TOWN OF NISKAYUNA

Planning Board and Zoning Commission

Agenda

November 9, 2026 7:00 PM

Hybid In-Person and Google Meets platform

REGULAR AGENDA MEETING

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

1. October 19, 2026

IV. PUBLIC HEARINGS

V. PRIVILEGE OF THE FLOOR

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

1. RESOLUTION: 2026-40: A Resolution for site plan approval of a new office building at GE Vernova at 2690 Balltown Rd. (Ms. Gold)
2. RESOLUTION: 2026-41: A Resolution for site plan approval of parking lot lighting upgrades at GE Vernova at 2690 Balltown Rd. (Ms. Gold)
3. RESOLUTION: 2026-42: A Resolution for site plan approval for new signage at Local Infusion at 400 Balltown Rd. Suite 6C

VIII. DISCUSSION ITEMS

1. 820 Lisha Kill Rd. – A sketch plan application for a 3-lot subdivision (Chairman D'Arpino / Mr. Billen-Calhoun)

IX. REPORTS

1. 2690 Balltown Rd. – GE Vernova – delivery truck lane at guard house
2. 2565 Balltown Rd. – Schenectady JCC – site plan for new outdoor ampitheatre

X. COMMISSION BUSINESS

XI. ADJOURNMENT

NEXT REGULAR MEETING: November 23, 2026 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
October 19, 2026

Members Present:	Chairman David D'Arpino
	Chris LaFlamme (virtual)
	Genghis Khan
	Leslie Gold
	Jonathan Vaillancourt
Also in attendance	Rob Hess, Attorney
	Laura Robertson, Town Planner
	Clark Henry, Assistant Town Planner (virtual)
	Trisha Bergami, Planning Department Assistant

I. CALL TO ORDER

Chairman D'Arpino called the hybrid meeting to order at 7:00 P.M.

II. ROLL CALL

Nancy Strang, Andrew Millspaugh, Alexander Billen-Calhoun and Joseph Drescher were absent/excused.

III. APPROVAL OF MINUTES

1. September 28, 2026

Ms. Gold moved a motion to approve the minutes, seconded by Chairman D'Arpino. All were in favor.

September 28, 2026 meeting minutes were approved.

IV. PUBLIC HEARINGS

None.

V. PRIVILEGE OF THE FLOOR

None.

VI. UNFINISHED BUSINESS

None

VII. NEW BUSINESS

1. RESOLUTION: 2026-34: A Resolution for sketch plan approval for a 2-lot major subdivision of 1548 Van Antwerp Rd. requiring a lot line adjustment with 6 St. Gerard Dr. (Ms. Strang)

Chairman D'Arpino read the resolution into the minutes.

Motion by Ms. Gold, seconded by Chairman D'Arpino.

Mr. Polsinelli was present and agreed with the two conditions.

Ms. Bergami called the role:

Mr. LaFlamme	Aye
Mr. Khan	Aye
Ms. Gold	Aye

Mr. Vaillancourt	Aye
Chairman D'Arpino	Aye

Resolution passed.

2. RESOLUTION: 2026-37: A Resolution for site plan approval for an addition at Niskayuna Fire District No. 2 at 2772 Troy Schenectady Rd. (Ms. Strang)

Chairman D'Arpino read the resolution into the minutes.

Motion moved by Mr. Vaillancourt, seconded by Chairman D'Arpino.

Mr. Dussault represented the applicant. He was good with all the conditions.

Chairman D'Arpino recapped the project. He stated TDE items were addressed and the site plan was updated.

Ms. Robertson said DOT changed their mind on the solid color crosswalk. The crosswalk will therefore be a ladder crosswalk and will match the intersection nearby. She stated this is still acceptable and should still help with pedestrian safety there.

Ms. Bergami called the role.

Mr. LaFlamme	Aye
Mr. Khan	Aye
Ms. Gold	Aye
Mr. Vaillancourt	Aye
Chairman D'Arpino	Aye

Resolution passed.

3. RESOLUTION: 2026-38: A Resolution for site plan approval of new signage at Bank of America at 400 Balltown Rd. (TBD)

Chairman D'Arpino read the resolution into the minutes.

Motion moved by Ms. Gold, seconded by Mr. Khan.

Mr. Wheeler from AJ Signs was virtual to represent the applicant.

Chairman D'Arpino said it was a straightforward application with code compliant signage on the building.

Ms. Bergami called the role.

Mr. LaFlamme	Aye
Mr. Khan	Aye
Ms. Gold	Aye
Mr. Vaillancourt	Aye
Chairman D'Arpino	Aye

Resolution passed.

4. RESOLUTION: 2026-39: A Resolution for site plan approval of a tenant change to Petey's Ice Cream at the Rivers Ledge Sr. Center Building at 2 Rivers Run Dr. (Mr. Khan)

Chairman D'Arpino read the resolution into the minutes.

Motion moved by Mr. Khan, seconded by Mr. Vaillancourt.

Mr. Luizzi was virtual. He stated he is good with all the conditions.

A question was asked if there was a reason the outdoor seating was not put across from where it is proposed to be.

There was some discussion on this topic.

Chairman D'Arpino said having just done a site walk in that area he thinks the current spot is a nice little nested area for seating.

Ms. Robertson mentioned the parking barriers that Broken Inn used. They look nice and are removable for ease of snow removal. (Plastic jersey barriers filled with water with planters over them)

Mr. Khan suggested the stop signs are too close to the bike path. He felt it is a rather abrupt stop for vehicle traffic. He asked if there is a code that governs placement of stop signs.

Mr. Luizzi said they will look into the code. If it is to code, they can still push them back a little if needed.

Ms. Robertson requested a stop bar on the pavement when they are out striping.

Chairman D'Arpino said they have three items open. Tonight is the resolution for Petey's Ice Cream, then they still need to work on the maintenance building and the last thing would be the last few action items to close out the PUD.

Ms. Bergami called the role.

Mr. LaFlamme	Aye
Mr. Khan	Aye
Ms. Gold	Aye
Mr. Vaillancourt	Aye
Chairman D'Arpino	Aye

Resolution passed.

VIII. DISCUSSION ITEMS

1. 1. 2690 Balltown Rd. – GE Vernova – An app. for an office building (Ms. Gold)

Mr. Savoie represented GE Vernova.

Chairman D'Arpino recapped the previous presentation. A couple action items, one was a parking analysis that the planning department did and the other was to recap the overall site plan.

Mr. Lilholt from C.T. Male went over the parking adjustments. In summary they are short 128 spaces. They are requesting a waiver from the Planning Board to increase their waiver of 94 to 128 spaces.

Chairman D'Arpino said some follow-up items discussed were the fire hydrants. There is one already on the property. Just waiting on the TDE comments and if there are no major take-aways we can call for a tentative resolution.

Ms. Robertson said the TDE is evaluating it right now. She is good with a tentative resolution for next meeting as long as they get the comments back.

2. 2690 Balltown Rd. – GE Vernova – An app. for lighting replacement (Ms. Gold)

Ms. Gold said it was hard to decipher some of the lighting.

Mr. Savoie said the lights are all the same with just a different number of heads. They are all dark sky compliant. The current power along the road will be replaced.

Ms. Robertson said she is ok with adding the lighting package for this to the TDE's current evaluation and be ready for a tentative resolution for next meeting.

3. 400 Balltown Rd. Suite 6C – A site plan application for new signage at Local Infusion (TBD)

Mr. Levesque from FastSigns represented the applicant. He stated the sign package that was proposed was pretty much a like for like. The sign is very similar to what was already there.

Chairman D'Arpino said this is a straightforward package. There was a waiver from the previous tenant and a code compliant sign would be very hard to read. Chairman D'Arpino said the size and scale reads well and looks good. The Board called for a resolution at the next meeting.

4. 820 Lisha Kill Rd. – A sketch plan application for a 3-lot subdivision (Chairman D'Arpino / Mr. Billen-Calhoun)

Mr. Griner was present for this project.

Chairman D'Arpino recapped that Mr. Griner had a meeting with the CAC and they have some of the same comments that the Planning Board had. They were concerned with having a flag lot, it goes against the comprehensive plan. They also discussed the logistics of the long driveway, the trees on site and the lot configuration. The Tree Council also looked at the project and wanted to know the limits of clearing.

There was discussion on requests and future outcomes.

Chairman D'Arpino said the driveway will be upgraded to support apparatus, weight and widened if necessary. Ms. Robertson said it's the law to upgrade and widen the driveway. Also, there is a requirement for a 16 foot height clearance from tree branches in the code.

Chairman D'Arpino said the next step would be once Mr. Griner has this information he can work with his engineer, add the updated pieces of information and details to be incorporated into a new application package. A site walk can be set up as well in the interim. If you are set on where you want the lot lines that would be another discussion item that the board would vet out.

Ms. Robertson said it would need a recommendation at the next CAC meeting for the Planning Board.

Mr. Khan mentioned at the last meeting there were recommendations on changing the size of lot one but it looks like no changes have been made.

Ms. Roberson said the current house is really being constrained with the placement of the lot lines even though it meets the set-backs. There would be no space for the house to have any accessory structures in the rear yard.

Chairman D'Arpino suggested a site walk review be set up. The ingress points and egress points can be looked at as well as the driveway. He wanted to look at Hilslope Road at where it is going to be subdivided.

It was mentioned that this open development, if approved, could set a precedent for future open development permits.

Chairman D'Arpino recapped, Mr. Griner should reach out to the Planning Department with some dates for a walk through of the property. The Planning Department would work on some of the TDE information. The board will collect the packet that Mr. Griner had previously sent but wasn't included in the meeting. They would get it reviewed and move on to the next steps.

5. 6 Rivers Run Dr. – Rivers Ledge Rec. Center – A site plan application for a building addition (Mr. Khan)

Mr. Luizzi said they are going to separate the building as suggested. It is going to be where the Conex boxes were. It will have the same design as the rec building. They are still working on the engineering and an architectural rendering for the board to look at.

Chairman D'Arpino said he thinks it is a very logical place to put it. He asked that they update the plan to show the changes with parking and the National Grid right of way. He also mentioned to connect the bike path to the trail a simple white line with a couple bike symbols or pedestrian symbols for the path was needed.

Ms. Robertson mentioned for part of their final project they need to move the trees out from under the National Grid power lines. If Mr. Luizzi has in writing from National Grid the trees can stay under the powerlines they do not need to be moved, that documentation needs to be sent to the Planning Department.

Mr. Luizzi said they will work it out with National Grid during their next discussion.

Mr. Khan feels the sidewalk to nowhere should be removed. Chairman D'Arpino was in agreement with removal of the piece of sidewalk.

There was much discussion on the sidewalk along with all the difficulties of that area to physically construct the remaining piece of sidewalk.

Ms. Robertson said she is totally against removing an already existing sidewalk. Mr. Luizzi agreed with that statement.

It was suggested to put an end of sidewalk sign there which there was agreement with.

There was more discussion on the sidewalk and whether or not it should be removed.

Chairman D'Arpino stated that signage needs to be added to direct people where to go when they come off the bike path. The Board agreed. They will have the TDE go over the sidewalk to see if it is feasible or not.

There was more discussion on the topic and possible future possibilities that could happen.

