD

APPLICANT: Kimberly Keene, Paul Landa agents 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:

Kimberly Keene, of Project Expeditors Consulting Corp. and agent for the owner, has submitted an Application for Site Plan Review for a tenant change to a CHASE Bank with an outside walk-up ATM machine at Suites 2 and 3 of 2321 Nott St. E. The two suites were most recently occupied by Karma Bistro and Best Cleaners, respectively. The property is located within the C-N Neighborhood Commercial zoning district, the Town Center Overlay District (TCOD) and is part of a Planned Unit Development (PUD). The Planning Board approved the tenant change with PB Resolution 2023-07 at their 2/27/23 meeting.

Paul Landa, of Permit.com, provided the Planning Office with proposed new signage plans for the CHASE Bank. As proposed, the signage appears to require two waivers from the Planning Board as described, below. [The PB reviewed the proposed signage at their 3/13/23 meeting and called for a resolution for site plan approval for the 3/27/23 meeting.](#)

BACKGROUND INFORMATION

A 7-page sign documentation package entitled "Niskayuna North 2309 Nott Street Niskayuna, NY 12309" by Philadelphia Sign dated 1/20/23 was submitted to the Planning Office.

Façade Sign 1 – DRC Page 6

- The frontage for the CHASE Bank portion of 2321 Nott St. E. is approximately 40 ft.
- Schedule I-D of the Zoning Code allows 1 sq. ft. of façade signage for each linear foot of building frontage up to a maximum of 50 sq. ft.
 - As proposed, the façade sign measures 25.6 sq. ft. and is therefore compliant with Zoning Code. **No waiver is required.**
- Section 220-48.4 E 5 states that a picture logo shall not exceed 30% of the overall sign area

- As proposed, the façade sign includes the CHASE Bank logo measuring 4.8 sq. ft. or 18.8% of the overall sign area and is therefore compliant with Zoning Code. **No waiver is required.**

ATM Surround – DRC Page 7

- Section 220-48.4 E 9 Number of Signs: states that “one façade sign per use is permitted except that buildings fronting on two streets may have one sign for each building front.....”
 - **As proposed, the CHASE Bank sign located on the ATM Surround is a second façade sign and therefore requires a waiver for a second façade sign on one building front by the Planning Board.**
- Section 220-48.7 C 1 Architectural Review Standards: colors: states that “colors utilized for building exteriors shall be compatible and shall visually reflect the traditional concept of the Town Center....Examples of incompatible colors include metallics, neons and / or primary colors”.
 - **As proposed, the ATM Surround includes a neon blue border and therefore requires a waiver from the Planning Board.**

The Planning Office included a slide of the color scheme that was approved on 8/29/22 with PB Resolution 2022-20 for the CHASE Bank drive-up ATM in the 3/13/23 meeting packet for reference.

[3/13/23 Planning Board \(PB\) meeting](#) – Paul Landa of Permit.com attended the meeting via a video conference link and presented the design package to the Board. The Board unanimously agreed to grant all of the waivers requested.

[A resolution for site plan approval for the proposed signage is included in the meeting packet.](#)

RESOLUTION NO. 2023 - 10

AT A REGULAR MEETING OF THE PLANNING BOARD AND ZONING COMMISSION OF THE TOWN OF NISKAYUNA DULY CALLED AND HELD ON THE 27TH DAY OF MARCH 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
JOSEPH DRESCHER

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, Kimberly Keene, of Project Expeditors Consulting Corp., and Paul Landa of Permit.com, have made an application to the Planning Board and Zoning Commission for new signage related to the site plan approval for tenant changes at 2321 Nott St. E. to combine Suites 2 and 3 into a CHASE Bank with an outside walk-up ATM, and

WHEREAS, the tenant change was approved on 2/27/23 with Planning Board Resolution 2023-07, and

WHEREAS, the documentation package for the proposed new signage was received by the Planning Office on 3/15/23 and stamped "Received Mar 15 2023 Planning Office Niskayuna, NY" and consists of a 7-page drawing set entitled "Niskayuna North" by Philadelphia Sign, and

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

WHEREAS, neighborhood retail convenience stores, including banks, qualify as permitted principal uses for this zoning district, and

WHEREAS, Section 220-48.4 E 9 Number of Signs: states that “one façade sign per use is permitted except that buildings fronting on two streets may have one sign for each building front.....” As proposed, the CHASE Bank sign located on the ATM Surround is a second façade sign on one building front and therefore requires a waiver from the Planning Board for a second façade sign on one building front.

WHEREAS, Section 220-48.7 C 1 Architectural Review Standards: colors: states that “colors utilized for building exteriors shall be compatible and shall visually reflect the traditional concept of the Town Center....Examples of incompatible colors include metallics, neons and / or primary colors”. As proposed, the ATM Surround includes a blue border and therefore requires a waiver from the Planning Board for the use of a primary color, and

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

NOW, THEREFORE, be it hereby

RESOLVED, that the Planning Board and Zoning Commission has determined that the 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 7-page document entitled “Niskayuna North” by Philadelphia Sign stamped 3/15/23, 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
JOSEPH DRESCHER

The Chairman declared the same _____.

CHS.NB.1204

NISKAYUNA NORTH

2309 Nott Street
Niskayuna, NY 12309



REVISION NOTES:
01.31.23 FP Added E04a & E04b

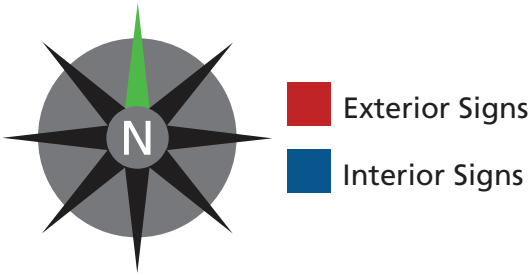


B104171



Exterior Scope of Work

E01	LIF-WBO-20-LED	WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS	25.6F
E02	SUR-TTW-U-4-TP	ILLUMINATED THIN PROFILE ATM SURROUND	33SF
E04A	MT-A-V	ACRYLIC FACE W/ LOGO AS VINYL 1ST & 2ND SURFACE	TBD
E04B	MT-A-V	ACRYLIC FACE W/ LOGO AS VINYL 1ST & 2ND SURFACE	TBD



CHS.NB.1204 - Niskayuna North
2309 Nott Street
Niskayuna, NY 12309

DESIGNER - FP
CREATED - 01.20.23
DRAWING - B104171

 PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE
707 WEST SPRING GARDEN ST • PALMYRA, NJ • 08065
P: 856-829-1460 • F: 856-829-8549 • WEB: <http://www.philadelphiasign.com>

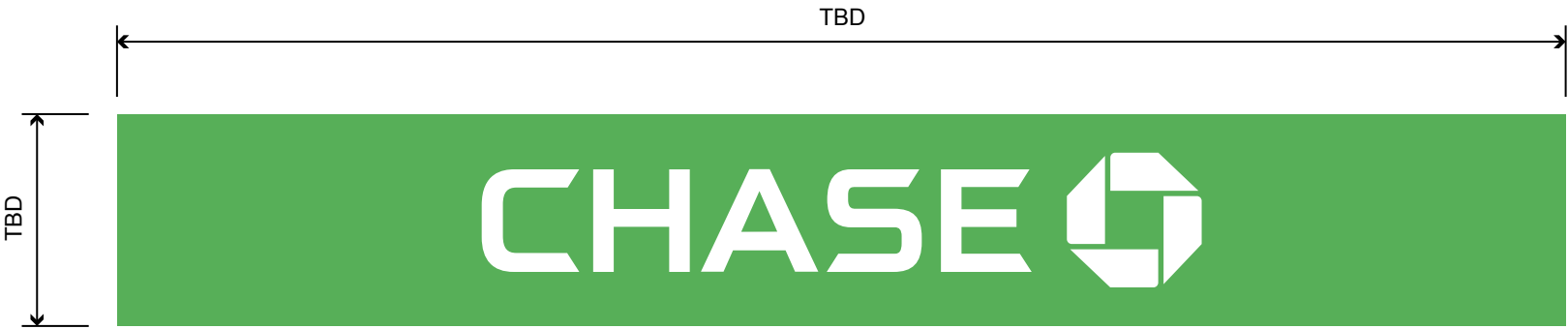
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Close-Up View



Rendering



MT-A-V
ACRYLIC FACE w/ LOGO AS VINYL 1ST & 2ND SURFACE
SCALE: NTS
NOTE: FACES WILL BE GREEN TO MATCH EXISTING. EXACT GREEN TO BE DETERMINED.



CHS.NB.1204 - Niskayuna North
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Niskayuna, NY 12309

DESIGNER - FP
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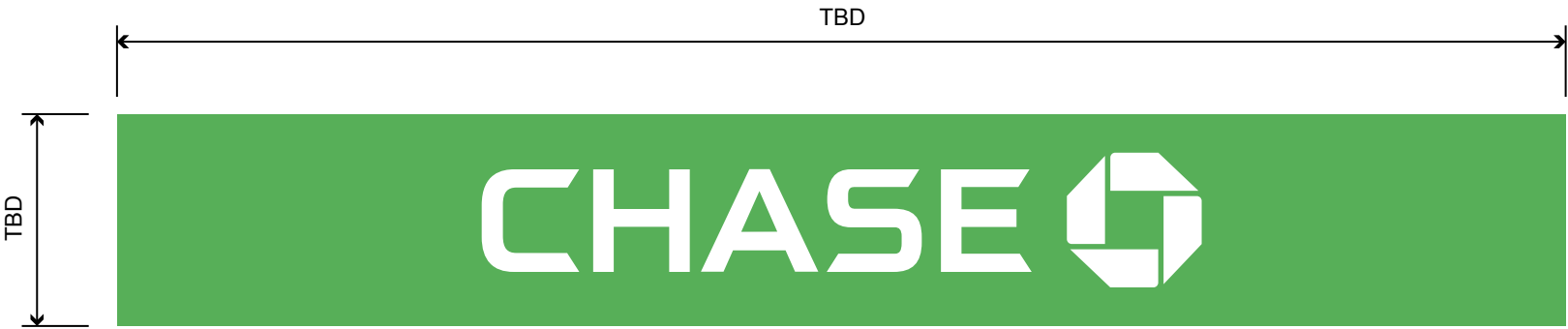
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Close-Up View



Rendering



MT-A-V
ACRYLIC FACE W/ LOGO AS VINYL 1ST & 2ND SURFACE
SCALE: NTS
NOTE: FACES WILL BE GREEN TO MATCH EXISTING. EXACT GREEN TO BE DETERMINED.



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South Elevation

DIMENSIONS TO BE FIELD VERIFIED



LIF-WBO-20-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 25.6SF
SCALE: NTS



CHS.NB.1204 - Niskayuna North
2309 Nott Street
Niskayuna, NY 12309

DESIGNER - FP
CREATED - 01.20.23
DRAWING - B104171

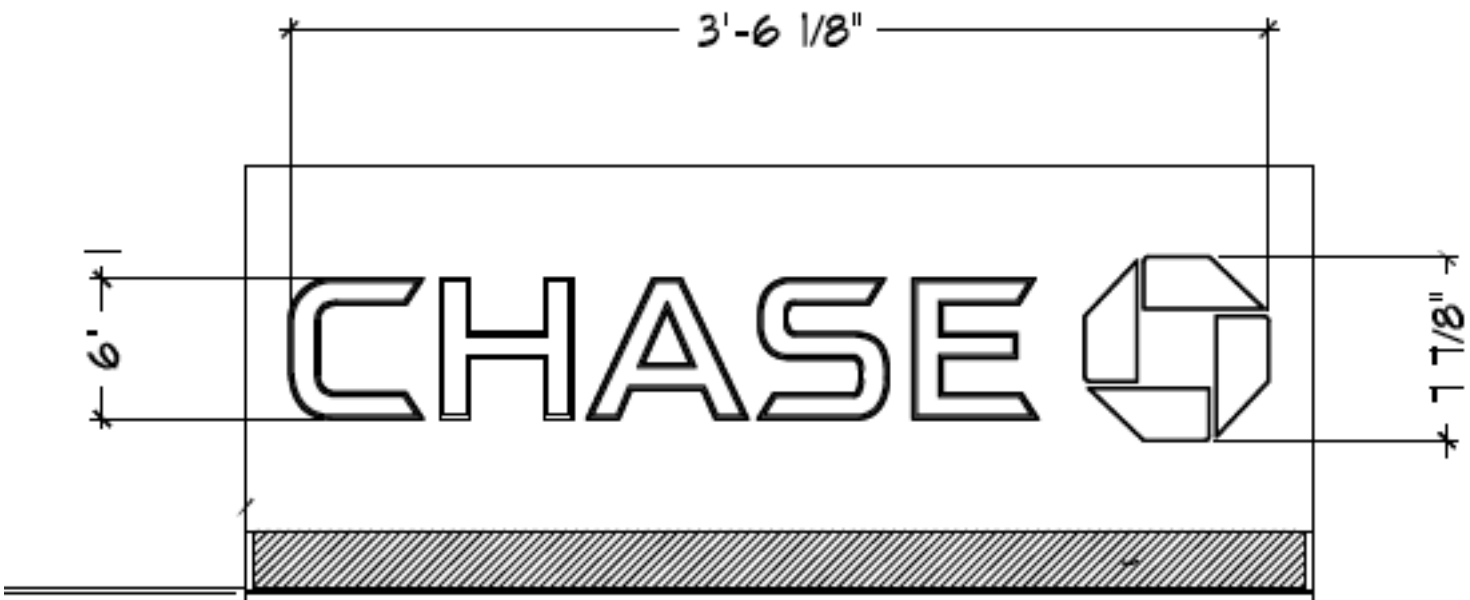
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South Elevation

DIMENSIONS TO BE FIELD VERIFIED



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TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VII. 3

MEETING DATE: 3/27/2023

ITEM TITLE: RESOLUTION: 2023-11: A Resolution for site plan approval for a tenant change to NE Underlayments under pre-existing nonconforming interior storage use at 31 East St.

PROJECT LEAD: Chris LaFlamme

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: Recommendation

SUMMARY STATEMENT:

Geoffery and Janet 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 town Zoning Enforcement Officer originally determined that a use variance was required. At their 2/15/23 meeting the ZBA reversed that decision thereby eliminating the need for a use variance for the reasons noted below.

[At their 2/27/23 Planning Board \(PB\) meeting the Board called for a resolution for site plan approval for the 3/27/23 PB meeting with 5 conditions as noted in page 4 of this Agenda Statement.](#)

BACKGROUND INFORMATION

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

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

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

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

- Year round use, 5 days per week M-F
- Will be used for the storage of materials
- Delivery of materials will occur approx. 2X per week – 2 to 3 trucks
- NE Underlayment workers will arrive at 7 – 8 a.m. daily, load up, go out to jobs & return at 3 – 4 p.m.
- Propose addition of a bathroom & crew room
- Propose locating a dumpster on site for dry trash and construction debris
- Trailers would be left on site
- Exterior lighting (motion sensor activated) directed downward

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

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

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

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

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

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

Section 220-52 Changes in nonconforming uses (A) states: “No nonconforming use shall be changed to other than a conforming use for the district in which it is situated.” As proposed and

stated above, general office use is not a conforming use in the RR-80 zoning district, therefore a use variance is required.

1/23/23 Planning Board (PB) meeting – Mr. Konis attended the meeting and described the floorplan drawing that was provided. The PB requested additional information such as: the number of employees that will be at the site, the number of and type of vehicles that will be at the site and how long the various vehicles are expected to be at the site. They also noted that in the use variance application, and to properly inform them so that they can make a recommendation to the ZBA regarding the application, a financial analysis demonstrating that dry storage alone is not economically feasible is required.

2/1/23 Conservation Advisory Council (CAC) meeting – Janet Konis, applicant, was present at the meeting via. a video conference link. She had gathered the information that the PB requested during their 1/23/23 meeting and provided the following.

- 1 truck with a trailer will be left at the site overnight
- 1 car and office worker will be at the site during normal working hours
- 1 car and sales person will be in and out of the building multiple times per day

Chairman Strayer noted that a large truck comes and goes currently with the present dry interior storage use. The CAC carefully reviewed the EAF form that was provided and unanimously approved a motion to make a Negative SEQR declaration (findings attached).

2/13/23 Planning Board (PB) meeting – The PB reviewed the project and discussed the CAC's Negative SEQR declaration. The Planning Office noted that the Schenectady County Department of Economic Development & Planning responded to the Town's Zoning Coordination and Referral submission with a deferral to local consideration. The Board recommended 6-1 that the ZBA grant the use variance.

2/15/23 Zoning Board of Appeals (ZBA) meeting – The applicant's request for a use variance was heard by the ZBA at their regularly scheduled meeting on 2/15/23. The Board decided to reverse the determination of the Zoning Enforcement Officer that a use variance was required. Based upon the evidence presented by the applicant, the Board found that the proposal complied with Town Code Section 220-54. The Board did not find an overall change or increase in nonconforming use (Town Code Section 220-52); therefore no use variance was required. They based their decision on the following points.

- The proposed office / restroom area is incidental to the interior storage use due to its small size relative to the overall size of the building.
- The Board found no increase in inherent nuisance to the proposal.
- The ZBA noted the lack of proposed exterior storage was critical to their decision
- The Board found no significant extension or alteration to the structure, and noted that the landscaping and façade improvements would help the building blend into the surrounding residential neighborhood and bike path.

The site plan application was referred back to the Planning Board for site plan review with an advisory note that no outdoor storage is allowed under these findings and any vehicles parked on the property have to be registered, licensed and operational.

2/22/23 Architectural Review Board (ARB) – The ARB briefly reviewed images of the project site, the condition and appearance of the existing building and the applicant's main headquarters in North Creek, NY. Board members recognized the building from passing it while riding on the neighboring bike path. They confirmed that they would enjoy working with the applicant regarding architectural and aesthetic techniques to cost effectively improve the appearance of the building.

2/27/23 Planning Board (PB) meeting – the applicants attended the meeting via video conference. The Planning Office informed the Board that the ZBA determined that no use variance is necessary for the reasons noted in the 2/15/23 ZBA meeting section, above. The PB called for a resolution for site plan approval and noted that the ZBA requested that the following conditions be included in the resolution.

- Include the size (in sq. ft.) of the proposed office area (area to be < 10 sq. ft. max.)
- Include a note that all vehicles and trailers on the property must be licensed
- No outdoor storage is allowed
- Revise the sketch plan to include existing and proposed lighting
- Revise the sketch plan to include design details for the proposed septic tank system

3/15/23 Architectural Review Board (ARB) meeting – Ms. Konis attended the March ARB meeting and discussed the project with them. She noted that her engineer is still working on a set of site plan drawings that will include the septic tank design. She also mentioned the following additional features she is planning on adding to the site to help it appear as residential as possible: heated sidewalks, a heated patio and a perineal flower garden.

3/24/2023 Planning Department – The Planning Department reviewed the site plans and notes that while there is pre-existing non-conforming parking in front of the current storage building, this is the first time (reviewed in a site plan) that the parking lines will be striped. As they show the cars pulling into the spots with headlines facing the residential homes, to be consistent with other approvals (Rivers Ledge most recently, 2220 Crescent), the Planning Board should require full screening of headlights on the four delineated parking spots towards the front of the building. Therefore a condition concerning the headlight screening is included in the proposed resolution.

Additionally, the applicant has gone back and forth with their engineer on planting plans but at the time of submittal, the plan is showing only 3 new trees with a note that shrubbery and plantings in mulch to be planted along edge of gravel at the discretion of the applicant. The Planning Department recommends requiring the applicant to meet with the Tree Council and finalize a more robust planting plan to screen the bike path and the adjacent residences. If the expense of the tree purchasing is an issue – the Planning Department recommends allowing a smaller caliper tree to be planted and working with the Tree Council on species and final locations. Therefore a condition concerning the landscaping plan is also included in this resolution.

A resolution for site plan approval is included with the meeting packet.

RESOLUTION NO. 2023 - 11

AT A REGULAR MEETING OF THE PLANNING BOARD AND ZONING COMMISSION OF THE TOWN OF NISKAYUNA DULY CALLED AND HELD ON THE 27TH DAY OF MARCH 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
JOSEPH DRESCHER

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, Geoffery and Janet Konis have made an application to the Planning Board and Zoning Commission for site plan approval for a tenant change at 31 East St. to utilize the existing structure for interior storage of materials associated with their Northeast Underlayments business, and

WHEREAS, drawings of the existing site consist of a 1-page survey drawing entitled "Survey & Map of Lands N/F of Barbera Concrete, Inc. Street No. 31 East Street" by ABD Engineers dated 3/22/23 with no subsequent revision, and

WHEREAS, drawings of the proposed site consist of a 2-page site plan drawing entitled as follows.

- Sheet 1 - entitled "Site Plan North East Companies Street No. 31 East Street" by ABD Engineers dated 3/22/23 with no subsequent revisions.
- Sheet 2 - entitled "Conceptual Septic Plan" by ABD Engineers dated 3/23/23 with no subsequent revisions.

, and

WHEREAS, the property is located within the R-R Rural Residential zoning district, and

WHEREAS, the Zoning Board of Appeals (ZBA) reviewed this application as it related to Town Code Section 220-52 (A) Changes in nonconforming use, and found that the proposed change to the pre-existing non-conforming interior storage (100% of building) to convert a portion of the interior storage to a 32' x 10' (320 sq. ft.) office area with a 6' x 6' (36 sq. ft.) bathroom area did not require a use variance (reversal of the Zoning Enforcement Officers determination). The Board found no increase in inherent nuisance to the proposal and indicated the lack of outdoor storage was critical to this decision. The Board also found no significant extension or alteration to the structure, indicating that the landscaping (buffering) and façade improvements would help the building blend into the surrounding residential properties and bike path, and the site plan proposal would reduce the impact of the nonconforming use to the neighborhood, and

WHEREAS, this application was referred to the Schenectady County Planning Department on February 1, 2023, and on February 13, 2023, they responded by stating that they defer the project's review to local consideration, and

WHEREAS, the application was referred to the Niskayuna Conservation Advisory Council for its review and on February 1, 2023 it recommended that a negative declaration be prepared with recommendations to the applicant, and

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

WHEREAS, the Planning Board referred this application to the Niskayuna Architectural Review Board (ARB) and that Board met with the applicant on 3/15/23 and agreed to continue work with them to help the building and project site harmonize with the rural residential neighborhood, 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, acting in accordance with the State Environmental Quality Review regulations and local law, has determined that this project will not have a significant effect on the environment and hereby directs the Town Planner to file a negative declaration, and be it

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

1. The property is to be used for interior storage only, no outdoor storage is allowed.
2. The proposed office area must be incidental to the interior storage and shall not exceed 320 sq. ft. including a 36 sq. ft. bathroom.
3. All vehicles and trailers parked on the site are to be licensed and operational, no storage of inoperable vehicles is allowed.
4. A thick vegetative buffer or privacy fence is required to be maintained by the property owner in perpetuity to adequately screen the adjacent residences from headlights and noise associated with the parking spots between the front of the building and East St.
5. Prior to issuance of a Building Permit, the Niskayuna Architectural Board shall review and approve any architectural design features to the site that help it blend in with the surrounding rural residential neighborhood.
6. The landscaping notes in the above referenced site plan do not create an adequate buffer as recommended by the Zoning Board of Appeals and Conservation Advisory Council, and therefore the applicant will work on a final landscaping plan approved by the Tree Council that shall supersede the landscaping notes provided. Prior to issuance of a final certificate of occupancy for the building, the Niskayuna Tree Council shall review and approve the final landscaping plan, including species type and final locations, including the parking lot buffer or fence and the vegetative buffers to the surrounding residences / Mohawk Hudson Bike Hike Trail.
7. Prior to issuance of a Building Permit, all site grading and engineering shall be addressed to the satisfaction of the Town Engineering Department.

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
JOSEPH DRESCHER

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

Purchasing

Applicant (Owner or Agent):

Location:

Name Geoffery Konis

Number & Street 31 East ST

Address 86 Ridge ST

Section-Block-Lot 31.7 - 1 - 35.21

North Creek, NY 12853

Email _____

Telephone 518-796-3695 Fax _____

Zoning District RR

Proposal Description: YEAR ROUND USE

Storage of material - Bathroom, Crew Room,
delivery of material 2x @ week, possible 2 to 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 is
5 days a week M-F

Signature of applicant: _____

Date: 12/8/22

Signature of owner (if different from applicant): _____

DocuSigned by:

Ryan D. Bell

A1B69D73010D4CD...

Date: 1/6/2023

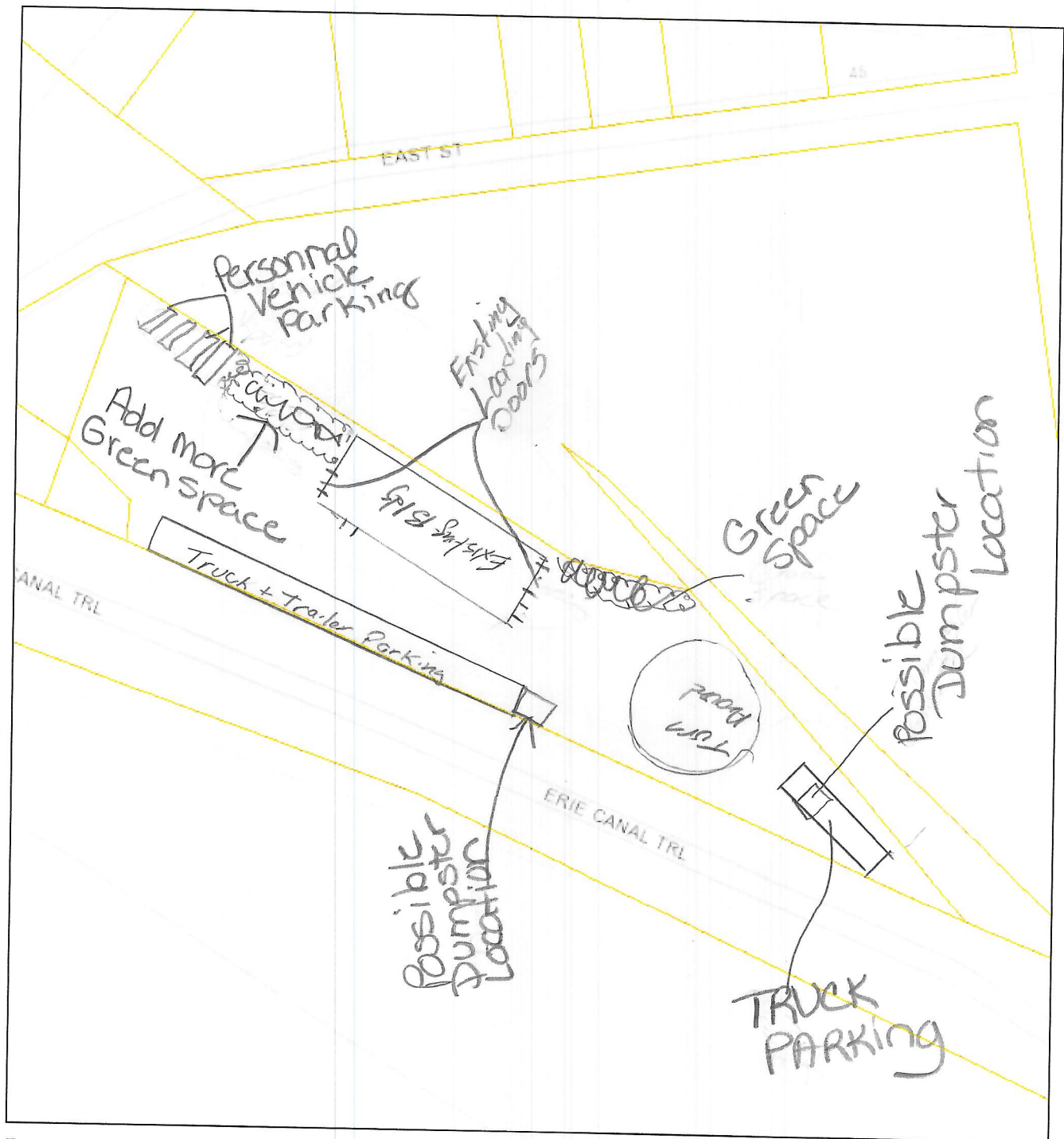
Northeast Underlayments was established in 1998. Since then, we have dedicated ourselves to providing superior quality work and service to our customers. Everyone from our on-site Foreman's to our office staff works with you to ensure you get the best possible results.

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.

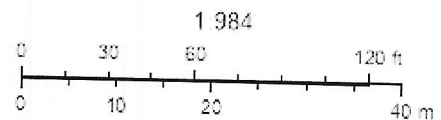
Northeast Spray Foam assists homeowners, home buyers, builders, and architects to design and build Healthier, Quieter, more Energy Efficient homes and buildings through our superior insulation and air-sealing system. **Northeast Spray Foam it is our sole objective to provide outstanding, reliable service 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.

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

1. BASE MAPPING PREPARED BY ABB ENGINEERS, LLP FROM A FIELD SURVEY COMPLETED IN MARCH 16, 2023.
2. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST WITHIN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS ADVISED THAT THE LOCATION OF THE APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE ARE MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS OR HER RESPONSIBILITY TO COORDINATE WITH GREAT CARE IN EXECUTING ANY WORK. PROVIDE APPROXIMATE LOCATION OF SUCH DRILL OR BLAST, CALL U.F.P.O. (1-800-962-7952).
3. EXISTING AND PROPOSED GAS, ELECTRIC, AND TELECOMMUNICATIONS SERVICE LAYOUTS ARE SCHEMATIC ONLY. ALL REMOVALS, FINISHES, UTILITIES, AND INSTALLATION REQUIREMENTS SHALL BE COORDINATED WITH ALL UTILITY COMPANIES.

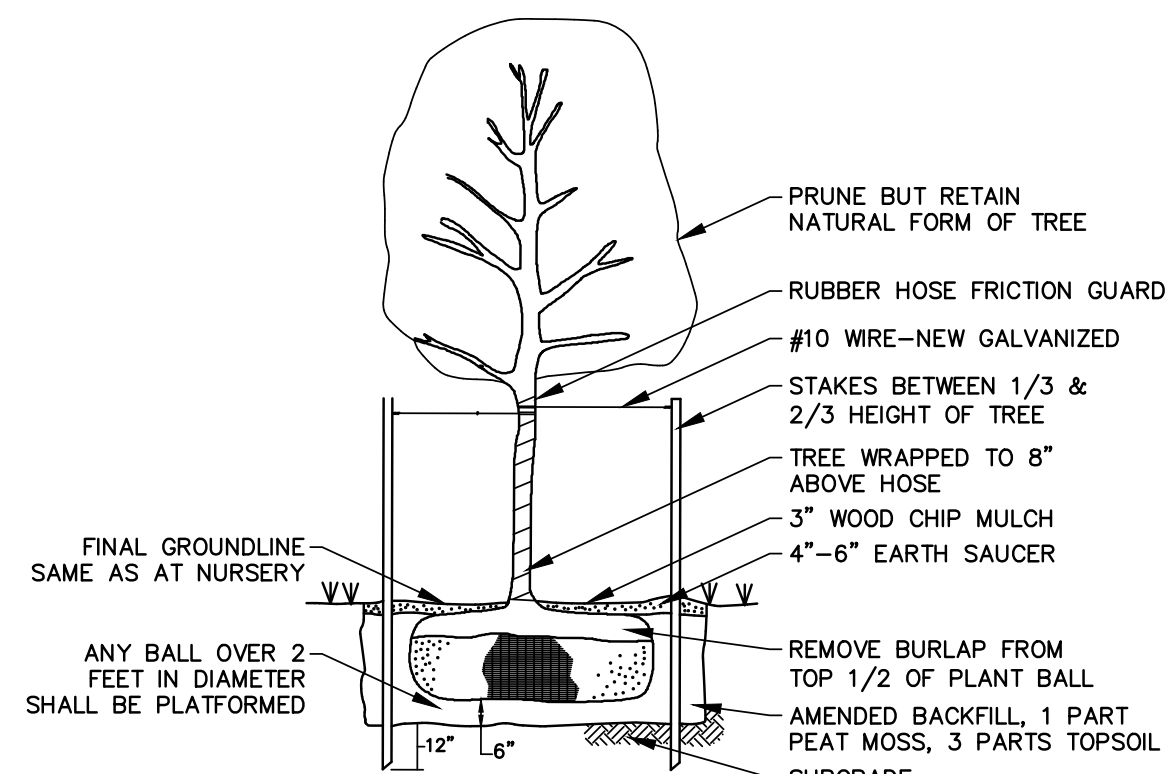
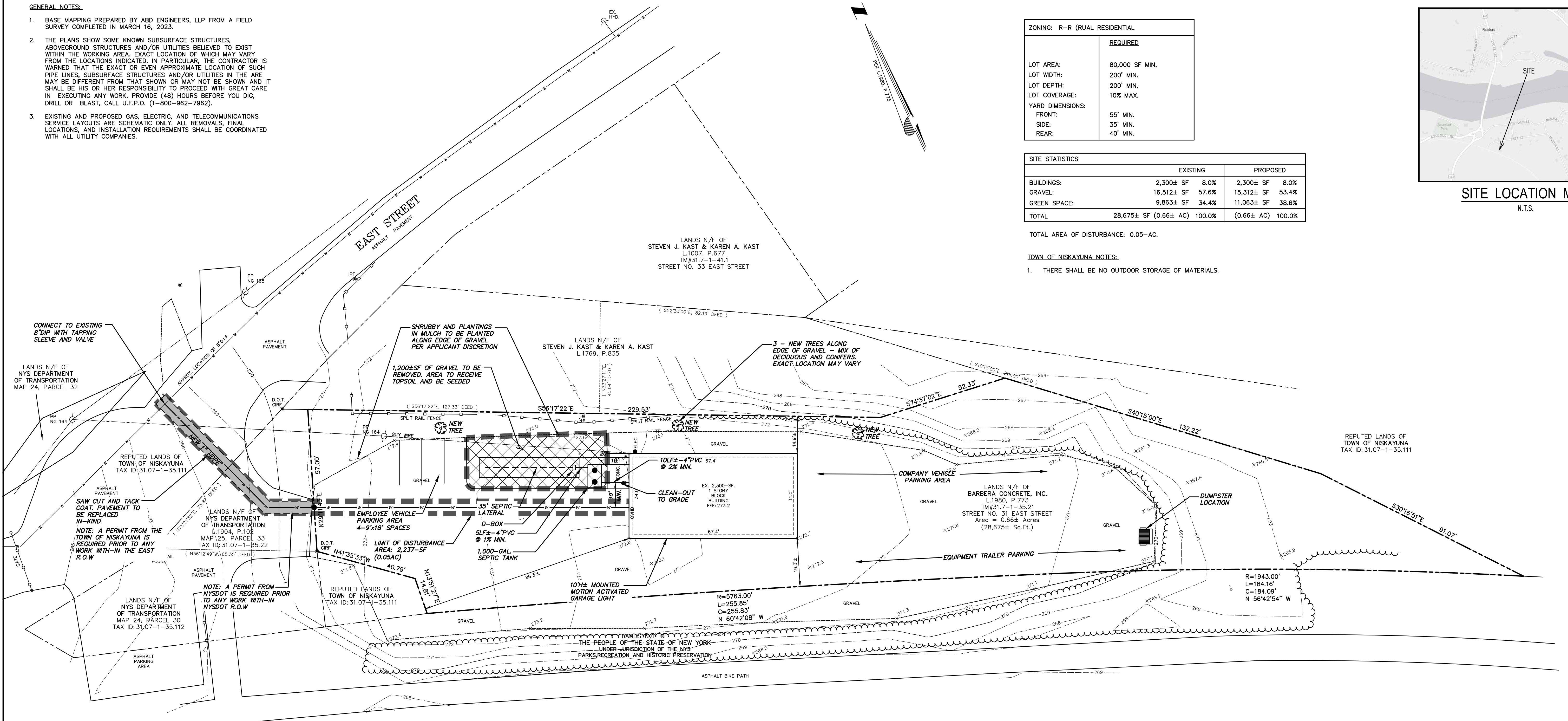
ZONING: R-R (RURAL RESIDENTIAL)	
	<u>REQUIRED</u>
LOT AREA:	80,000 SF MIN.
LOT WIDTH:	200' MIN.
LOT DEPTH:	200' MIN.
LOT COVERAGE:	10% MAX.
YARD DIMENSIONS:	
FRONT:	55' MIN.
SIDE:	35' MIN.
REAR:	40' MIN.