Ms. Robertson stated in Planning they say "a sidewalk to nowhere is a sidewalk to somewhere someday". She said the same is true in Alaska for bridges. She stated sidewalks should never be removed.

IX. REPORTS

None.

Ms. Robertson said she registered everyone that requested to go to the training on Friday. She stated she will forward the list of webinars when they come out.

Mr. Vaillancourt informed the board of some updates made to what is accepted for professional development hours in training for professional engineering or land surveying licensing.

X. COMMISSION BUSINESS

Chairman D'Arpino said the comprehensive plan is going to send out draft sections for the board to review. If any board members have time, he asked them to please go through the drafts as they are shared and add their comments.

XI. ADJOURNMENT

Mr. Khan moved a motion to adjourn, Ms. Gold seconded. All were in favor. The meeting was adjourned at 8:38 pm.

The video recording for this meeting can be found at:

TOWN OF NISKAYUNA
PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VII. 1 MEETING DATE: 11/9/2026

ITEM TITLE: RESOLUTION: 2026-40: A Resolution for site plan approval of a new office building at GE Vernova at 2690 Balltown Rd.

PROJECT LEAD: Ms. Gold

APPLICANT: Matt Savoie

SUBMITTED BY: Laura Robertson

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

ATTACHMENTS:
■ Resolution ■ Site Plan ☐ Map ☐ Report ☐ Other:

SUMMARY STATEMENT:

Matt Savoie, Facility Operations Leader for the Advanced Research Center, has submitted an application for site plan review to construct a new office building on the GE Vernova campus at 2690 Balltown Rd.

The property is located within the I-R Research & Development zoning district. Research, experimental and testing laboratories are permitted principal uses in the district. Site plan approval was recently granted for the new DAC building on March 11, 2024 via. Resolution 2024-09 and amended on July 8, 2024. A new Guard House and Amenity Space / Patio was approved on 5/19/2025 with Resolution 2025-13. A new Security Center was approved on 3/23/26 with Resolution 2026-21.

Mr. Savoie and Mr. Lilholt, P.E. attended the 10/19/26 Planning Board meeting. After continued discussion of the 12' wide road around the proposed building the board called for a tentative resolution for site plan approval for the 11/9/26 meeting. On 11/2/26 the Town Designated Engineer (TDE) confirmed that the comments contained in their 10/28/26 letter had been addressed in the C.T. Male letter dated 10/30/26. The Planning Office should request a letter from the Fire Chief confirming approval with the proposed site plan.

COMPREHENSIVE PLAN

The Economic Development section of the 2013 Comprehensive Development Plan (Comp. Plan) includes the following.

2. Issue: Present Zoning Classification I-R Research & Development as a Limit to Economic Growth

Page 74 of the Comp. Plan states, “In the previous decade, no new research and development facilities have located within the Town of Niskayuna. In 2001 The SI Group, formerly known as Schenectady International, expanded to locate its corporate headquarters in Niskayuna, Environment One received approval to construct a 40,000 sq. ft. addition to the existing facility and in 2002 G.E. Global Research (formerly G.E. R & D) received approval for a multi-million-dollar expansion.” The section goes on to state, “The Town may wish to investigate broader economic development opportunities and not limit itself to the niche opportunity of research and development facilities.”

Reasonable expansion of an existing research and development site that serves to further solidify that entity as an economic stronghold in the community is consistent with the Comp Plan.

BACKGROUND INFORMATION

The following documents were provided with the site plan application.

1. A 2-page drawing set by C. T. Male Associates including the following.
    a. G-001 Building 7 Overall Site Layout Plan dated Sept. 15, 2026 with no revisions.
    b. C-101 Building 7 Sketch Site Layout Plan dated Sept. 15, 2026 with no revisions

2. A 5-page drawing set from C. T. Male Associates entitled “Exterior Concept / Review Lab” dated September 16, 2026 with no revisions.

3. A Short Form EAF dated 9/15/26.

PROJECT DESCRIPTION

The short form EAF describes the project as follows.

The proposed GE Vernova project consists of the construction of a new 8,212 +/- square foot office building connected to the northeast corner of existing Building 610 to support the facility’s operational and research needs. A future expansion of approximately 6,695 square feet is also being considered. The new facility will provide dedicated workspace for employees supporting research and development initiatives related to electrification and decarbonization. The building is intended to serve as auxiliary office space that complements existing campus facilities and infrastructure and will primarily be utilized by employees rather than visitors.

9/17/26 site walk – Mr. Savoie and representatives of C.T. Male hosted a guided site walk for Fire Chief Vena of the Niskayuna Fire District No. 1 station. Chief Vena requested that Mr. Savoie and his design team study an emergency access along the east side of the proposed building if the expansion portion of the building is constructed. Chief Vena summarized the site walk in an email to Mr. Henry of the Planning Office dated 9/22/26. Excerpts of the email are included, below.

> *“We walked the site (which was very helpful) and had a great conversation with them about our needs for emergency response with respect to the future expansion. We also saw some of the limitations they have due to the site topography, respecting wetlands, and storm water management. The only real concern we had that hadn’t been addressed was access around*

the building for fire protection and emergency response. The proposed 6' paved area is insufficient for the size of our vehicles.

They suggested increasing it to 12' which addresses multiple issues for both GE Vernova and us. The Civil Engineers are gong to look at the feasibility of this and get back to us. They did point out that it may not be possible to fully encircle the building based on setback and other items mentioned, above. The overall goal is to get us closer access around the building to facilitate rescue should an event occur.

I left feeling we were all on the same page and now are awaiting info from C.T. Male."

The Planning Office communicated with Owen Speulstra of C.T. Male and he reported that they have identified options to provide access and are currently refining them based on the site constraints.

PARKING ANALYSIS & WAIVER REQUEST
Section 220-19 of the Niskayuna Town Code requires 1 off-street parking space per 300 sq. ft. of gross floor area for office uses.

- Building 7 Proposed Area: 8,212 sq. ft. = 27 required parking spaces.
- Actual Proposed Parking for Building 7: 0 new spaces (auxiliary workspace utilizing existing campus parking).

The property received a waiver for 94 parking spaces in 2024. With the addition of the new building, they will need to request an additional 5 parking spaces to bring the waiver up to 99 spaces. They are also making some cosmetic changes to the parking lot – so the updated parking plans will be submitted for the next meeting to finalize the parking waiver number.

The CAC should review the project documentation and discuss the EAF.

9/28/26 Planning Board (PB) meeting – Matt Savoie of GE Vernova and Peter Lilholt, P.E. of C.T. Male Associates, attended the meeting and presented the project to the PB. He noted that Chief Vena of Niskayuna Fire District No. 1 walked the site with him. They discussed adding a 12' wide path around the entire exterior of the proposed 8,212 +/- sf Building 7 and the potential future 6,695 +/- sf Building 7 Expansion Area. Due to the terrain, there may not be enough area for a full 12' wide path. A fire hydrant may need to be strategically located to service areas where a 12' wide path cannot be constructed. Mr. Millspaugh requested that the next revision of the drawing include confirmation that the site plan design complies with the fire code.

Ms. Robertson stated that she found it difficult to accurately determine the number of parking spaces required with the inclusion of the proposed Building 7 and future addition and the number of existing spaces. She noted a parking space waiver currently exists and may need to be updated as a result of the proposed structures.

Mr. Savoie and the PB agreed on the following next steps.

1. Update the site plan drawing
    a. Clarify parking space requirement, spaces available & waiver needed
    b. Address NFD No. 1 request for a 12' wide path around building perimeters
        i. Include fire hydrant if needed
    c. Attend Conservation Advisory Council (CAC) meeting on 10/7/26

10/7/26 Conservation Advisory Council (CAC) meeting -- Peter Lilholt of CT Male Associates presented plans for Building 7, an 8,212 square-foot, one-story office expansion to the existing Building 610 at the Renewable Energy Learning Center on Balltown Road. He stated the building is intended as flex workspace for existing staff and will not increase headcount or parking requirements. While the project is designed to be conventionally efficient with rooftop HVAC, the representative noted GE Vernova remains committed to broader corporate sustainability missions, though this specific addition will not feature solar or geothermal systems due to space and technical constraints.

The CAC also discussed the emergency access and that the project involves approximately 0.82 acres of disturbance. Although a formal Stormwater Pollution Prevention Plan (SWPPP) is not legally mandated for disturbances under one acre, the applicant is designing the site with similar mitigation strategies to manage runoff. The CAC stated they will await the Storm water documents and TDE comments, but didn't identify any major concerns with the project.

10/19/26 Planning Board (PB) meeting – Mr. Savoie and Mr. Lilholt, P.E. attended the meeting. Chairman D'Arpino noted the action items from the 9/28/26 PB meeting: a parking space analysis and site plan review with Niskayuna Fire District No. 1. Mr. Lilholt stated the parking space analysis has been completed. The site currently has a waiver for a 94 parking space deficiency and the proposed new building will increase the deficiency by 28 spaces. Therefore, the parking space waiver will need to increase from 94 to 128 spaces.

Ms. Robertson noted that waiving 128 spaces should be acceptable because the PB has the ability to waive the total required spaces. The board then discussed modifications to the site plan drawings. Chairman D'Arpino commented that a fire hydrant had been added at the request of NFD No.1 and modifications to the fire truck access road had been made. The discussion concluded with a short discussion about the TDE review. Mr. Savoie stated he would make any revisions requested by the TDE. The board called for a tentative resolution for the 11/9/26 meeting.

TDE REVIEW: A TDE Review by KB Engineering was initiated on 10/22/26. One cycle of TDE comment letter and response by the applicant's engineer was completed on 10/30/26. On 11/2/26 the TDE confirmed via. email that the responses they received satisfy their comments. One TDE comment related to the width of the access road around the perimeter of the proposed additions. C.T. Male's response letter noted that the access drive has been reviewed with the Fire Chief in the field and was determined to be acceptable for the intended use. The letter acknowledges that it is understood that the proposed 12-foot-wide access drive is not a fire apparatus road, nor does it accommodate dead end turnaround. The Planning Office should request a letter from the Fire Chief confirming the proposed plan is acceptable.

Final Parking Waiver numbers.
In consultation with the Planning Office, C.T. Male Associates conducted an updated Gross Floor Area audit for the DAC building pursuant to § 220-4 and finalized the parking calculations in an updated summary table dated November 5, 2026 (attached to this agenda statement). Section § 220-4 defines Floor Area, Gross, as "the sum of horizontal areas of the floors of a building, excluding unenclosed or unheated porches, unenclosed decks, unfinished basement areas or garages, measured from the exterior face of the exterior walls." The 6,800 sq. ft. drive-in loading bay and integrated crane laydown area within the DAC Building (Building 1) functions as an enclosed vehicular loading, staging, and maneuvering area, and is therefore administratively classified under this garage exclusion. Deducting this 6,800 sq. ft. non-

occupiable loading area reduces the DAC Building's calculated floor area from 53,300 sq. ft. to 46,500 sq. ft., resulting in a 23-space reduction in the entire campus baseline.