SITE STATISTICS				
			EXISTING	PROPOSED
BUILDINGS:	2,300±	SF	8.0%	2,300± SF 8.0%
GRAVEL:	16,512±	SF	57.6%	15,312± SF 53.4%
GREEN SPACE:	9,863±	SF	34.4%	11,063± SF 38.6%
TOTAL	28,675±	SF (0.66± AC)	100.0%	(0.66± AC) 100.0%

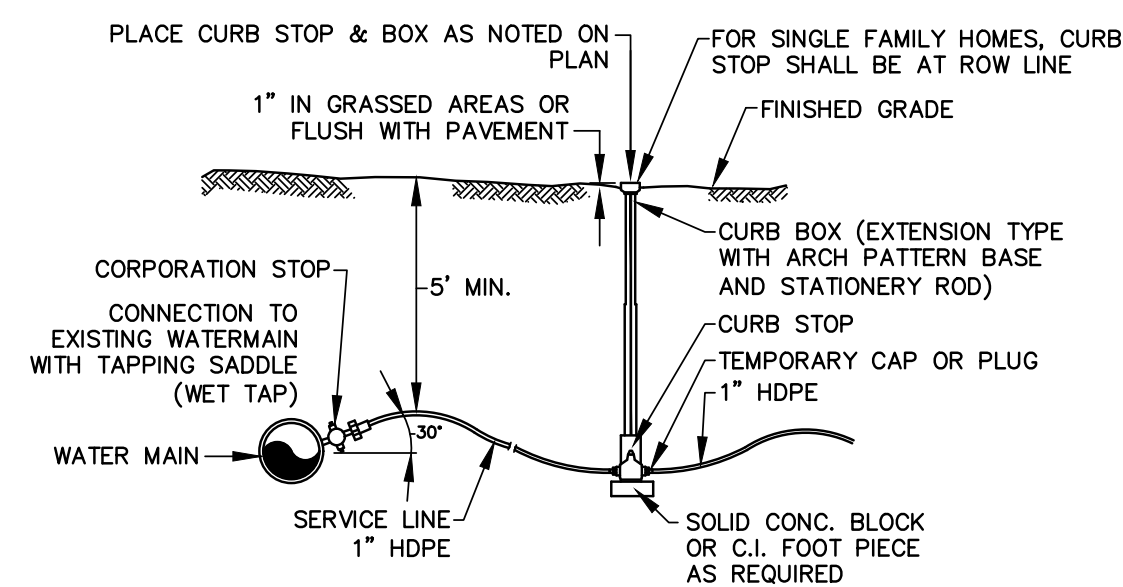
TOWN OF NISKAYUNA NOTES:

-

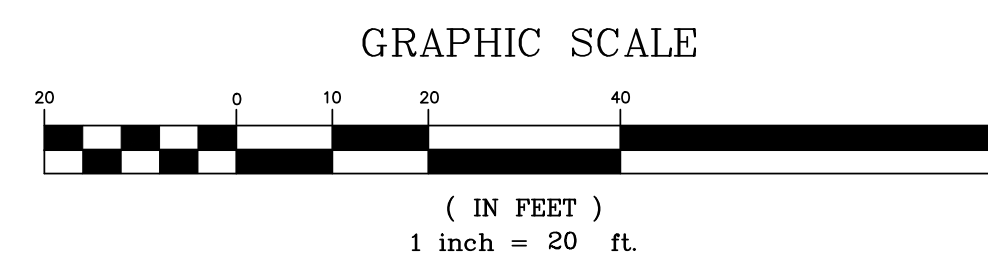
SITE LOCATION MAP
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
NO SCALE

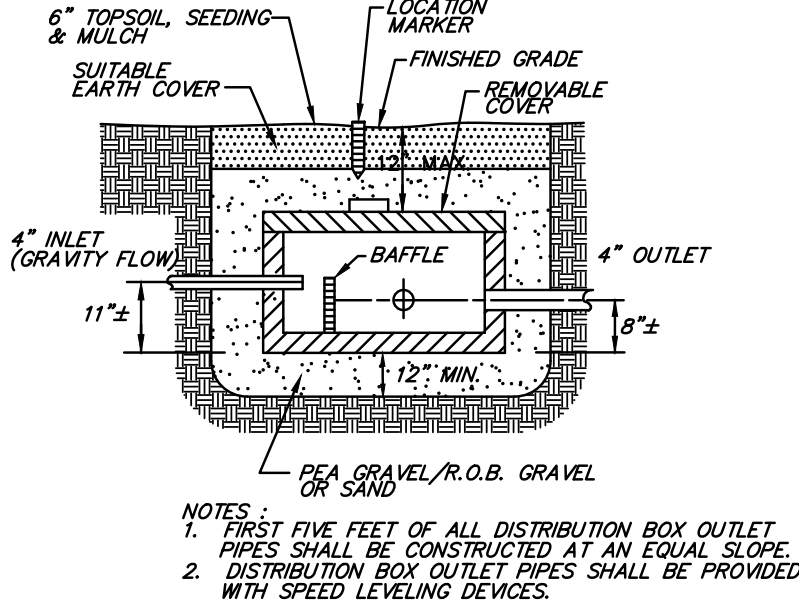
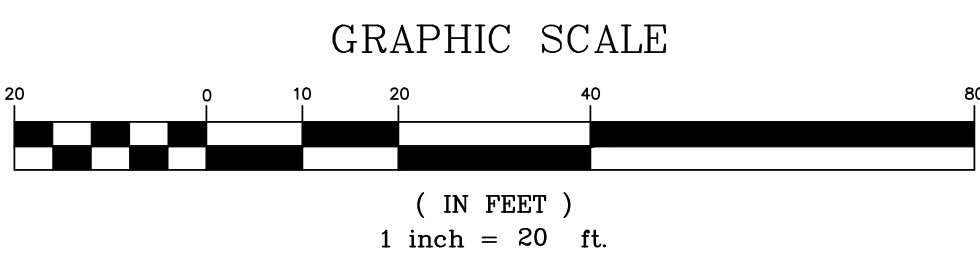
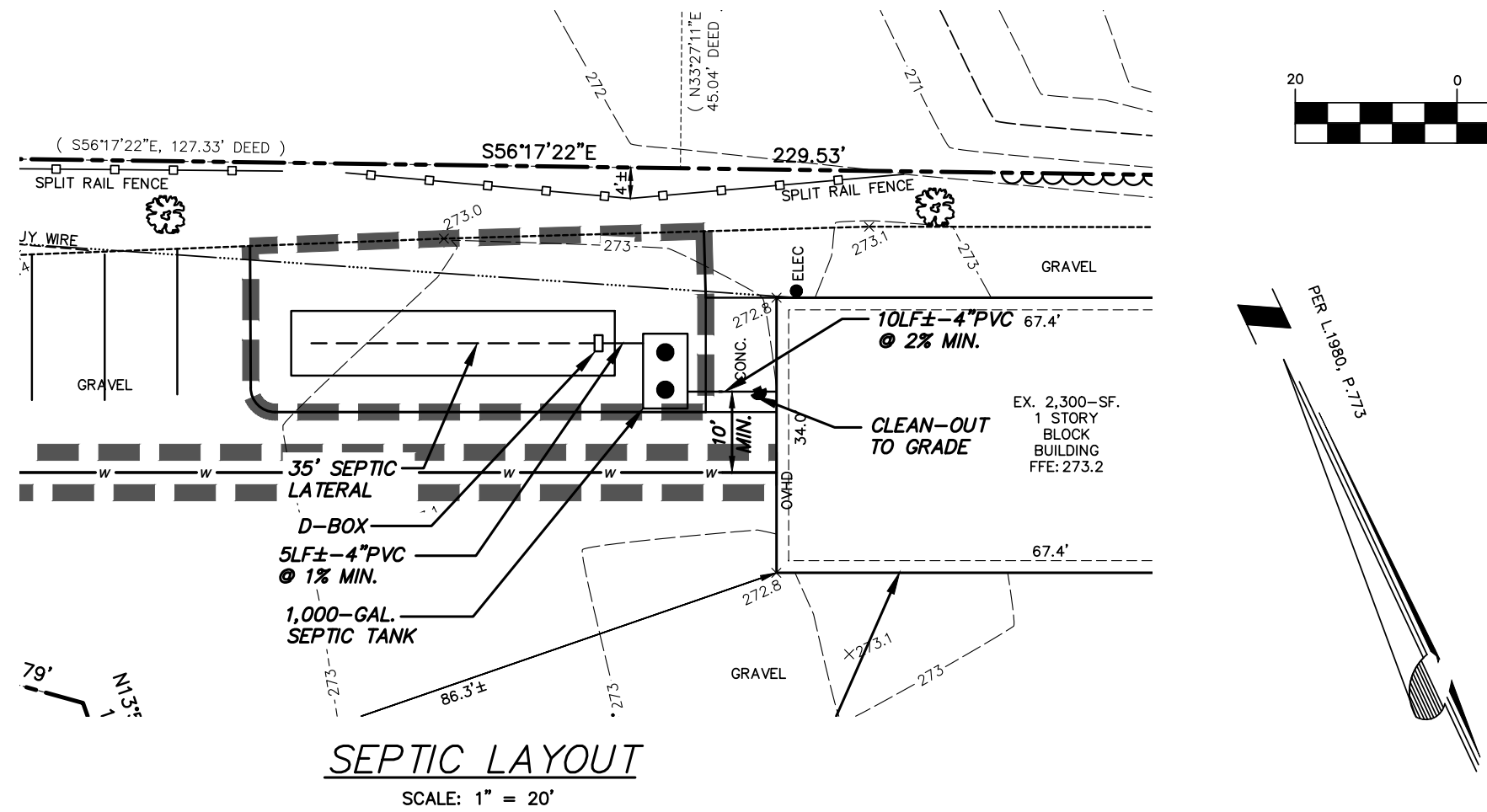


WATER SERVICE PIPE CONNECTION DETAIL
NO SCALE



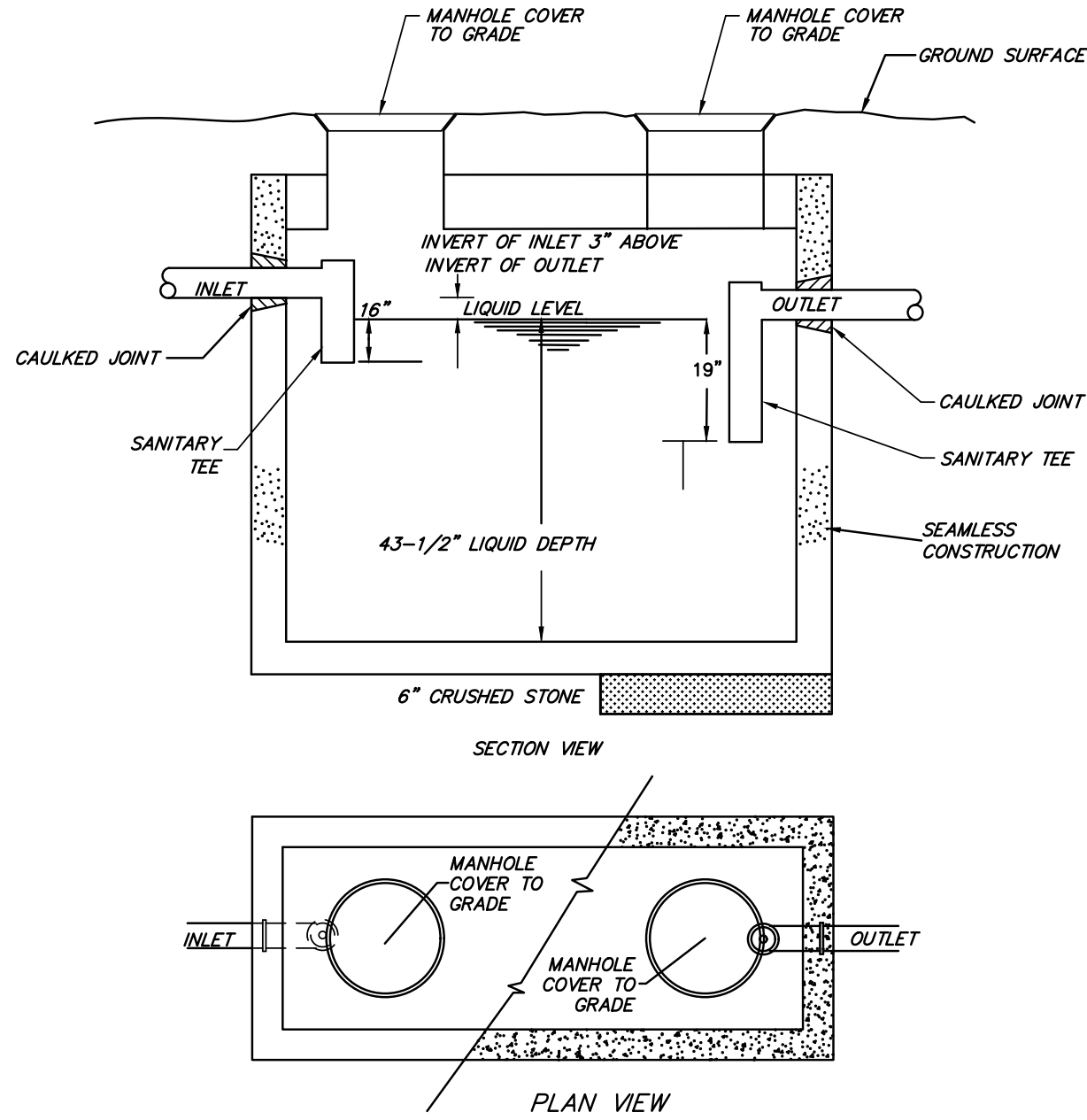
OWNER:
NORTH EAST COMPANIES
7 ROCKY RIDGE ROAD
WARRENSBURG, NY 12885

[illegible]

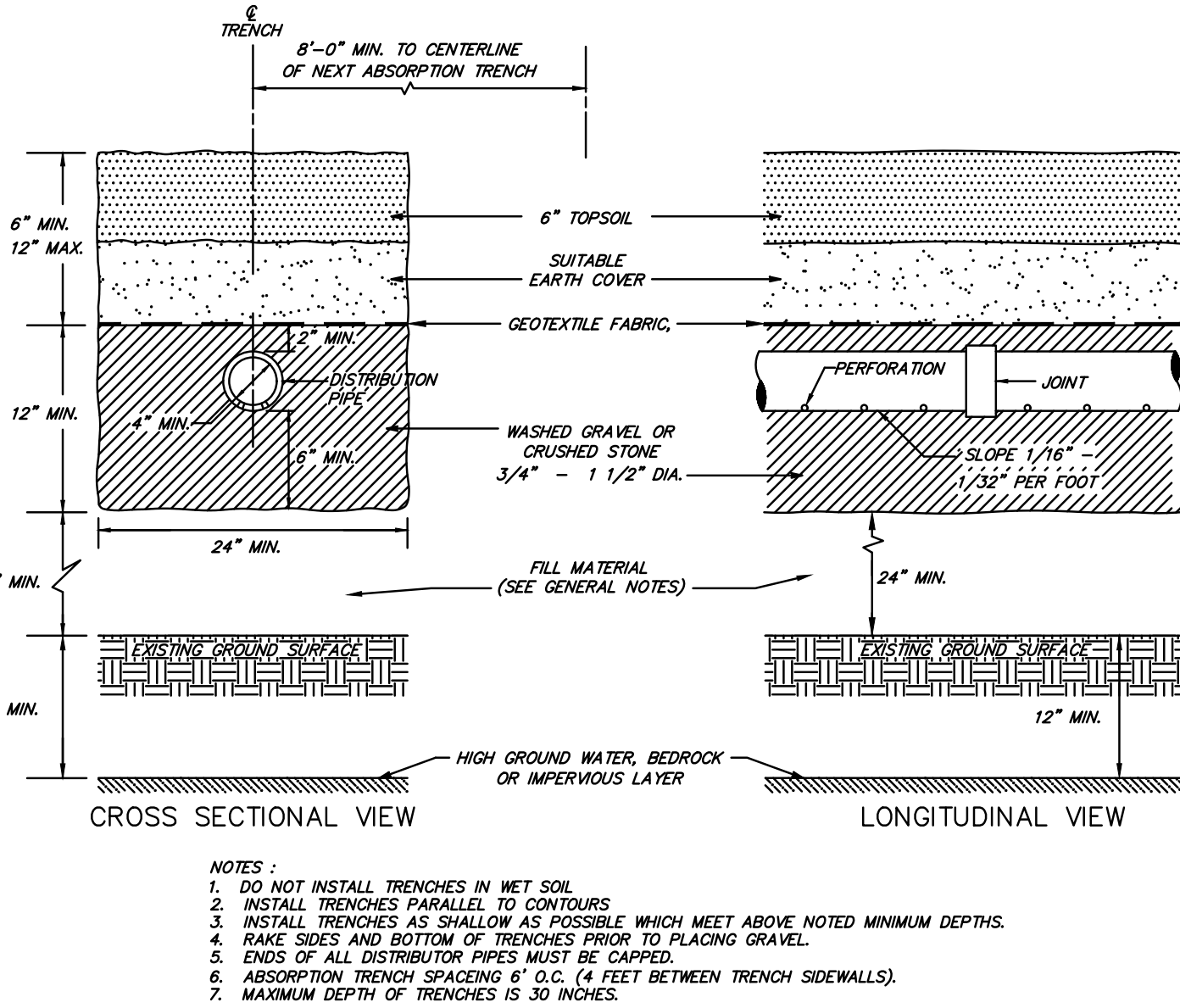


DISTRIBUTION BOX DETAIL
SCALE: NONE

- GENERAL NOTES:
1. BASE MAPPING PREPARED BY ABD ENGINEERS, LLP FROM A FIELD SURVEY COMPLETED IN MARCH 16, 2023.
 2. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST WITHIN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE ARE MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS OR HER RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. PROVIDE (48) HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.F.P.O. (1-800-962-7962).
 3. EXISTING AND PROPOSED GAS, ELECTRIC, AND TELECOMMUNICATIONS SERVICE LAYOUTS ARE SCHEMATIC ONLY. ALL REMOVALS, FINAL LOCATIONS, AND INSTALLATION REQUIREMENTS SHALL BE COORDINATED WITH ALL UTILITY COMPANIES.



FORT MILLER 1,000 GAL. SEPTIC TANK
PRECAST CONCRETE SEPTIC TANK DETAIL
NO SCALE



TYPICAL ABSORPTION TRENCH DETAIL
SCALE: NONE

WASTEWATER DISPOSAL SYSTEM COMPONENT NOTES :

INSTALLATION OF ALL SANITARY DISPOSAL SYSTEM COMPONENTS SHALL BE CONSISTENT IN EVERY RESPECT WITH THE STANDARDS SET FORTH BY THE NEW YORK STATE DEPARTMENT OF HEALTH. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO NEW YORK STATE DEPARTMENT OF HEALTH WASTE TREATMENT HANDBOOK INDIVIDUAL HOUSEHOLD SYSTEMS AND ANY APPLICABLE TOWN STANDARDS.

WASTEWATER DISPOSAL SYSTEM PIPING

- A. BUILDING TO SEPTIC TANK: 4" SOLID PIPE, TIGHT JOINTS, MINIMUM SLOPE -1/4"/FT. (PVC, SCH 40 OR CAST IRON AS ALLOWED BY BUILDING DEPARTMENT)
- B. SEPTIC TANK TO DISTRIBUTION BOX : 4" SOLID PIPE, TIGHT JOINTS, MINIMUM SLOPE - 1/8"/FT. (PVC, SDR 35).
- C. DISTRIBUTION BOX TO TILE FIELD LATERALS: 4" SOLID PIPE, TIGHT JOINTS, MINIMUM SLOPE - 1/8"/FT. (PVC, 2000 LB CRUSH).
- D. (OPTION 1A) TILE FIELD LATERALS: 4" PERFORATED PIPE, SLOPED 1/16" - 1/32" PER FOOT (PVC, HDPE) CAP ALL ENDS. COILED OR FLEXIBLE PERFORATED UNDERDRAIN PIPE WILL NOT BE ACCEPTABLE.
- E. FINISHED FLOOR OF PROPOSED BUILDING IS TO BE ESTABLISHED AT AN ELEVATION WHICH WILL PROVIDE FOR GRAVITY CONNECTION.
- F. INVERTS OF SYSTEM TO BE DETERMINED IN FIELD AFTER SETTING BUILDING FINISH FLOOR ELEVATION MAINTAIN MIN. PIPE SLOPE AS REQUIRED.

SEPTIC TANK

1. SEPTIC TANK TO BE SEAMLESS 1,000 GAL. SET LEVEL ON 6" OF CRUSHED STONE. SEPTIC TANK TO HAVE SCH 40 PVC 'T' AT INLET AND OUTLET. INLET 16" BELOW FLOW LINE, 8" ABOVE FLOW LINE, OUTLET 18" BELOW FLOW LINE, 5" ABOVE BELOW LINE, 1" AIR SPACE ABOVE 'T's. SEPTIC TANK SHALL BE MANUFACTURED BY GUARDIAN CONCRETE, INC., OR OTHER APPROVED EQUAL.

DISTRIBUTION BOX

1. DISTRIBUTION BOX TO BE A NEW YORK STATE DEPARTMENT OF HEALTH APPROVED PRECAST CONCRETE WITH REMOVABLE COVER FOR CLEANING ACCESS. BOX TO HAVE SUFFICIENT OUTLETS FOR LATERALS, AND TO BE CONSTRUCTED WITH AN INTERIOR BAFFLE. DISTRIBUTION BOX SHALL BE MANUFACTURED BY GUARDIAN CONCRETE, INC., OR OTHER APPROVED EQUAL.

ABSORPTION FIELD

1. PRIOR TO FILLING OF DISPOSAL AREA, CUT TREES AT GRADE. DO NOT REMOVE STUMPS. MOW GRASS AS CLOSE AS POSSIBLE TO GROUND AND REMOVE ALL HEAVY CUTTINGS. THOROUGHLY PLOW AND DISK ALL SOD. PLOW AND DISK UP SOD IN AREA OF FILL PLACEMENT. DO NOT REMOVE TOPSOIL. SPREAD POROUS FILL (PERC. 5-10 MIN. VERIFIED BEFORE AND AFTER PLACEMENT) IN 6" LAYERS MAX. DO NOT OVERCOMPACT. DO NOT WORK WITH FILL UNLESS IT IS THOROUGHLY DRY.
2. PLOW ABSORPTION AREA PRIOR TO PLACEMENT OF 12"± OF LOAMY SAND. ONCE FILL IS IN PLACE AND APPROVED BY DESIGN ENGINEER, LATERALS CAN BE INSTALLED.
3. GRADE ALL AREAS TO ELIMINATE LOW AREAS AND PROVIDE POSITIVE DRAINAGE AWAY FROM THE SYSTEM. DIVERT DRAINAGE FROM DRIVEWAYS, ROOF AND FOOTINGS DRAINS AWAY FROM THE ABSORPTION FIELD. LINE DIVERSION DITCHES WITH NATIVE CLAY SOIL. SURFACE OF THE TILE FIELD AREA SHALL BE GRASSED.

WASTEWATER DISPOSAL SYSTEM NOTES :

1. THERE SHALL BE NO CHANGE ON THESE PLANS IN ADVANCE OR DURING CONSTRUCTION WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER.
2. NO HEAVY EQUIPMENT, VEHICULAR PARKING OR TRAFFIC SHALL BE ALLOWED WITHIN THE AREA OF THE PROPOSED SYSTEM.
3. VERIFY NO WATERCOURSES, SWAMPS, ROCK OUTCROPS OR FILLED AREAS EXIST WITHIN THE REQUIRED SEPARATIONS.
4. NO GARBAGE GRINDERS ALLOWED. NO SUMP PUMP, WATER SOFTENER, ROOF, FLOOR OR FOOTING DRAINS, COOLING WATER, BACKWASH DRAINS, ETC. SHALL BE CONNECTED TO THE SEWAGE SYSTEM.
5. DO NOT THROW CHEMICAL/CLEANERS DOWN SINKS OR TOILETS. DWELLING TO HAVE WATER SAVING FIXTURES, INCLUDING BUT NOT LIMITED TO :
LOW WATER USE TOILETS
SINK FLOW RESTRICTIONS
OBSERVE WATER CONSERVATION PRACTICES.
6. DO NOT DISCHARGE ROOF DRAINS INTO THE GROUND NEAR THE SYSTEM OR ALLOW DISCHARGE FROM ROOF DRAINS TO GO OVER THE SYSTEM. ROOF DRAINS SHALL NOT BE CONNECTED TO THE SEWAGE SYSTEM.
7. MAINTENANCE SCHEDULE : THE SEPTIC TANK SHALL BE CHECKED ONCE EVERY TWO YEARS MIN. AND PUMPED IF NECESSARY. IF SIGNIFICANT BUILDUP OF SOLIDS IS NOTED IN THE SEPTIC TANK, PUMPING SHALL BE DONE MORE FREQUENT, AND THE ENGINEER SHOULD BE NOTIFIED.
8. TURF SURFACE MUST BE MAINTAINED AT THE SYSTEM ABSORPTION FIELD.

CONSTRUCTION INSPECTION

1. CONSTRUCTION INSPECTION SHALL BE PERFORMED BY A LICENSED PROFESSIONAL ENGINEER AND/OR THE TOWN BUILDING DEPARTMENT AND COUNTY HEALTH DEPARTMENT FOR THE FOLLOWING:
 - PROPOSED FILL AT THE BORROW SITE (PERC. TEST MAY BE REQUIRED)
 - TOPSOIL PREPARATION AND LAYOUT OF THE PROPOSED SYSTEM
 - TESTING PERCOLATION RATE OF THE COMPLETED FILL.
 - PRIOR TO BACKFILLING OF ALL SYSTEM COMPONENTS.
 - AFTER FINAL GRADING
2. CONTRACTOR TO PROVIDE AS-BUILT SKETCH TO THE ENGINEER.
3. CERTIFICATION BY A PROFESSIONAL ENGINEER SHALL BE PROVIDED TO THE BUILDING DEPARTMENT AND COUNTY HEALTH DEPARTMENT UPON COMPLETION OF THE SYSTEM, AND PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

OWNER:
BARBERA CONCRETE, INC.
38 LAURA ST.
SCHENECTADY NY, 12304

TAX MAP ID#: 31.7-1-35.21

OWNER:
NORTH EAST COMPANIES
7 ROCKY RIDGE ROAD
WARRENSBURG, NY 12885

NO.	REVISION	BY	DATE	ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL
CONCEPTUAL SEPTIC PLAN				
NORTH EAST COMPANIES				
STREET No. 31 EAST STREET				
TOWN OF NISKAYUNA		COUNTY OF SCHENECTADY		
STATE OF NEW YORK				
ABD ENGINEERS				
411 Union Street Schenectady, N.Y. 12305				
518-377-0315 Fax: 518-377-0379				
www.abdeng.com				
DATE:	SCALE:	DWG.	SHEET OF	
MARCH 22, 2023	1" = 20'	5594A-S1	2 2	

CAC SEQR FINDINGS

EAF 2023-02

31 East St– Use Variance Application

2/1/2023

PART 2

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?

Yes, the land use is rural residential and does not contemplate additional commercial. However, the CAC said that since this is already a non-conforming use and the applicant is trying to make it less impactful to the neighborhood, the conflict is small.

2. Will the proposed action result in a change in the use or intensity of use of land?

No. The intensity of the use will be less than is currently operating at the site. It was noted though that the currently operating business at the site wasn't reviewed or approved by the Town.

3. Will the proposed action impair the character or quality of the existing community?

No. Furthermore, the CAC noted that the agreement to cleaning up the lot and adding green spaces along the neighboring lot lines would benefit the existing community. It was also noted that less large trucks coming and going would also be a benefits.

4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?

No. There is no CEA in the area.

5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?

No. There will be little traffic implications for this project. Although the proposal is near access to the bike path, there will be no changes to that specific area. The CAC requested that a current wildflower field between the bike path access point and the property in question be left untouched.

6. Will the proposed action cause an increase in the use of energy and/or does it fail to incorporate reasonably available energy conservation or renewable energy opportunities?

No. The business is proposing to insulate the building and add a proposed heat pump.

7. Will the proposed action impact existing: (a) public / private water supplies?(b) public / private wastewater treatment utilities?

Yes, a small use. With the addition of a bathroom tapping into the public water supplies there will be some impact however very minimal and better than no bathroom onsite.

8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?

No to small impairment on historic, archaeological, architectural or aesthetic resources. The CAC noted the increased landscaping is important here.

9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?

No. Furthermore, with additional landscaping the above items may be enhanced.

10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?

No – there are no changes to impervious surfaces and additional landscaping will help.

11. Will the proposed action create a hazard to environmental resources or human health?

No. The CAC did not identify any hazards to environmental resources or human health but requested data sheets of storage of chemicals in the building .

PART 3

The Council discussed allowing this space to be partially used as an office space would be a new non-conforming use in the R-R zone, however, given that the current use of the property is non-conforming and the new proposal is less intensive, the use would not be burdensome to the community. With only a handful of people working there during the day, and the bigger crews only stopping by to pick up supplies, it was determined that there would not be many people coming and going as there has been.

The CAC noted concerns about an aesthetic change to the community. While the building will have to have some external modifications, most of the changes will occur inside the building, and the external updates will keep with the character of the current building. Furthermore, the applicants have committed to keeping green space on site and plan to add further trees, flowers and other plants to the site to buffer the neighboring residences.

The CAC discussed the addition of a septic system to the property, however due to the low usage projected on site this should have little impact on the neighbors.

The CAC discussed whether traffic would worsen on the narrow streets of the area, however, it was found that the largest trucks that would enter the site are already smaller than the ones currently used on the property, and would drive through with less frequency. Additionally, there would be no customers driving into the office space added.

The CAC discussed the proximity of the site to the Mohawk-Hudson Bike-Hike Trail. Given the fact that the applicants have committed to increased landscape to buffer by the trail and protection of the existing wildflower field, this was not deemed an issue.

The CAC voted unanimously to recommend a negative declaration to the Zoning Board of Appeals on the Use Variance.

TOWN OF NISKAYUNA
ZONING BOARD OF APPEALS
One Niskayuna Circle
Niskayuna, New York 12309
(518) 386-4530

February 21, 2023

Geoffery and Janet Konis
86 Ridge St
North Creek, NY 12853

Dear Mr. and Mrs. Konis,

At its regularly scheduled meeting held on February 15, 2023, the Zoning Board of Appeals ("the Board") reviewed the following case:

Appeal by Geoffery and Janet Konis for a variance from Section 220-10 (A) and Section 220-52 (A) of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 31 East Street, Niskayuna, New York, located in the RR-80 Rural Residential Zoning District, to convert a portion of a pre-existing nonconforming interior storage building to office space and a bathroom. Section 220-10 District regulations (A) RR-80 Rural Residential District of the Niskayuna Zoning Code lists the permitted principal uses, permitted accessory uses and special principal uses allowed in the zoning district. General office use is not a permitted use in the RR-80 zoning district. Section 220-52 Changes in nonconforming uses (A) states: "No nonconforming use shall be changed to other than a conforming use for the district in which it is situated." The property is currently a pre-existing nonconforming use with 100% of the interior area dedicated to dry interior storage. As proposed, 356 square feet of interior storage would be changed to a 32' x 10' (320 sq. ft.) general office area and 6' x 6' (36 sq. ft.) bathroom area. As proposed, a portion of pre-existing nonconforming interior storage building is proposed to change to a secondary nonconforming use, general office, therefore a use variance is required

It was the decision of the Board to reverse the determination made by the Zoning Enforcement Officer that a use variance was required. The applicant, purchaser of 31 East Street, provided details about the proposed use of the space including total square footage of indoor storage space, number of employees present, hours of operation, proposed repairs to the building and improvements to the landscaping. Based upon the evidence presented, the Board found that the proposal complied with Town Code section 220-54, maintenance of the nonconforming use (indoor storage), because the proposed office/restroom area was incidental to the interior storage use due to the discussion regarding the amount of space the proposed office/restroom area would occupy compared to the size of the total building. The Board found no increase in inherent nuisance to the proposal and indicated the lack of outdoor storage was critical to this decision. The Board also found no significant extension or alteration to the structure, indicating that the landscaping and façade improvements would help the building blend into the surrounding residential properties and bike path, and would reduce the impact of the nonconforming use to the neighborhood. The Board did not find an overall change or increase in nonconforming use (Town Code Section 220-52); therefore no use variance was required.

The site plan application was referred back to the Planning Board for site plan review with an advisory note that no outdoor storage is allowed under these findings and any vehicles parked on the property have to be registered, licensed and operational.

The Board based its decision on the findings of fact set forth in the applicant's appeal and the discussion between the applicant (or the applicant's representative) and the Board members during the meeting. You can view a video of the meeting at <https://www.youtube.com/watch?v=99Zc1gWYMn4&list=PLfof9Ej2RfcNoJbueLoRmi35Si39n5hVl&index=30>.

The approval of a variance by the Board does not constitute authorization to proceed with the establishment on extension of any use, nor the construction of any structure. It shall authorize the filing of an application for permits with the Building Department on approval as required by Town Code.

Town Code Section A235-10(D) provides: "Unless otherwise specified, any order or decision of the Board for a permitted use shall expire if a building or occupancy permit for the use is not obtained by the applicant within 90 days from the date of the decision; however, the Board may extend this time an additional 90 days." As such, you must proceed with applying for a permit within 90 days of the date of this decision.