TOWN OF NISKAYUNA - PLANNING BOARD

GE Vernova Campus – Parking Calculation & Code Compliance

Site Plan Review: Building 7 Addition (Res. 2026-40) | Revised: 11/5/2026

Building / Component	Gross Area (SF)	Deduction (§ 220-4)	Net Area (SF)	Required (1/300 SF)	Actual Paved	Surplus / (Deficit)
Building 7 (Proposed + Future)	14,907	0	14,907	50	-	(50)
Learning Building (Existing)	78,000	0	78,000	260	230	(30)
DAC Building (Building 610) - Gross	53,300	-6,800	46,500	155	102	(53)
└ Less: Drive-in Bay / Laydown (Garage)						
Security Center (Under Const.)	2,700	0	2,700	9	28	19
TOTAL CAMPUS NET	**148,907**	**-6,800**	**142,107**	**474**	**360**	**(114)**

STATUTORY PARKING WAIVER & BANKING TEST (§ 220-19(E))

Total Required Campus Parking (1 space / 300 SF)	474	*142,107 SF net area*
Max Banked / Unpaved Allowed (§ 220-19(E) 25% Cap)	118	*474 × 25% = 118.5 max*
Minimum Paved Parking Spaces Required	356	*474 required - 118 max*
Total Actual Paved Parking Spaces Provided	360	*Existing + reconfigured*
Requested Parking Waiver / Banked Spaces	114	*474 req. - 360 provided*
Waiver % Under Planning Board Jurisdiction	**24.05%**	**114 / 474 = 24.05% (< 25% CAP)**

Because the requested 114-space waiver (24.05%) falls within the Planning Board's 25% authority under § 220-19(E), the waiver is fully compliant without the need for an Area Variance from the Zoning Board of Appeals.

11/4/2026 CAC Meeting – On November 4 the CAC completed its environmental review of the proposed Building 7 office addition and future expansion. Following discussion of site layout, stormwater, and proximity to adjacent recreational and natural areas, the CAC voted unanimously to recommend that the Planning Board adopt a Negative Declaration under SEQR, with specific recommendations that the applicant:

(1) explore future secure, staff-only connections to the bike path and evaluate renewable energy opportunities (solar and heat pumps) alongside motion-sensor Dark-Sky exterior lighting; and

(2) incorporate sound-dampening screening materials around all HVAC equipment to mitigate noise pollution toward the forest and bike path.

The SEQR Part 2 & 3, with findings, is attached.

A resolution for a negative SEQR declaration and site plan approval with a 114 parking space waiver is included in the meeting packet.

RESOLUTION NO. 2026-40

AT A REGULAR MEETING OF THE PLANNING BOARD AND ZONING COMMISSION OF THE TOWN OF NISKAYUNA DULY CALLED AND HELD ON THE 9TH DAY OF NOVEMBER 2026 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: DAVID D'ARPINO, CHAIRMAN
GENGHIS KHAN
CHRIS LAFLAMME
LESLIE GOLD
NANCY STRANG
ANDREW MILLSPAUGH
ALEXANDER BILLEN-CALHOUN
JOSEPH DRESCHER
JONATHAN VAILLANCOURT

One of the purposes of the meeting was to take action on SEQR and site plan approval.

The meeting was duly called to order by the Chairman D'Arpino.

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

Matthew Savoie of GE Vernova, submitted an application for the construction of a new office building (Building 7) on the GE Vernova campus at 2690 Balltown Rd. as described in the following documents:

Item No.	Date	Description
1	9/15/26	A 2-page drawing set by C.T. Male Associates including the following dated 9/15/26 a. G-001 Building 7 Overall Site Layout Plan b. C-101 Building 7 Sketch Site Layout Plan
2	9/16/26	A 5-page drawing set from C.T. Male Associates entitled "Exterior Concept / Review Lab"
3	9/15/26	A Short Form EAF dated 9/15/26
4	10/7/26	(SWPPP) by C.T. Male Associates
5	10/9/26	12-page Preliminary Site Plan by C.T. Male Associates
6	10/23/26	1-page Overall Parking Summary (Revised 10/23/26) by C.T. Male Associates (included in an e-mail from Peter Lilholt, P.E. dated 10/23/26

7	9/28/26	Power Point presentation entitled "GEV Advanced Research Center Planning Board Sept 28, 2026 Meeting" by Matt Savoie of GE Vernova.

And,

WHEREAS, the proposed office building will provide auxiliary and collaborative workspace utilized primarily by existing GE Vernova employees, thereby creating minimal to no additional commuter parking demand on the campus; and

WHEREAS, the Planning Board reviewed the proposed building at its regularly scheduled meetings on September 28, October 19, and November 9, 2026, and determined that the proposed office building is well-integrated with the existing campus buildings, operations, and site circulation; and

WHEREAS, the zoning classification of the subject property is I-R Research & Development, wherein research, experimental, and testing laboratories and complementary facilities are permitted principal uses; and

WHEREAS, reasonable expansion of an established research and development campus that serves to solidify the facility as an economic stronghold in the community is consistent with the Economic Development goals of the 2013 Niskayuna Comprehensive Development Plan; and

WHEREAS, pursuant to Town Code Zoning Schedule I-F, Column 8, Note 4, permitted principal uses may be contained in more than one principal building on a single lot at the discretion of the Planning Board, and the Planning Board has determined that proposed Building 7 is an allowable principal building meeting all applicable setback and bulk requirements of the I-R District; and

WHEREAS, pursuant to Town Code Zoning Schedule I-F, Column 6, off-street parking for research and development office facilities is assessed at the ratio of one (1) parking space per 300 square feet of gross floor area; and

WHEREAS, pursuant to Town Code § 220-4 (Floor Area, Gross), floor area calculations exclude unfinished basement areas and garages; and the Planning Board concurs with the administrative determination that the 6,800 square foot drive-in truck loading bay and integrated crane laydown area within the DAC Building (Building 610) functions as an enclosed vehicular maneuvering, staging, and loading facility properly excluded under the garage exemption of § 220-4; and

WHEREAS, based upon an audited net campus floor area of 142,107 square feet (incorporating the proposed 14,907 square foot Building 7 and future expansion, the

78,000 square foot Learning Building, the reconfigured 46,500 square foot net DAC Building, and the 2,700 square foot Security Center), the campus requires a baseline total of 474 off-street parking spaces; and

WHEREAS, the campus currently provides 360 actual paved off-street parking spaces (including 230 at the Learning Building, 102 at the DAC lot, and 28 at the Security Center), resulting in a net campus parking deficit of 114 spaces; and

WHEREAS, pursuant to Niskayuna Town Code § 220-19(E), the Planning Board is explicitly authorized to waive the immediate paving of up to twenty-five percent (25%) of required off-street parking spaces where the applicant demonstrates that full parking is not immediately necessary, provided that land is reserved for future parking should demand require it; and

WHEREAS, the requested waiver of 114 parking spaces out of 474 required spaces constitutes a 24.05% waiver, which is within the 25% statutory maximum (118 banked spaces allowable) under the Planning Board's jurisdiction pursuant to § 220-19(E); and

WHEREAS, the Environmental Assessment Form (EAF) for this action was referred to the Niskayuna Conservation Advisory Council (CAC), and at its November 4, 2026 meeting, the CAC recommended that the Planning Board adopt a Negative Declaration under the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the building design was presented to the Niskayuna Architectural Review Board (ARB), and the ARB had no objections given the special use of the addition; and

WHEREAS, the application materials were referred to the Town Designated Engineer (TDE), the Superintendent of Water, Sewer and Engineering, Niskayuna Fire District No. 1, and the Chief of Police, and all technical comments have been satisfactorily addressed; and

WHEREAS, the Planning Board, acting as Lead Agency pursuant to SEQRA (6 NYCRR Part 617), has reviewed the Short EAF and supporting engineering reports and determined that the action will not result in any significant adverse environmental impacts;

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 the Planning Board and Zoning Commission of the Town of Niskayuna, as Lead Agency, hereby determines that the proposed action will not have a significant adverse effect on the environment, adopts a Negative Declaration pursuant to SEQRA, and directs the Town Planner to file all required notices, incorporating the following CAC recommendations:

1. The applicant shall explore future staff-only, secure connections to the bike path and explore available renewable energy options for the building addition like solar panels and heat pumps. Dark-Sky compliant exterior lighting fixtures shall be utilized throughout the site with motion sensor activation where appropriate.

2. The applicant shall add materials around the HVAC equipment that dampens noise pollution towards the forest and bike path.

AND BE IT

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

3. Any questions or concerns raised by the Town Designated Engineer (TDE) will be addressed by the applicant in a formal letter to the Town.

4. Prior to issuance of a building permit, the applicant shall participate in a preconstruction meeting with the Town of Niskayuna.

5. Prior to site disturbance, the site plan maps shall be modified to reflect agreed upon decisions of the preconstruction meeting, if any, and distributed as required to the Town and to all involved contractors. Final site plans shall be submitted to the Town labeled "For Construction."

6. In accordance with Chapter 180 of the Soil Erosion and Sediment Control Ordinance of the Town of Niskayuna, the applicant shall put in place soil erosion and sediment control measures sufficient to stabilize disturbed areas. These measures shall be satisfactory to the Superintendent of Water, Sewer, and Engineering and shall remain in place until such time as natural vegetation has been successfully established.

7. Wetland boundaries shall be recorded and shown on any plot plan of a building lot containing wetlands. Wetlands may not be disturbed, drained or physically altered in any way without first contacting the Army Corps of Engineers.

8. Should the finished floor elevation (FFE) deviate by more than six inches from the elevations approved for construction by the Planning Board and Zoning Commission or the Building Department, then revised grading plans shall be submitted immediately to the Town's Engineering office for their review and approval.

9. Prior to the issuance of a building permit, the applicant shall provide a written confirmation letter from the Chief of Niskayuna Fire District No. 1 confirming that the emergency access road geometry, hydrant locations, and other relevant details are acceptable for fire apparatus and emergency response.

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

DAVID D'ARPINO, CHAIRMAN
GENGHIS KHAN
CHRIS LAFLAMME
LESLIE GOLD
NANCY STRANG
ANDREW MILLSPAUGH
ALEXANDER BILLEN-CALHOUN
JOSEPH DRESCHER
JONATHAN VAILLANCOURT

The Chairman declared the same _____.

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 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

GE Vernova

Name of Action or Project:

GE Vernova Building 7

Project Location (describe, and attach a location map):

2690 Balltown Road, Town of Niskayuna, Schenectady County Tax Map Parcel 40.00-1-45.3

Brief Description of Proposed Action:

The proposed GE Vernova project consists of the construction of a new 8,212± square-foot office building connected to the northeast corner of existing Building 610 to support the facility's operational and research needs. A future expansion of approximately 6,695 square feet is also being considered. The new facility will provide dedicated workspace for employees supporting research and development initiatives related to electrification and decarbonization. The building is intended to serve as auxiliary office space that complements existing campus facilities and infrastructure and will primarily be utilized by employees rather than visitors.