Sincerely,

Keith Frary / LMS

Keith Frary
Chairperson

cc: Town Clerk
Building Department
ZBA File



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VII. 4

MEETING DATE: 3/27/2023

ITEM TITLE: RESOLUTION: 2023-12: A Resolution for site plan approval of a seasonal public outdoor picnic table area on the property of 2209 Nott St (provided by the Broken Inn)

PROJECT LEAD: David D'Arpino

APPLICANT: Thomas Nicchi, agent for the owner

SUBMITTED BY: Laura Robertson, Town Planner

REVIEWED BY:

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

ATTACHMENTS:

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

SUMMARY STATEMENT:

Thomas Nicchi, of Stand Up Global, proprietor of The Broken Inn, and agent for the property owner, submitted an Application for Site Plan Review for a permanent seasonal outdoor picnic table area on private (Lange's Pharmacy) property and additional and reconfigured parking spaced on Town property. Mr. Nicchi proposes to purchase and provide the tables, chairs, umbrellas, bike racks and parking barriers referenced in the project application.

An updated site plan and supporting documentation package showing public tables and chairs on the private property owned by Lange's Pharmacy (not Town ROW) was provided and stamped "Received" on 3/13/23. The next step for the project is for the Planning Board to take action on a resolution for site plan approval at the 3/27/23 meeting.

BACKGROUND INFORMATION

2207 2209 Nott Street is located within the C-N Commercial Neighborhood Zoning district and Town Center Overlay District. Section 220-10 District regulations E C-N Neighborhood Commercial District (3) Special principal uses (d) Restaurants, sit-down or take-out (no vehicle pickup and ordering facilities) allows a restaurant to be located in the C-N district upon granting of a special permit by the Town Board. The Town Board granted a special use permit on December 22, 2020 to allow a restaurant with bar, sit-down or take-out (no vehicle pickup and ordering facilities) by Resolution No. 2020-327.

Temporary outdoor seating (on private & Town property) and reconfigured parking

- **5/27/22** – A site plan application, signed by the property owner, for temporary outdoor seating was approved with a memo. from the Planning Office to safely allow public assembly and queuing at and around the ice cream window.

Proposed outdoor dining (on private & Town property), expansion of hours & reconfigured parking

- **10/19/22** – A proposal, not supported by the property owner, to expand the hours of operation of The Broken Inn, expand the public assembly and queuing area to add a Broken Inn outdoor dining area on private and Town owned property and reconfigure parking is denied by the Planning Office via email for not having the required approval of the property owner.

Proposed outdoor dining (on Town property), expansion of hours & reconfigured parking

- **12/14/22** – A site plan application, not supported by and independent of the property owner, to expand the hours of operation of The Broken Inn, expand the public assembly and queuing area to add a Broken Inn outdoor dining area on Town owned property and reconfigure parking is denied by the Planning Office via a letter for the following reasons.
 - The application did not have the approval of the legal owner of the property – modification of hours and expansion of use are tied to the special use permit amendment of which requires the property owner's approval.
 - NYS Covid-19 related legislation allowing restaurants to use sidewalks & streets for outdoor dining has expired and Niskayuna Town Code only allows outdoor dining on private property.

Proposed exterior seating (dining?) - (on private & Town property) and reconfigured parking

- **2/14/23** -- A site plan application, signed by the property owner, to expand the public assembly and queuing areas to add a public picnic table area on private and Town owned property and reconfigured parking is received by the Planning Office.

The Planning Office placed the proposal described in the Application for Site Plan Review dated and received on 2/14/23 on the meeting agenda this evening to allow the applicant to present the project to the Board and answer questions from the Planning Board and Planning Office. The application is supported by the private property owner but questions still persist regarding the potential expansion of use relative to the special use permit and the appropriateness of use of public property.

Inconsistencies also exist in the documents provided with the application regarding the proposed use of the land for only general outdoor seating or for outdoor dining.

- Page 1 of the narrative document includes the statement “request permission to place an exterior seating, dining and bicycle parking area”
- The remainder of the document, including the portion entitled “Seating Area” refers only to seating and does not make any reference to dining.
- The 3 site plan drawings provided with the application all include an area identified as “proposed outdoor dining area”.

The Planning Board should use this meeting to seek clarification of the most recent proposal to understand whether the tables are proposed to be public or private (who they serve) and whether any outdoor dining is proposed or if it is seating only. Once the proposal is clarified the Town Planning Office and Legal Department will be properly informed so that they can define a next step for the project. If the project is allowed to move forward the Planning Board and Planning Office will review the comments from other Town councils and committees that were made during the aforementioned previous projects relative to this new proposal. The Town is also exploring its own ideas for improvements to the area with Metroplex, which will also need to be considered.

2/27/23 Planning Board (PB) meeting – The applicant attended the meeting and presented the 2/14/23 site plan design. He confirmed that his proposal was to place tables and chairs on the private property owned by Lange's Pharmacy and on public property owned by the Town of

Niskayuna. Ms. Finan confirmed that placing the tables and chairs on Town property is not allowable per Town Code. She also confirmed that pending normal site plan review and approval locating tables and chairs on private property is acceptable per code. Ms. Robertson noted that the protective water-filled barriers detract from the overall appearance of the site and should remain permanently without a planter covering.

3/1/23 CAC meeting – The CAC noted the landscaping, umbrellas and seating were a good improvement to the area. They had concerns with cars backing out near the Crescent / Clifton Park intersection because cars go through there fast and it's still not very defined.

3/3/2023 Complete Streets Meeting – Complete Streets discussed how much traffic uses these side streets to get to schools and other areas in the neighborhood. They understood that some striping may be helpful and this proposal may help with alongside the building, but they still felt that overall more was needed at this intersection. They still recommended making Crescent Road a T intersection with Clifton park and better defining the vehicle lanes and movements at the intersections for safety.

Proposed exterior seating – (on private property only) and reconfigured parking

- **3/8/23** -- The site plan drawing that was submitted with the site plan application and documentation package on 2/14/23 was modified to expand the public assembly and queuing areas to add a public picnic table area on privately owned (Lange's Pharmacy) property and reconfigured parking is received by the Planning Office.

The site plan drawing was updated to show tables and chairs only on the privately owned property but the other project related documents provided with the 2/14/23 application were not similarly revised, thereby making the package ambiguous. The documentation includes the inconsistencies listed below.

- Page 1 of the narrative document includes the statement "request permission to place an exterior seating, dining and bicycle parking area".....
- The handicap accessible parking space near Lange's Pharmacy has been eliminated
- The site plan application refers to the materials provided with the 2/14/23 application and does not refer to the updated site plan with tables and chairs only on private property.
- Both drawings have the same name – one should be entitled "Site Plan Drawing" and one entitled "Aerial image drawing" so they can be distinguished from each other
- Both drawings are dated "March 2022" – an appropriate drawing date or revision date should be added to each so they can be appropriately identified
- Both drawings show 6 tables on the property owned by the Lange's Pharmacy
 - A building inspector took a cursory review of the drawing and they said 6 tables may not fit on the private property
 - A more detailed dimensioned drawing is required to assess clearances around the tables, handicap access, etc.

3/13/23 Planning Board (PB) meeting – Mr. Nicchi presented the revised site plan drawing referenced above that includes public picnic tables that are not within the Town Right of Way (ROW). The Planning Board, Planning Office and Mr. Nicchi reviewed the inconsistencies between the site plan and the supporting narrative documents. Mr. Nicchi agreed to revise the documents so they are in sync with each other. Ms. Robertson informed Mr. Nicchi that he could open the ice cream stand at any time for the 2023 season. She also noted that the proposal regarding striping of the parking area requires review and approval by multiple

departments within Town Hall. She confirmed that these reviews are currently underway. After some additional discussion the Board called for a tentative resolution for site plan approval of seasonal public seating on the private property owned by Lange's Pharmacy. The applicant agreed to enclose the parking barriers with wooden planters and repeated his request to be allowed to stripe the parking lot.

As requested at the 3/13/23 PB meeting Mr. Nicchi provided the Planning Office with revised versions of the project documentation package. The Planning Department has reviewed the package and prepared a resolution allowing seasonal public seating on the property of 2209 Nott St. It includes enclosing the parking barriers with planter boxes and requires the Town of Niskayuna to complete the striping and curb removal.

The Town has begun dialogue with Schenectady County on the striping and curbing, and it will require an agreement with the County. The Planning Department is working with the Highway Department to try and finalize this agreement so that the striping can be completed as soon as possible.

The Planning Department recommends permanently affixing the tables to the asphalt and has proposed a condition in the resolution requiring the same. The Planning department recommends a discussion with the applicant on anchoring the tables seasonally so that they are difficult to move. Most seating areas the Planning Board has approved have been contained with fencing or curbing to keep the seats in the Building Permit approved location and configuration. The Planning Department has reached out to Fire District 1 for their thoughts on this and recommends the least restrictive method for anchoring.

The PB should be prepared to take action on the resolution at the 3/27/23 PB meeting.

RESOLUTION NO. 2023 - 12

AT A REGULAR MEETING OF THE PLANNING BOARD AND ZONING COMMISSION OF THE TOWN OF NISKAYUNA DULY CALLED AND HELD ON THE 27TH DAY OF MARCH 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
JOSEPH DRESCHER

One of the purposes of the meeting was to take action on an application for a 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, Thomas Nicchi, of Stand Up Global, and agent for the owner, has made an application to the Planning Board for a site plan review dated 2/14/23 for a seasonal public outdoor picnic table area with reconfigured parking, as shown in a 15 page documentation package stamped "Received Mar 13 2023 Planning Office Niskayuna, NY", and

WHEREAS, the zoning classification of the property is C-N: Neighborhood Commercial, and it is within the Town Center Overlay District, and

WHEREAS, the building at 2207 2209 Nott Street and the entire Co-op Plaza including the buildings located at 2207 2209, 2211, 2215, 2219 and 2227 Nott Street predate the implementation of the Town of Niskayuna Zoning Code and are therefore pre-existing nonconforming relative to the current Zoning Code, and

WHEREAS, Thomas Nicchi, of Stand Up Global, and agent for the owner, made an application to the Planning Board for a special use permit and site plan review for a tenant change at 2207 2209 Nott Street to reconfigure and remodel a portion of the

building to operate a restaurant with a bar and take-out window, as shown on a site drawing entitled "Tenant Fit Up The Broken Inn 2207 2209 Nott Street Niskayuna, NY" by Brett L. Steenburgh, initially dated October 16, 2020 with no further revision made, that was approved by the Planning Board on 1/25/21 with Resolution 2021-02, and

WHEREAS, the aforementioned application to the Planning Board dated 2/14/23 with a supporting 15-page documentation package received on and stamped 3/13/23 is for a seasonal outdoor public picnic table area located on this property, which requires reconfigured parking in the Town Right of Way (ROW), and

WHEREAS, the overall layout and design of the proposed outdoor picnic table area and reconfigured parking was reviewed by the Conservation Advisory Council (CAC) at their 3/1/23 meeting and they provided the following comments.

- The proposed landscaping, umbrellas and seating were an improvement to the area.
- They are concerned with the proposed reconfiguration of parking in the Town ROW because of cars backing out of the parking spaces near the Crescent / Clifton Park Road intersection and the lack of defined road beds at that intersection; and,

WHEREAS, the overall layout and design of the proposed outdoor picnic table area and reconfigured parking was reviewed by the Complete Streets Committee at their 3/3/23 meeting and they provided the following comments.

- They noted that the reconfigured parking space striping was an improvement over the current condition but an additional redesign of the greater intersection of Crescent Rd and Clifton Park Rd is prudent; and,

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

NOW, THEREFORE, be it hereby

RESOLVED, that this Planning Board and Zoning Commission does hereby grant final site plan approval for a seasonal public outdoor picnic table area on the property of 2209 Nott Street, which requires a reconfiguration of parking in the Right of way (ROW), subject to the following conditions:

1. A building permit is required for the addition of the public outdoor seating.
2. The public seating tables shall be affixed to the pavement in a manner approved by the Building Inspector.

3. Prior to issuance of a building permit, the applicant shall participate in an on-site meeting with the Town of Niskayuna and shall address any concerns raised by the Town.
4. By this resolution, maintenance of the public outdoor seating is the sole responsibility of the applicant.
5. By this resolution, the existing temporary white and yellow water filled traffic barriers are proposed to be converted into permanent traffic barriers covered by planter boxes, as shown in the applicant's site renderings, which harmonize with the surrounding neighborhood and complement the Town Center Overlay district. Maintenance of the traffic barrier planter boxes is the sole responsibility of the applicant.
6. By this resolution, the parking lot reconfiguration and striping shall be undertaken by the Town of Niskayuna in conjunction with an agreement with Schenectady County for their portions on the Nott Street Right of Way (ROW).
7. Per Resolution 2021-2, condition #6 "Because the proposed business hours are complimentary to many of the existing uses as identified in the Planning Board's parking analysis, any increases to the hours outlined below would require further Planning Board review and approval: a. Mondays through Thursdays from 3:00pm to 10:00pm, Fridays from 3:00pm to 11:00pm, Saturdays from 9:00am to 11:00pm and Sundays from 9:00am to 10:00pm;" no changes to the business hours outlined above are proposed by the applicant.

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
JOSEPH DRESCHER

The Chairman declared the same _____.



AERIAL IMAGE DRAWING



TOWN OF NISKAYUNA

Application for Site Plan Review

Applicant (Owner or Agent):Name Thomas NicchiAddress 1604 Lexington Park
NISKAYUNA NY 12309Telephone 518-365-7685 Fax _____**Location:**Number & Street 2209 Nott StreetSection-Block-Lot 40.14 - 5 - 50Zoning District C-N**Proposal Description:**Please see attached.

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

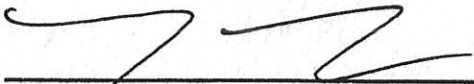
1. Twelve (12) site plan maps prepared by a licensed engineer, architect or surveyor.
 - a. The site plan shall include the following: the title of the drawing, including the name(s), address(es), phone and fax numbers of the applicant and the name address, phone and fax number of the person, firm or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

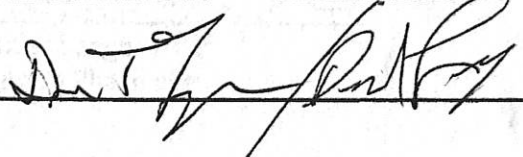
Received

FEB 14 2023

Planning Office
Niskayuna, NY

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

Signature of applicant:  Date: 2/14/23

Signature of owner (if different from applicant): 

Date: 2/14/23

Received

FEB 14 2023

Planning Office
Niskayuna, NY

2209 Nott Street (UPDATED – MARCH 13, 2023)

For both safety, increased parking, and community enjoyment we request permission to place an exterior seating area on the Clifton Park Rd side of 2209 Nott Street.

Please note – this plan requires no expenditures by the Town of Niskayuna.

SAFETY:

At present there is a temporary barricade area set up along the side of our business (The Broken Inn) so that people can safely walk, sit and eat ice cream. This was previously approved by the Planning Board and has been widely welcomed and used by the community.

At present there are no defined parking spaces (not striped).

At present there is no place for visitors to the Plaza to sit outside.

At present there is no place for bicycles to be safely parked.

PARKING:

The proposed layout would increase usable parking spaces in this area from 11 usable spaces at present to a proposed 15 usable spaces

The new parking would be defined by concrete parking bumpers at the front of each spot and striped parking spaces, neither of which exist currently.

Handicap parking note – Per the 2010 ADA standards 1 ADA parking space is required for facilities with between 1 and 25 parking spaces. Including the additional parking spaces this proposal creates the facility at 2205/2209 Nott Street would have a total of 20 parking spaces plus 1 handicap space. Should the entire plaza be taken into account, there are less than 150 parking spaces which has a requirement of 5 ADA parking spaces. By either calculation the ADA requirements are met no additional handicap parking spaces are required. In addition we are not removing any existing ADA parking spaces.

BARRICADE/BICYCLE AREA/SEATING:

The proposed layout would allow for a safe area that has a seated area of six tables for guests of the plaza to sit and enjoy and a bicycle rack area that can hold up to 20 bicycles.

PLANTER BARRICADES –

The proposed outdoor area would be delineated by painted/striped lines, parking bumpers, and planter barricades. Per planter barricades - these would be spaced out to allow visitors to the Plaza to easily walk through them for easy access to the building. There would be 9 planter barricades in total. The planter barricades are each 6' x 2' and are to be constructed by using wood framing around the exterior of a water jersey barricade as we have been using for quite some time and that currently meet traffic safety standards. These will be wood framed with wood fencing material on four sides and would have a flower planter bed placed across the top. This construction allows us to create something that is both safe and visually appealing while also allowing us to move them should that be needed. The Broken Inn will purchase and construct the planter barricades and will maintain them.

BICYCLE AREA – We request to create an area for bicycles/bicycle rack which would increase safety and further encourage people to ride their bicycles to the Plaza. This area would be designed for approx. 20 bicycles to be parked (2 racks – double sided – each approx. 60" long). Bicycle racks to be purchased by The Broken Inn. Cleanliness of this area to be maintained by The Broken Inn.

SEATING AREA – We request to create an area for outdoor seating where guests can sit outside and safely enjoy themselves. This area would be safely enclosed from the parking area by planter barricades and would include 6 rectangular shaped picnic tables with umbrellas. Each of these tables would seat up to 6 guests. It would be adjacent to the new sidewalk on the South side and adjacent to a 10' sidewalk area on the East side. The area would have tables with umbrellas for shade, string lights hanging over the area for evening lighting, and would be handicap accessible. Lightbulbs to be incandescent bulbs not to exceed 25w each. This area would not create any lighting that faced towards residences, and would be closed one hour prior to the restaurant closing to ensure no additional evening noise to those residences nearest by. There will be no music (live or recorded) played in this area. Tables and any other furnishings to be paid for by The Broken Inn. Cleanliness of this area to be maintained by The Broken Inn.

SEASONAL NOTE:

While this seating area would be used on a seasonal basis, the safety benefits related to the parking/motorists area would take remain all year long. The seated areas are likely to be used from approximately April 1st until October 31st (possibly a few weeks on either side depending on weather). Outside of this time frame the picnic tables and umbrellas will be removed and stored at another site at the expense of The Broken Inn

SUMMARY:

Allowing this area to be created improves safety, increases parking and makes the entire plaza more welcoming to guests. It makes great use of an area that is truly a "no mans land", continues the great work that has already started and is clearly wanted by the majority of the community as reflected in the 150+ letters of support already sent in. And again, our plan comes at no expense to the town.

March 13th, 2023

Niskayuna Building Department
One Niskayuna Circle
Niskayuna, NY 12309

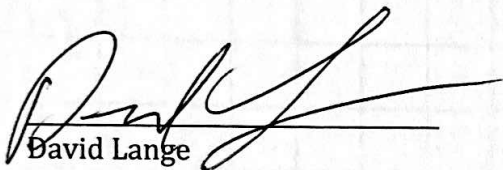
Sir or Madam:

As the owner of 2209 Nott Street, we have reviewed and approve of proposed modification to parking and exterior seating presented by Thomas Nicchi on 3/13/23


Please note that we reserve the right to revoke our approval should the applicant request to modify the hours of operation in order to open earlier than 4:00pm on Mondays through Fridays

Please note that the applicant is financially responsible for all modifications (including striping, planter barricades and parking bumpers).

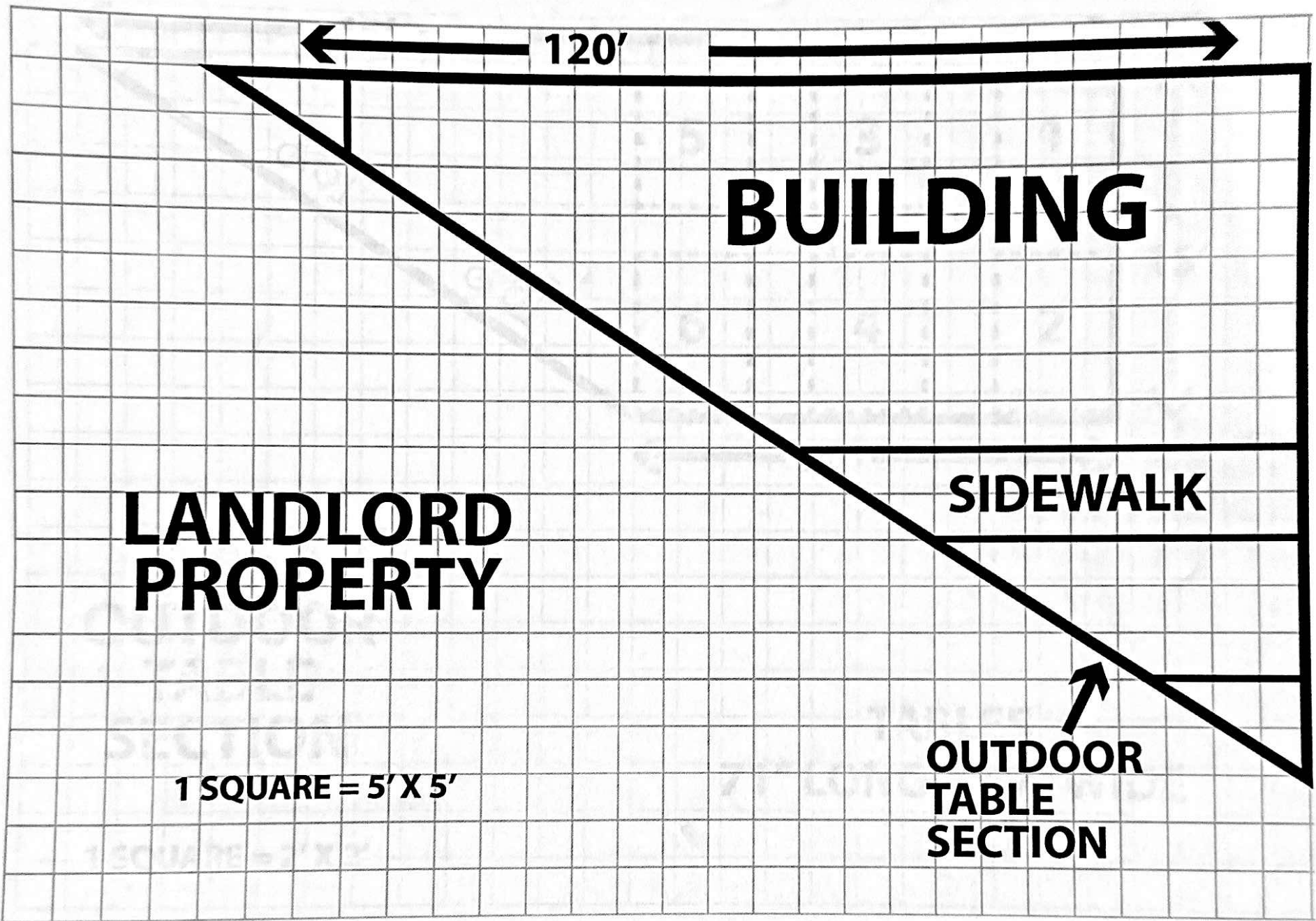
Regards,



David Lange
Lange's Pharmacy



Daniel Lange
Lange's Pharmacy



**LANDLORD
PROPERTY**

BUILDING

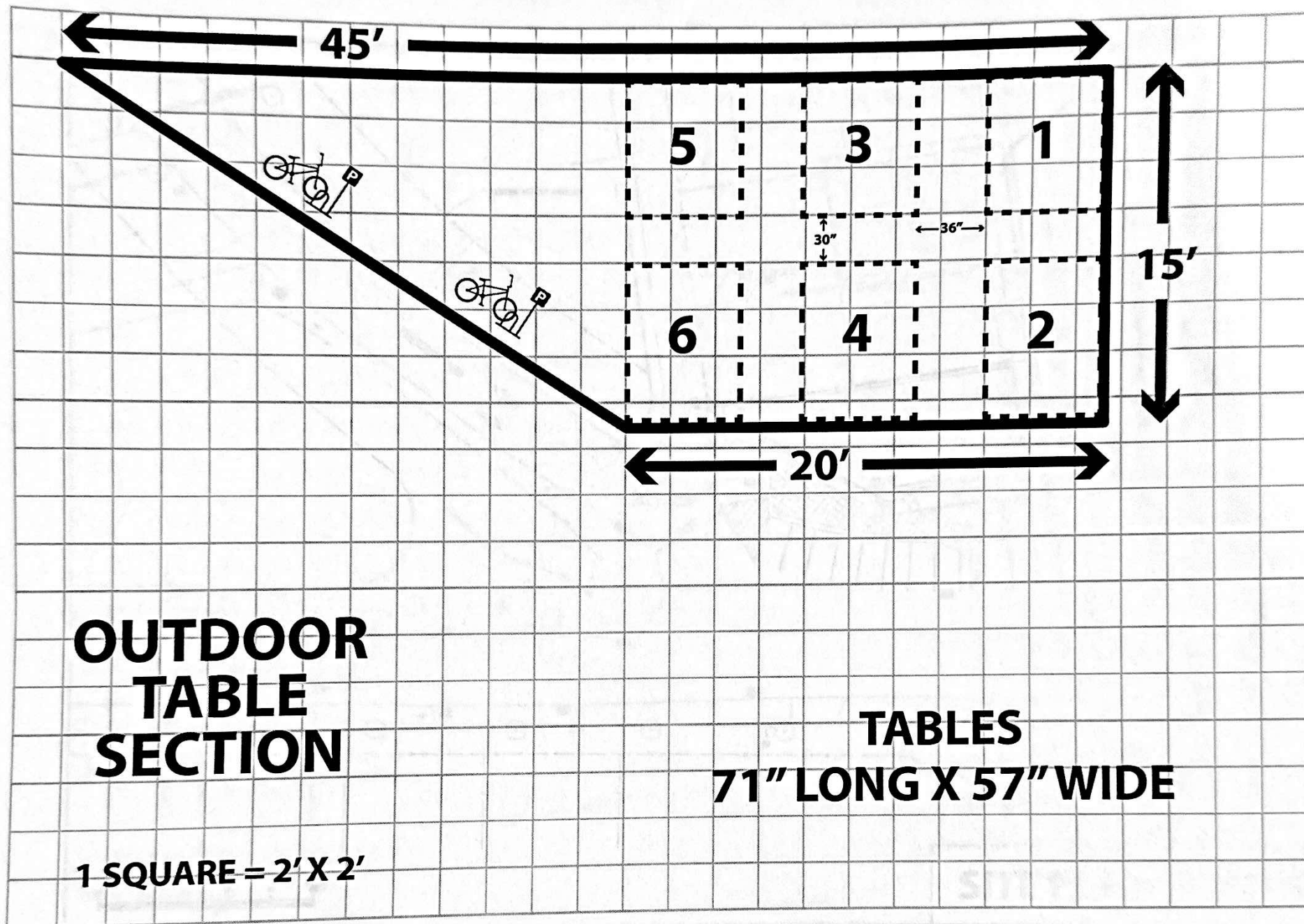
SIDEWALK

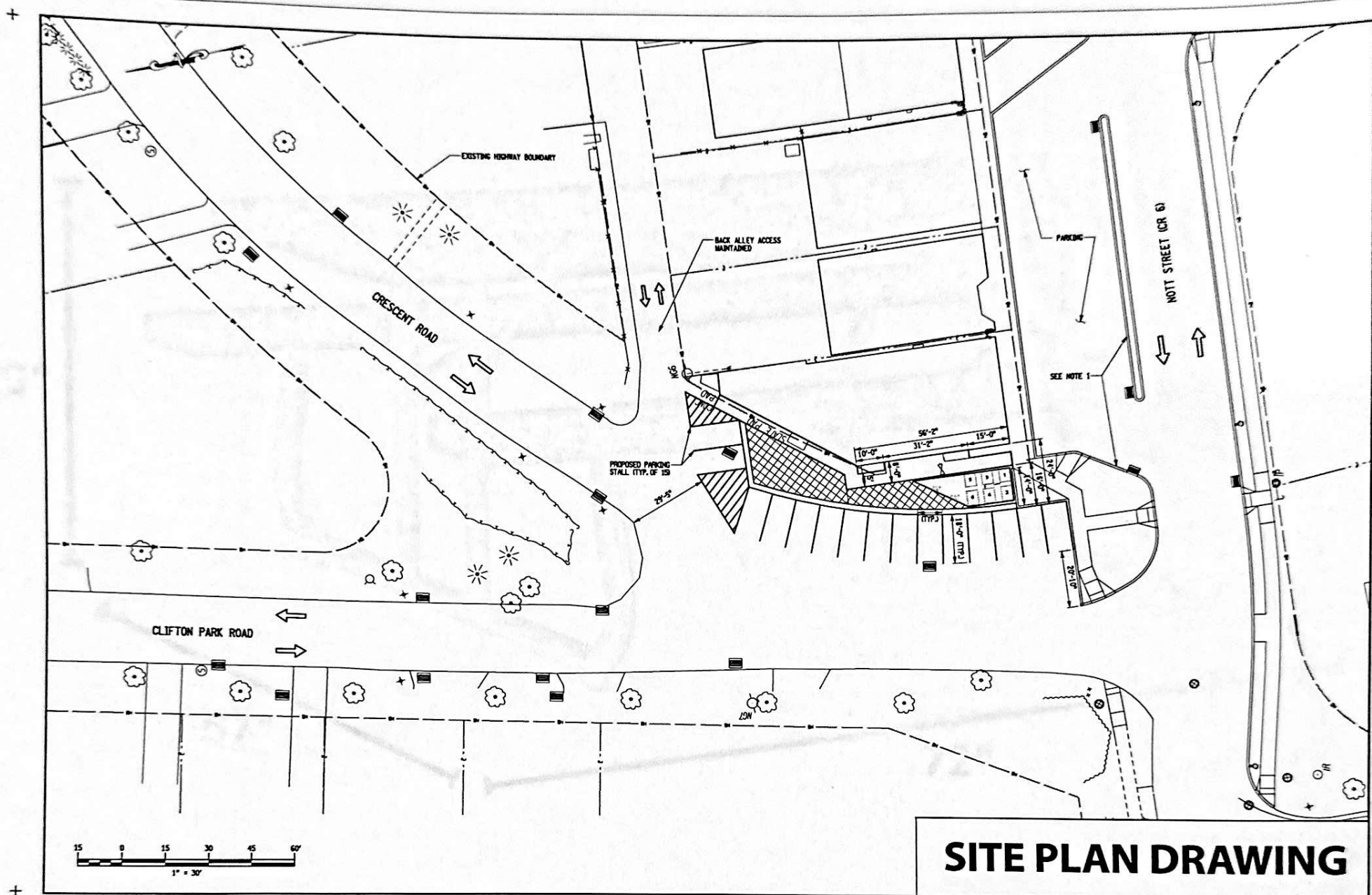
**OUTDOOR
TABLE
SECTION**

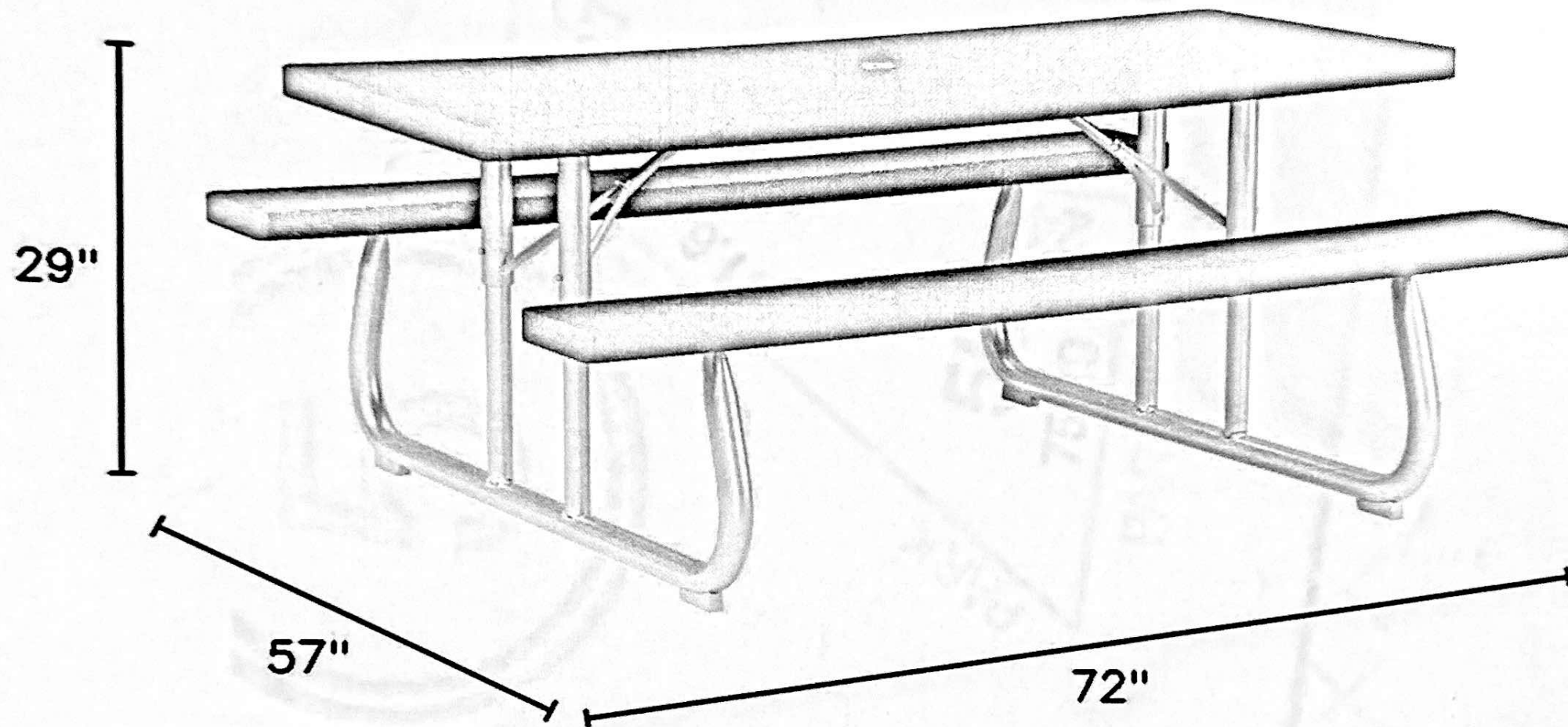
1 SQUARE = 5' X 5'

75

120'







171.42

PARK



244

PARK DISTRICT

141.6

120

50

75.29

246

51

37.5

248

52

42.5

PARK

DISTRICT

100

Proposed Bike Rack for The Broken Inn





TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VII. 5

MEETING DATE: 3/27/2023

ITEM TITLE: RESOLUTION: 2023-13: A Resolution to make a Recommendation to the Town Board on a special use permit to combine 17, 25 and 33 Fagan Ave. properties with the existing Kia Automobile lot at 3900 State St, remove two single family homes and extend the Automobile sales lot onto S Fagan Ave.