Name of Applicant or Sponsor:	Telephone: 518-944-7518
GE Vernova	E-Mail: Mathew.Savoie1@gevernova.com

Address:

1 Research Circle

City/PO:	State:	Zip Code:
Niskayuna	New York	12309

	NO	YES
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.	☑	☐
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: NYSDEC Stormwater, Town Building Permit	☐	☑

3. a. Total acreage of the site of the proposed action? 194.77± acres
   b. Total acreage to be physically disturbed? 0.82± acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 194.77 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

☐ Urban ☑ Rural (non-agriculture) ☑ Industrial ☑ Commercial ☑ Residential (suburban)

☑ Forest ☐ Agriculture ☑ Aquatic ☑ Other(Specify): Research & Development

☑ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify:	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
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?	☑	☐
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?	☑	☐

	NO	YES
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?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☑ Shoreline ☑ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☑ Wetland ☐ Urban ☑ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe:		
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:	☑	☐
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:	☑	☐
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:	☑	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☑	☐
If No, could impacts from the project affect a disadvantaged community?	☑	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Matthew L Savoie Date: 09.15.2026

Signature: Matthew L Savoie Title: Facilities Operations Leader

EAF Mapper Summary Report

Wednesday, September 9, 2026 9:56 AM



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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



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]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

Agency Use Only [If applicable]

Project:	GE Vernova - Building Addition
Date:	11/4/2026

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?	✓	
2. Will the proposed action result in a change in the use or intensity of use of land?	✓	
3. Will the proposed action impair the character or quality of the existing community?	✓	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	✓	
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?	✓	
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?	✓	
7. Will the proposed action impact existing: a. public / private water supplies?	✓	
b. public / private wastewater treatment utilities?	✓	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	✓	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	✓	
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	✓	
11. Will the proposed action create a hazard to environmental resources or human health?	✓	
12. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool?	✓	
13. Will the proposed action cause or increase a pollution burden within a disadvantaged community?	✓	

Agency Use Only [If applicable]

Project: GE Vernova - Buildign Addition

Date: 11/4/2026

Short Environmental Assessment FormPart 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.

Please see attached sheet.

☐ 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.

Town of Niskayuna - Planning Board	11/9/2026
Name of Lead Agency	Date
David D'Arpino	Planning Board Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer in Lead Agency
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)

DETERMINATION OF SIGNIFICANCE – NEGATIVE DECLARATION

PROJECT: GE Vernova Building 7 Office Addition & Future Expansion (Resolution 2026-40)

LOCATION: 2690 Balltown Road, Town of Niskayuna, Schenectady County, NY (Tax ID: 40.00-1-24.1)

LEAD AGENCY: Town of Niskayuna Planning Board and Zoning Commission

DATE: November 9, 2026

Part 3 Narrative & Reasons Supporting Determination:

The Planning Board and Zoning Commission, designated as Lead Agency for the environmental review of this Unlisted Action pursuant to 6 NYCRR Part 617 (SEQRA), has evaluated the Short Environmental Assessment Form (EAF) Parts 1 and 2, the preliminary site plans prepared by C.T. Male Associates, the Stormwater Pollution Prevention Plan (SWPPP) / Drainage Evaluation, technical reviews from the Town Designated Engineer (KB Engineering), and the findings of the Niskayuna Conservation Advisory Council (CAC).

The Board has thoroughly evaluated the potential for moderate-to-large adverse environmental impacts and finds:

1. Impact on Land, Topography, and Clearing:

   The project entails constructing an 8,212 sq. ft. one-story office addition connected to Building 610, along with a planned future expansion of approximately 6,695 sq. ft., totaling approximately 0.82 acres of ground disturbance. While the project requires some localized clearing, all site activities are situated immediately adjacent to existing, active campus development. Comprehensive erosion and sediment control measures complying with Town Code Chapter 180 and NYS DEC standards will be in place until all disturbed areas achieve permanent vegetative stabilization.

2. Wetlands and Regulated Wetland Buffers:

   Federal and state-regulated wetland areas and their associated 100-foot protective buffers located on the campus property have been delineated on site drawings. The proposed limit of disturbance completely avoids these areas; there is no clearing, grading, filling, or disturbance within any wetlands or regulated wetland buffers.

3. Public Utilities and Community Infrastructure:

   The proposed addition serves existing on-site research and operational personnel and will not increase the employee headcount on campus. Because the facility functions as

auxiliary flex workspace rather than generating new employment, there is no increased demand on public water, sanitary sewer, electrical, gas, or storm infrastructure. The Town Designated Engineer and municipal departments confirmed that existing campus utility services have more than adequate capacity to serve the building.

4. Consistency with the Comprehensive Development Plan:

   The proposed facility is in full harmony with the Economic Development goals of the Town of Niskayuna 2013 Comprehensive Development Plan, which specifically highlights the retention and reasonable expansion of established research and development campuses (such as GE) to maintain the Town's economic vitality and tax base within the I-R Research & Development zoning district.

5. Critical Environmental Areas (CEAs) and Disadvantaged Communities:

   A review of the NYS DEC Environmental Assessment Form (EAF) Mapper and local records confirms that the project site is not located within or immediately adjacent to any Critical Environmental Area (CEA), nor does the parcel fall within or affect a designated Disadvantaged Community (DAC) under the NYS Climate Leadership and Community Protection Act (CLCPA).

6. Traffic, Transportation, and Parking:

   Because the facility creates no increase in campus headcount or visitor volume, peak-hour traffic generation will not increase. A campus-wide parking audit confirmed that 360 actual paved spaces are provided against a code baseline of 474 required spaces, resulting in a 114-space deficit (24.05% waiver). Pursuant to Town Code § 220-4 and § 220-19(E), this unpaved banking waiver falls strictly within the Planning Board’s 25% statutory waiver authority and will have no adverse effect on traffic operations or on-street parking.

7. Emergency Access & Life Safety:

   A 12-foot-wide perimeter emergency access drive and an additional strategically located fire hydrant have been coordinated directly with Niskayuna Fire District No. 1, ensuring appropriate emergency apparatus maneuverability and life-safety coverage.

8. Environmental Mitigation (CAC Recommendations):

   The building’s architectural massing and materials are compatible with existing campus architecture and supported by the Architectural Review Board (ARB) for the buildings proposed use. To safeguard adjoining forested areas and the public multi-use trail however, the CAC made the following recommendations:

- Acoustic Dampening: Sound-dampening screening and materials shall be installed around all exterior and rooftop HVAC mechanical equipment to prevent noise pollution toward the adjacent forest buffer and bike path.
- Lighting: Dark-Sky compliant exterior lighting fixtures equipped with motion sensors where appropriate will be utilized throughout the site to prevent light trespass.
- Recreation & Sustainability: The applicant will explore future secure, staff-only connections to the bike path, as well as renewable energy opportunities (such as solar panels and heat pump systems) for the addition.

Determination:

Based on the thorough examination of the Short EAF, supporting engineering plans, agency reviews, and the criteria set forth in 6 NYCRR § 617.7(c), the Planning Board determines that the proposed project will not have a significant adverse impact on the environment and adopts a Negative SEQR Declaration.

KB Engineering, P.C.
100 Great Oaks Boulevard, Suite 114
Albany, NY 12203
P: 1.833.723.4768

October 28, 2026

Laura Robertson, AICP
Town Planner
One Niskayuna Circle
Niskayuna, NY 12309

Re: Town of Niskayuna
Building 7 SWPPP Project Review
Our Project No. 262052-000R

Dear Mrs. Robertson,

KB Engineering, P.C. is in receipt of the Parking Waiver Summary, Site Plans dated 10/9/2026, and Stormwater Pollution Prevention Plan (SWPPP) dated 10/7/2026 as prepared by C.T. Male Associates. The proposed project, located at 2690 Balltown Road, involves the construction of a new building on approximately 0.82 acres with initially a 8,912 sf building adjacent/connected to the northeast corner of RELC Building 610, and potential future 6,695 sf expansion of the proposed building. A 12 ft access road is proposed along the eastern side of the proposed building for emergency access. Based on our review of the documents provided, we have the following comments:

Site Plan Drawings

1. The Applicant proposes a new building, one story tall with a building height of 13ft. This meets the Town building height requirement of a maximum height of 35 ft. No further comments.
2. The Applicant has provided landscaping details on Sheets C106 and C505 showing the use of turf grass around the proposed building and in the area where they have indicated future building expansion. They also propose two (2) deciduous red oak trees and six (6) evergreen white fir trees. We find the landscape plans and details acceptable.
3. The Applicant proposes four (4) exterior LED sconces located at the egresses of the building. The Applicant has provided the lighting cut sheet on Sheet C505 showing and up and down lighting output. We find the proposed lighting plan and fixtures acceptable.
4. The Applicant proposes a 12 ft wide access road along the eastern side of the building for emergency access. New York State Fire Code Appendix D requires a minimum of 20 ft width. Also see Table D103.4 Requirements for Dead-End Fire Apparatus Access Roads for turnaround requirements as it appears the existing and proposed road length exceeds 150 feet.

SWPPP

1. Please include the area of disturbance in section 3.0 of the SWPPP.
2. Please clarify/reword the second sentence of the last paragraph on page 10 of the PDF (page 7 of the SWPPP). Maybe the second occurrence of the word “and” needs to be removed?
3. Please revise the estimated constructed dates mentioned in Section 3.2 of the SWPPP.
4. Please mention in Section 4.0 of the SWPPP that the bioretention practice proposed is filtration bioretention (F-5) according to the SWDM.
5. Please include the minimum RRv calculation sheet in Appendix E.
6. In Section 4.2, the WQv required is mentioned to be 1,653 cf. The amount provided is mentioned to be greater, however the quantity is listed as 1,653 cf. Please clarify.

KB Engineering, P.C.

7. The storage volume provided by the bioretention basin was calculated to be 1,452 cf according to the HydroCAD model. The WQv required is 1,653 cf. Please clarify how the WQv will be satisfied by the bioretention basin. Was the volume in the forebay considered in addition to the volume provided by the bioretention basin?
8. Please clarify how sheet flow in the area of the future building expansion will undergo pretreatment to meet the requirements of Section 6.4.3.1 of the SWDM taking into consideration that forebays are not mentioned as a pretreatment method for sheet flow.
9. Please include construction sequence and phasing plan in the Erosion and Sediment Control drawings and reference the same in the body of the SWPPP.

Parking Waiver

We acknowledge that the Applicant has requested an updated waiver from the Board for required parking spaces in the new total number of 137 spaces as the current approved waiver is for 94 spaces. Building 7 will include no additional parking spaces as proposed.

If you have any questions, please feel free to contact me.

Sincerely,

KB Engineering, P.C.

Douglas P Cole

Douglas P. Cole, P.E.
Senior Director of Engineering

cc: Clark A. Henry, Assistant Town Planner

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

50 Century Hill Drive, Latham, NY 12110
518.786.7400 FAX 518.786.7299 www.ctmale.com

October 30, 2026

Douglas P. Cole, P.E.
Senior Director of Engineering
KB Engineering & Architecture, P.C.
100 Great Oaks Boulevard, Suite 114
Albany, NY 12203

Re: GE Vernova Building 7 Site Plan Application
2690 Balltown Road
Town of Niskayuna, Schenectady County, NY
C.T. Male Project No. 26.0861

Dear Mr. Cole:

The following is an item-by-item response to your Town Designated Engineer (TDE) review letter to Laura Roberston, AICP of the Town of Niskayuna dated October 28, 2026 regarding GE Vernova's Building 7 Site Plan documents. We understand the project will be scheduled for the November 09, 2026 Planning Board meeting for Final Site Plan consideration. Revised plans and an updated SWPPP will be submitted following the Planning Board meeting to address these comments, as well as any additional comments or discussion items raised during the meeting.