PROJECT LEAD: Mr. McPartlon

APPLICANT: Mitch Cromer, agent for the owner

SUBMITTED BY: Laura Robertson, Town Planner

REVIEWED BY:

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

ATTACHMENTS:

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

SUMMARY STATEMENT:

Mitch Cromer, agent for Rob Matthews of State Street Quad K, LLC owner of the Kia automobile dealership, submitted an Application for Site Plan Review to combine 17, 25 and 33 Fagan Ave. with the existing Kia Automobile lot, take down two single family homes and extend the Automobile Sales lot.

A resolution for the Planning Board (PB) to make a recommendation to the Town Board regarding the special use permit is included in the meeting packet materials for the 3/27/23 PB meeting.

BACKGROUND INFORMATION

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

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

A two page information sheet was prepared by the Planning Office that shows the approximate location of the storm water system for the existing parking lot. An underground storm water pipe runs from a catch basin at the southern-most corner of the existing lot, along Fagan Ave. running away from State St. for approximately 4 lots. The pipe then crosses under Fagan Ave.

and runs the full depth of the lot on the south side of Fagan Ave. and eventually empties into an open drainage ditch that runs perpendicular to State St.

The initial review from the Planning Department indicates that, should this application proceed, the applicant will need to submit a special use permit to conduct the Automobile sales use upon the three adjacent lots which are currently single family residential or vacant/treed lots. There are also strict buffering requirements for unenclosed uses adjacent to residential homes, as this proposal would be : 220-21 (B) and 220-16 (A) (3) (a).

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

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

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

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

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

Mr. Cromer provided the Planning Office with an updated site plan that was stamped "Received Jan 13 2023 Planning Office Niskayuna, NY" that includes a vegetative screening of American Arborvitae trees 6' on center along the north and west edges of the proposed combined lot. A version of the updated site plan was marked to identify how each parking space would be used – for customers, employees, storage, etc.

1/23/23 Planning Board (PB) meeting – Mr. D'Arpino recused himself from this project due to a relationship with the presenting engineer. Mr. Cromer attended the meeting and stated that he has hired the engineering firm Clough Harbor & Associates to help him with the project. An engineer from their staff was also at the podium with Mr. Cromer. Ms. Robertson projected the site plan stamped 1/13/23 on the screen and Mr. Cromer identified the Arborvitae tree screening and color coded breakout of parking spaces. Mr. Cromer provided the Board with a copy of the letter that was provided to neighboring residents describing the project. The storm water system was very briefly discussed including a discussion of the use of an underground storm water vault. The engineer representing Clough Harbor stated that he is still getting up to speed regarding the project details. The Board agreed on the following next steps.

1. Arrange a site walk of the property
2. Hold a public hearing at the 2/13/23 PB meeting.

1/27/23 Complete Streets Committee (NCSC) meeting – The Complete Streets Committee reviewed the most recent site plan drawing and requested that the project include the addition of a new sidewalk along Fagan Ave from State St. to Albany St.

2/1/23 Conservation Advisory Council (CAC) meeting – Mr. Cromer and Mr. Dickinson from Clough Harbor & Associates attended the meeting and repeated the presentation at the 1/23/23 PB meeting. The CAC expressed many of the same concerns they had expressed at the previous meeting: that the project may have a negative environmental, human and neighborhood impact. The CAC asked if the size of the proposed parking lot could be reduced to allow for additional green space. Mr. Cromer noted that he is working on a long form EAF.

2/9/23 Tree Council (TC) meeting -- The Tree Council requested that the patch of large trees between 17 S Fagan Ave and 33 S Fagan Ave be retained and the proposed parking spaces to be worked around the existing trees.

2/13/23 Planning Board (PB) meeting – Notifications for a public hearing were circulated and a public hearing was held at the 2/13/23 Planning Board meeting. No residents chose to attend the hearing but Ms. Robertson, Town Planner, did receive a phone call from a resident on South Amherst Ave. The resident expressed concerns related to traffic congestion caused during the offloading of vehicles being delivered to the dealership, light bleed off of the site and cars being parked on the lawn of the dealership.

The applicant's engineer presented revised site plan drawings. The new design reduces the number of parking spaces from 107 to 94 and reduces the curb cuts on S. Fagan Ave. from two to one. This preserves more green space and the new design allows the proposed new parking lot to connect to the existing lot so cars may be moved back and forth without the need to come out on public streets. A colored rendering of the property with proposed extensive mature landscaping was shown. A lengthy discussion of the new design ensued between the Board, the applicant and the applicant's engineer.

Mr. McPartlon, the PB project lead for the project, stated that he and other members of the Planning Office participated in a site walk to assess the property and neighborhood first-hand.

Several members of the Planning Board and Planning staff expressed concern about the demolition of single family homes for this project. The Board was particularly concerned with removal of the second home, 33 S Fagan Ave, and asked for a proposal that keeps that allows that home to remain.

The Board noted that the storm water management areas in the updated plan are above ground rather than the closed subterranean system of the previous plan.

The Board requested the following additional information from the applicant.

1. Explore a plan that allows the second home (33 S Fagan) to remain standing
2. Include a clearly marked vehicle delivery area in the plan.
3. Include a more optimized plan for the vehicle reconditioning portion of the property.
4. Provide a long form EAF.
5. Provide a comprehensive look at how all potential sites fulfill Mathews needs (alternatives) to help support the decision making process.

The applicant provided the Planning Office with an updated site concept plan / rendering dated 2/27/23 and a full EAF dated 2/14/23. The new drawing includes more landscaping on the vehicle reconditioning site and a sidewalk along S. Fagan Ave. from State St. to the end of the proposed new parking lot area.

2/27/2023 Planning Board – the application was not on the PB agenda but a neighbor spoke in opposition to the project under privilege of the floor because they were unable to attend the public hearing due to a health issue. She had concerns with the offloading of vehicles onto the residential streets, the encroachment of commercial use towards her residential property, increased commercial lighting, safety for her children and disruption to the neighborhood from the current business. She also requested the large Spruce tree not be removed because it is home to birds of prey seasonally and she has contacted the DEC for guidance.

3/1/23 Conservation Advisory Council (CAC) meeting – The applicant was on the agenda for the 3/1/23 CAC meeting but at the applicant's request discussion of the project was tabled until the 4/19/23 meeting. Without significant discussion, the only additional comment the CAC had on March 1st was they need to understand how many and how often vehicles are being delivered.

3/3/2023 Complete Streets – The Complete streets recommended:

1. All vehicle drop offs need to occur onsite, not on State Street or side streets
2. The sidewalk looks good but should extend all the way to Albany St

3/9/2023 Tree Council – The Tree Council reiterated their request for the Norway Spruce to be worked around, strengthened by the evidence presented by the homeowner across the street that it is a nesting site for birds of prey. They noted the increased landscaping around the parking lot was an improvement – but they wanted to see the parking spaces go around the Norway Spruce.

Planning Department: The Planning Office is continuing to review this special use permit regarding the potential precedent approving it could set relative to demolishing a single-family home to allow for the expansion of commercial parking lots on State Street into residential side streets. The 2013 Comprehensive Plan specifically states that the Stanford Heights area has well-established residential neighborhoods and notes that the State Street Corridor should “maintain its low density development that doesn’t overwhelm and consume the adjacent residential neighborhoods” (p77).

3/27/23 Planning Board (PB) meeting – Devin Dickinson of CHA attended the meeting and represented the applicant. He explained changes that were included in a new revision of the site plan drawings and distributed copies of several documents to the PB members that he had not provided to the PB prior to the meeting. He noted that the previous requests by the PB have been included in the most recent revision including the following.

1. No parking signs have been added along South Fagan Ave.
2. Additional landscaping has been added along South Fagan Ave. to provide additional screening to the neighbor across South Fagan Ave.

The PB discussed the revised materials, noted a few additional action items for the applicant and called for a resolution for the PB to make a recommendation to the Town Board regarding the special use application.

1. They would like to see a full plan for the vehicle reconditioning center located across S. Fagan Ave from the proposed project site.
3. Add signage to direct automobile deliver trucks to load and unload at the specified location within the parking lot – and not on any of the side streets.
4. The proposed subdivision should include combining the 3 lots on S. Fagan Ave into or as part of 3900 State St.
5. Explore additional landscaping and buffering, especially to the S Fagan home adjacent to the reconditioning lot.

A revised site plan drawing that included the action items requested, above, with the exception of a complete plan for the vehicle reconditioning center, was provided to the Planning Office on 3/20/23. The drawing also includes the following changes.

1. The addition of a striped area for vehicle delivery loading along with robust signage to direct automobile haulers onto the site to facilitate the loading and unloading process.
2. Four (4) parking spaces were removed to preserve a high value mature evergreen tree (Norway Spruce).
3. Additional landscape buffering was added around the vehicle reconditioning site thereby reducing underutilized impervious surface area.

Planning Department – the Planning Department recommends discussing with the applicant a clause similar to what the Town requires for cell towers, because this parking may not be sufficient in the future and the dealership may secure more desirable parking elsewhere, that should the applicant no longer require these parking spaces, Matthew's would be responsible for taking out the pavement, and replacing with grass or other landscaping that could either return the parcels to residential use or maybe become a more green space.

The PB should review the revised site plan, prepare a findings report on the special use permit for the Town Board and take action on the resolution making a recommendation to the Town Board regarding the special use permit.

RESOLUTION NO. 2023-13

AT A REGULAR MEETING OF THE PLANNING BOARD AND ZONING COMMISSION OF THE TOWN OF NISKAYUNA DULY CALLED AND HELD ON THE 27TH DAY OF MARCH 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
JOSEPH DRESCHER

One of the purposes of the meeting was to make a recommendation to the Town Board on a Special Use Permit.

The meeting was duly called to order by the Chairman.

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

WHEREAS, Mitch Cromer, agent for Rob Matthews of State Street Quad K, LLC owner of the property and the Kia automotive dealership, submitted an Application for Site Plan Review and a special use permit to combine 17, 25 and 33 Fagan Ave. properties with the existing Kia Automobile lot at 3900 State St, remove two single family homes and extend the Automobile sales lot onto S Fagan Ave, as described in an undated 3-page drawing set entitled "Matthews Auto Group, 3900 State St., Schenectady, NY 12304" by CHA stamped "Received Mar 20 2023 Planning Office Niskayuna, NY" by Planning Office staff containing the following:

- Sheet "C-001 Existing Conditions"
- Sheet "C-100 Concept Site Plan"
- Sheet "C-101" Snow & Off Loading"

, and

WHEREAS, the zoning classification of the property is C-H Commercial Highway zoning district, and

WHEREAS, Section 220-10 District Regulations includes (F) C-H Highway Commercial District, (3) Special principal uses, (a) Automobile sales and service establishments, general automotive repair facilities, gasoline service stations and automobile laundries with approval of a special use permit by the Town Board, and

WHEREAS, the Planning Board conducted a public hearing on February 13, 2023 to consider the application for site plan approval and special use permit, and

WHEREAS, the application was referred to the Conservation Advisory Council (CAC) on January 4, 2023 and they have been reviewing the environmental impacts, with concerns over:

- The negative effect on the existing residential neighborhood
- The loss of greenspace and the effect additional impervious surface has on the adjacent residential homes
- The underutilization of existing parking spaces on adjacent-owned properties
- The negative effect on the Comprehensive Plan; and,

WHEREAS, the Complete Streets Committee (CS) reviewed the project at their regularly scheduled meeting on 3/3/23 and recommended the following:

- All vehicle drop off should occur onsite, not on State St or side streets.
- The proposed sidewalk looks good but would preferably extend all the way to Albany St.

WHEREAS, the Tree Council (TC) reviewed the project at their regularly scheduled meeting on 3/9/23 and recommended the following:

- The Norway Spruce tree should be saved and worked around as it is significant and valuable to wildlife in the area.

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

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

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

NOW, THEREFORE, be it hereby

FURTHER RESOLVED, that this Planning Board and Zoning Commission hereby recommends that the Town Board grant a special use permit to combine 17, 25 and 33

Fagan Ave. properties with the existing Kia Automobile lot at 3900 State St, remove two single family homes and extend the Automobile sales lot onto S Fagan Ave, as shown in a 3-page drawing set stamped "Received Mar 20 2023 Planning Office Niskayuna, NY, subject to final site plan approval by the Planning Board. The findings for this recommendation by the Planning Board are attached to this resolution.

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
JOSEPH DRESCHER

The Chairman declared the same _____.

PB FINDINGS ATTACHED

TOWN OF NISKAYUNA
Application for Special Use Permit

APPLICANT (Owner or Agent):

Name: MITCH CROMER

Address: 3900 STATE ST.

NISKAYUNA

Telephone: (607) 267-2306 Fax: _____

LOCATION:

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

Section-Block-Lot: _____ - _____ - _____

Zoning District: COMMERCIAL HIGHWAY

Proposal Description:

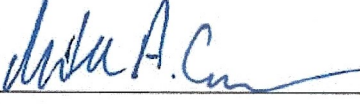
MATTHEWS KIA OF SCHENECTADY IS LOOKING TO EXPAND OUR INVENTORY PARKING LOT BY PURCHASING 17, 25, 33 S FAGAN AVE PARCELS AND PAVING THEM WITH APPROPRIATE BORDERING BUFFER SPACE AND ZERO LIGHT POLLUTION BETWEEN RESIDENTIAL AREAS.

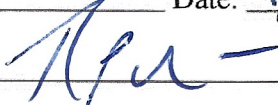
Each special use permit application shall be accompanied by a site plan for which there are additional fees.

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

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

Consulting Fees: The cost incurred by the Town for the review of an application by the Town Engineer, consulting engineering firm or other consulting fees, in connection with a Board's review of a proposed application shall be charged to the applicant. The Board to whom the application is made shall obtain an estimate from any designated consultant of the amount sufficient to defray the cost of such services and shall collect from the applicant the estimated charges. Any portion of the estimated charges so collected, which are not expended by the Town, shall be returned to the applicant. Any such costs incurred by the Town beyond the estimated charges initially collected from the applicant, shall be collected from the applicant prior to final action upon the application.

Signature of applicant:  Date: 1/13/2023

Signature of owner (if different from applicant): 

Date: 3/23/23

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.

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- SITE COVER FOR 17, 25, 33, S. FAGAN:**
- TOTAL PROPERTY (≈1.09 ACRES)
 - BUILDING COVER (≈0.07 ACRE)
 - DRIVEWAY COVER (≈0.10 ACRE)
 - WOOD COVER (≈0.28 ACRE)
 - GRASS COVER (≈0.64 ACRE)
 - IMPERVIOUS AREA (≈16%)

Drawing Copyright © 2023

CHA
111 Winners Circle, P.O. Box 5269
Albany, NY 12205-0269
518.453.4500 / www.chacompanies.com

MATTHEWS AUTO GROUP,
3900 STATE ST.
SCHENECTADY, NY 12304

M Matthews Kia of Schenectady

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

MATTHEWS KIA
PARKING LOT EXTENSION
PROJECT

No.	Submittal / Revision	App'd	By	Date

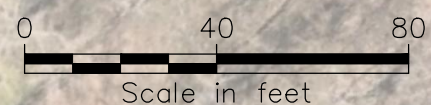
EXISTING
CONDITIONS

Designed By:	Drawn By:	Checked By:
DD	HB	DD

Issue Date:	Project No:	Scale:
XXXXX	080685	AS SHOWN

Drawing No.:

C-001



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MATTHEWS AUTO GROUP,
3900 STATE ST,
SCHENECTADY, NY 12304



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MATTHEWS KIA
PARKING LOT EXTENSION
PROJECT

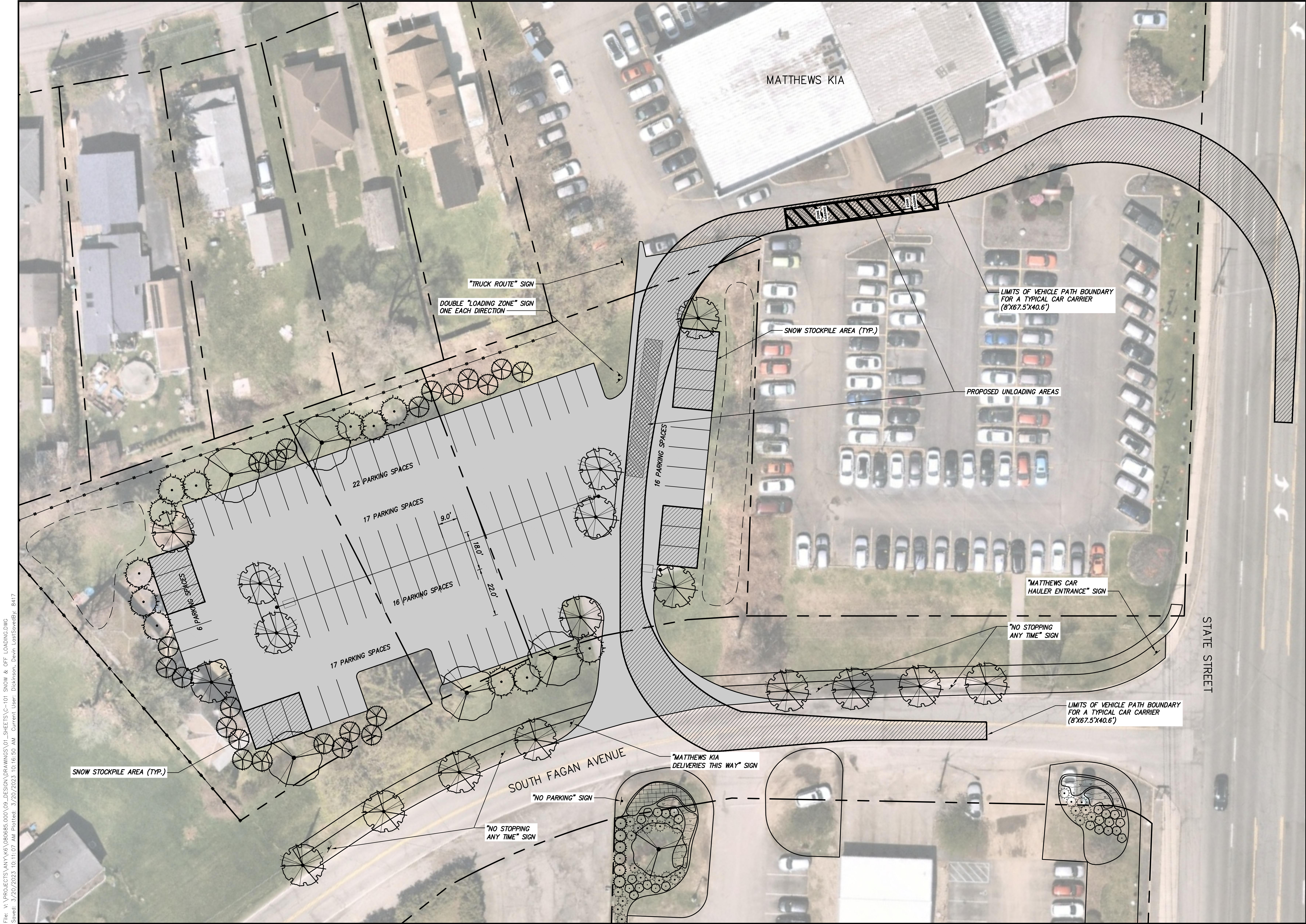
No.	Submital / Revision	App'd. By	Date

CONCEPT SITE PLAN

Designed By:	Drawn By:	Checked By:
ECH	ECH	DD
Issue Date:	Project No:	Scale:
XXXXX	080685	AS SHOWN

Drawing No.:

C-100



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CHA

111 Winners Circle, PO Box 5269
Albany, NY 12205-0269
518.453.4500 | www.chacompanies.com

MATTHEWS AUTO GROUP,
3900 STATE ST,
SCHENECTADY, NY 12304

M Matthews Kia of Schenectady

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE
ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE
STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE
NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE
DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION
OF THE ALTERATION.

MATTHEWS KIA
PARKING LOT EXTENSION
PROJECT

No.	Submittal / Revision	App'd	By	Date

SNOW & OFF
LOADING

Designed By:	Drawn By:	Checked By:
XXX	XXX	XXX
Issue Date:	Project No:	Scale:
XXXXX	080685	AS SHOWN

Drawing No.:
C-101



MATTHEWS AUTO GROUP,
3900 STATE ST.
SCHENECTADY, NY 12304
Matthews Kia of Schenectady

THIS PLAN IS FOR THE USE OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER SOURCE. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN.

MATTHEWS KIA
PARKING LOT EXTENSION
PROJECT

No.	Revised/Revision	DATE	BY	CHK

CONCEPT SITE PLAN

Designed By:	Drawn By:	Checked By:
ECH	ECH	DO
Issue Date:	Project No.:	Scale:
10/00/00	000000	AS SHOWN

Drawing No.:
C-100



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 1

MEETING DATE: 3/27/2023

ITEM TITLE: DISCUSSION: Antonia Park / Polsinelli Drive (40.-1-54.11) – An Application for Approval of Plat – Minor Subdivision Plan for a 2-Lot minor subdivision and lot line adjustment.

PROJECT LEAD: Ms. Gold

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).

The Planning Board took action on Resolution 2023-09 for sketch plan amendment of a 2-lot minor subdivision and lot line adjustment at Antonia Park / Polsinelli Dr. (40.-1-54.11), SEQR determination and a call for a public hearing during the "New Business" portion of the 3/27/23 PB meeting. The PB should review the results of the vote on Resolution 2023-09 and consider calling for a resolution for approval of plat plan for a minor subdivision for the 4/17/23 PB meeting.

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.

1/9/23 Planning Board meeting – Mr. Polsinelli appeared before the Board and explained his proposed project. The Planning Office and Planning Board requested that the following be added to the sketch plan drawing.

1. Contour lines so that drainage channels are properly identified.
2. Deed restrictions to prevent subsequent subdivision.
3. Water and sewer connections.

A revised site plan drawing with a revision date of 1/20/23 was provided to the Planning Office.

2/1/23 Conservation Advisory Council (CAC) meeting – The CAC reviewed the project and made the following recommendations.

1. Include the delineation of all wetlands on the property on the site plan drawing.
2. Include provisions that the newly created lots shall not be subdivided.
3. Have a TDE review the utility service and drainage for the property.

On 2/6/23 the applicant's engineer provided the following 6-page sketch plan drawing set to the Planning Office.

Page No.	Title	Author	Rev
1	Homestead Place at Antonia Park	Gilbert VanGuilder Land Surveyor, PLLC	1/20/23
2	Overall Site Plan	Brett Steenburgh, P.E. PLLC	2/3/23
3	Detailed Grading & Utility Plan	Brett Steenburgh, P.E. PLLC	2/3/23
4	E & SC Plan	Brett Steenburgh, P.E. PLLC	2/3/23
5	Details	Brett Steenburgh, P.E. PLLC	2/3/23
6	Details	Brett Steenburgh, P.E. PLLC	2/3/23

The Planning Office reviewed the 6-page drawing set relative to the PB and CAC requests listed above and noted the following.

No.	Description of Request	Status
1	Add contour lines and drainage paths	Contour lines added to pg. 3 but proposed drainage plan adds a new catch basin feeding an existing closed pipe Town storm water system that is already at maximum capacity
2	Deed restrict additional subdivision	A future subdivision note is included on pg. 3 but it only refers to "lot 4", two different lots are also identified as lot 2.
3	Show water and sewer connections	Shown on dwg. but an analysis should be performed to assure that the existing town utility systems can support the proposed connections.
4	Include wetland delineation	Wetlands are shown in the back lot but a reference note indicates the delineation is from a survey performed in 2006. A more recent survey is appropriate.

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2/13/23 Planning Board (PB) meeting – Brett Steenburgh, P.E., the applicant's engineer, attended the meeting. He explained that Mr. Lecce disagreed with deed restricting potential future subdivision of the land that will be annexed to his property via lot line adjustment. After a short discussion it was agreed that the same “Future Subdivision Note” that is included in the 4-Lot Vincenzo Drive subdivision drawing will be added to the Antonia Park / Polsinelli Dr. 2-Lot subdivision drawing. The note reads as follows.

“Any future subdivision of the unrestricted lands of Lot 4 will require a major subdivision review as required under the Town of Niskayuna subdivision law at that time”.

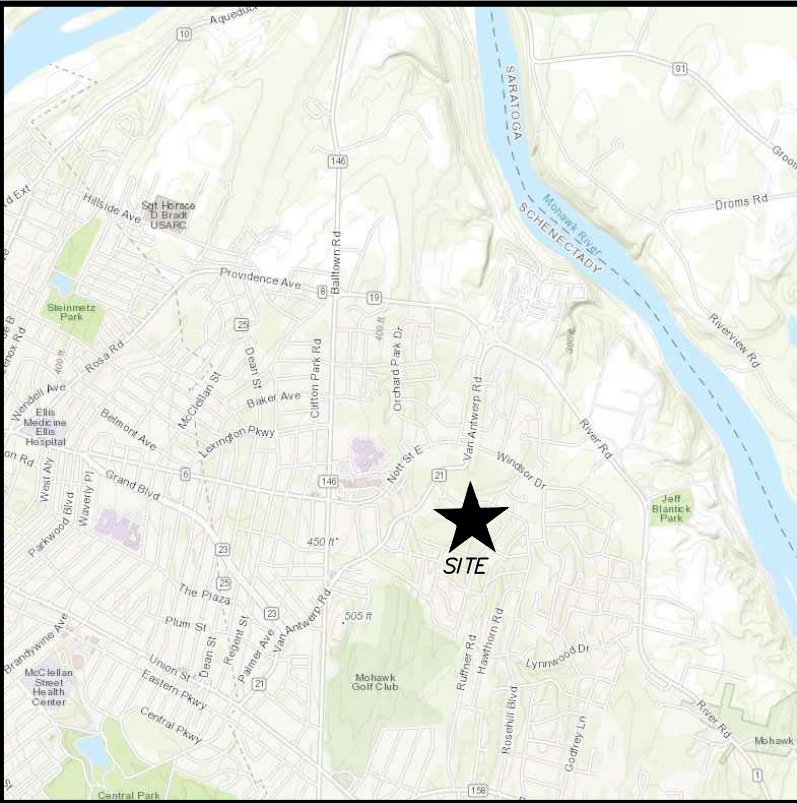
Ms. Robertson asked Mr. Steenburgh to reach out to the Town's Engineering Department immediately to discuss utilities because there were issues with sewer and drainage. The Board called for a resolution for sketch plan approval, SEQR determination and call for a public hearing for the 2/27/23 PB meeting.

2/27/23 Planning Board (PB) meeting – The PB discussed Resolution 2023-06 thereby approving the sketch plan, directing the Town Planner to file a Negative SEQR declaration with (4) comments from the Conservation Advisory Council (CAC) included and calling for a public hearing to be held on March 13, 2023.

Mr. Polsinelli spoke with the Planning Board at the 2/27/2023 and requested that the public hearing be postponed to 3/27/2023. The Planning Department did not file the public hearing in time for this meeting – therefore the resolution should be amended to call for a public hearing at the next available Planning Board meeting, April 17, 2023. The Planning Board took action on this resolution prior to the discussion item this evening.

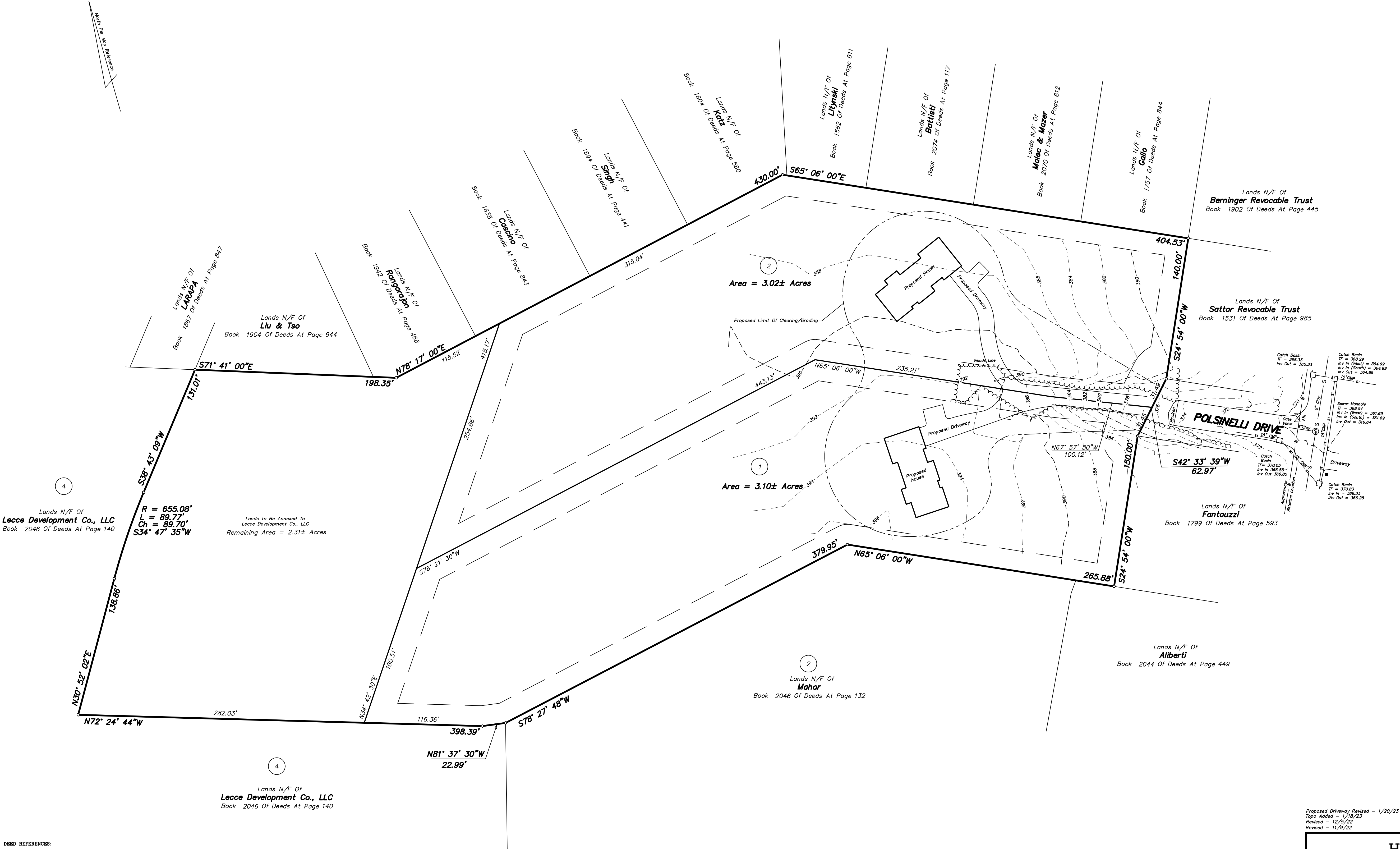
Due to the unintentional delay and the unusual circumstance of only one PB meeting in April – the Planning Department recommends also calling for a tentative resolution for approval at the April 17, 2023, which can be tabled if there is significant public comment requiring additional items to be addressed. The Planning Department will work on hiring a TDE by April 17 for this project.

The applicant had a meeting with the Engineering Department discussing the issues with connecting into the Town Sewer line. The Engineering Department is currently working on flow metering of the sewer line and is communicating with the DEC on these two potential connections to this line. Because this is an outstanding item, the Planning Board can consider a condition in the resolution that delays the allowance of any building permit until the sewer connections can be made (subject to Town Attorney approval).



SITE LOCATION

SITE STATISTICS:
ZONING: R-1 SINGLE FAMILY DWELLING
MIN. LOT SIZE - 18,000 SQ. FT.
MIN. WIDTH - 100 FT.
MIN. DEPTH - 125 FT.
MIN. FRONT SETBACK - 35 FT.
MIN. SIDE SETBACK - 20 FT./BOTH 40 FT.
MIN. REAR SETBACK - 25 FT.



DEED REFERENCES:
CONVEYANCE TO VINCENZA POLSINELLI BY DEED RECORDED IN THE SCHENECTADY COUNTY CLERK'S OFFICE IN BOOK 1851 OF DEEDS AT PAGE 649.

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

- NOTES:
- 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.
 - NO ATTEMPT WAS MADE TO SHOW UNDERGROUND IMPROVEMENTS IN THE PREPARATION OF THIS SURVEY.
 - ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
 - 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.
 - 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.

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.

Proposed Driveway Revised - 1/20/23
Tape Added - 1/18/23
Revised - 12/5/22
Revised - 11/30/22

HOMESTEAD PLACE AT
ANTONIA PARK
SECTION 9

TOWN OF NISKAYUNA		SCHENECTADY COUNTY, NEW YORK	
MAP NUMBER: 23 - 22 - 12	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

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

A. ALL WATER SERVICES SHALL BE A MIN. OF 5 FEET DEEP FROM FINISHED GRADE TO THE TOP OF THE PIPE. THE CONTRACTOR SHALL CONSTRUCT THE WATER LINE SO THAT ALL CROSSINGS WITH OTHER UTILITIES HAVE THE REQUIRED CLEARANCES. INVERTS AT THE WATER AND SEWER CROSSINGS ARE NOTED ON THE PLANS

B. WATER LINES SHALL BE LAID AT LEAST 10 FT. HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER. WATER MAINS CROSSINGS SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 IN. BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER

WATER NOTES:

A. THE TOWN OF NISKAYUNA SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION
DISINFECTION AND TESTING OF THE WATER MAIN.

SEWER NOTES:

A. EXISTING MANHOLE SHALL BE RAISED USING A 3 FOOT HIGH BARREL SECTION. THE NEW SECTION SHALL HAVE POLYMER STEPS. THE EXISTING CONE SECTION SHALL BE REMOVED AND THE BARREL SECTION INSTALLED USING NEW BUTYL SEALS. TWO LAYERS OF ASPHALT SEALANT SHALL BE APPLIED TO THE NEW SECTION. THE EXISTING CONE SECTION SHALL BE RE-USED. ALL STEPS SHALL BE ALIGNED.

B. UPON RAISING THE MANHOLE RIM, A POSITIVE PITCH OF THE FINISHED GRADE AWAY FROM THE MANHOLE IN ALL DIRECTIONS SHALL BE ESTABLISHED.

GENERAL NOTES

3. IT IS THE INTENT OF THESE PLANS TO BE IN STRICT CONFORMANCE WITH ALL TOWN OF NISKAYUNA, COUNTY OF RENSSELAIRE STATE OF NEW YORK, AND APPLICABLE FEDERAL RULES REGULATIONS, AND LAWS. IF CONFLICTS ARE NOTED BETWEEN THE ABOVE, AND THESE PLANS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER AND THE TOWN ENGINEER.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, ELEVATIONS, AND MATERIALS GIVEN ON THE PLANS.
5. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR ANY DAMAGE DONE OUTSIDE OF THE PROJECT AREA OR LIMITS OF CLEARING.
6. EXCESS BUILDING MATERIAL AND CLEARING DEBRIS SHALL BE DISPOSED OF OFF SITE.
7. UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS.
8. SURVEY BASE MAPS HAVE BEEN PROVIDED BY OTHERETT & STUBBINS, P.E., LLC. IT MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF SAID MAPPING.
9. CONFLICTS SHOWN ON PLANS OR BETWEEN THE PLANS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT OWNER REPRESENTATIVE AND/OR ENGINEER.