C.T. Male's responses are provided in red text.

Site Plan Comments

1. The Applicant proposes a new building, one story tall with a building height of 13ft. This meets the Town building height requirement of a maximum height of 35 ft. No further comments.

   CTM Response: Comment Acknowledged. No response required.

2. The Applicant has provided landscaping details on Sheets C106 and C505 showing the use of turf grass around the proposed building and in the area where they have indicated future building expansion. They also propose two (2) deciduous red oak trees and six (6) evergreen white fir trees. We find the landscape plans and details acceptable.

   CTM Response: Comment Acknowledged. No response required.

3. The Applicant proposes four (4) exterior LED sconces located at the egresses of the building. The Applicant has provided the lighting cut sheet on Sheet C505 showing and up and down lighting output. We find the proposed lighting plan and fixtures acceptable.

   CTM Response: Comment Acknowledged. No response required.

4. The Applicant proposes a 12 ft wide access road along the eastern side of the building for emergency access. New York State Fire Code Appendix D requires a minimum of 20 ft width. Also see Table D103.4 Requirements for Dead-End Fire Apparatus Access Roads for turnaround requirements as it appears the existing and proposed road length exceeds 150 feet.

   CTM Response: The proposed 12-foot-wide access drive has been reviewed with the Fire Chief in the field and was determined to be acceptable for the intended use given the site constraints such as steep slopes, preservation of existing mature trees and nearby wetlands. Based on that review, the Fire Chief did not identify any concerns with the proposed 12-foot-wide access road or the associated access arrangement. It is acknowledged and understood that the proposed 12-foot-wide access drive is not a fire apparatus road, nor does it accommodate dead end turnaround. Nonetheless, it does improve perimeter access and satisfies the Fire Chief.

SWPPP Comments

1. Please include the area of disturbance in section 3.0 of the SWPPP.

   CTM Response: As requested, the SWPPP will be revised to include the disturbance area in section 3.0.

2. Please clarify/reword the second sentence of the last paragraph on page 10 of the PDF (page 7 of the SWPPP). Maybe the second occurrence of the word “and” needs to be removed?

   CTM Response: As requested, the sentence will be revised to more clearly state that infiltration testing was performed at two (2) separate locations on the site, yielding infiltration rates of 0.0 inches per hour and 1.5 inches per hour, respectively. To be conservative, the 0.0 inches per hour infiltration rate was used in the analysis, and as a result, infiltration was determined to not be a viable stormwater management option for this project.

3. Please revise the estimated constructed dates mentioned in Section 3.2 of the SWPPP.

   CTM Response: As requested, this will be corrected in the SWPPP to state Spring of 2027 to Fall of 2027.

4. Please mention in Section 4.0 of the SWPPP that the bioretention practice proposed is filtration bioretention (F-5) according to the SWDM.

   CTM Response: As requested, this will be revised in the SWPPP as requested.

5. Please include the minimum RRv calculation sheet in Appendix E.

   CTM Response: As requested, the minimum RRv calculation will be added to Appendix E in the SWPPP as requested.

6. In Section 4.2, the WQv required is mentioned to be 1,653 cf. The amount provided is mentioned to be greater, however the quantity is listed as 1,653 cf. Please clarify.

   CTM Response: As requested, this will be revised to "equal to the required WQv" in Section 4.2.

7. The storage volume provided by the bioretention basin was calculated to be 1,452 cf according to the HydroCAD model. The WQv required is 1,653 cf. Please clarify how the WQv will be satisfied by the bioretention basin. Was the volume in the forebay considered in addition to the volume provided by the bioretention basin?

   CTM Response: The filtration bioretention practice is a flow-through water quality treatment practice and is not sized solely based on providing a static storage volume equal to the WQv. As shown on the GI Worksheet published by DEC, the minimum bioretention area bottom area is 689 sf and the proposed bioretention area has 800 sf. As such, compliance with the required WQv is achieved through the approved filtration bioretention design methodology rather than by providing a ponding volume equal to the WQv. The forebay is intended for pretreatment and sediment capture and was not relied upon to satisfy the required WQv treatment volume.

8. Please clarify how sheet flow in the area of the future building expansion will undergo pretreatment to meet the requirements of Section 6.4.3.1 of the SWDM taking into consideration that forebays are not mentioned as a pretreatment method for sheet flow.

   CTM Response: A swale will be added to the grading plan to ensure the sheet flow areas drain into the forebay prior to bioretention.

9. Please include construction sequence and phasing plan in the Erosion and Sediment Control drawings and reference the same in the body of the SWPPP.

   CTM Response: A construction sequence will be added to the plan and SWPPP. Please note the construction will be done in one phase as it is under 5 acres of disturbance and will not require a phasing plan.

Please do not hesitate to contact me at 518-786-7623 or o.speulstra@ctmale.com if you have any questions.

Respectfully Submitted,

C.T. MALE ASSOCIATES

Owen Speulstra PE

Assistant Project Manager

cc. Laura Robertson, Clark A. Henry, (Town of Niskayuna)
Matt Savoie (GE Vernova)
Peter Lilholt (C.T. Male)

PROJECT NUMBER: 26.0861

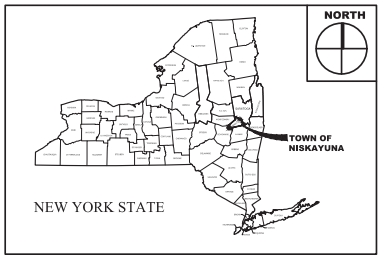
GE VERNOVA

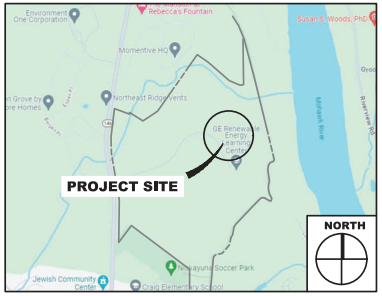
GE VERNOVA BUILDING 7

2690 BALLTOWN ROAD

TOWN OF NISKAYUNA SCHENECTADY CO. N.Y.







SITE LOCATION MAP

OWNER/APPLICANT:

GE RENEWABLES NORTH AMERICA, LLC
1 RESEARCH CIRCLE
NISKAYUNA, NEW YORK 12309

PROJECT ADDRESS:

2690 BALLTOWN ROAD
NISKAYUNA, NEW YORK 12309

TAX PARCEL: 40.-1-45.3

SITE STATISTICS ZONE: RESEARCH AND DEVELOPMENT (I-R)		
	REQUIRED	PROPOSED
MIN. LOT AREA	2 ACRES	194.79± ACRES
MIN. LOT WIDTH	200 FEET	2,300 ± FEET
MIN. LOT DEPTH	200 FEET	415± FEET
MAX. LOT COVERAGE BY BUILDING AND STRUCTURES	25%	1.58%
BUILDING HEIGHT	35 FEET	APPROX. 13 ± FEET
MIN. FRONT YARD SETBACK	50 FEET	2,030± FEET
MIN. SIDE YARD SETBACK (ONE SIDE)	25 FEET	453± FEET
MIN. SIDE YARD SETBACK (BOTH SIDES)	50 FEET	944± FEET
MIN. REAR YARD SETBACK	50 FEET	379± FEET
PARKING	1 SPACE PER 300 SF FLOOR AREA; 14,907 SF/300 SF= 50 SPACES REQUIRED	111 SHARED PARKING SPACES*
ACCESSIBLE PARKING	MIN. 2 ACCESSIBLE SPACES	0 PROPOSED ACCESSIBLE SPACES (8 EXISTING ACCESSIBLE SPACES IN SHARED SPACES)

* A PARKING WAIVER FOR 128 SPACES WILL BE REQUESTED FROM THE TOWN OF NISKAYUNA PLANNING BOARD

Sheet List Table

Sheet Number	Sheet Title	Sheet Description
01	COVER PAGE	G-001
02	EXISTING CONDTIONS & DEMOLITION PLAN	C-101
03	SITE LAYOUT PLAN	C-102
04	GRADING PLAN	G-103
05	EROSION & SEDIMENT CONTROL PLAN	C-104
06	STORMWATER UTILITY PLAN	C-105
07	LANDSCAPE & LIGHTING PLAN	C-106
08	SITE DETAILS	C-501
09	STORM SEWER DETAILS	C-502
10	STORMWATER MANAGEMENT SECTIONS	C-503
11	EROSION & SEDIMENT CONTROL DETAILS	C-504
12	LANDSCAPE & LIGHTING DETAILS	C-505

PROJECT CONSULTANT INFORMATION		
SERVICE	CONSULTANT	CONTACT
SITE/CIVIL ENGINEERING	C.T. MALE ASSOCIATES, D.P.C. 50 CENTURY HILL DRIVE LATHAM, NY 12110	PETER LILHOLT (518)-786-7400
ARCHITECTURE	CENTURION SECURE 25979 GLASGOW DR., CHANTILLY, VA 20152	NICK BRUNO (540) 326-2300

STATE OF NEW YORK — PETER L. LILHOLT — No. 074774 — LICENSED PROFESSIONAL ENGINEER

PRELIMINARY SITE PLAN
OCTOBER 9, 2026

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C.T. MALE ASSOCIATES

WARNING: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. ARCHITECTURE
- COMMISSIONER'S REGULATIONS PART 69.5.

WARNING: IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. PROFESSIONAL ENGINEERING AND LAND SURVEYING - ART. 145, SECTION. 7209

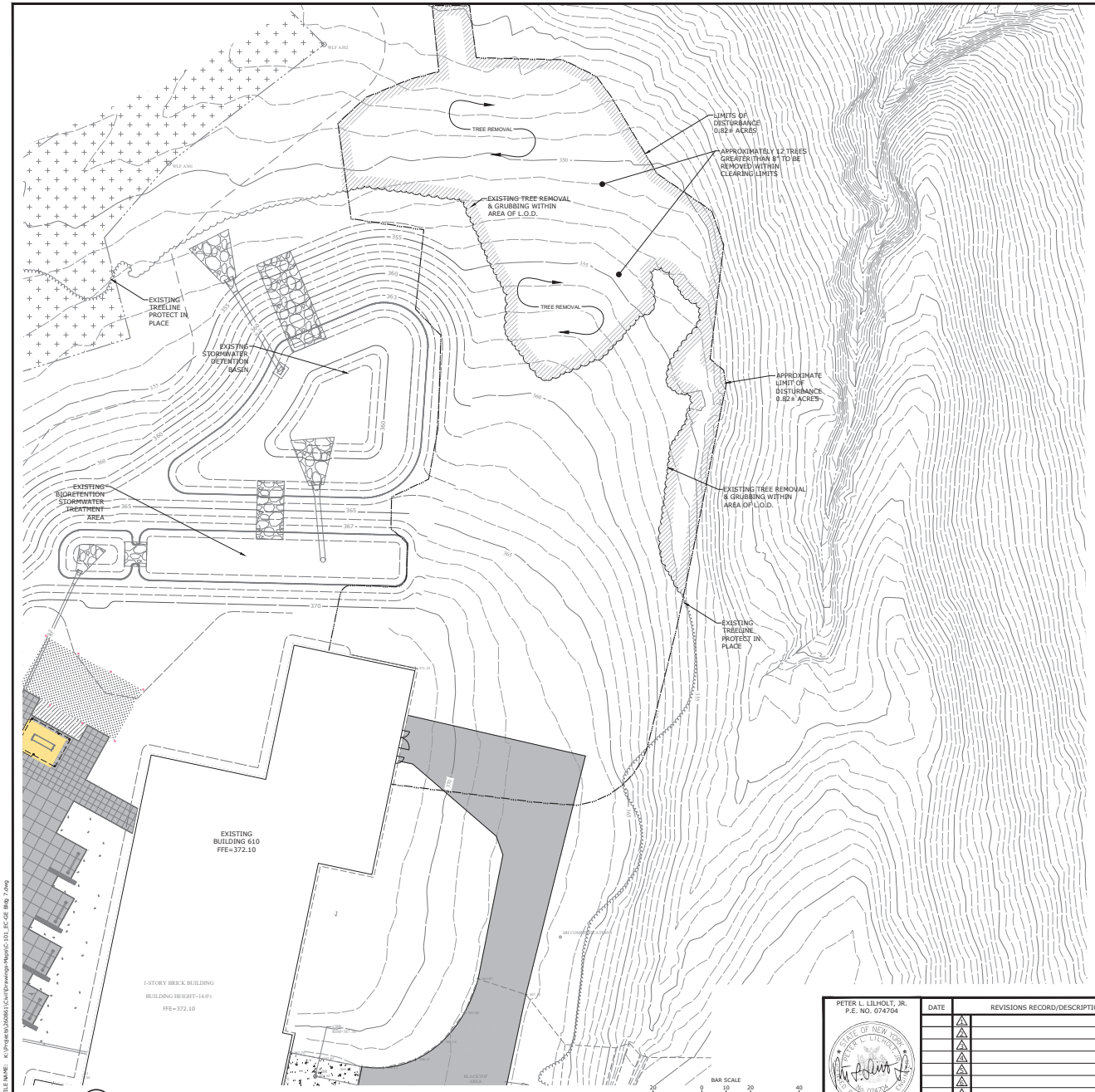
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PROJECT NO. 26.0861
DRAWING NO. 26.0861

G-001
SHEET 01 OF 12

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PROJECT NUMBER: 26.0861



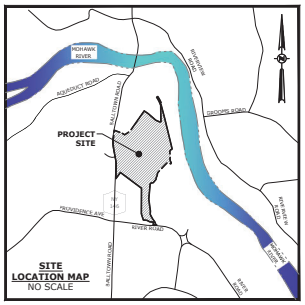
1 C-101 **EXISTING CONDITIONS LAYOUT**
SCALE: 1" = 20'-0"
CROSS REFERENCE: NONE

DEMOLITION NOTES:

1. DIG SAFELY NEW YORK (PHONE 800-962-7962 / PHONE 811 / WWW.UDIGNY.ORG SHALL BE NOTIFIED PRIOR TO CONDUCTING ANY TEST BORINGS, EXCAVATION OR CONSTRUCTION. UTILITY MARK-OUTS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. DEMOLITION DEBRIS, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL MATERIAL, AND CONSTRUCTION REFUSE SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF OFF THE PROPERTY, IN ACCORDANCE WITH APPLICABLE REGULATIONS. WHEN REMOVING AND TRANSPORTING SAID ITEMS, DO SO IN A MANNER THAT PREVENTS SPILLAGE ON ADJACENT SURFACES AND AREAS, IN ACCORDANCE WITH APPLICABLE REGULATIONS. BURNING IS PROHIBITED.
3. CONFORM TO APPLICABLE CODES FOR DEMOLITION OF STRUCTURES, PRESERVATION OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING/DISPOSAL/STORAGE OF DEBRIS.
4. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES AS NECESSARY.
5. LIMIT THE REMOVAL OF VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS, AND DELETERIOUS MATERIALS WITHIN THE LIMITS OF CONSTRUCTION, TO THE MINIMUM NECESSARY TO PERFORM THE WORK.
6. STRIP ALL TOPSOIL WITHIN THE WORK AREA, PRIOR TO COMMENCING EARTHWORK OPERATIONS. TOPSOIL MAYBE STORED/REUSED IN LAWN AND PLANTING AREAS IF DEEMED ACCEPTABLE FOR REUSE BY THE ENGINEER AND/OR LANDSCAPE ARCHITECT.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION AND STATUS OF ALL UTILITY SERVICES ENCOUNTERED PRIOR TO SCHEDULING A PLANNED INTERRUPTION. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATIONAL FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY THE OWNER AND THE AUTHORITIES HAVING JURISDICTION.
8. NOTIFY ADJACENT OWNERS OF ANY ACTIVITIES THAT MAY AFFECT THEIR PROPERTY OR NORMAL OPERATIONS INCLUDING, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE PLANNED DISRUPTIONS WITH OWNER, AS NECESSARY.
9. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES THAT MAY BE IMPACTED BY THE PROPOSED WORK. PROVIDE BRACING AND SHORING, AS NECESSARY. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
10. UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. THEIR EXACT LOCATION SHALL BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS. DISCONNECT AND SEAL, OR CAP-OFF, UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY OWNERS BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE PROGRESSING WITH THE WORK.
11. PROTECT EXISTING FEATURES THAT ARE NOT INTENDED TO BE DEMOLISHED.
12. CONDUCT DEMOLITION OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC AND PRIVATE ACCESS.
13. MAINTAIN INGRESS AND EGRESS TO THE SITE AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT PUBLIC ROADWAYS, OR SIDEWALKS WITHOUT OBTAINING NECESSARY PERMITS/APPROVALS.
14. ROUGH GRADE AREAS AFFECTED BY DEMOLITION AND PLACE COMPACTED FILL TO MAINTAIN SITE GRADES.
15. CONDUCT DEMOLITION OPERATIONS IN A MANNER THAT PREVENTS INJURY TO PERSONS AND DAMAGE TO ADJACENT BUILDINGS/STRUCTURES AND FACILITIES THAT ARE TO REMAIN. ENSURE SAFE PASSAGE OF PERSONS AND VEHICLES AROUND THE SELECTIVE DEMOLITION OPERATIONS.
16. USE WATER MIST, TEMPORARY ENCLOSURES AND/OR OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT DURING SELECTIVE DEMOLITION OPERATIONS. COMPLY WITH APPLICABLE ENVIRONMENTAL PROTECTION REGULATIONS DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT USE WATER WHEN IT HAS THE POTENTIAL TO CAUSE DAMAGE TO EXISTING CONSTRUCTION, SUCH AS ICING, FLOODING, AND POLLUTION.
17. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO THEIR FORMER CONDITION PRIOR TO THE START OF SELECTIVE DEMOLITION.
18. NOTIFY SURVEYOR FOR RELOCATION OF BENCHMARKS PRIOR TO DEMOLITION.

ESC NOTES:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL CONFORM TO THE "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" (2016 ISSUE) AND ANY ADDENDA THERETO.
2. THE SEDIMENT CONTROL MEASURES DETAILED IN THESE DOCUMENTS SHALL BE IN PLACE PRIOR TO THE START OF EACH CONSTRUCTION PHASE. ONCE CONSTRUCTED, ALL MEASURES SHALL BE PROPERLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, AND THEN REMOVED FROM THE SITE ONCE THE SITE IS STABILIZED.
3. REFER TO SITE GRADING AND EROSION AND SEDIMENT CONTROL PLAN SHEET C-104 & DETAILS SHEET C-504 FOR MORE INFORMATION AND DETAILS ON ESC MEASURES.



MAP REFERENCES:

1. OUTDOOR AMENITY IMPROVEMENTS INCLUDING PATIOS LANDSCAPE AREA AND STORMWATER TREATMENT AREAS SHOWN HEREON FROM FUSS & O'NEILL PLANS PROVIDED 8/26/2026 IN DRAWING FORMAT.
2. "TOPOGRAPHIC SURVEY PORTION OF LANDS NOW OR FORMERLY OF GE RENEWABLES NORTH AMERICA, LLC 2690 BALLTOWN ROAD" TOWN OF NISKAYUNA, SCHENECTADY COUNTY, NEW YORK PREPARED BY C.T. MALE ASSOCIATES, ENGINEERING, SURVEYING, ARCHITECTURE, LANDSCAPE ARCHITECTURE & GEOLOGY, D.P.C. DATED JULY 17, 2024, PROJECT NO. 24.4732, DRAWING NO. 24-427.
3. "TOPOGRAPHIC SURVEY "THE LEARNING CENTER" PORTION OF LANDS NOW OR FORMERLY OF GENERAL ELECTRIC COMPANY 1 RESEARCH CIRCLE" TOWN OF NISKAYUNA, SCHENECTADY COUNTY, NEW YORK PREPARED BY C.T, MALE ASSOCIATES, ENGINEERING, SURVEYING, ARCHITECTURE, LANDSCAPE ARCHITECTURE & GEOLOGY, D.P.C. DATED NOVEMBER 3, 2023, PROJECT NO. 22.2326, DRAWING NO. 23-677.
4. "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR GENERAL ELECTRIC" TOWN OF NISKAYUNA, SCHENECTADY COUNTY, NEW YORK PREPARED BY C.T, MALE ASSOCIATES, ENGINEERING, SURVEYING, ARCHITECTURE, LANDSCAPE ARCHITECTURE & GEOLOGY, D.P.C., PROJECT NO. 20.0300, DRAWING NO. 20-376.

UTILITY NOTE:

UTILITIES TO BE PROVIDED BY INTERIOR CONNECTIONS TO EXISTING BUILDING 610. NO NEW WATER SUPPLY OR SANITARY SEWER IS PROPOSED.