GENERAL NOTES:

1. BY ISSUANCE OF A BUILDING PERMIT, THE TOWN OF NISKAYUNA DOES NOT ASSUME ANY LIABILITY FOR STORM WATER DAMAGE BY GENERAL APPROVAL OF THESE PLANS. THE OWNER MUST ASSUME ANY AND ALL LIABILITIES FOR DAMAGE CLAIMED ARISING OUT OF INCREASED STORM WATER FLOW.
2. ALL ON-SITE SANITATION AND WATER FACILITIES SHALL BE DESIGNED TO MEET THE MINIMUM SPECIFICATIONS OF THE STATE HEALTH DEPARTMENT.

- SOIL EROSION AND SEDIMENT CONTROL MEASURES:
1. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISBURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
 2. INSURF AS PRACTICABLE, EXISTING VEGETATION SHALL BE PRESERVED.
 3. SOIL EROSION CONTROL ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE AREA AND DURATION OF SOIL DISRUPTION.
 4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE MAINTAINED.
 5. CONSTRUCTION TRAFFIC SHALL NOT CROSS STREAMS OR DITCHES EXCEPT AT SUITABLE CROSSING FACILITIES, AND SHALL NOT OPERATE UNNECESSARILY WITHIN WATERWAYS OR DITCHES.

MAINTENANCE OF EROSION CONTROL MEASURES:

1. THE DEVELOPER/CONTRACTOR OR HIS BUILDER SHALL INSPECT AND MAINTAIN THE INTEGRITY AND FUNCTION OF ALL TEMPORARY EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE DEVELOPMENT PROCESS. TO ASSURE PROPER FUNCTION, SILTATION BARRIERS SHALL BE MAINTAINED IN GOOD CONDITION AND REINFORCED, EXTENDED, REPAIRED, RE-SEEDED AND PROTECTED FROM FURTHER EROSION. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND CONTAINED IN APPROPRIATE SPOIL AREAS, WATER SHALL BE APPLIED TO NEWLY SEEDED AREAS AS NEEDED UNTIL GRASS COVER IS WELL ESTABLISHED.

FUTURE SUBDIVISION NOTE:

ANY FUTURE SUBDIVISION OF THE UNRESTRICTED LANDS OF LOT 4 WILL REQUIRE A MAJOR SUBDIVISION REVIEW AS REQUIRED UNDER THE TOWN OF NISKAYUNA SUBDIVISION LAW AT THAT TIME.

Tree Preservation Policy

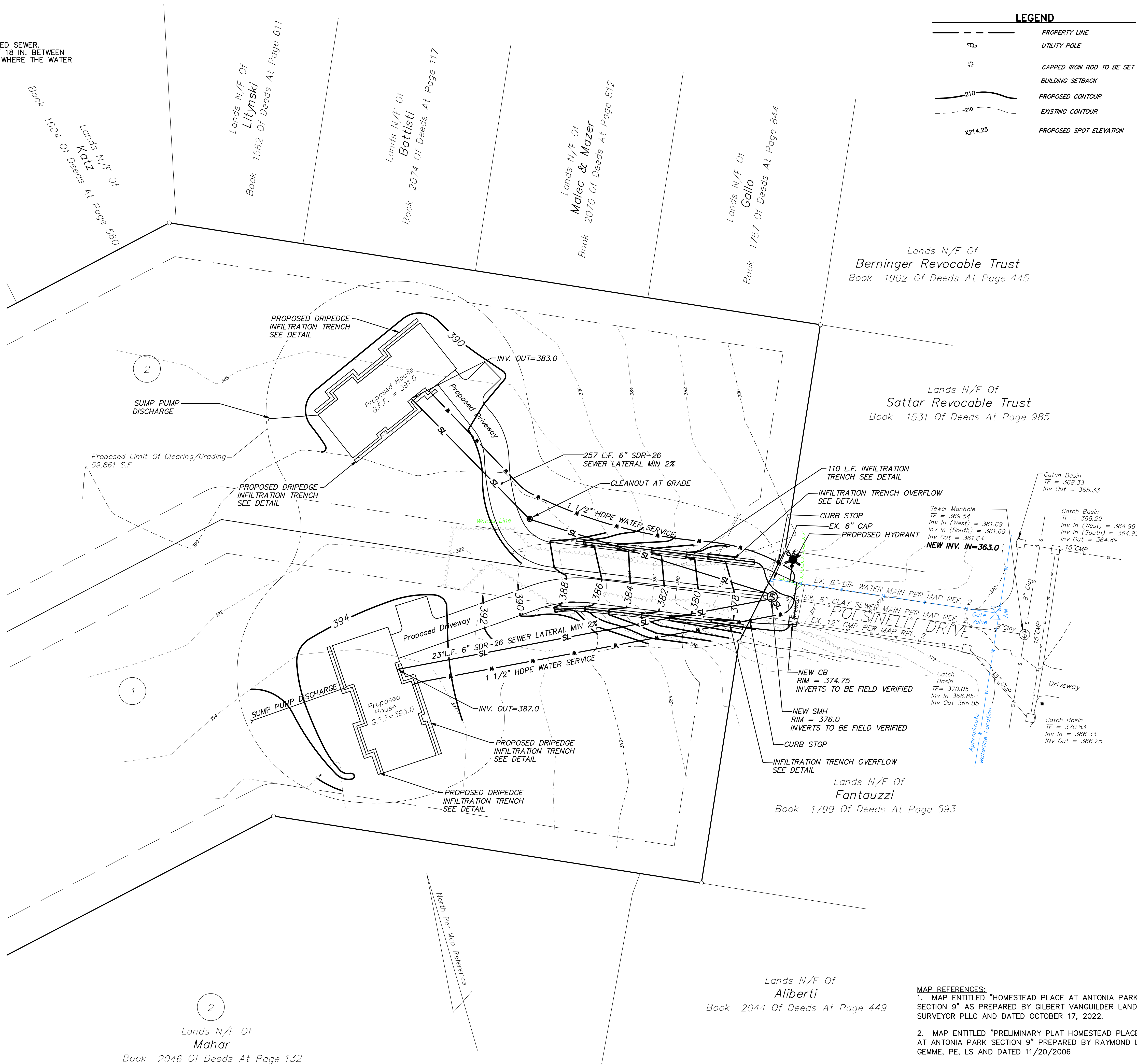
- Subdivision approval by the Planning Board authorizes grading and clearing within the road right-of-way and easements only. The applicant shall submit plans for individual lot grading to be approved as part of the building permit application.
- The grading plan submitted for the building permit shall identify all trees with a diameter of 5 inches or more as measured 3 feet above the base of the trunk and indicate those that are proposed to be removed and the reason why such removal is necessary.
- Any trees removed from a lot in a manner that is not consistent with the approved grading plan for that lot shall be replaced at the expense of the developer before the issuance of the certificate of occupancy. Replacement trees shall be of a type and size satisfactory to the Town Engineer.
- The grading plan shall be consistent with the purposes of the Soil Erosion and Sediment Control Ordinance in particular, erodible materials shall not be stockpiled within the drip line of trees to be preserved.

Grading Notes

- The applicant shall treat the grading plan—submitted for the subdivision as advisory only, and shall submit grading plans for review by the Building Inspector on a lot-by-lot basis that are consistent with the Planning Board requirements for tree preservation.

CHAIRMAN OF THE PLANNING BOARD KEVIN WALSH	DATE

TOWN ENGINEER MATTHEW YETTO, PE.	DATE



LEGEND

Diagram illustrating the proposed spot elevation for a building setback. The diagram shows a horizontal line representing the **PROPERTY LINE** and a dashed line representing the **UTILITY POLE**. A **CAPPED IRON ROD TO BE SET** is indicated by a circle with a cross. The **BUILDING SETBACK** is shown as a solid line with a proposed elevation of **210**. The **PROPOSED CONTOUR** is shown as a dashed line with an elevation of **210**. The **EXISTING CONTOUR** is shown as a dashed line with an elevation of **210**. The **PROPOSED SPOT ELEVATION** is indicated by the text **x214.25**.

MAP REFERENCES:

1. MAP ENTITLED "HOMESTEAD PLACE AT ANTONIA PARK SECTION 9" AS PREPARED BY GILBERT VANGUILDER LAND SURVEYOR PLLC AND DATED OCTOBER 17, 2022.
2. MAP ENTITLED "PRELIMINARY PLAT HOMESTEAD PLACE AT ANTONIA PARK SECTION 9" PREPARED BY RAYMOND L. GEMME, PE, LS AND DATED 11/20/2006

DETAILED GRADING AND UTILITY PLAN	BRETT L. STEENBURGH, P.E. PLLC
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FRED POLSINELLI
POLSINELLI DRIVE

POLSINELLI DRIVE
TOWN OF NISKAYUNA

STATE OF NEW YORK
SCALE: 1" = 30'

SHEET C-2

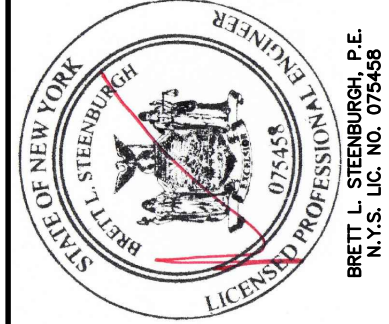
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2832 Rosendale Road
Niagara Falls, NY 14304

(518) 365-0675
bsteenburghpe@gmail.com

AT TRANSFORM

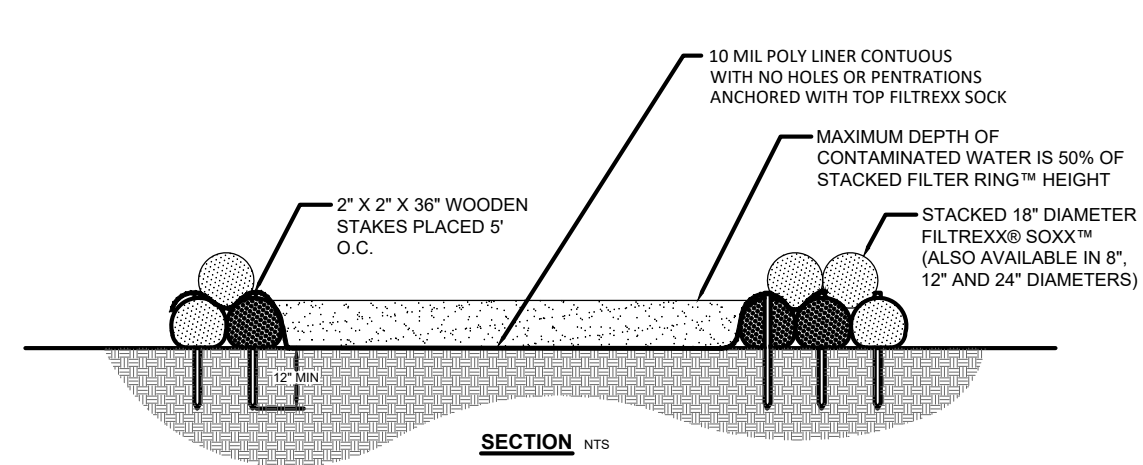
IMAGINATION INTO REALITY



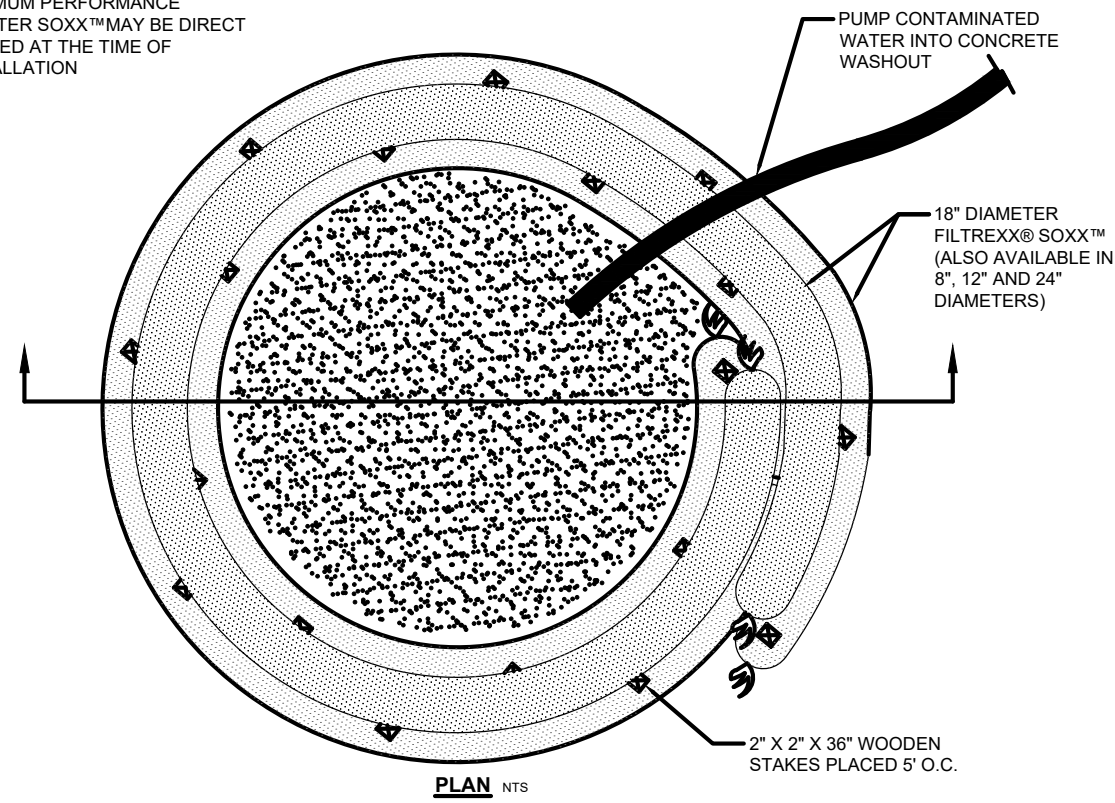
Scaling off these drawings shall be done only for review and approval purposes. Contractors shall use dimensions and electronic data only for layout and construction.

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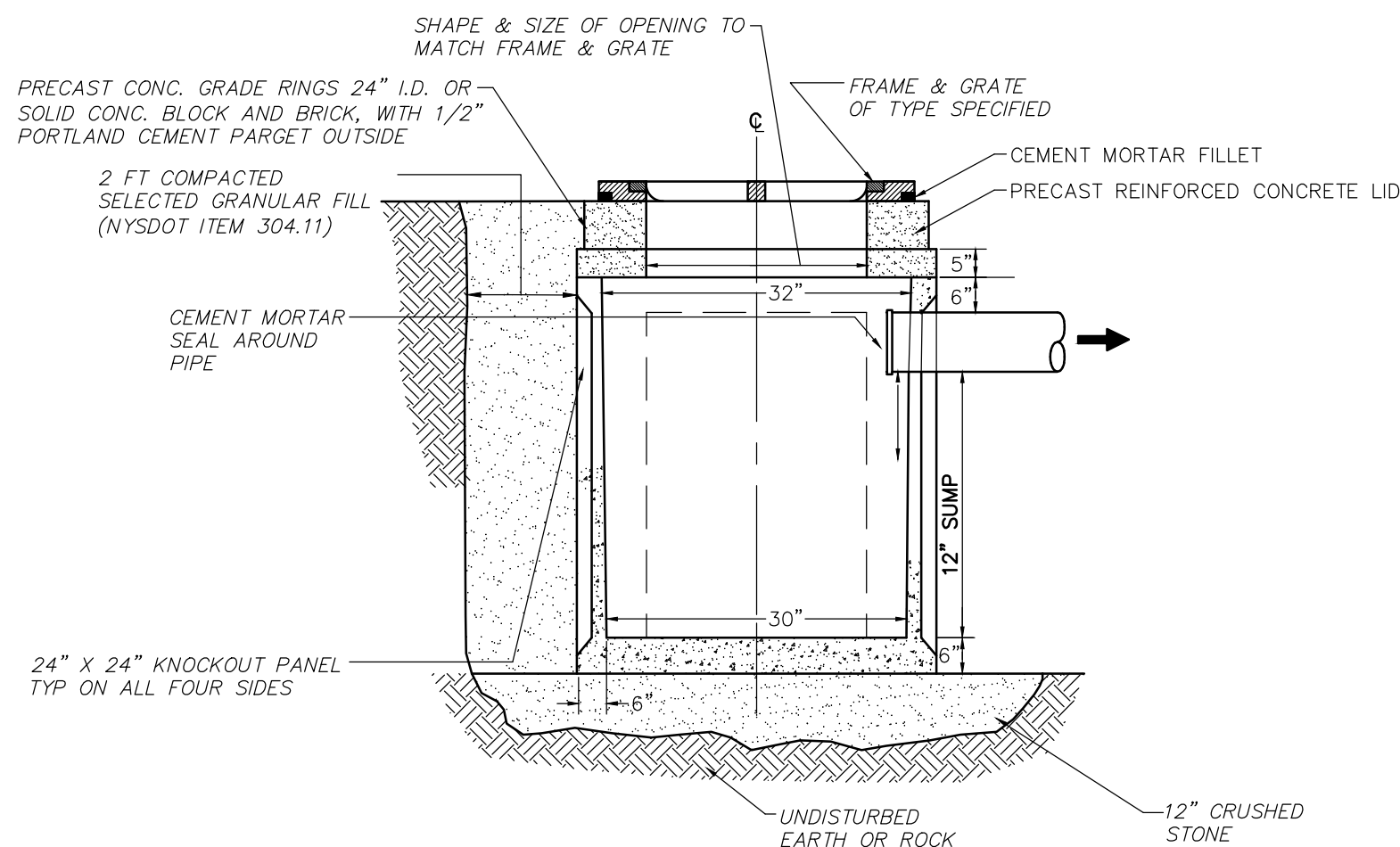
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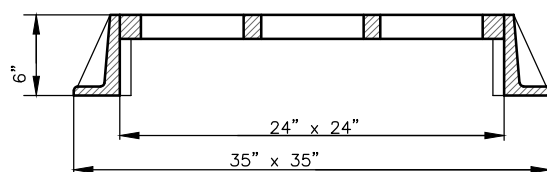
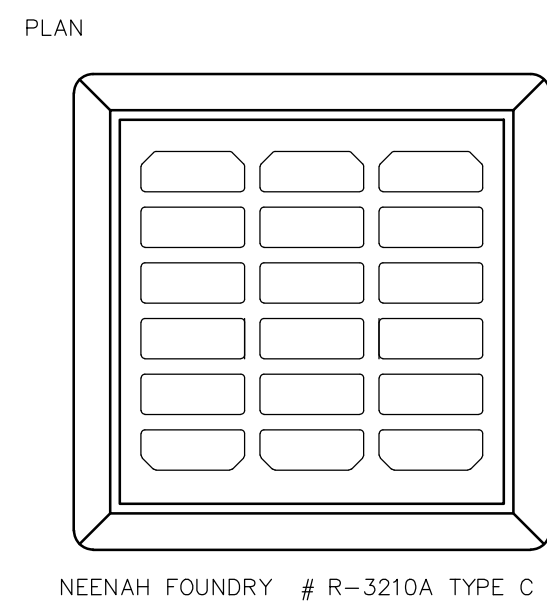
NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. FILTER SOCK™ MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION.



FILTREXX® CONCRETE WASHOUT
NTS

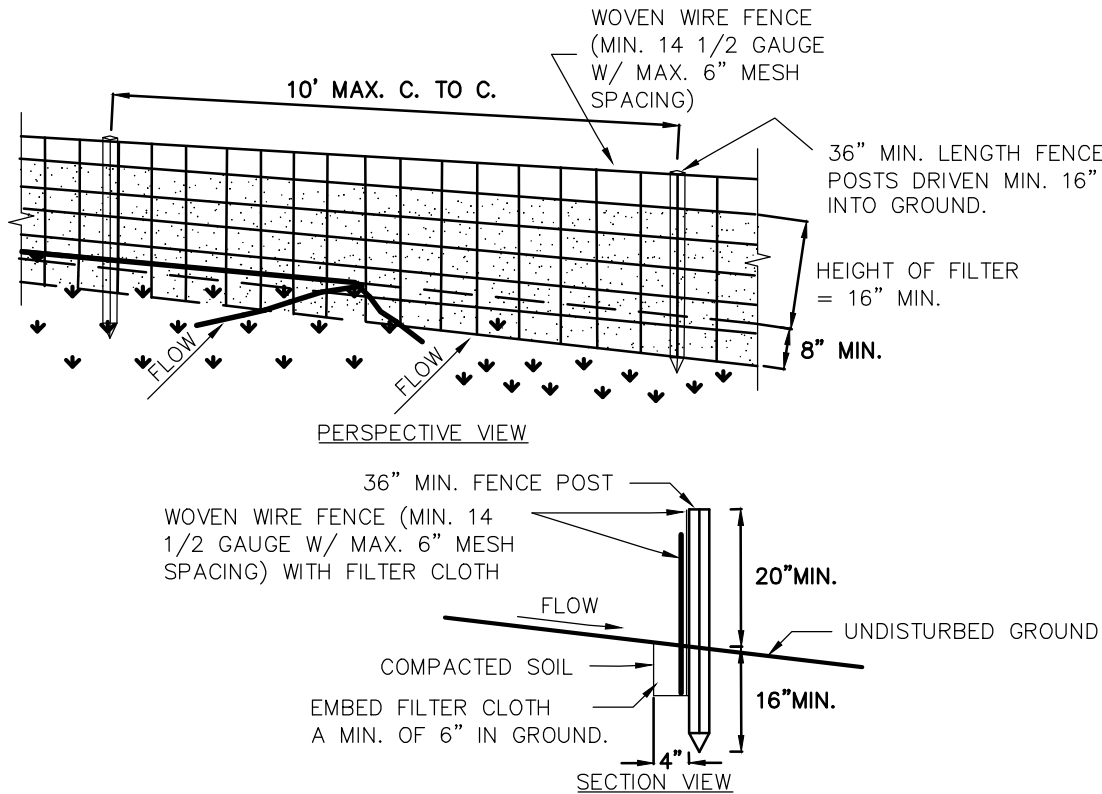


STANDARD SQUARE PRECAST CONCRETE CATCH BASIN (TYPE 2)
(NOT TO SCALE)



INLET STRUCTURE FRAME & COVER
(NOT TO SCALE)

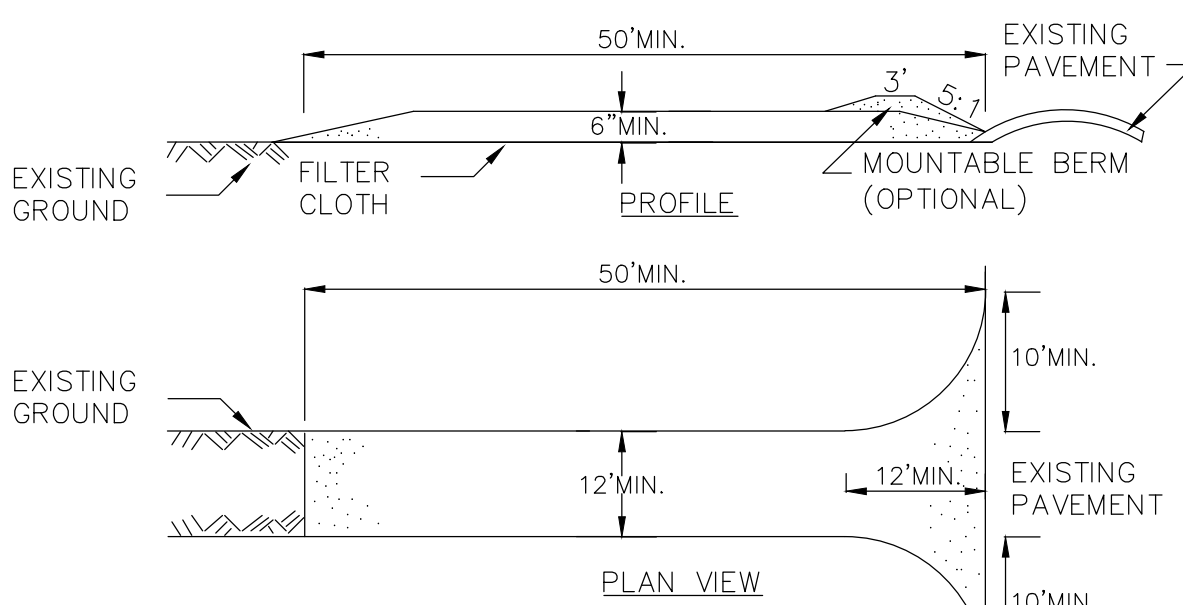
NOTES:
1. CEMENT MORTAR ALL AROUND FRAME.
2. FRAMES AND COVERS BY NEENAH FOUNDRY



CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "I" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

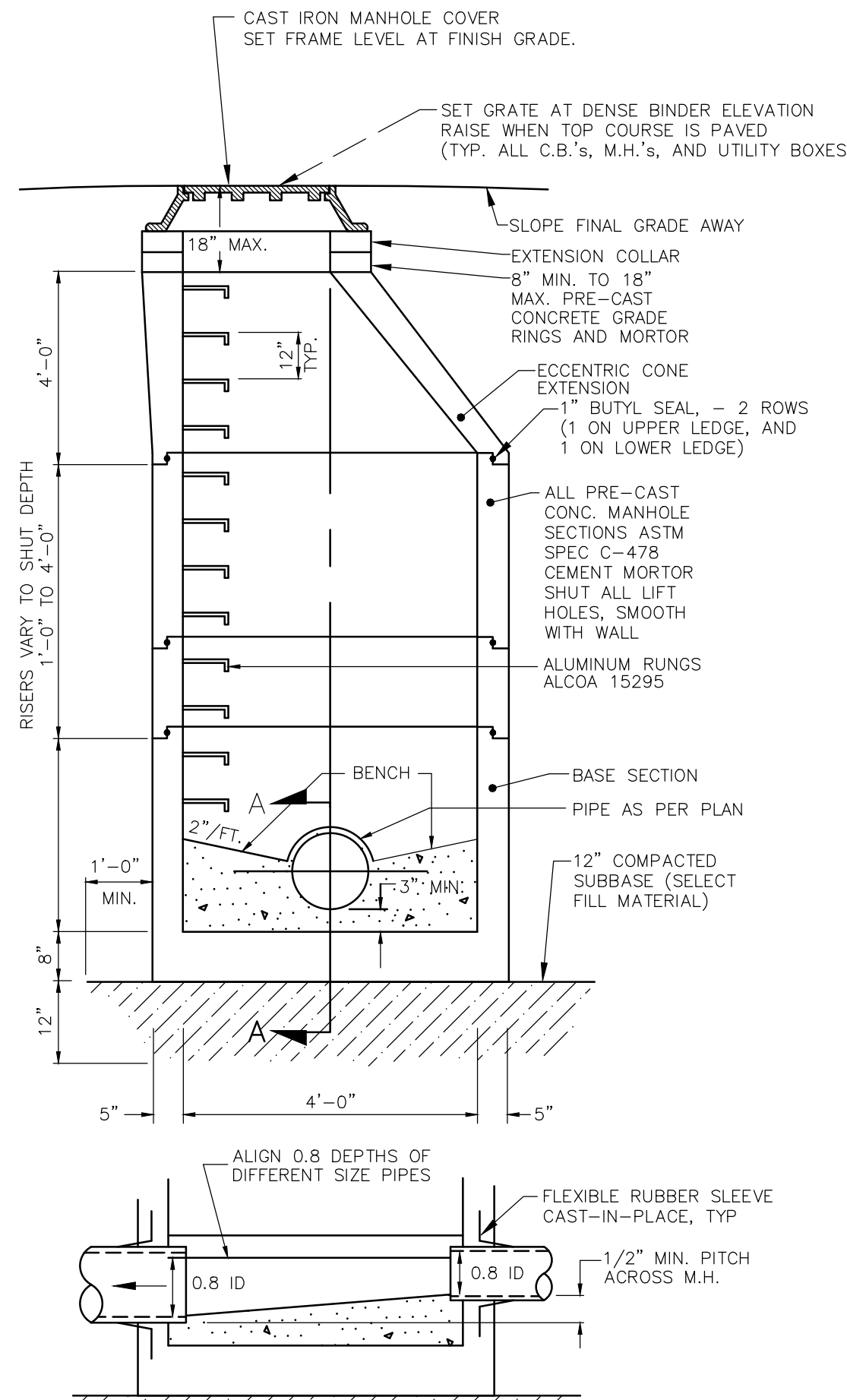
SILT FENCE DETAIL
(NOT TO SCALE)



CONSTRUCTION SPECIFICATIONS

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

STABILIZED CONSTRUCTION ENTRANCE DETAIL
(NOT TO SCALE)



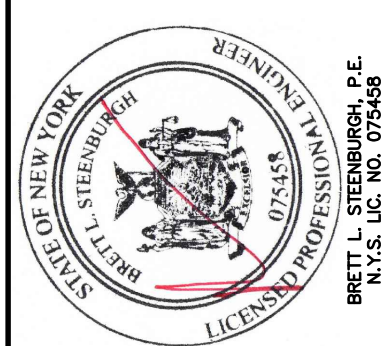
SECTION A-A

TYPICAL PRE-CAST CONCRETE MANHOLE
(NOT TO SCALE)

NO.	DATE	REVISIONS	B.Y.



Scaling off these drawings shall be done only for review and approval purposes. Contractors shall not scale drawings for layout and construction. Unauthorized alterations or additions to these drawings are prohibited. Copyright 2021 Brett L. Steenburgh, P.E. All rights reserved. No part of this publication may be reproduced without the express written consent of Brett L. Steenburgh, P.E.



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

**ENGINEERING THAT TRANSFORMS
IMAGINATION INTO REALITY**

COUNTY OF SCHENECTADY TOWN OF NISKAYUNA DRAWN BY: BLS CADD FILE: DATE: FEBRUARY 3, 2023	STATE OF NEW YORK SCALE: AS NOTED	SHEET C-5
	DETAILS FRED POLSINELLI POLISINELLI DRIVE TOWN OF NISKAYUNA	

CHAIRMAN OF THE PLANNING BOARD KEVIN WALSH	DATE
--	------

TOWN ENGINEER MATTHEW YETTO, PE.	DATE
----------------------------------	------

CAC SEQR FINDINGS EAF

2023-03

Polsinelli 2 Lot Subdivision

2/1/2023

PART 2

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?

No to small. The CAC noted that only two lots where significantly more could be potentially considered is more acceptable within that area that has a history of drainage issues.

2. Will the proposed action result in a change in the use or intensity of use of land?

Yes, small. There will be a small change as one parcel is being subdivided into two lots and there will be some open space lost.

3. Will the proposed action impair the character or quality of the existing community?

Yes, small. The limits of clearing are very important and should be strictly adhered to. Deed restricting for no further subdivision is also incredibly important for the quality of the community. Protecting the wetlands and providing an adequate 25 foot buffer is also essential.

4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?

No. There is no CEA in the area.

5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?

No. With only two lots there will be minimal impact in this regard.

6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?

The CAC noted that use of energy efficient practices within the new homes as well as a lack of pesticides in future lawns would be greatly helpful to the environment. This was noted even though Mr. Polsinelli has no intention on developing the homes, it was asked to be passed on to buyers.

7. Will the proposed action impact existing: (a) public / private water supplies?(b) public / private wastewater treatment utilities?

Yes, small impact. Water and sewer connections are nearby and the addition of two units usually has minimal impact on the current systems.

8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?

Yes, small. The CAC noted less clearing is better for aesthetic resources and it's important to retain forest here.

9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?

Yes, small. It is important to overlay the historic wetlands on the current surveys to indicate there are wet areas throughout the parcel. Minimal clearing is important and protection of the wetlands is essential for flora and fauna on the property. Having historic wetlands indicated on the survey helps with this.

10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?

Yes. Drainage is a documented issue in this neighborhood, and therefore the Planning Board is advised to look at this very closely. There may be potential for rain gardens or other mitigating factors to be added to the site to help with rainwater.

11. Will the proposed action create a hazard to environmental resources or human health? No.

The CAC did not identify any hazards to environmental resources or human health.

PART 3

The Council was concerned with the wetlands on the property. While the applicant stated that there were no wetlands on the area of disturbance, and the area of disturbance had been examined, there was no detail of historic wetlands on the surveys and the rest of the property had not been delineated to show where they may be. The Council recommended at least providing details on historic wetlands on future surveys because protection of wetlands was essential to mitigating the environmental impacts of this subdivision.

The CAC discussed the concern of loss of green spaces and trees in the area. While the applicant stated he would not commit to fully preserving the land for economic reasons, he did state willingness to deed restrict the back portions of the properties for no further subdivision. It was also noted that the original zoning of the area allowed for up to 26 units, so the 2 planned homes would be a substantial improvement to maintaining open space.

The CAC discussed concerns over storm water management. It was determined that suitable plans could not be made until full contours of the area were produced, but mitigation techniques such as rain gardens may have to be employed.

The CAC noted that the least amount of tree clearing possible would be beneficial for the community.

The CAC stated that clean energy, LED lights, minimal area lighting, solar panels, landscaping and landscape screening, and pesticide-free practices would be important to mitigate the environmental impacts of any additional buildings to the site.

The CAC voted unanimously for a recommendation to the Planning Board on a negative declaration with the condition that:

1. The limits of clearing were very small
2. Drainage was looked into closely
3. Wetlands or historic wetlands were added to the subdivision map
4. No further subdivision restrictions were added to all parcels.



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 2

MEETING DATE: 3/27/2023

ITEM TITLE: DISCUSSION: 1757 Union St. – Bank of America – A site plan application for replacement façade and directional signage.

PROJECT LEAD: TBD

APPLICANT: Kristen Macleod, 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:

Kristen Macleod, of AJ Signs. and agent for the owner, has submitted an Application for Site Plan Review for replacement façade and directional signage for the Bank of America located at 1757 Union St. The property is located within the C-N Neighborhood Commercial zoning district.

BACKGROUND INFORMATION

A 22-page sign documentation package entitled “Bank of America 1757 Union St. Schenectady, NY” by Stratus Unlimited dated 11/1/22 was submitted to the Planning Office with the application.

Façade Signs

The application proposes to replace two existing façade signs with two new signs of smaller area. A third existing sign will be removed and not replaced. A replacement ATM Surround is proposed that is very similar to the existing surround. However, a portion of the surround should be viewed as a façade sign.

Schedule I-D C-N District Schedule of Supplementary Regulations column 7 Permitted signs states that “For each linear foot of building frontage, 1 square foot of sign area shall be permitted....Under no circumstances shall any 1 sign exceed 50 square feet.” As proposed, all façade signs comply.

Article VIIIA Town Center Overlay District, Neighborhood Commercial and Highway Commercial Standards Section 220-48.4 Signs E (4) Illumination: states “Sign lighting should minimize glare and maintain the aesthetic character of the area. Therefore, signs may be internally lit, backlit and externally lit.” As proposed, all façade sign comply.

The following table summarizes the existing and proposed replacement façade signs.

Sign Ref.	Façade Length (ft.)	Existing Sign Area (sq. ft.)	Proposed Sign Area (sq. ft.)
EXT-001	86	68.5	49.9
EXT-002	86	52	No replacement
EXT-003	48	52	49.9

Directional Signs

The application proposes to replace (9) existing directional signs with new signs of similar design.

Section 220-22 Signs A (3) Directional signs: states “Directional signs such as entrance, exit, etc., shall be of a size not to exceed three square feet and not to exceed four feet in height above the existing grade of the street unless otherwise specified in this chapter.”

The following table summarizes the existing and proposed replacement directional signs.

Sign Ref.	Existing Sign (Y/N)	Proposed Sign Area (sq. ft.)	Proposed Sign Ht. (sq. ft.)
EXT-004	Yes	2.7	3
EXT-005	Yes	2.7	3
EXT-006	Yes	2.7	3
EXT-007	Yes	2.3	Not dimensioned (>4')
EXT-008	Yes (4 sq. ft.)	4	Not dimensioned (=4')
EXT-009a	Yes (overhead)	2.9	(overhead)
EXT-009b	No	2.9	(overhead)
EXT-010	Yes (overhead)	2.9	(overhead)
EXT-014	No	2.9	(overhead)

ATM Signs

The application proposes to replace the existing ATM Surround with a new surround of very similar size, style and appearance.

The following table summarizes the existing and proposed replacement ATM Surround.

Sign Ref.	Existing Sign (Y/N)	Proposed Sign Area (sq. ft.)	Proposed Sign Ht. (sq. ft.)
ATM1	Yes	Not defined	Not defined but =

The Planning Board should review the proposed drawing package and review them with the applicant. It is the recommendation of the Planning Office that the Planning Board allow all the proposed signs and call for a tentative resolution for site plan approval for the 4/17/23 Planning Board meeting.



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 AJ Signs

Address 842 Saratoga Rd
Burnt Hills NY 12027

Email ldnsten@AJsigns.com

Telephone 5183994291 Fax 518688079

Location:

Number & Street 1757 Union St

Section-Block-Lot 50.10 - 2 - 11

Zoning District

Proposal Description:

Replace existing wall signs and Directional
signs with new.

Signature of applicant: [Signature]

Date: 3/10/23

Signature of owner (if different from applicant): [Signature]

Date: 3/14/23

*Please see a Hatched
Authorization
letters*

Each site plan application shall be accompanied by:

Sarah-Lynn Cinquegrani
Senior Vice President
Governance, Controls, Integration & Vendor Performance
Global Real Estate Operations Executive

Global Real Estate Services
540 W Madison Street (IL4-540-04-55)
Chicago, IL 60661-2591
T 312.992.6593
sarah-lynn.cinquegrani@bofa.com

Tuesday, June 14, 2022

via email

Christine Wilde
CBRE
2100 McKinney Ave, Suite 900
Dallas, TX 75201

RE: Authorized Representative for Global Real Estate Services for Bank of America, National Association and its affiliates ("Bank of America")

Dear Christine,

Bank of America hereby authorizes CBRE, Inc. and its affiliates ("CBRE") performing real estate related services for Bank of America to act as Bank of America's authorized representative in connection with Bank of America's matters related to real estate, including without limitation:

- Signing Notice of Commencement as notification to building owners in applicable states that require notification that a construction project is commencing on/in a property
- Signing Waiver of Claims for CAD drawings
- Signing Lien Agent Assignments in applicable states requiring lien agent assignments
- Completing and signing permit applications in applicable jurisdictions that require permits, design review applications or disclosure documents
- Participating in Energy Rebate programs on behalf of Bank of America in which a rebate is assigned to a project contractor and a change order is issued to the contractor for the rebate amount
- Signing utility applications
- Signing regulated waste manifests
- Signing authorization letters for signage (interior and exterior) vendors to act on Bank of America's behalf
- Signing Americans with Disabilities Act ("ADA") drawings, including those submitted to the Texas Department of Labor and Regulations

This authority will be in effect until revoked in writing by Bank of America.

The designation or use of "authorized representative" in this context does not affect Bank of America's responsibilities to perform and satisfy all other obligations applicable to Bank of America for services rendered by CBRE. The appointment of CBRE as an authorized representative shall not give CBRE any additional rights beyond those that Bank of America would have under any applicable regulations.

You are authorized to provide this letter as necessary to fulfill any real estate related services. Any recipient of this letter authorized is asked to cooperate with CBRE on behalf of Bank of America as provided herein.

Sincerely,



Sarah-Lynn Cinquegrani
Senior Vice President | Global Real Estate Operations Executive
Bank of America, N.A.



Bank of America
1757 Union St
Schenectady NY 12309

3/10/2023

To Whom It May Concern:

Bank of America will be installing the signage at their location, 1757 Union St. Schenectady NY. My company is contracted by Bank of America and CB Richard Ellis (CBRE). We give our sub-contractor, AJ Sign Company, authorization to install and obtain permits for the exterior signage for this facility.

This is a letter of authorization granting permission for AJ Sign Company to act as permitting agent and obtain said permits on behalf of Bank of America & CB Richard Ellis (CBRE).

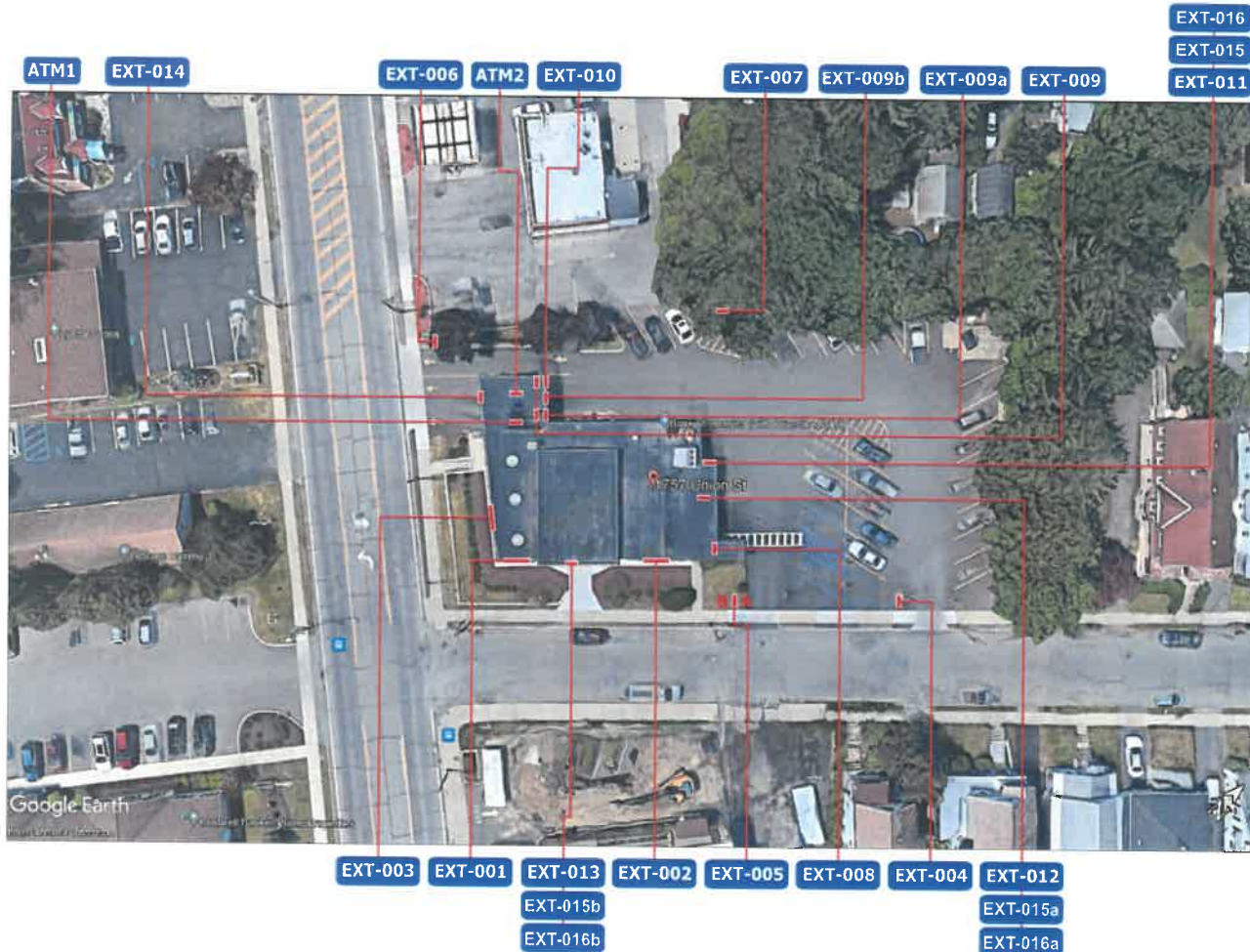
Please direct any questions or comments to:

Brian Whitman
Status Unlimited LLC
Senior Program Manager
10000 Lincoln Dr East
Marlton NJ 08053
856-866-6873
Brian.Whitman@stratusunlimited.com

Sincerely,

A handwritten signature in black ink that reads "Brian Whitman". The signature is fluid and cursive, with a long horizontal line extending from the end.

Brian Whitman



SITE OVERVIEW

Proposed Sign Schedule

Item	Description	Qty	Page #
EXT-001	C3ng - Illum Channel Letters on Backer (Stacked)	1	3,5
EXT-002	Removal of Existing FCO Letterset	1	3
EXT-003	C3ng - Illum Channel Letters on Backer (Stacked)	1	4,5
EXT-004	P1ng - D/F Directional	1	6
EXT-005	P1ng - D/F Directional	1	7
EXT-006	P1ng - D/F Directional	1	8
EXT-007	RW1ng - Pole Mounted Regulatory Sign	1	9
EXT-008	HCD-1-Cng - ADA Accessible Entrance - Regulatory	1	10
EXT-009	Removal of Existing Electronic Canopy Signs	1	11
EXT-009a	SS3ng - Directional Regulatory (Drive-thru ATM)	1	12
EXT-009b	SS1ng - Informational Regulatory (Clearance Sign)	1	13
EXT-010	SS3ng - Directional Regulatory (Drive-thru ATM)	1	12
EXT-011	Entrance Graphics - NY Standard; ADA Decal	1	17
EXT-012	Entrance Graphics - NY Standard; ADA Decal	1	18
EXT-013	Entrance Graphics - NY Standard; ADA Decal	1	19
EXT-014	SS2ng - Directional Regulatory (Do Not Enter)	1	21
EXT-015	Entrance Graphics - Security Camera Vinyl	1	22
EXT-015a	Entrance Graphics - Security Camera Vinyl	1	22
EXT-015b	Entrance Graphics - Security Camera Vinyl	1	22
EXT-016	Entrance Door Graphics - Address Vinyl	1	22
EXT-016a	Entrance Door Graphics - Address Vinyl	1	22
EXT-016b	Entrance Door Graphics - Address Vinyl	1	22
ATM 1	ATM Surround - By Others	1	23
ATM 2	Drive-Up ATM - Leave As Is	1	24



Stratus™

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:

BANK OF AMERICA

ADDRESS:

1757 Union St
Schenectady, NY
12309-6317

PAGE NO.:

2

ORDER NUMBER:

1182949

SITE NUMBER:

6124

ELECTRONIC FILE NAME:

K:\ACCOUNTS\BANK OF AMERICA\2022\NY\6124_Schenectady\4306_6124_Schenectady.cdr

PROJECT NUMBER:

4306

PROJECT MANAGER:

Brian Whitman

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	406959	11/01/22 NS					

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SOUTHEAST ELEVATION

Scale: 1/8"=1'-0"

Existing SQ. FT.	68.46
Proposed SQ. FT.	49.9

EXISTING CONDITIONS



EXT-001: EXISTING 3'-0" x 6'-1-1/4" SIGNAGE TO BE REMOVED & REPLACED; WALL TO BE REPAIRED AS REQUIRED; FILL HOLES WITH MATCHING CAULKING.

EXT-002: EXISTING ±3'-10" x 13'-7" FCO LETTERSET TO BE REMOVED; WALL TO BE REPAIRED AS REQUIRED; FILL HOLES WITH MATCHING CAULKING.



PROPOSED SIGNAGE

Stratus™

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:

BANK OF AMERICA

ADDRESS:

1757 Union St
Schenectady, NY
12309-6317

PAGE NO.:

3

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PROJECT NUMBER:

4306

PROJECT MANAGER:

Brian Whltman

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Original	405959	11/01/22 NS					

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SOUTHWEST ELEVATION

Scale: 1/8"=1'-0"

Existing SQ. FT.	52
Proposed SQ. FT.	49.9

EXISTING CONDITIONS



EXISTING ±3'-10" x 13'-7" FCO LETTERSET TO BE REMOVED;
WALL TO BE REPAIRED AS REQUIRED; FILL HOLES WITH MATCHING CAULKING.
NO EXISTING POWER AT LOCATION;
ELECTRICAL TO BE PROVIDED WITHIN 6'-0" OF SIGN LOCATION



PROPOSED SIGNAGE

stratusunlimited.com

8859 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
BANK OF AMERICA

ADDRESS:
1757 Union St.
Schenectady, NY
12309-6317

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4

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EXT-003 C3ng

Scale: 3/8"=1'-0"

49.9 square feet



CABINET FACE: 1/8" thick aluminum sign panel. Chem weld 1"x1"x.125" Aluminum tube frame at perimeter to form sign box. Miter cut, weld and grind smooth at corners. Paint finish face and tube frame Garbo Silver. Gloss Finish.

LETTERS: 1/2" thick Plaskolite 2406 LD acrylic w/ routed back 5/16" from back leaving a 3/16" thick x 5/32" flange for drop in faces secured thru returns (see detail). Surface applied vinyl overlays to match colors shown w/ 3M overlaminates.
3" deep .040 alum returns - Aluminum Coil Bright Brushed Clear by Alumet Supply.
.090" alum. backs - insides painted w/ White Light Enhancement paint.

ILLUM.: Agilight White LED illumination as required by manufacturer or approved equivalent. **Self contained power supplies**

BACKING SHEET & FRAME: 1/8" Aluminum Angle Frame. Form as shown. Paint finish Bank of America Dark Gray, Semi-Gloss Finish.
Mechanically attach to rear tube frame with countersunk flathead stainless steel screws. Paint screw heads to match.
1" Aluminum tube frame at perimeter of backing sheet, size as required. Paint finish all exposed surfaces Bank of America Red. Semi-Gloss finish.

INSTALL: Preferred install is to thru bolt w/ a min 3/8" all thread fasteners; blocking as required.

QUANTITY: (2) Two Signs required

COLOR PALETTE

 **FACE:**
Matthews Garbo Silver
MP02650R14405 LVG, Full Gloss.

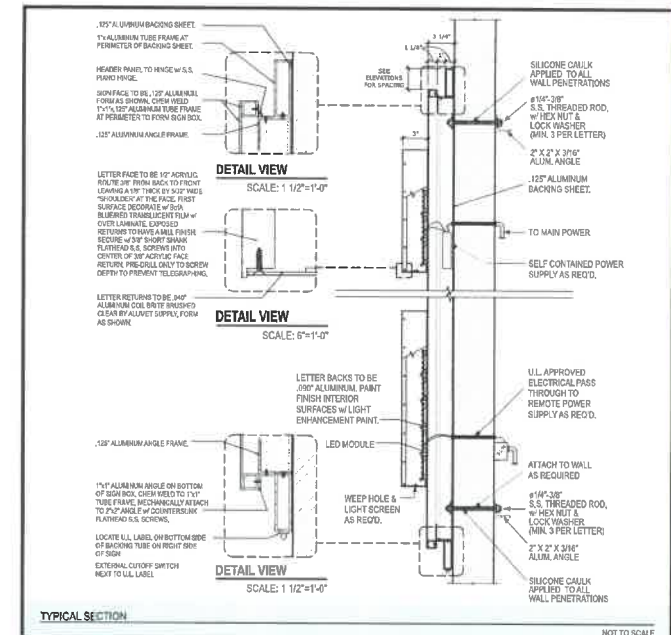
 **BACKING SHEET:**
Bank of America Dark Gray
MP58477, Semi-Gloss.

 **REAR TUBE FRAME:**
Matthews Red MP49696
Akzo Nobel Sign 20129, Semi-Gloss.

 **LOGO FACES:**
3M 3630-2413 Red
w/ Overlam 3M 3660M

 **COPY & LOGO FACES:**
3M 3630-8530 Blue
w/ Overlam 3M 3660M

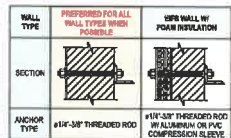
 **RETURNS:**
Brite Brushed Alum.
Coil -Alumet Supply



THIS SIGN IS INTENDED TO BE
INSTALLED IN ACCORDANCE WITH
THE REQUIREMENTS OF ARTICLE 604
OF THE NATIONAL ELECTRICAL CODE
AND/OR OTHER APPLICABLE LOCAL
CODES. THIS INCLUDES PROPER
GROUNDING AND BONDING OF SIGN.

TOLERANCE: $\pm 1/16"$ ON
ALL DIMENSIONS

USE WHITE SILICONE TO CONCEAL LIGHT LEAKS



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ADDRESS:
1757 Union St
Schenectady, NY
12309-6317

PAGE NO.:

5

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1182949

SITE NUMBER:
6124

PROJECT NUMBER:
4306

PROJECT MANAGER:
Brian Whitman

ELECTRONIC FILE NAME:
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[illegible]

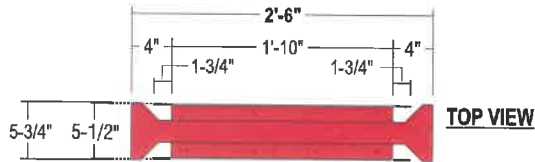
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EXT-004 D/F DIRECTIONAL

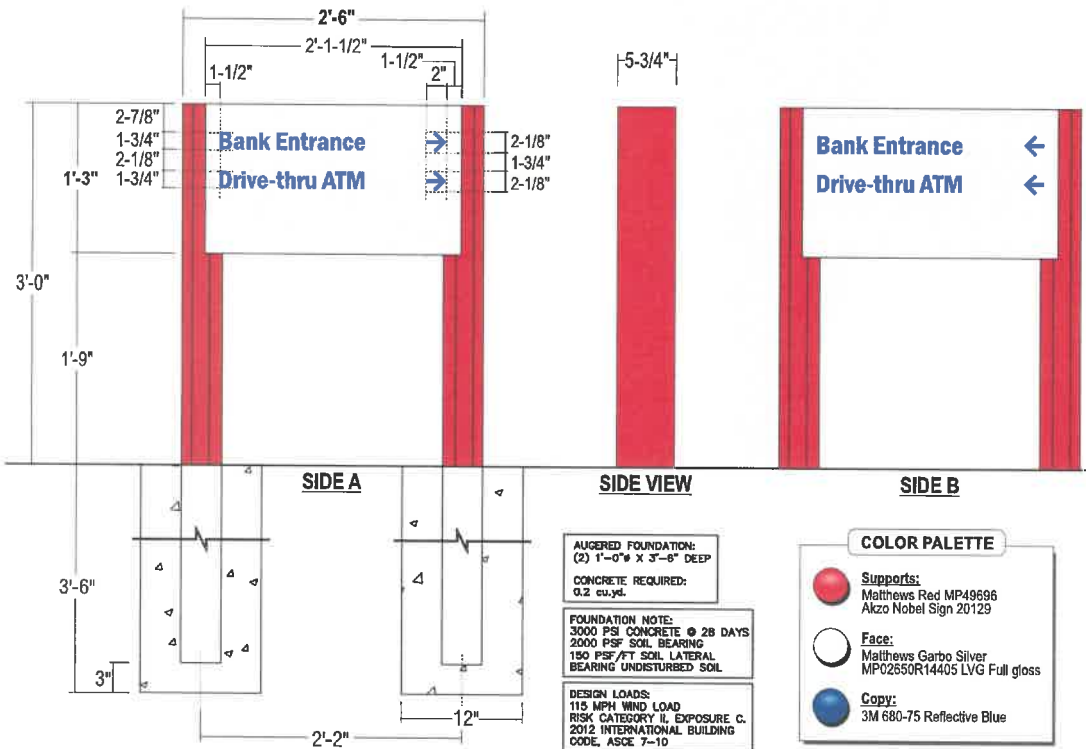
Scale: 1"=1'-0"

2.7 square feet

P1ng



TOP VIEW



COLOR PALETTE

- **Supports:**
Matthews Red MP49696
Akzo Nobel Sign 20129
- **Face:**
Matthews Garbo Silver
MP02650R14405 LVG Full gloss
- **Copy:**
3M 680-75 Reflective Blue

FRAME: 1-1/2" x 1-1/2" angle frame; miter cut - weld & ground smooth at corners
Mechanically attached to support angles top & bottom - painted
Red semi-gloss finish
.090 alum. filler cap at top edge - painted Red SG

FACE: .125 alum. sign face painted Garbo Silver - gloss finish
Chemically welded to alum. angle frame

COPY: 3M Reflective blue vinyl copy;
Typeface - Franklin Gothic Demi Condensed

SUPPORTS: .090 break formed aluminum frame; cladding attaches to support tube;
weld to support tube verticals; painted Red semi-gloss finish

INSTALL: Asphalt to be core drilled; Direct burial of aluminum support tubes into
concrete footings. Install to meet all applicable city codes & engineering
requirements.

QUANTITY: (1) One sign required

EXISTING - SIDE A



EXISTING - SIDE B



EXISTING DIRECTIONAL TO BE REMOVED;
REMOVE SUPPORT POLES TO GRADE & CAP.
NEW SIGN TO BE INSTALLED FAR ENOUGH AWAY
TO ALLOW FOR NEW FOUNDATIONS.

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8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:

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ADDRESS:

1757 Union St
Schenectady, NY
12309-6317

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6

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PROJECT NUMBER:

4306

PROJECT MANAGER:

Brian Whitman

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	406969	11/01/22 NS					

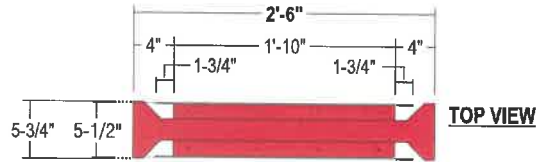
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EXT-005 D/F DIRECTIONAL

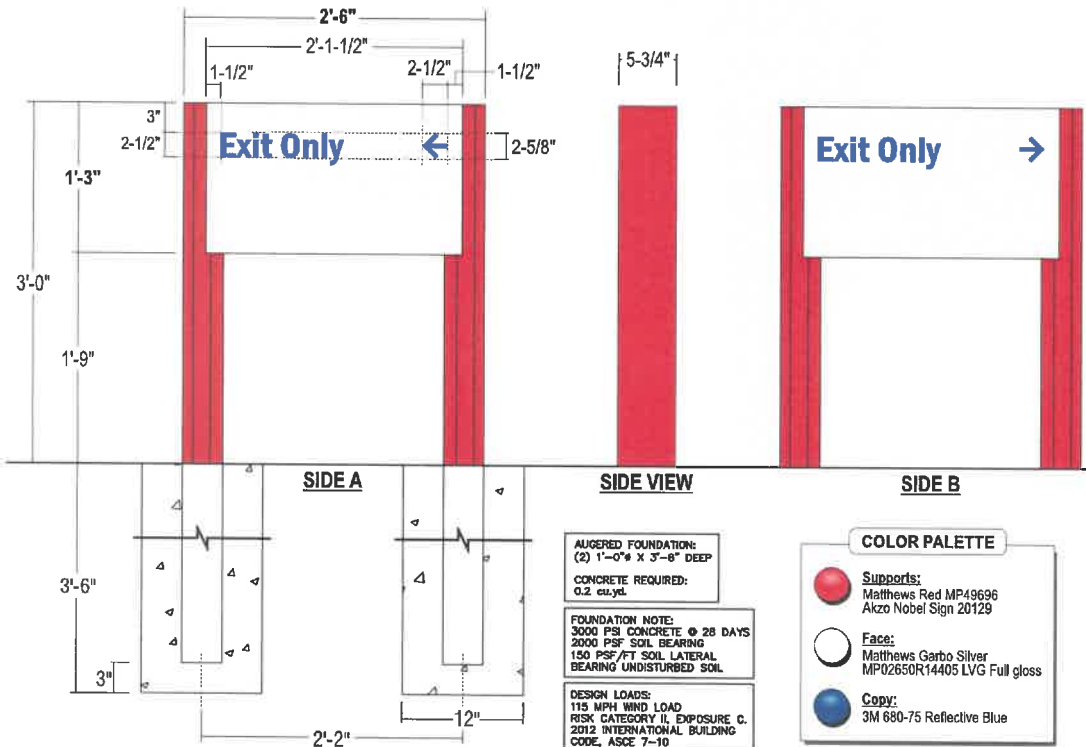
Scale: 1"=1'-0"

2.7 square feet

P1ng



TOP VIEW



SIDE A

SIDE VIEW

SIDE B

AUGERED FOUNDATION:
(2) 1'-0" x 3'-8" DEEP

CONCRETE REQUIRED:
0.2 cu.yd.

FOUNDATION NOTE:
3000 PSI CONCRETE @ 28 DAYS
2000 PSF SOIL BEARING
150 PSF/FT SOIL LATERAL
BEARING UNDISTURBED SOIL

DESIGN LOADS:
115 MPH WIND LOAD
RISK CATEGORY II, EXPOSURE C
2012 INTERNATIONAL BUILDING
CODE, ASCE 7-10

COLOR PALETTE

- **Supports:**
Matthews Red MP49696
Akzo Nobel Sign 20129
- **Face:**
Matthews Garbo Silver
MP02650R14405 LVG Full gloss
- **Copy:**
3M 680-75 Reflective Blue

FRAME: 1-1/2" x 1-1/2" angle frame; miter cut - weld & ground smooth at corners
Mechanically attached to support angles top & bottom - painted
Red semi-gloss finish
.090 alum. filler cap at top edge - painted Red SG

FACE: .125 alum. sign face painted Garbo Silver - gloss finish
Chemically welded to alum. angle frame

COPY: 3M Reflective blue vinyl copy;
Typeface - Franklin Gothic Demi Condensed

SUPPORTS: .090 break formed aluminum frame; cladding attaches to support tube;
weld to support tube verticals; painted Red semi-gloss finish

INSTALL: Direct burial of aluminum support tubes into concrete footings.
Install to meet all applicable city codes & engineering requirements.

QUANTITY: (1) One sign required



TYPICAL ISOMETRIC VIEW

EXISTING - SIDE A



EXISTING - SIDE B



EXISTING DIRECTIONAL TO BE REMOVED;
REMOVE SUPPORT POLES TO GRADE & CAP.
NEW SIGN TO BE ROTATED 90 DEGREES
TO FACE PERPENDICULAR TO TRAFFIC

StratusTM

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:
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Schenectady, NY
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4306

PROJECT MANAGER:
Brian Whitman

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Original	405960	11/01/22	NS				

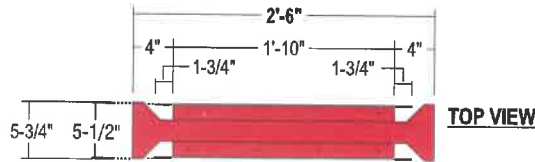
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EXT-006 D/F DIRECTIONAL

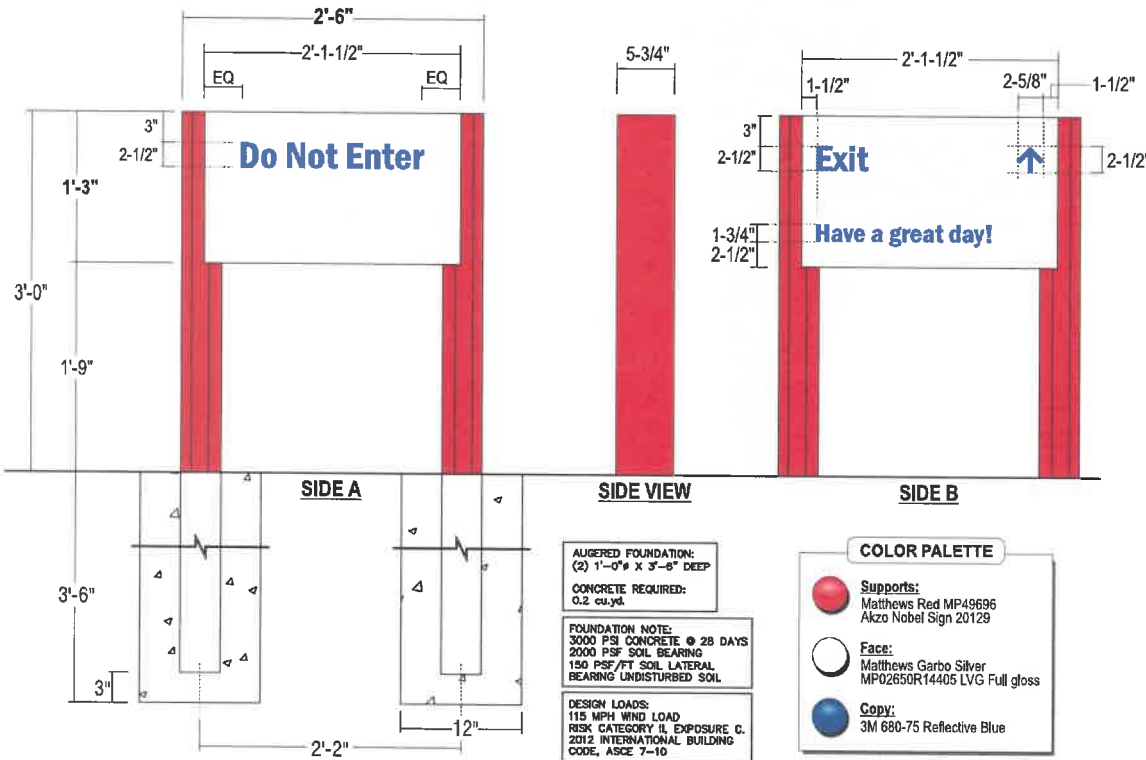
Scale: 1"=1'-0"

2.7 square feet

P1ng



TOP VIEW



SIDE A

SIDE VIEW

SIDE B

AUGERED FOUNDATION:
(2) 1'-0"Ø X 3'-6" DEEP
CONCRETE REQUIRED:
0.2 cu.yd.

FOUNDATION NOTE:
3000 PSI CONCRETE @ 28 DAYS
2000 PSF SOIL BEARING
150 PSF/FT SOIL LATERAL
BEARING UNDISTURBED SOIL

DESIGN LOADS:
115 MPH WIND LOAD
RISK CATEGORY II, EXPOSURE C,
2012 INTERNATIONAL BUILDING
CODE, ASCE 7-10

COLOR PALETTE

- **Supports:**
Mathews Red MP49696
Akzo Nobel Sign 20129
- **Face:**
Mathews Garbo Silver
MP02650R14405 LVG Full gloss
- **Copy:**
3M 680-75 Reflective Blue

FRAME: 1-1/2" x 1-1/2" angle frame; miter cut - weld & ground smooth at corners
Mechanically attached to support angles top & bottom - painted
Red semi-gloss finish
.090 alum. filler cap at top edge - painted Red SG

FACE: .125 alum. sign face painted Garbo Silver - gloss finish
Chemically welded to alum. angle frame

COPY: 3M Reflective blue vinyl copy;
Typeface - Franklin Gothic Demi Condensed

SUPPORTS: .090 break formed aluminum frame; cladding attaches to support tube;
weld to support tube verticals; painted Red semi-gloss finish

INSTALL: Direct burial of aluminum support tubes into concrete footings.
Install to meet all applicable city codes & engineering requirements.

QUANTITY: (1) One sign required



TYPICAL ISOMETRIC VIEW

EXISTING - SIDE A



EXISTING - SIDE B



EXISTING DIRECTIONAL TO BE REMOVED;
REMOVE SUPPORT POLES TO GRADE & CAP.
NEW SIGN TO BE INSTALLED FAR ENOUGH AWAY
TO ALLOW FOR NEW FOUNDATIONS.