PETER L. LILHOLT, JR.
P.E. NO. 074704

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SCALE : 1"=20'
DATE : OCT. 9, 2026

EXISTING CONDTIONS & DEMOLITION PLAN

GE VERNOVA
BUILDING 7

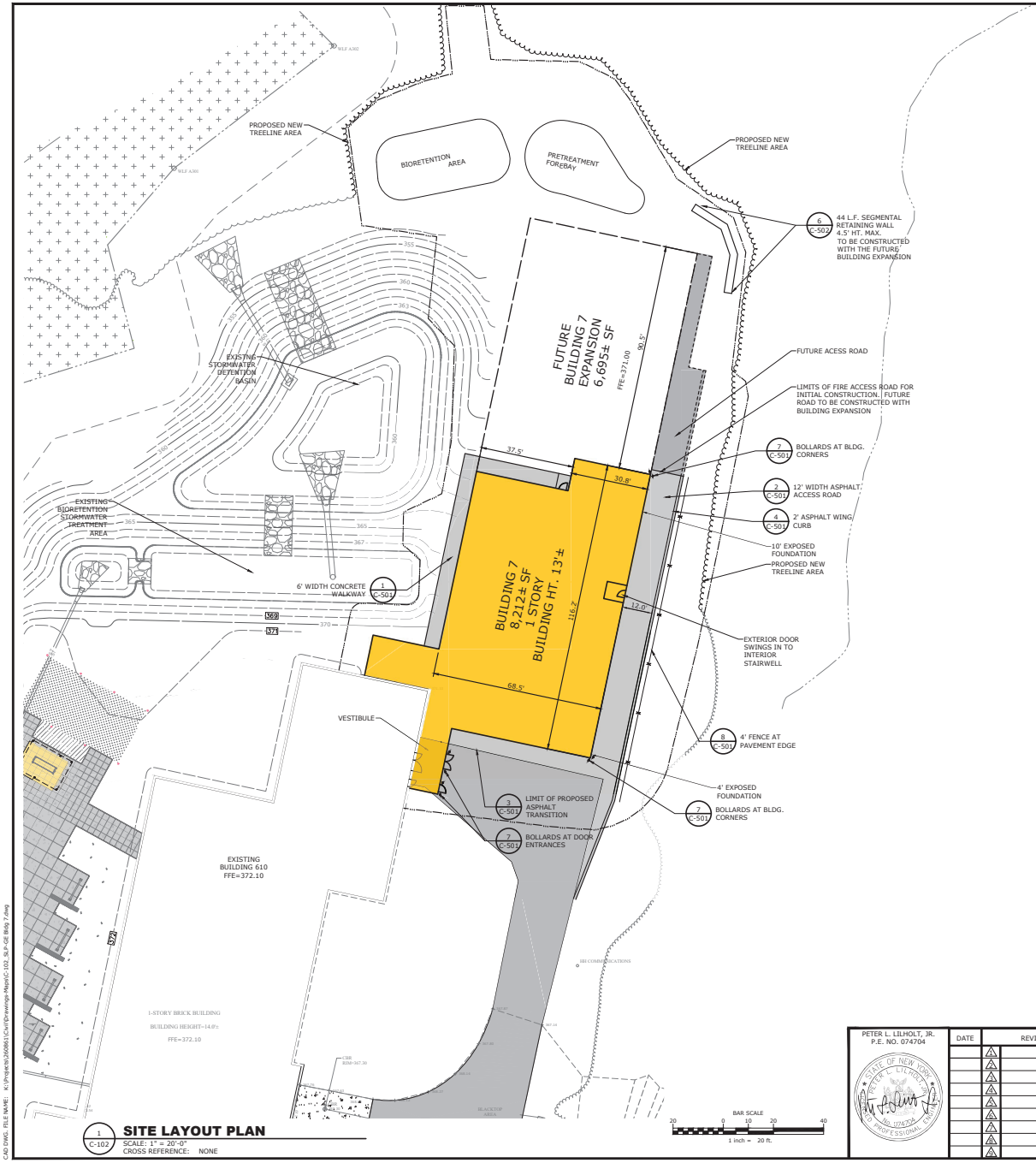
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SHEET 02 OF 12
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PROJECT NUMBER: 26.0861



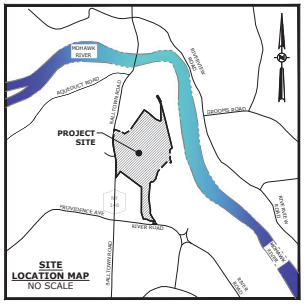
1 C-102 **SITE LAYOUT PLAN**
SCALE: 1" = 20'-0"
CROSS REFERENCE: NONE

SITE PLAN NOTES:

1. DIG SAFELY NEW YORK (PHONE 800-962-7962 / PHONE 811 / WWW.DIGSAFELYNEWYORK.COM) SHALL BE NOTIFIED PRIOR TO CONDUCTING ANY TEST BORINGS, EXCAVATION OR CONSTRUCTION. UTILITY MARK-OUTS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS HAVING UNDERGROUND UTILITIES ON-SITE OR IN THE RIGHT-OF-WAY THAT MAY BE AFFECTED BY THE WORK, PRIOR TO EXCAVATING AND SITE GRADING.
3. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR), AND FRESHWATER WETLANDS PERMIT REGULATIONS.
4. THE OWNER AND CONTRACTOR(S) SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: NYS FIRE CODE, NYS BUILDING CODE, NATIONAL ELECTRIC CODE, AND WORKER HEALTH AND SAFETY LAWS AND REGULATIONS. CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF ALL APPLICABLE PERMITS.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY AND SAFELY MAINTAINING CONSTRUCTION ACTIVITY WITHIN THE LIMITS OF THE CONSTRUCTION SITE.
6. CONTRACTOR TO COORDINATE WITH OWNER FOR DESIGNED STORAGE / STAGING AREAS AND CONTRACTOR PARKING. NO WORK, STORAGE, OR TRESPASS IS ALLOWED BEYOND THE WORK AREA.
7. THE CONTRACTOR SHALL RESTORE EXISTING FEATURES (I.E., LAWNS, DRIVEWAYS, CULVERTS, SIGNS, ETC.) THAT HAVE BEEN DISTURBED DURING CONSTRUCTION TO A CONDITION AT LEAST AS GOOD AS THEY WERE PRIOR TO SAID DISTURBANCE. FEATURES SHALL EITHER BE PROTECTED OR REMOVED AND REPLACED IN-KIND AS THEY WERE PRIOR TO THEIR REMOVAL, AS DETERMINED BY THE ENGINEER. ANY DAMAGED FEATURES SHALL BE REPLACED IN-KIND AT THE CONTRACTOR'S EXPENSE.
8. ROADWAY PAVING IS ONLY ALLOWED FROM APRIL 1 TO NOVEMBER 1. ANY STRUCTURES IN ROADWAY SHALL BE SET ±" BELOW BINDER AND A RISER RING INSTALLED FOR TOP COURSE PAVING. SEWER STRUCTURES SHALL BE PLACED OUTSIDE ROADWAY WHERE FEASIBLE.
9. ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH SECTION 640 - REFLECTORIZED PAVEMENT MARKING PAINTS, OF THE NYSDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, MOST RECENT EDITION, AND WITH THE "NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", 2003 EDITION AND THE NYS SUPPLEMENT.
10. SIDEWALKS AND ACCESSIBLE PARKING SPACES SHALL CONFORM WITH AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
11. SIGNING: EACH ACCESSIBLE PARKING SPACE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNS WHICH DISPLAY THE INTERNATIONAL SYMBOL OF ACCESS. EACH AISLE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNS INDICATING THAT STOPPING IS NOT PERMITTED IN THE AISLE. SIGNS SHALL NOT BLOCK THE ACCESSIBLE CLEAR WIDTH OF ADJACENT WALKWAYS. SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED AS SHOWN IN THE POST BASE DETAILS. THE BOTTOMS OF THE SIGNS LOCATED ON POSTS INSTALLED IN PAVED AREAS SHALL BE AT LEAST 7' ABOVE THE WALKWAY SURFACE. THE BOTTOMS OF SIGNS LOCATED IN UNPAVED AREAS SHALL BE 7' ABOVE THE ADJACENT PAVEMENT SURFACE.

BUILDING NOTE:

COORDINATE SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. CLOSE COORDINATION IS REQUIRED AT ALL DOOR LOCATIONS, GATES AND CANOPIES. CONTACT DESIGN ENGINEER IF FIELD CONDITIONS DIFFER FROM DESIGN PLANS.



OVERALL PARKING SUMMARY

BUILDING	AREA (SF)	PARKING SPACES REQUIRED (1/300)	PARKING SPACES ACTUAL	PRKING SPACE SURPLUS/DEFICIT
BUILDING 7 - PROPOSED	14,907	50	0	-50
LEARNING BLDG. - EXISTING	78,000	260	230	-30
DAC BLDG., BLDG. 610, & VESITBULE RECONFIGURED PARKING	53,300	178	FRONT - 16 REAR - 95 TOTAL -111	-67
SECURITY CENTER. UNDER CONSTRUCTION	2,700	9	28	+19
NET PARKING		**497**	**369**	-128

PARKING NOTE(S):

1. A PARKING WAIVER FOR 128 SPACES WILL BE REQUESTED FROM THE TOWN OF NISKAYUNA PLANNING BOARD. THE CURRENT PARKING WAIVER IS FOR 94 SPACES.

PETER L. LILHOLT, JR.
P.E. NO. 074704

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PROJ. NO : 26.0861
SCALE : 1"=20'
DATE : OCT. 9, 2026

SITE LAYOUT PLAN

GE VERNOVA BUILDING 7

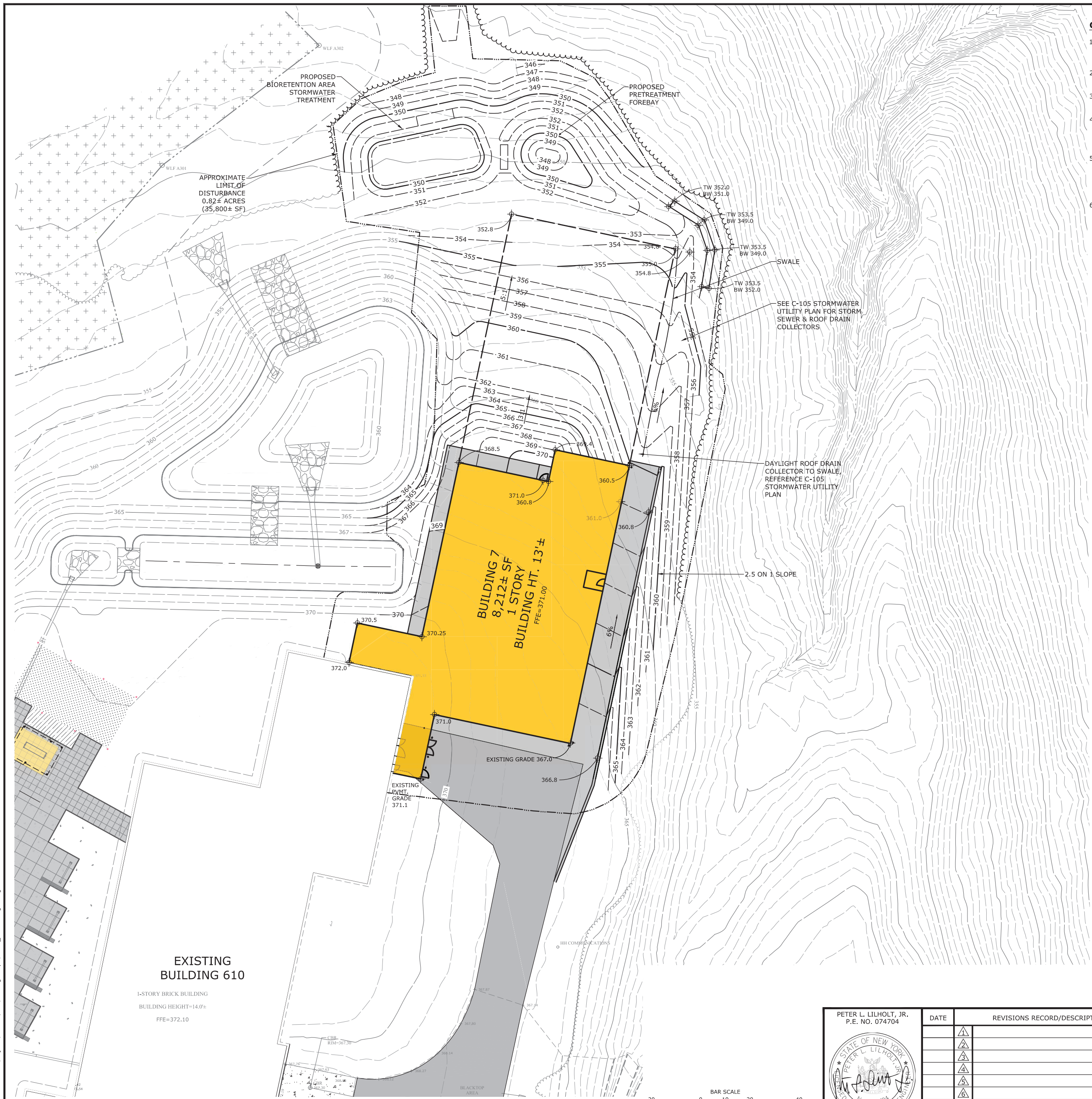
TOWN OF NISKAYUNA — SCHECTADY COUNTY/ NEW YORK

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C-102
SHEET 03 OF 12
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C-103