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CLIENT:

BANK OF AMERICA

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ORDER NUMBER:

1182949

SITE NUMBER:

6124

ELECTRONIC FILE NAME:

K:\ACCOUNTS\BANK OF AMERICA\2022\NY\6124_Schenectady\4306_6124_Schenectady.cdr

PROJECT NUMBER:

4306

PROJECT MANAGER:

Brian Whitman

Rev # Req # Date/Artist Description

Original 405959 11/01/22 NS

Rev # Req # Date/Artist Description

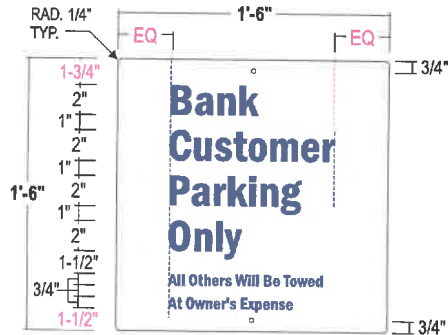
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EXT-007 POLE MOUNTED REGULATORY SIGN

RW1ng - Bank Customer Parking w/ Optional Sub Copy

Scale: 1-1/2"=1'-0"

2.3 square feet



DETAIL - OPT. LAYOUT w/ SUB COPY

Scale: 1-1/2"=1'-0"



DETAIL - ROUND POLE BUCKLE BRACKETS

Scale: NTS

- FACE:** .125" Aluminum sign face w/ .25" radius corners. Paint entire sign Garbo Silver, semi-gloss finish. First surface decorate with reflective blue film copy. 1/4" thru holes centered in panel on top & bottom
- GRAPHICS:** Reflective blue film
- FONT:** Franklin Gothic Demi Condensed
- INSTALL:** Mount to existing pole using round pole buckle brackets as required
- QUANTITY** (1) One required

COLOR PALETTE



FACE:
Garbo Silver - Matthews
#MP02650R14405 LVG,
Semi-gloss finish



COPY:
3M #660-75 Reflective Blue

EXISTING CONDITIONS



EXISTING PANEL & BRACKETS
TO BE REMOVED & REPLACED

PROPOSED SIGNAGE

Scaled Proportionally



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PROJECT MANAGER:

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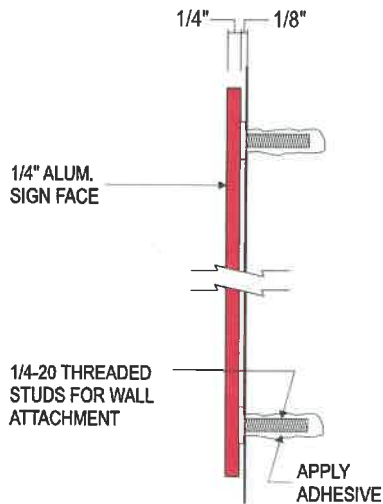
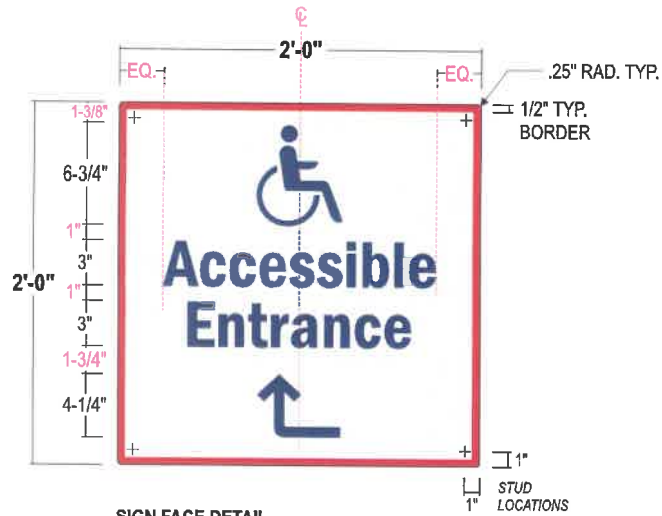
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EXT-008 ADA LARGE REGULATORY SIGN - WALL MOUNTED

Scale: 1-1/2"=1'-0"

HCD-1-Cng - ADA Accessible Entrance

4 square feet



COLOR PALETTE

- | | |
|---|---|
| <p>FACE:
Garbo Silver - Matthews
#MP02650R14405 LVG,
Semi-gloss finish</p> | <p>VINYL COPY:
Trans. Blue 3M 3630-8530
w/ Overlam 3M 3660M,
apply over Opaque White</p> |
| <p>BORDER:
Matthews Red MP49696
Akzo Nobel Sign 20129,
Satin finish</p> | <p>VINYL COPY:
Opaque White Vinyl
3M #7725-10</p> |

- SIGN FACE:** .25" Alum. with 1/4" radius corners. Paint entire sign Garbo Silver, semi-gloss finish. Mask face and paint 1/2" perimeter BOA Red, semi-gloss finish.
- GRAPHICS:** Translucent Blue film over White Opaque film. Verify all copy prior to fabrication.
- FONT:** Franklin Gothic Demi Condensed
- MOUNTING:** Weld threaded studs to second surface of sign face for wall attachment.
- INSTALL:** Attach to existing wall as required.
- QUANTITY** (1) one sign is required

EXISTING PANEL
TO BE REMOVED & REPLACED



EXISTING CONDITIONS



PROPOSED SIGNAGE

Scaled Proportionally

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PROJECT NUMBER:

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PROJECT MANAGER:

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Rev # **Req #** **Date/Artist** **Description**

Original 406859 11/01/22 NS

Rev # **Req #** **Date/Artist** **Description**

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DRIVE-THRU ENTRANCE ELEVATION

Scale: 3/8"=1'-0"

EXISTING CONDITIONS



PROPOSED SIGNAGE

EXT-009a

EXT-009b

EXT-010

EXT-009
REMOVAL OF EXISTING
ELECTRONIC CANOPY SIGNS



EXISTING SIGNAGE TO BE REMOVED / REPLACED;
WALL TO BE REPAIRED AS REQUIRED;
FILL HOLES WITH MATCHING CAULKING.

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PROJECT NUMBER:
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PROJECT MANAGER:
Brian Whitman

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Scale: 1-1/2"=1'-0"





2.9 square feet

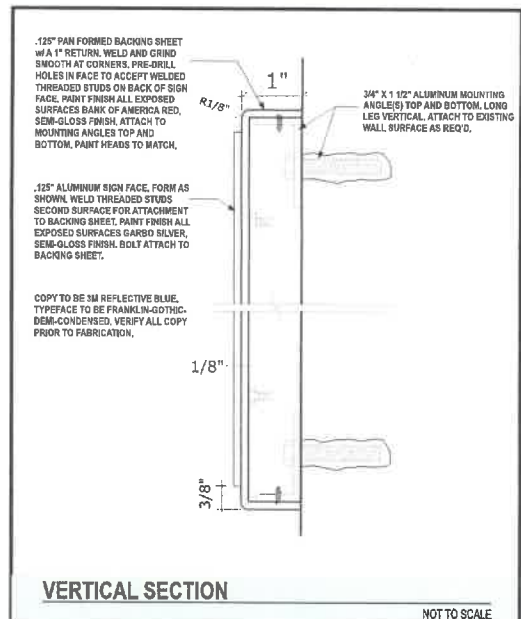


- Backer:**
Mathews Red MP49696
Akzo Nobel Sign 20129

Face:
Mathews Garbo Silver
MP02650R14405 LVG Full gloss

Copy:
3M 680-75 Reflective Blue

WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	PREFERRED FOR ALL WALL TYPES WHEN POSSIBLE	EIFS WALL W/ FOAM INSULATION
SECTION				
ANCHOR TYPE	1/2" SLEEVE ANCHOR (50% BOLD), 2 MIN. EMBEDMENT	60% EXPANSION ANCHOR, 2 1/2" MIN. EMBEDMENT	1/4"-3/8" THREADED ROD	1/4"-3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE



Patch and repair existing wall surface to like new condition. For brick or stone walls fill holes with matching silicone. Repaint to match existing color finish. Measure and verify clearance height prior to fabrication - deduct 2" from actual height for sign copy. Field verify dimensions of the sign & surrounding space shown in the proposed image. If the field verification indicates that the sign will not fit, an IFR should be submitted for modification by Monigle Associates prior to any manufacturing.

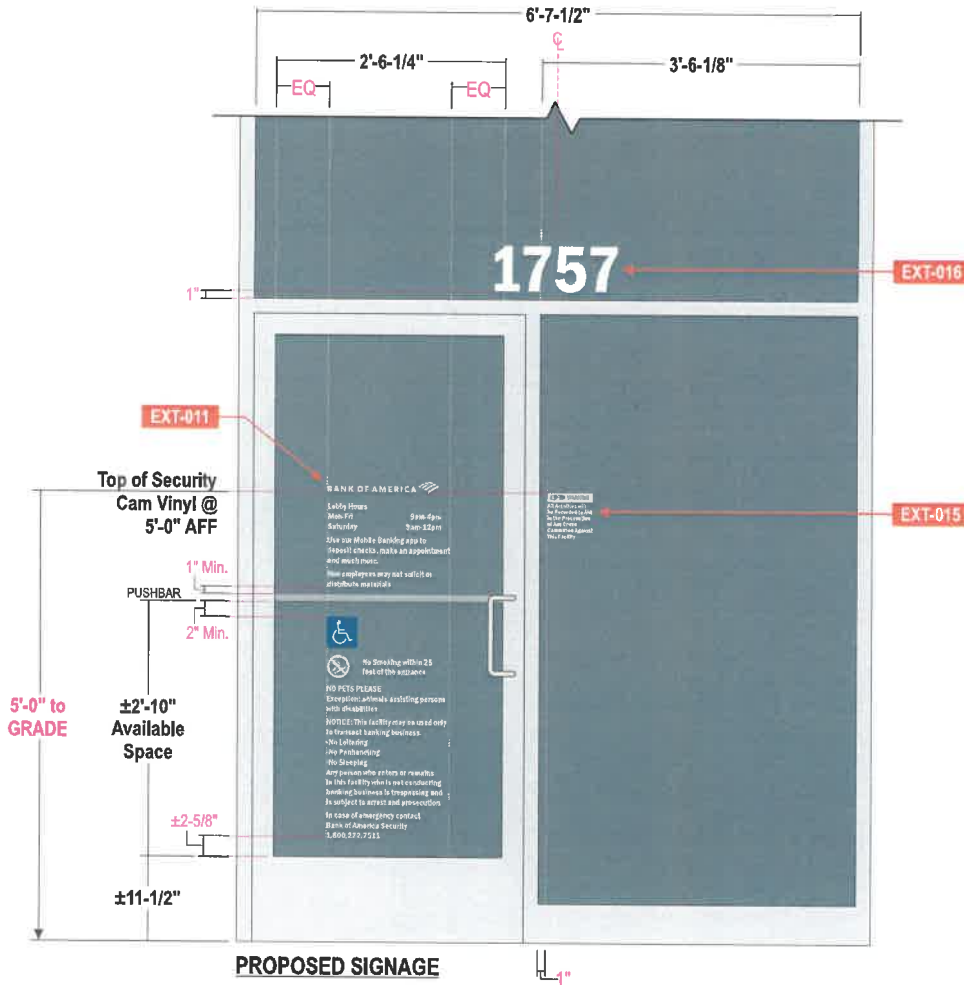
NORTHWEST ENTRANCE ELEVATION

Scale: 3/4"=1'-0"

EXISTING CONDITIONS



EXISTING VINYL TO BE REMOVED & REPLACED;
GLASS TO BE CLEANED OF ALL ADHESIVE RESIDUE
PRIOR TO NEW APPLICATION



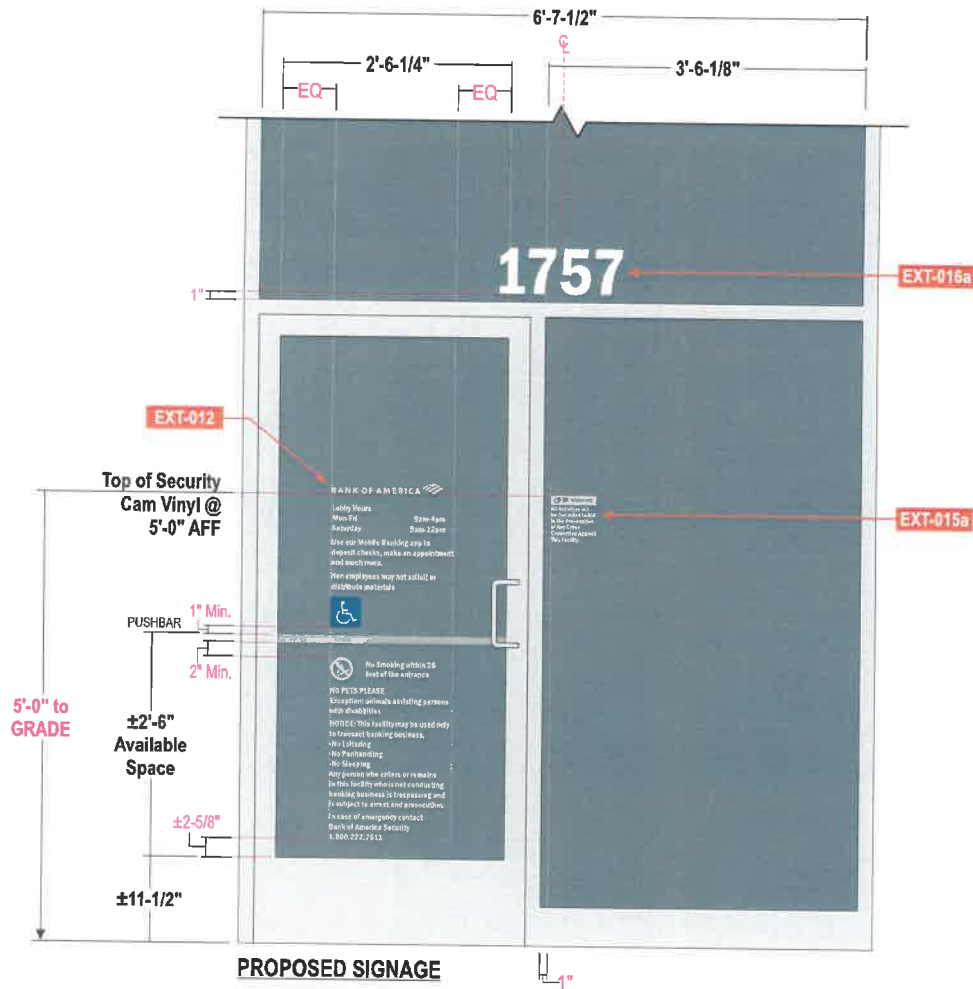
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CLIENT: 	ORDER NUMBER: 1182949	PROJECT NUMBER: 4306	<table border="1"> <tr> <th>Rev #</th> <th>Req #</th> <th>Date/Artist</th> <th>Description</th> </tr> <tr> <td>Original</td> <td>406859</td> <td>11/01/22</td> <td>NS</td> </tr> </table>	Rev #	Req #	Date/Artist	Description	Original	406859	11/01/22	NS																								
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ADDRESS: 1757 Union St Schenectady, NY 12309-6317	SITE NUMBER: 6124	PROJECT MANAGER: Brian Whitman	<table border="1"> <tr> <th>Rev #</th> <th>Req #</th> <th>Date/Artist</th> <th>Description</th> </tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	Rev #	Req #	Date/Artist	Description																												
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PAGE NO.: 14	ELECTRONIC FILE NAME: K:\ACCOUNTS\BANK OF AMERICA\2022\NY\6124_Schenectady\4306_6124_Schenectady.cdr																																		

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NORTHEAST ENTRANCE ELEVATION

Scale: 3/4"=1'-0"



PROPOSED SIGNAGE

EXISTING CONDITIONS



EXISTING VINYL TO BE REMOVED & REPLACED;
GLASS TO BE CLEANED OF ALL ADHESIVE RESIDUE
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PROJECT NUMBER:

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PROJECT MANAGER:

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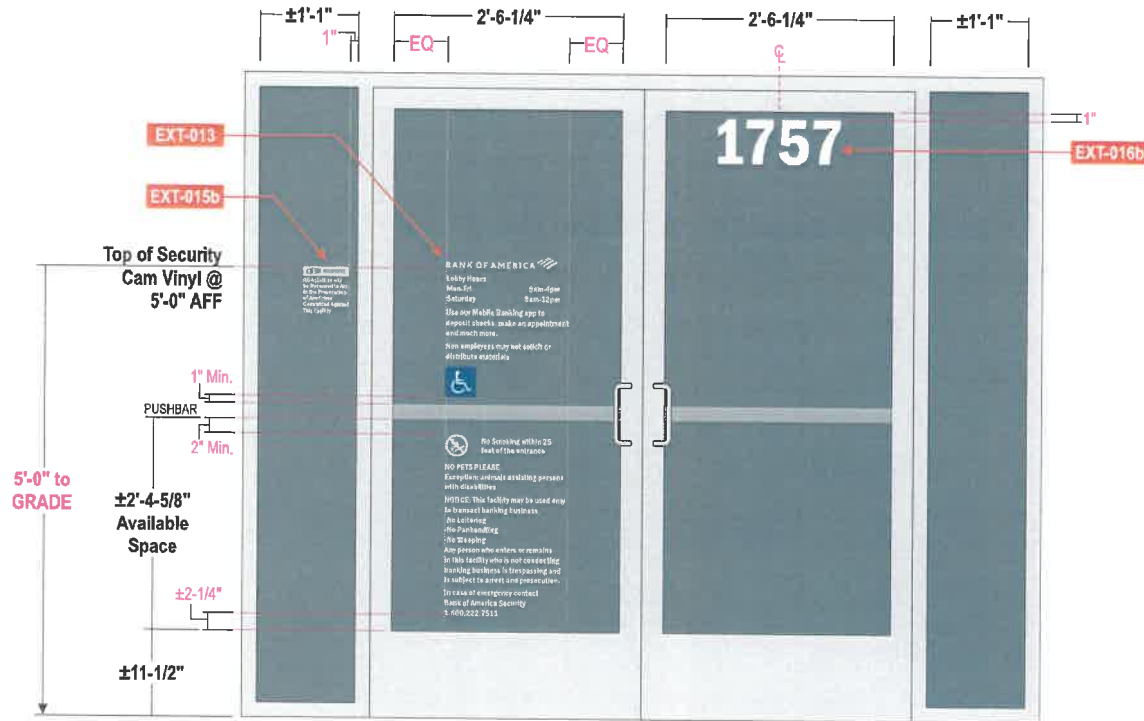
SOUTHEAST ENTRANCE ELEVATION

Scale: 3/4"=1'-0"

EXISTING CONDITIONS



EXISTING VINYL TO BE REMOVED & REPLACED;
GLASS TO BE CLEANED OF ALL ADHESIVE RESIDUE
PRIOR TO NEW APPLICATION



PROPOSED SIGNAGE

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EXT-011 ENTRANCE DOOR GRAPHICS - RETAIL CENTER, NY

Scale: 1-1/2"=1'-0"

**STANDARD with ADA DECAL - ENGLISH
(HIGH KICK PLATE)**

MATERIAL: White applied vinyl
3M #7725-10

FONT: Franklin Gothic Demi Condensed

APPLICATION: Apply all vinyl on first surface.

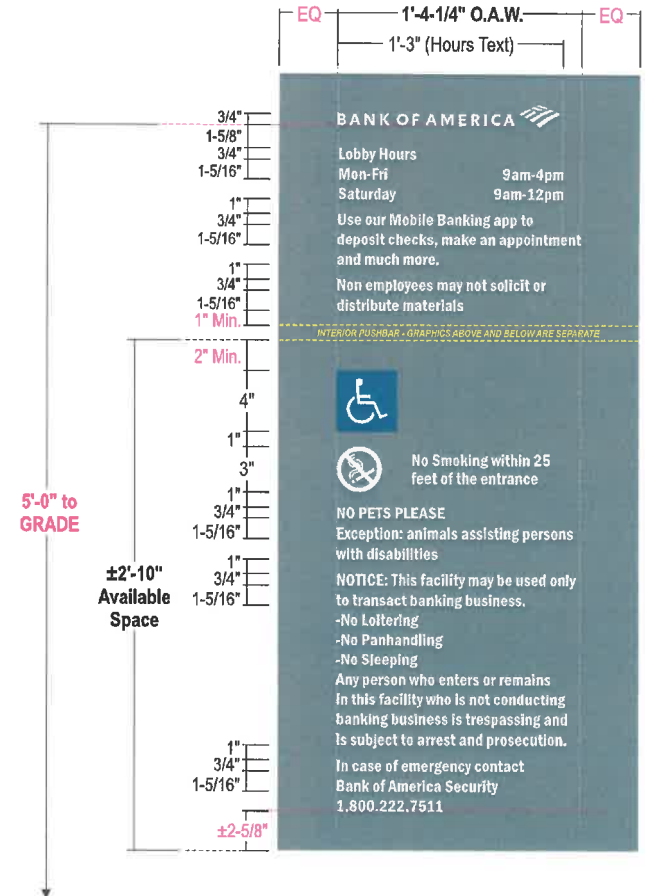
HANDICAP SYMBOL: Handicap symbol to be 3M IJ180c white digitally printed with a blue background to match PMS 7462C. Symbol to reverse out white. Overlamine with 3M 8520 matte overlamine. Finish to meet 70% gloss ADA compliance requirements. When required, always apply handicap vinyl to exterior of glass. Use only on Handicap accessible entrance doors.

QUANTITY: (1) One set required

NOTE: If entry door crash bar or other obstructions are on the front of the door, space copy above or below as required. Provide a minimum space of 1" above and 2" below the obstruction or crash bar. Maintain a minimum of 4" above bottom mullion.

If there is not enough space to apply necessary copy, convert to a door plaque. Placement of crash bar and dimensions of bottom mullion are shown in example only, field verify exact conditions prior to fabrication.

COLOR PALETTE



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**STANDARD with ADA DECAL - ENGLISH
(HIGH KICK PLATE)**

MATERIAL: White applied vinyl
3M #7725-10

FONT: Franklin Gothic Demi Condensed

APPLICATION: Apply all vinyl on first surface.

HANDICAP SYMBOL: Handicap symbol to be 3M 1J180c white digitally printed with a blue background to match PMS 7462C. Symbol to reverse out white. Overlaminate with 3M 8520 matte overlaminate. Finish to meet 70% gloss ADA compliance requirements. When required, always apply handicap vinyl to exterior of glass. Use only on Handicap accessible entrance doors.

QUANTITY: (1) One set required

NOTE: If entry door crash bar or other obstructions are on the front of the door, space copy above or below as required. Provide a minimum space of 1" above and 2" below the obstruction or crash bar. Maintain a minimum of 4" above bottom mullion.

If there is not enough space to apply necessary copy, convert to a door plaque. Placement of crash bar and dimensions of bottom mullion are shown in example only, field verify exact conditions prior to fabrication.

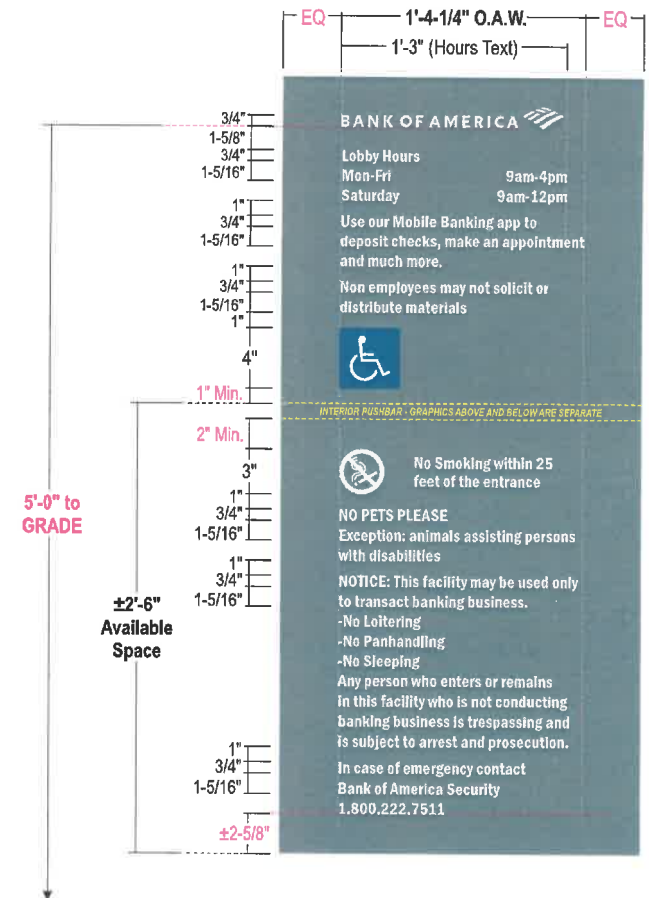
COLOR PALETTE



TEXT / GRAPHICS:
Opaque White Vinyl
3M #7725-10



HANDICAP SYMBOL:
Reverse digital print
Pantone #7462-C



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Scale: $\frac{3}{8}''=1'-0''$

Scale: $\frac{3}{8}''=1'-0''$



PROPOSED SIGNAGE

EXISTING CONDITIONS



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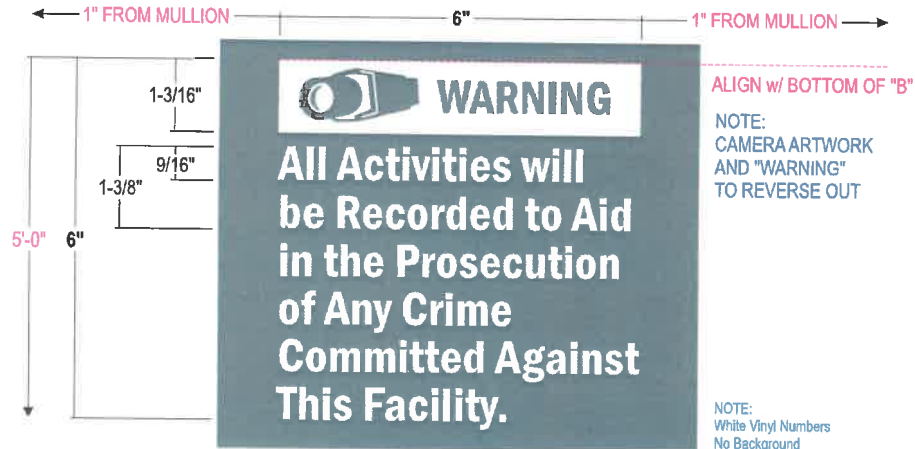
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[illegible]

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EXT-015 ENTRANCE DOOR GRAPHICS

Scale: 1:2

EXT-015a SECURITY CAMERA VINYL**EXT-015b**

MATERIAL: White applied vinyl
3M #7725-10

FONT: Franklin Gothic Demi Condensed

APPLICATION: Apply all vinyl on first surface.

PREF. INSTALL: Applied to sidelight next to entrance, 1" from frame on glass

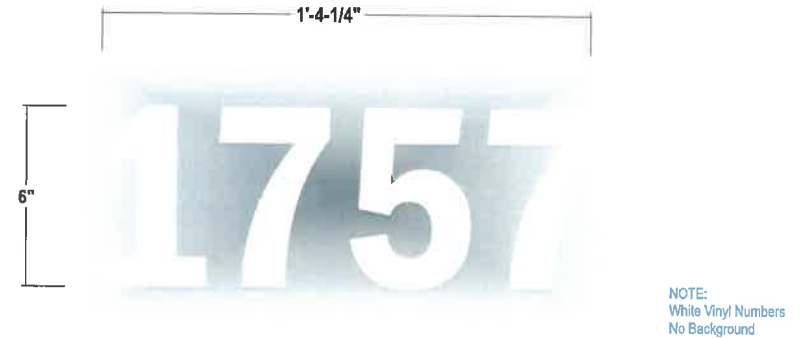
QUANTITY: (3) Three sets required

COLOR PALETTE

Applied Vinyl:
Opaque White Vinyl
3M #7725-10

EXT-016 ENTRANCE DOOR GRAPHICS

Scale: 3"=1'-0"

EXT-016a ADDRESS VINYL**EXT-016b**

MATERIAL: White applied vinyl
3M #7725-10

FONT: Franklin Gothic Demi Condensed

APPLICATION: Apply all vinyl on first surface.

PREF. INSTALL: Applied to transom above entrance, 1" from mullion

QUANTITY: (3) Three sets required

COLOR PALETTE

Applied Vinyl:
Opaque White Vinyl
3M #7725-10

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ATM 1 **ATM SURROUND**
BY OTHERS



PROPOSED SIGNAGE



EXISTING CONDITIONS

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: <div style="font-size: 1.2em; color: blue;">Bank of America Signage Project</div>			
Project Location (describe, and attach a location map): <div style="font-size: 1.2em; color: blue;">1757 Union St</div>			
Brief Description of Proposed Action: <div style="font-size: 1.2em; color: blue;">Replace existing signage with new signage</div>			
Name of Applicant or Sponsor: <div style="font-size: 1.2em; color: blue;">AJSigns</div>		Telephone: <div style="font-size: 1.2em; color: blue;">(518) 399 9291</div> E-Mail: <div style="font-size: 1.2em; color: blue;">jdrister@AJSigns.com</div>	
Address: <div style="font-size: 1.2em; color: blue;">842 Saratoga Rd</div>			
City/PO: <div style="font-size: 1.2em; color: blue;">Burnt Hills</div>		State: <div style="font-size: 1.2em; color: blue;">NY</div>	Zip Code: <div style="font-size: 1.2em; color: blue;">12027</div>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<div style="font-size: 1.2em; color: blue;">.62</div> acres	
b. Total acreage to be physically disturbed?		<div style="font-size: 1.2em; color: blue;">.62</div> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<div style="font-size: 1.2em; color: blue;">.62</div> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" 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	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input 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,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<div></div>		
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"/>
<div></div>		
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"/>
<div></div>		
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"/>
<div></div>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Thomas Wheeler</u> Date: <u>3/14/23</u>		
Signature: <u>[Signature]</u> Title: <u>owner</u>		

Project: Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: _____

Date: _____

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

 Name of Lead Agency

 Date

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from Responsible Officer)



TOWN OF NISKAYUNA

PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 3

MEETING DATE: 3/27/2023

ITEM TITLE: DISCUSSION: 1851 Union St / 1245 Ruffner Road – Mohawk Golf Club – application for sketch plan approval including a Special Use Permit for a 22-lot Average Density Development (ADD) subdivision consisting of 10 single-family detached homes and 12 townhomes.

PROJECT LEAD: Genghis Khan & David D’Arpino

APPLICANT: Matthew Moberg, agent for the owner

SUBMITTED BY: Laura Robertson, Town Planner

REVIEWED BY:

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

ATTACHMENTS:

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

SUMMARY STATEMENT:

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

A new site plan that includes primary access to the property from an existing easement along Ruffner Road, therefore eliminating the demolition of the existing home at 1245 Ruffner Rd., was provided for the 3/13/23 Planning Board meeting. The plan also includes a walking path connecting Country Club Drive to Ruffner Rd.

BACKGROUND INFORMATION

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

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

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

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

Utility Concerns

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

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

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

A wetland delineation will be required.

Emergency Access

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

General Planning

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

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

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

Complete Streets

The Complete Streets Committee identified a critical multi-use path connection along the Mohawk Golf Club property – between Rosendale Heights (Country Club Estates) neighborhood and Ruffner Road, along the boundary with 1218 S Country Club Drive. A walking/biking

connection here would be critical to connecting neighborhoods and promoting alternative transportation methods that reduce greenhouse gas emissions. This connection should be a part of any development discussion to offset traffic impacts.

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

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

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

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

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

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

The Board noted that demolishing an existing home and using the lot to create a boulevard entrance to the subdivision is a significant change to the two immediately adjacent properties and the neighborhood. They noted that this should be considered very carefully during the sketch plan review

process. They asked the applicant to thoroughly explore all possible access points to the land for alternate entrance and emergency access options. Ms. Robertson reminded Mr. Kimmer that the Niskayuna code is more stringent regarding the allowed length of cul-de-sac roads than the NYS Fire Code. Mr. Kimmer acknowledged that he has some additional CAD work to complete and committed to provide the materials requested in the 11/14/22 and 11/28/22 meetings.

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

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

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

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

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

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

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

The CAC felt there would be traffic impacts and wanted the applicant to explore traffic mitigation in the area, including a critical complete streets connection between Country Club Estates and Ruffner Road. The applicants agreed to see if they could fit a walking path connection from the corner of South and East Country Club Drive to Ruffner Road.

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

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

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

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

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

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

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

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

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

1/23/23 Planning Board (PB) meeting – Dave Kimmer, of ABD Engineers, and Bill Sweet of the Mohawk Club attended the meeting and presented their updated site drawings and traffic exhibit. A general discussion of the overall project followed that included topics of concern that were raised by neighboring residents during Privilege of The Floor earlier in the meeting. Ms. Robertson provided a top level summary of the project and briefly described the numerous steps that remain, including several public hearings, before the project could be acted on by the Planning Board. The Board requested that the applicant provide additional information on the following items.

- Demonstrate that they have taken a hard look at all options to provide access to the 14 acre site by creating fully documented design drawings for access from other points including: Rowe Rd., East Country Club Drive and the existing easement connecting to Ruffner Rd.
- Continue to formalize the proposed deed restrictions that have been discussed.
- Provide the Town Planning Office with a long term strategic plan for the Mohawk Club or initiate a process to work with the Town to develop one.

2/6/23 Meeting to discuss utilities – Dave Kimmer and Joe Bianchine of ABD Engineers and Bill Sweet of The Mohawk Club attended a meeting at Town Hall with staff from the Planning, Engineering and Legal Departments to discuss utility (water and sewer) related service to the proposed project site. The Town presented existing DEC capacity concerns in the gravity sewer trunk line along River Road to the wastewater treatment plant. They stated that a documented and approved water and wastewater plan for the project is a required next step. Without an approved plan for water and wastewater there is no way to know the true feasibility of the project.

2/22/23 Architectural Review Board (ARB) meeting – The ARB reviewed the most recent site plan documents for the project at their 2/22/23 meeting (rescheduled from 2/15/23). The Board commented that the existing plan, including the positioning & renderings of the proposed homes, neither capitalized on the potential for beautiful views of the golf course nor did it blend well with the neighboring homes. They commented that it appeared to be a “densified” design that located as many dwelling units as possible on the land. Their suggestion was to consider a smaller number of more upscale units on larger lots contiguous to the fairway with more picturesque views of the golf course. They noted that they would be happy to work with all involved parties as appropriate.

The Planning Office received an updated documentation package for the project on 2/17/23 consisting of the following.

1. **DENSITY EXHIBIT:** A “Density Exhibit” that depicts the number of lots (homes) on (10) ten, 14-acre areas of land contiguous to the proposed project site to the north, south and east.

	Project Site	1	2	3	4	5	6	7	8	9	10
Acres	14	14	14	14	14	14	14	14	14	14	14
Lots	22	28	25	28	25	25	20	19	23	48	46

2. **HISTORICAL EXHIBIT:** An 8-page “Historical Exhibit” that consists of aerial images of the proposed project site, including the surrounding lands, for the time span of 1940 thru 2021. The images provide a time stamped sequential progression of the development of this portion of Niskayuna.

3. **OVERALL GOLF COURSE MAP:** A 1-page image of the layout of the golf course and the overall club grounds including the driving range, 9-hole course and undeveloped land.
4. **OVERALL STORM WATER:** A 1-page map of the project area that includes existing storm water retention areas, the general direction of storm water flow on the land and proposed storm water management areas.
5. **SUBDIVISION PLAN:** A revised 3-page subdivision plan with a revision date of 2/16/23.
 - a. The plan indicates a connection to the sewer main on Ruffner Road
 - b. The traffic circle that was included in the previous drawing revision is removed.
6. **TRAFFIC STATISTICS:** A table of proposed traffic statistics using the ITE Trip Generation, 9th Edition manual.
7. **ALTERNATE LAYOUTS:** A 12-page document set of (9) nine alternate methods of providing primary and emergency access to the proposed 14 acre site including advantages and concerns for each method.
8. **ALTERNATE LAYOUTS TABLE:** A 4-page document that summarizes the (9) alternate layouts from the Alternate Layout exhibit including the advantages and concerns for each in a tabular format.
9. **COVER LETTER:** A 2-paged cover letter addressed to Ms. Laura Robertson, Town Planner dated 2/17/23 that lists the documents that were provided with the letter and a request to be placed on the agenda for the 2/27/23 Planning Board meeting.

As previously mentioned, it is the Town's policy to utilize a consulting engineering firm to act as a Town Designated Engineer (TDE) to review technical materials including but not limited to: water, sewer, drainage, traffic, roadways, etc. The Planning Office is securing quotations for this service and will initiate a technical review in the next few weeks.

2/27/23 Planning Board (PB) meeting – Dave Kimmer of ABD Engineers and William Sweet of the Mohawk Club attended the meeting and presented the new project documents to the Board. Mr. Kimmer stated that he had a conversation with Matt Yetto, Town Engineer, regarding providing water and sewer to the project site and believes they have come up with an alternative connection that solved the capacity issues. Ms. Robertson stated that the alternate sewer connection had not been evaluated yet and that he does not have Town approval; a full sewer study by the applicant would be required. She stated there is also a possibility of needed a public lift station. Mr. Sweet stated that he understood and wanted the project to advance with the understanding that the utility / engineering analysis will be completed at a later date. Chairman Walsh noted that the applicant's #1 plan is to demolish the existing house at 1245 Ruffner Rd. and provide access to the proposed subdivision via a newly constructed road on that property. He asked if the applicant has a #2 plan. Mr. Kimmer said no, they are fully committed to the #1 plan.

The Planning Board members expressed major concerns over demolishing the existing home at 1245 Ruffner Rd, indicating they felt that would have a negative impact on the neighborhood. Several Board members expressed support in further reviewing alternate designs.

Design Option (Scheme)	Main Access Point	Emergency Access Point
3A	S. Country Club Dr.	Ruffner Rd.
7	Union St.	Ruffner Rd.

8	Balltown Rd.	Ruffner Rd.
2	Ruffner Rd. at existing easement	Ruffner Rd.

The applicant stated that they would like to move forward and have a public hearing on their preferred design – Scheme #1. The Board voted and agreed to hold a public hearing on design Scheme #1 at the 3/13/23 PB meeting.

3/1/23 Conservation Advisory Council (CAC) meeting –

At the March 1 CAC meeting, the CAC went carefully through the long form EAF and summarized their concerns with the project as follows:

- Impact to utilities was a concern
- Clearing 14 acres of land has impact of aesthetics and creates loss of habitat for a number of different species
- This parcel was a core part of the public/private recreation and open space system
- Impact to the character of the neighborhood was a concern.
- Removing the home was a concern that it would set a bad precedence for the Town of Niskayuna.
- There are alternatives proposed by the applicant that mitigate some of the impacts to the surrounding community and the neighborhood disruption, but they aren't being pursued by the applicant.
- A public road that runs through the golf course could open up further development of the parcel which is also concerning – there needs to be a long term plan for the golf club.

They specifically noted the following sections of Part 2:

1. Impact on land (1) – the water table is 2 feet , drainage is a concern to be evaluated
2. Impacts on Surface water (3) – drainage to the Rowe Rd / Whamer, Hilltop drive area to be evaluated
3. Impacts on Plants and Animals (7) – substantial impacts to predominant species (g) and conversion of more than 10 acres of forest (h)
4. Impact on Aesthetic Resources (9) – publically seen (c) & (d), diminish enjoyment of aesthetic resource (e)
5. Impact on Historic and Archeological Resources (10) – Golf course may be on 1982 historic inventory to be evaluated
6. Impact on Open Space and Recreation (11) – impairment of ecosystem services and wildlife habitat (a) and potential loss of future recreational resource (b)
7. Impact on Transportation (13) – still being evaluated
8. Consistency with Community Plans (17) – large impacts
9. Consistency with Community Character (18) – large impacts

On March 2, 2023, Dave Kimmer, on behalf on the Mohawk Golf Club, withdrew their request for a public hearing on March 13 and indicated they would be submitting an alternative design to the Planning Board on March 13 for their review, with a request to call for a public hearing on that design, potentially for March 27, 2023. The public hearing was withdrawn by Planning Staff.

On March 6, 2023, a new design and supporting documents were provided to the Planning Office for review. The new design is based on Scheme #2 with primary access to the proposed subdivision from the existing 60' easement off of Ruffner Rd and emergency access from the existing easement near 1245 Ruffner Rd.

3/3/2023 Complete Streets (reviewing scheme #2) – A Complete Streets member questioned the measurements on the single family home sketch plan (via email) and whether or not they were truly compliant with Town Zoning requirements. The Committee discussed that they were in favor of pedestrian connections to County Club Estates, Rowe Road and Ruffner as part of any development proposal here – to increase connectivity between neighborhoods.

3/9/2023 Tree Council – The Tree Council heard comments from the public concerned about trees being removed in the Ruffner Road neighborhood generally and also the amount of trees being removed specifically for this proposal. The Council briefly discussed the plan and discussed whether or not clearing could be done over top of wetlands. They made the following comments:

1. 10 acres was a large swath of clear cutting that did not appear to include saving groves or trees interspersed with development. They suggested considering alternative home configurations that allowed pockets of trees to be saved between some of the lots.
2. They questioned whether or not the stormwater ponds could be incorporated into the golf course as water features, allowing more forest to remain and not be cleared to create detention ponds
3. They requested trees of significance (10" DBH) be marked on future plans to see if different road or home configurations could avoid removing the larger trees.

Planning Department – In its review on the revised plans, the Planning Department notes that 1245 Ruffner Road is no longer proposed to be demolished and replaced with a road access, which is an improvement to the plan. The plan utilizes an existing paper street for access, shows a multi-use path connection to Country Club Drive, and shows some modification to the golf course layout. The Planning Department notes the following items still need to be worked through:

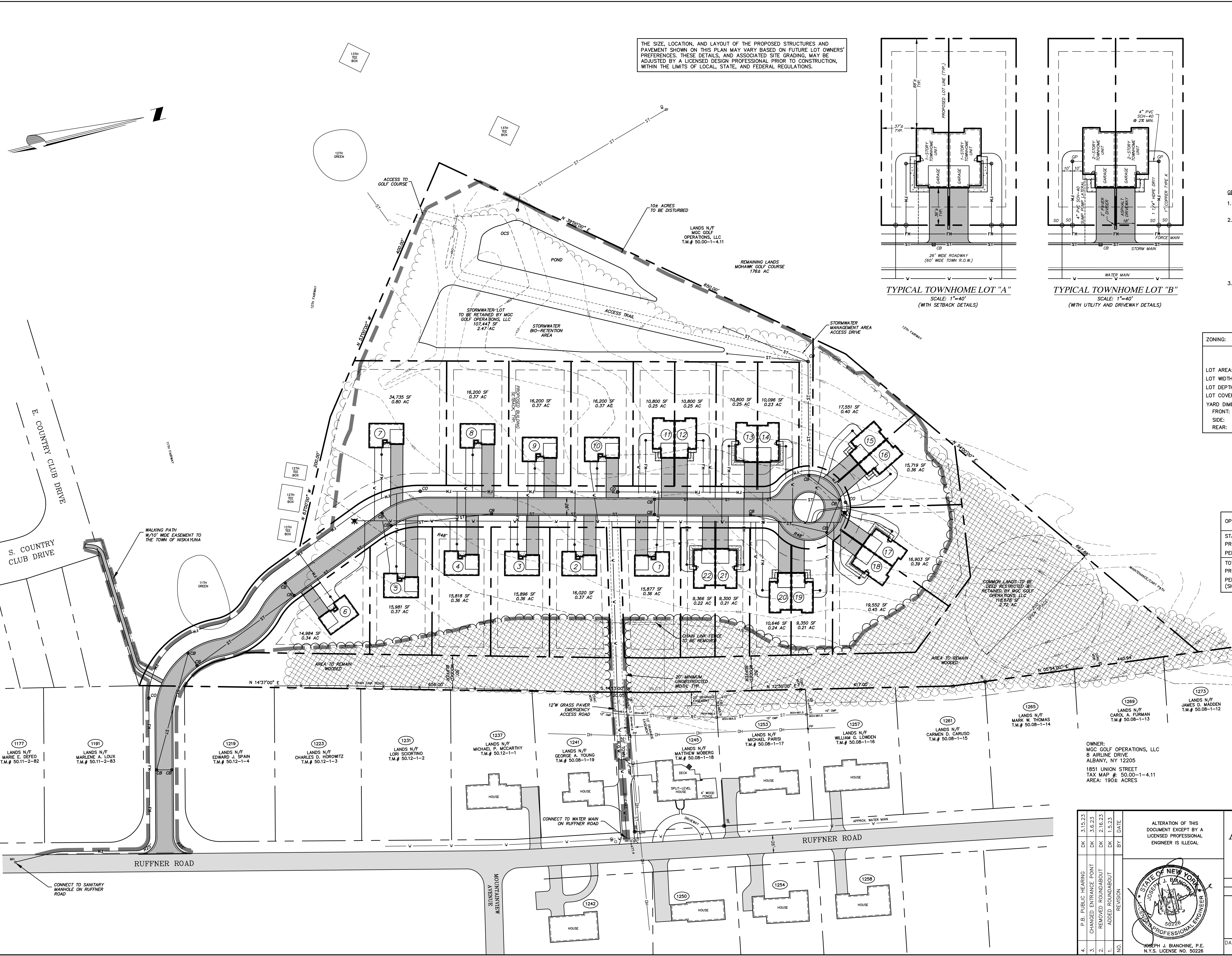
1. Utilities – the utility connections and drainage have not been preliminarily studied/designed and reviewed by a Town Designated engineer to ensure that the water and sewer systems have capacity and the project is not draining to areas within the Town that are at capacity.
2. Number of Lots – The Planning Department is requesting a new single family drawing with lot line dimensions labeled (and new access point shown) to verify that the 22 lot number is compliant with the new road configuration and Town Code.
3. Wetland delineation – the applicant indicated at the 2/27/23 meeting that the road configuration for Scheme #2 may require a wetland permit. The Board has also expressed concerns that a single wetland determination was completed during a draught last year (summer 2022). A new wetland determination will be required for the parcel and proposed access way.
4. The proposed public road is not shown in the center of the ROW. The Planning Department needs to check with Highway and Engineering if this is an issue for maintenance in the future.
5. The applicant presents two ADD drawings for the Planning Board to discuss, one with a 50 foot buffer to the Ruffner Road residents (that does not comply with the square footage of open space set aside) and one that shows a 30 foot buffer but lots that are compliant with the square footage of open space requirement. The applicant will need to comply with the square footage of open space requirement. The Planning Department recommends exploring options that increase open space set asides along the golf course and in other areas around the edges of the subdivision – to try and get the 50 foot buffer to be compliant with code.

3/13/23 Planning Board (PB) meeting – Bill Sweet, of The Mohawk Golf Club and David Kimmer, of ABD Engineers attended the meeting and spoke on behalf of the applicant. Mr. Sweet noted that he felt the project had reached an appropriate stage for a Town Designated Engineer (TDE) to be

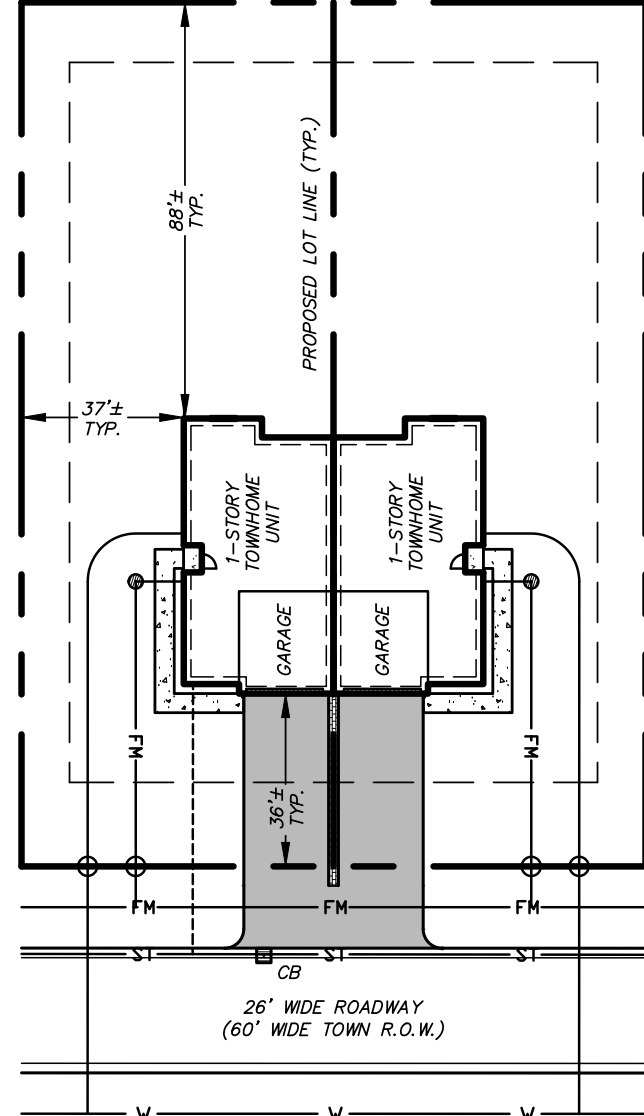
engaged. The Board discussed the 5 items listed above, agreed to call for a public hearing on design Scheme #2 for the 3/27/23 PB meeting and requested the following pieces of information.

1. Planning Office to engage a TDE to immediately address the following items.
 - a. Review Building and Fire code regarding cul-de-sacs
 - b. Review applicant's utility plans (water, sewer, drainage)
2. Planning Board members are requested to review the Town of Niskayuna subdivision code (Section 189-17 J (1))
3. The applicant is to explore a first right of refusal clause on the property that provides the Town of Niskayuna the first opportunity to purchase any land the Mohawk Club places up for sale in the future.
4. The applicant will explore relocating storm water detention ponds onto golf course as potential water hazards, as a way to decrease the amount of tree clearing necessary for the project.

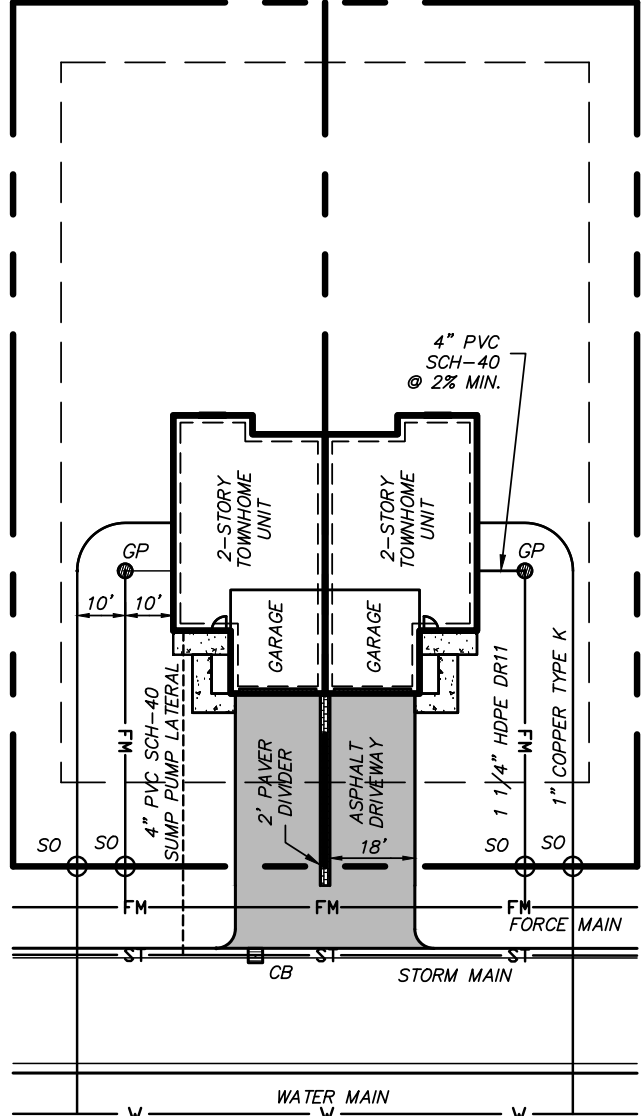
The Planning Board should review any new information that is provided and consider calling for a Recommendation to the Town Board regarding the special use permit for the 4/17/23 PB meeting.



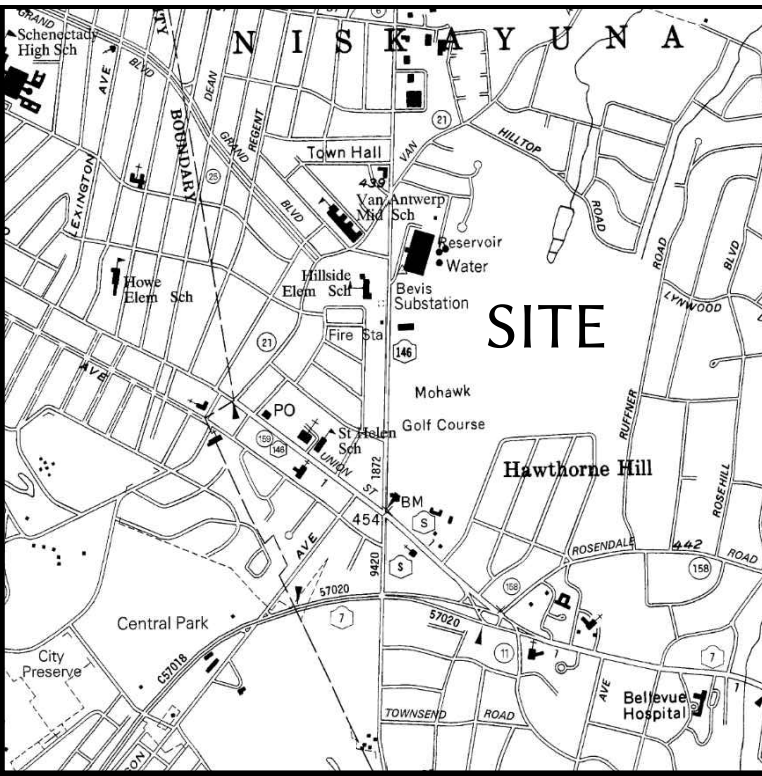
THE SIZE, LOCATION, AND LAYOUT OF THE PROPOSED STRUCTURES AND PAVEMENT SHOWN ON THIS PLAN MAY VARY BASED ON FUTURE LOT OWNERS' PREFERENCES. THESE DETAILS, AND ASSOCIATED SITE GRADING, MAY BE ADJUSTED BY A LICENSED DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION, WITHIN THE LIMITS OF LOCAL, STATE, AND FEDERAL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



TYPICAL TOWNHOME LOT "A"
SCALE: 1"=40'
(WITH SETBACK DETAILS)



TYPICAL TOWNHOME LOT "B"
SCALE: 1"=40'
(WITH UTILITY AND DRIVEWAY DETAILS)



SITE LOCATION

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

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

APPROXIMATE SITE STATISTICS		
	PROPOSED	
BUILDINGS:	38,000± SF	6.1%
PAVEMENT:	72,000± SF	11.5%
GREEN SPACE:	514,781± SF	82.4%
TOTAL:	624,781± SF (14.34± AC)	100.0%

OPEN SPACE STATISTICS	
STANDARD TOTAL LOT AREA (18,000 SF X 22):	396,000 SF
PROPOSED TOTAL LOT AREA:	328,795 SF
PERCENT REDUCTION [(396,000-328,795)/396,000]:	17.0%
TOTAL PROJECT AREA:	624,781 SF
PROPOSED OPEN SPACE:	118,678 SF
PERCENT OPEN SPACE (118,678/624,781)	19.0%
(SHALL BE GREATER THAN OR EQUAL TO PERCENT REDUCTION)	

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

3.15.23	DK	3.15.23	BY	DATE
3. CHANGED ENTRANCE POINT	DK	3.6.23		
2. REMOVED ROUNDABOUT	DK	2.16.23		
1. ADDED ROUNDABOUT	DK	1.13.23		
NO.	REVISION	BY	DATE	

STATE OF NEW YORK
JOSEPH J. BLANCHINE, P.E.
50226
LICENSED PROFESSIONAL ENGINEER

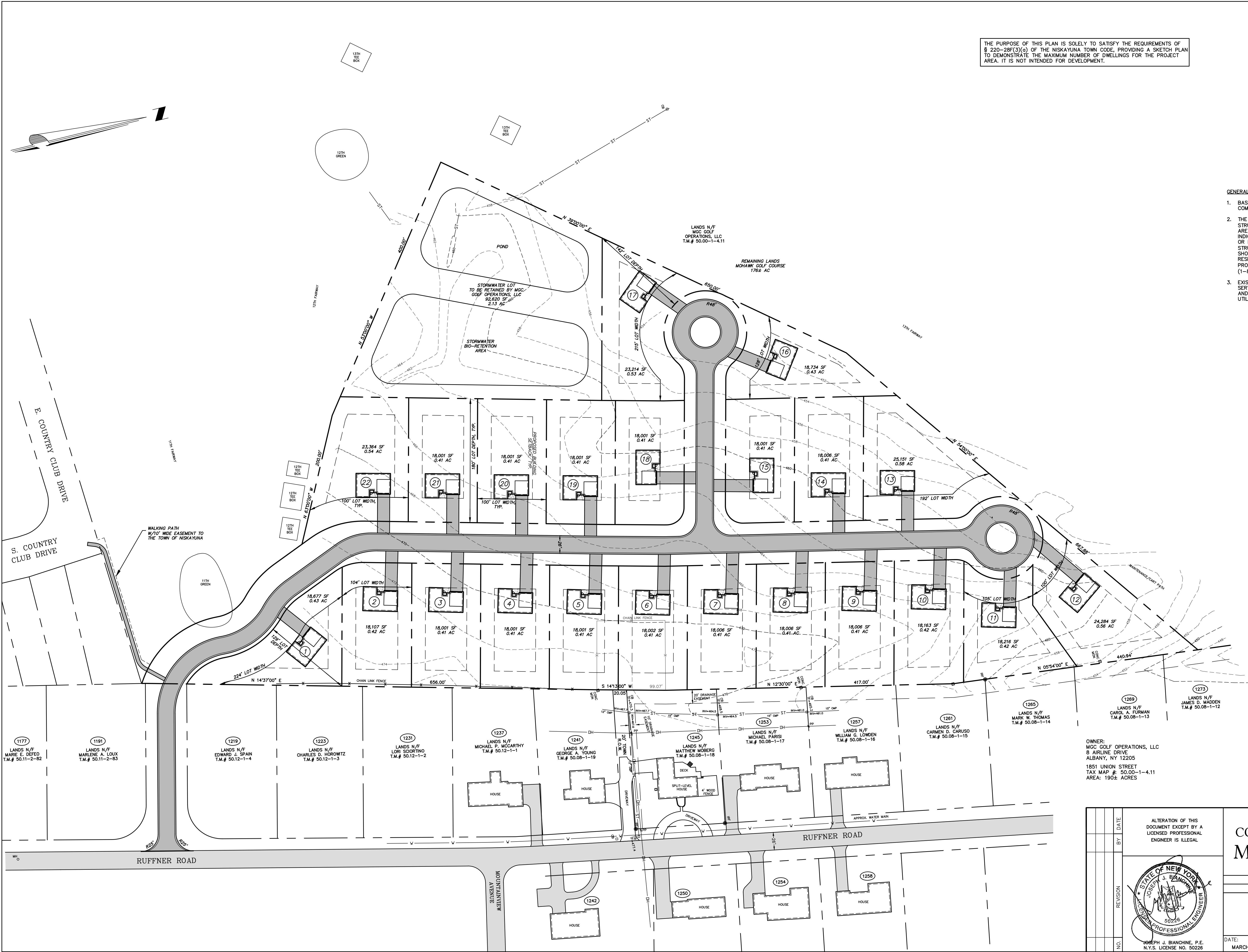
ALTERNATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL

SKETCH 22-LOT SUBDIVISION
AVERAGE DENSITY DEVELOPMENT
MOHAWK GOLF CLUB
1851 UNION STREET

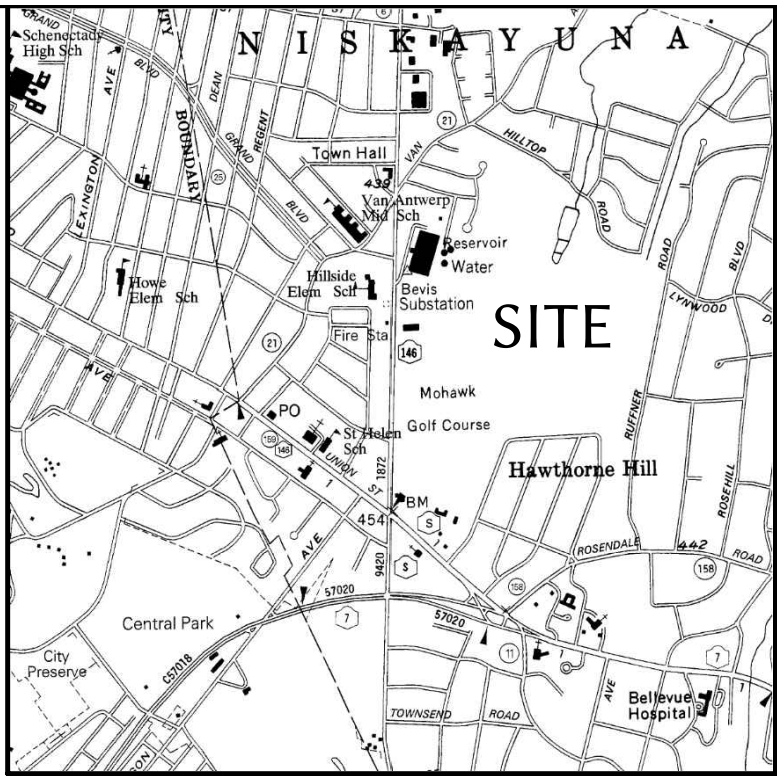
TOWN OF NISKAYUNA COUNTY OF SCHENECTADY

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

DATE: DECEMBER 6, 2022 SCALE: 1" = 60' DWG. 5429A-S10 AVG SHEET 1 OF 1



THE PURPOSE OF THIS PLAN IS SOLELY TO SATISFY THE REQUIREMENTS OF § 220-28f(3)(c) OF THE NISKAYUNA TOWN CODE, PROVIDING A SKETCH PLAN TO DEMONSTRATE THE MAXIMUM NUMBER OF DWELLINGS FOR THE PROJECT AREA. IT IS NOT INTENDED FOR DEVELOPMENT.




SITE LOCATION

GENERAL NOTES:

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

ZONING:	R-1 - SINGLE FAMILY DWELLINGS
LOT AREA:	18,000 SF MIN.
LOT WIDTH:	100' MIN.
LOT DEPTH:	125' MIN.
LOT COVERAGE:	25% MAX.
YARD DIMENSIONS:	
FRONT:	35' MIN.
SIDE:	20' MIN.
REAR:	25' MIN.

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

NO.	REVISION	BY	DATE		ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL			
					SKETCH 22-LOT SUBDIVISION CONVENTIONAL SINGLE FAMILY MOHAWK GOLF CLUB 1851 UNION STREET			
					TOWN OF NISKAYUNA COUNTY OF SCHENECTADY			
					STATE OF NEW YORK ABD ENGINEERS, LLP 411 Union Street Schenectady, NY 12305 518-377-0315 Fax 518-377-0379 www.abdeng.com			
DATE:		SCALE:		DWG.		SHEET		
MARCH 13, 2023		1" = 60'		6429A-S10 CONVENTIONAL		OF 1 1		

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Mohawk Golf Club Subdivision - Ruffner Road		
Project Location (describe, and attach a general location map): 1851 Union Street		
Brief Description of Proposed Action (include purpose or need): Subdivide 14± acres from existing Mohawk Golf Course, adjacent to Ruffner Road. A new Town road will be built off an existing ROW stub, on which twelve (12) new single-family townhouse lots and ten (10) single family conventional lots are proposed as an Average Density Development, with common lands to remain with the Mohawk Golf Course.		
Name of Applicant/Sponsor: Matthew Moberg (MGC Golf Operations, LLC)	Telephone: 814-571-4414	
	E-Mail: mmoberg@homesteadfunding.com	
Address: 8 Airline Drive		
City/PO: Albany	State: NY	Zip Code: 12205
Project Contact (if not same as sponsor; give name and title/role): Joseph J. Bianchine, P.E. (ABD Engineers, LLP)	Telephone: 518-377-0315	
	E-Mail: joe@abdeng.com	
Address: 411 Union Street		
City/PO: Schenectady	State: NY	Zip Code: 12305
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town of Niskayuna Town Board, approval for Average Density Development	To be submitted
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Niskayuna Planning Board, Subdivision Approval	To be submitted
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Schenectady County Planning Board, referral	To be submitted
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Army Corps of Engineers, Wetland Determination	To be submitted
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

NYS Heritage Areas: Mohawk Valley Heritage Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

R1 (Low Density Residential)

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Niskayuna CSD

b. What police or other public protection forces serve the project site?

Niskayuna PD

c. Which fire protection and emergency medical services serve the project site?

Niskayuna FD #1

d. What parks serve the project site?

River Road Park, Blatnick Park, Niskayuna Soccer Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 14± acres

b. Total acreage to be physically disturbed? 10± acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 190± acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential

ii. Is a cluster/conservation layout proposed? ☒ Yes ☐ No

iii. Number of lots proposed? 22 residential + 1 Storm + 1 Conservation + Remaining Lands

iv. Minimum and maximum proposed lot sizes? Minimum 0.21± Maximum 0.80±

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 24 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	22			
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: <u>Temporary stormwater</u> ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: <u>Stormwater runoff</u> iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ TBD million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ TBD height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>TBD</u>	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>Freshwater Forested/Shrub Wetland (isolated)</u> _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Wetlands will be channeled using culverts to further direct them to the existing municipal storm system.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No
 If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☒ Yes ☐ No
 If Yes:

- acres of aquatic vegetation proposed to be removed: TBD
- expected acreage of aquatic vegetation remaining after project completion: TBD
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
Site preparation
- proposed method of plant removal: Excavation
- if chemical/herbicide treatment will be used, specify product(s): N/A

v. Describe any proposed reclamation/mitigation following disturbance: _____
N/A

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
 If Yes:

i. Total anticipated water usage/demand per day: _____ 6,000± gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
 If Yes:

- Name of district or service area: Niskayuna Water District #3
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☐ Yes ☒ No

iii. Will line extension within an existing district be necessary to supply the project? ☒ Yes ☐ No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
1,100± feet of new water main
- Source(s) of supply for the district: Schenectady-Niskayuna SSA

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____
N/A

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: 3,000± gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
 If Yes:

i. Total anticipated liquid waste generation per day: _____ 5,400± gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
 If Yes:

- Name of wastewater treatment plant to be used: Niskayuna Wastewater Treatment Plant
- Name of district: Niskayuna Sewer District #6
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

Page 6 of 13

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input checked="" type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ <div style="text-align: center;">N/A</div></p> <p>iii. Parking spaces: Existing <u>0</u> Proposed <u>N/A</u> Net increase/decrease <u>N/A</u></p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: <u>New Town road proposed to serve the 22 residential lots.</u></p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7am-5pm</u> • Saturday: <u>7am-5pm</u> • Sunday: <u>7am-5pm</u> • Holidays: <u>7am-5pm</u> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>Residential (24/7)</u> • Saturday: <u>Residential (24/7)</u> • Sunday: <u>Residential (24/7)</u> • Holidays: <u>Residential (24/7)</u> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7am-5pm</u> • Saturday: <u>7am-5pm</u> • Sunday: <u>7am-5pm</u> • Holidays: <u>7am-5pm</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>Residential (24/7)</u> • Saturday: <u>Residential (24/7)</u> • Sunday: <u>Residential (24/7)</u> • Holidays: <u>Residential (24/7)</u>
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p style="margin-left: 20px;">Noise from construction equipment _____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">Describe: <u>Tree clearing for development</u></p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p style="margin-left: 20px;"><u>Residential building lighting, 75+ feet from nearest residential property line.</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">Describe: <u>Tree clearing for development</u></p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p style="margin-left: 20px;">_____</p> <p style="margin-left: 20px;">_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p style="margin-left: 20px;">_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p style="margin-left: 20px;">_____</p> <p style="margin-left: 20px;">_____</p> <p style="margin-left: 20px;">_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): Golf Course

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	2.5	+2.5
• Forested	14.0	2.6	-11.4
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal) (Isolated)	TBD	TBD	TBD
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Landscaped</u>	0	8.9	+8.9

<p>c. Is the project site presently used by members of the community for public recreation?</p> <p>i. If Yes: explain: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?</p> <p>If Yes,</p> <p>i. Identify Facilities:</p> <p>Hillside Elementary School, Van Antwerp Middle School</p> <p>_____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>e. Does the project site contain an existing dam?</p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p>ii. Dam's existing hazard classification: _____</p> <p>iii. Provide date and summarize results of last inspection: _____</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?</p> <p>If Yes:</p> <p>i. Has the facility been formally closed?</p> <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____</p> <p>_____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?</p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?</p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</p> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> <p>ii. If site has been subject of RCRA corrective activities, describe control measures: _____</p> <p>_____</p> <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</p> <p>If yes, provide DEC ID number(s): _____</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <ul style="list-style-type: none"> If yes, DEC site ID number: _____ Describe the type of institutional control (e.g., deed restriction or easement): _____ Describe any use limitations: _____ Describe any engineering controls: _____ Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: _____ _____ 																			
E.2. Natural Resources On or Near Project Site																			
a. What is the average depth to bedrock on the project site? _____ 6+ feet																			
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %																			
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;">Silt Loam</td> <td style="width: 40%; text-align: right; border-bottom: 1px solid black;">100 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;"> </td> <td style="text-align: right; border-bottom: 1px solid black;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;"> </td> <td style="text-align: right; border-bottom: 1px solid black;">%</td> </tr> </table>		Silt Loam	100 %		%		%												
Silt Loam	100 %																		
	%																		
	%																		
d. What is the average depth to the water table on the project site? Average: _____ 2± feet																			
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"><input type="checkbox"/> Well Drained:</td> <td style="width: 70%; text-align: right;">_____ % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input type="checkbox"/> Well Drained:	_____ % of site	<input checked="" type="checkbox"/> Moderately Well Drained:	100 % of site	<input type="checkbox"/> Poorly Drained	_____ % of site												
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<input checked="" type="checkbox"/> Moderately Well Drained:	100 % of site																		
<input type="checkbox"/> Poorly Drained	_____ % of site																		
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 60%; text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	100 % of site	<input type="checkbox"/> 10-15%:	_____ % of site	<input type="checkbox"/> 15% or greater:	_____ % of site												
<input checked="" type="checkbox"/> 0-10%:	100 % of site																		
<input type="checkbox"/> 10-15%:	_____ % of site																		
<input type="checkbox"/> 15% or greater:	_____ % of site																		
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe: _____ _____																			
h. Surface water features. <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?</td> <td style="width: 20%; text-align: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td>ii. Do any wetlands or other waterbodies adjoin the project site?</td> <td style="text-align: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> </table> If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?</td> <td style="width: 20%; text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> </tr> </table> iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border: none;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name Freshwater Forested/Shrub Wetland (isolated)</td> <td>Approximate Size TBD</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ii. Do any wetlands or other waterbodies adjoin the project site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name Freshwater Forested/Shrub Wetland (isolated)	Approximate Size TBD	• Wetland No. (if regulated by DEC)	_____	
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iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																		
• Streams:	Name _____	Classification _____																	
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• Wetlands:	Name Freshwater Forested/Shrub Wetland (isolated)	Approximate Size TBD																	
• Wetland No. (if regulated by DEC)	_____																		
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____																			
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																			
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																			
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																			
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <table style="width: 100%; border: none;"> <tr> <td style="width: 10%;">i. Name of aquifer:</td> <td>Sole Source Aquifer Names: Schenectady-Niskayuna SSA</td> </tr> </table>		i. Name of aquifer:	Sole Source Aquifer Names: Schenectady-Niskayuna SSA																
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<p>m. Identify the predominant wildlife species that occupy or use the project site: _____ Typical Suburban _____ _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres</p>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing: _____ _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____</p>	

e. 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____ 	
f. 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"/> Yes <input checked="" type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ 	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify resource: <u>Mohawk Towpath Scenic Byway</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Scenic Byway</u> iii. Distance between project and resource: _____ 1 miles. 	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No 	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Joseph J. Bianchine, P.E. (ABD Engineers, LLP) Date March 6, 2023

Signature  Title Professional Engineer



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.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names: Schenectady-Niskayuna SSA
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No