SITE GRADING PLAN

SCALE: 1" = 20'-0"

CROSS REFERENCE: NONE

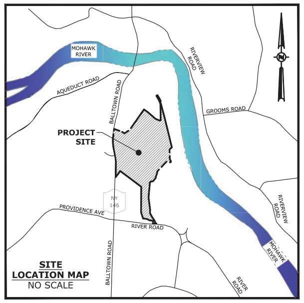
BAR SCALE

20 0 10 20 40

1 inch = 20 ft.

GRADING PLAN NOTES:

1. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS HAVING UNDERGROUND UTILITIES ON-SITE OR IN THE RIGHT-OF-WAY THAT MAY BE AFFECTED BY THE WORK, PRIOR TO EXCAVATING AND SITE GRADING.
2. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE PATTERNS DURING THE COURSE OF THE WORK.
4. EARTHWORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS. IN THE EVENT THAT WORK OUTSIDE OF DESIGNATED LIMITS OF CONSTRUCTION IS NECESSARY, THE PERMISSION OF THE PROPERTY OWNER MUST FIRST BE OBTAINED BEFORE COMMENCING SUCH WORK.
5. BOX TREES, SHRUBS, AND HEDGES TO REMAIN BEFORE PLACING EARTH AGAINST OR NEAR THEM. SHRUBS AND HEDGES, WHICH MUST BE REMOVED TO PERFORM THE WORK, SHALL BE HEALED IN AND REPLANTED IN AS GOOD A CONDITION AS THEY WERE BEFORE THEIR REMOVAL. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES INTENDED TO REMAIN SHALL BE REPLACED IN SIMILAR SIZE AND SPECIES AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING, BARRICADES, OR OTHER SUITABLE PROTECTION LOCATED OUTSIDE THE DRIP LINE (OUTER PERIMETER OF BRANCHES) TO PROTECT TREES AND OTHER PLANTS INTENDED TO REMAIN FROM DAMAGE.



SITE LOCATION MAP
NO SCALE

PETER L. LILHOLT, JR.
P.E. NO. 074704

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GRADING PLAN

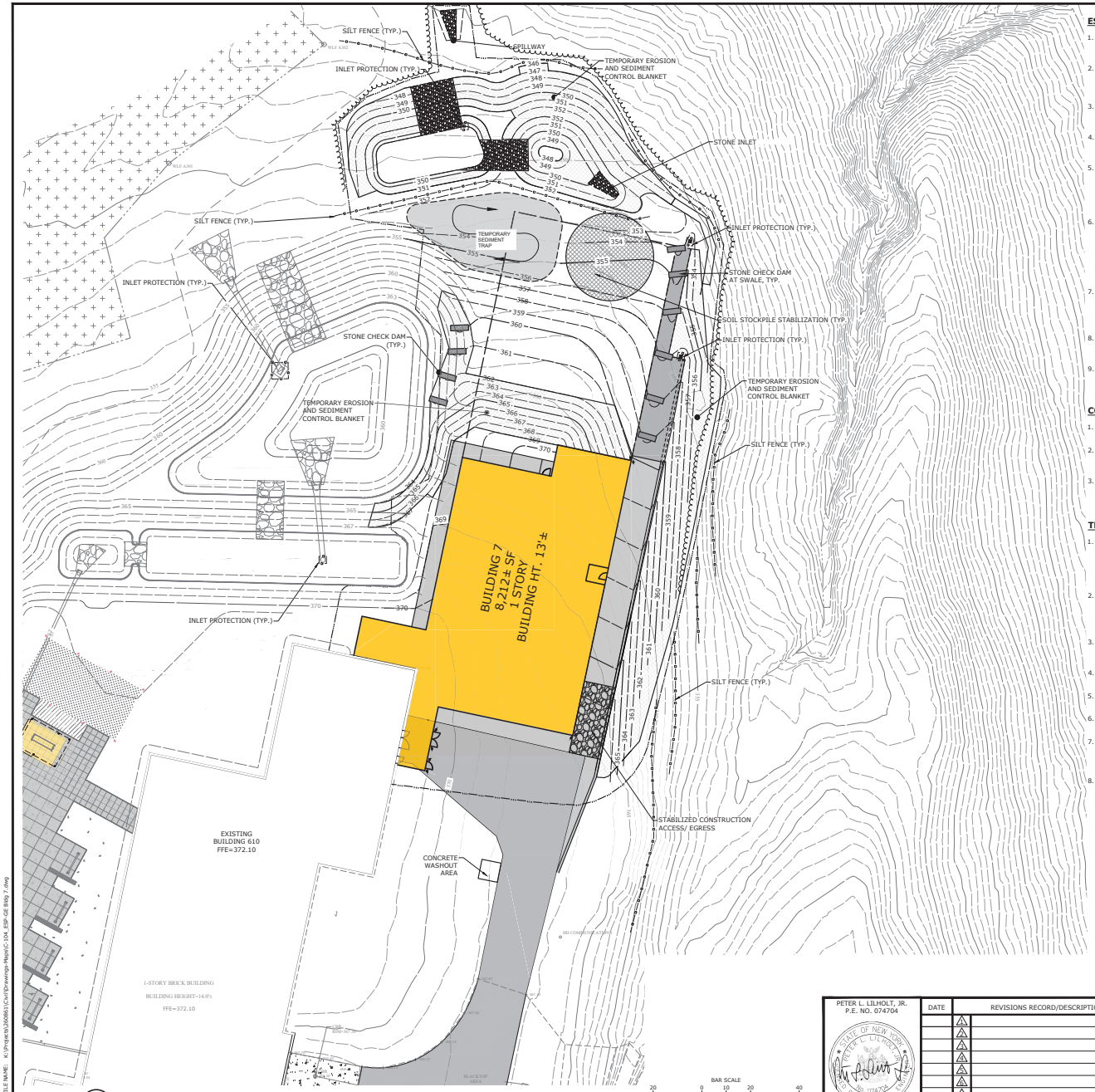
GE VERNOVA
BUILDING 7

TOWN OF NISKAYUNA — SCHECTADY COUNTY/ NEW YORK

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G-103
SHEET 04 OF 12
DWG. NO: 26.0861

PROJECT NUMBER: 26.0861



1 C-104 **EROSION SEDIMENT CONTROL PLAN**
SCALE: 1" = 20'-0"
CROSS REFERENCE: NONE

ESC NOTES:

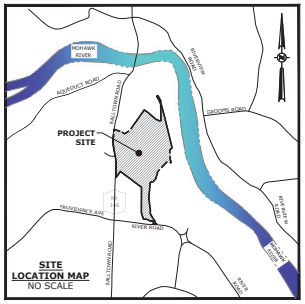
1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL CONFORM TO THE "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" (2016 ISSUE) AND ANY ADDENDA THERETO.
2. THE SEDIMENT CONTROL MEASURES DETAILED IN THESE CONTRACT DOCUMENTS SHALL BE IN PLACE PRIOR TO THE START OF EACH CONSTRUCTION PHASE. ONCE CONSTRUCTED, ALL MEASURES SHALL BE PROPERLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, AND THEN REMOVED FROM THE SITE ONCE THE SITE IS STABILIZED.
3. THROUGHOUT THE DURATION OF CONSTRUCTION, CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENT CONTROLS AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITIONS AT ALL TIMES.
4. BASED ON THE SITE INSPECTIONS, THE EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED MAY BE REVISED AS SITE CONDITIONS WARRANT. THE CONTRACTOR SHALL IMPLEMENT THESE CHANGES AS SOON AS PRACTICABLE.
5. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR UNTIL THE FINAL SURFACE TREATMENT HAS BEEN INSTALLED AND VEGETATED AREAS HAVE ESTABLISHED 80% UNIFORM COVERAGE. AFTER THE VEGETATED AREAS HAVE BEEN STABILIZED WITH AT LEAST 80% VEGETATIVE COVER, AS DETERMINED BY THE ENGINEER, THE PROJECT SPONSOR SHALL ASSUME RESPONSIBILITY FOR MAINTAINING THE EROSION AND SEDIMENT CONTROL SYSTEM(S).
6. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN WILL NEED TO BE SUPPLEMENTED WITH INTERIM MEASURES PRIOR TO ACHIEVING FINAL GRADES. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN INTERIM EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED TO CONTROL EROSION AND SEDIMENTATION THROUGHOUT THE DURATION OF CONSTRUCTION. THE DETAILS AND EXTENT OF THESE MEASURES ARE HIGHLY DEPENDENT ON THE CONTRACTORS MEANS AND METHODS AND THEREFORE NOT DETAILED ON THESE PLANS. THE COSTS ASSOCIATED WITH INSTALLING AND MAINTAINING THESE INTERIM MEASURES SHALL BE INCLUDED IN THE CONTRACTORS BID.
7. TRENCH DE-WATERING SHALL BE CONDUCTED USING A PORTABLE PUMP AND HOSE, AS NECESSARY. WATER SHALL BE DISCHARGED TO A SEDIMENTATION STRUCTURE OR GEOTEXTILE FILTER BAG LOCATED IN A WELL VEGETATED UPLAND AREA, AWAY FROM ANY SURFACE WATER BODIES OR WETLANDS. ACCUMULATED SEDIMENT SHALL BE DISPOSED OF OFF SITE.
8. OUTSIDE THE GROWING SEASON, OTHER METHODS OF SOIL STABILIZATION (SUCH AS THE USE OF JUTE MESH, EXCELSIOR MATTING, OR TACKIFIER) SHALL BE USED UNTIL SUCH TIME AS VEGETATIVE COVER CAN BE ESTABLISHED.
9. EXISTING VEGETATION SHALL BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE. SITE WORK ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE AREA AND DURATION OF SOIL DISTURBANCE. REMOVAL OF WOODY VEGETATION SHALL BE KEPT TO THE MINIMUM EXTENT PRACTICABLE.

COMPOST FILTER SOCK NOTES:

1. COMPOST FILTER SOCK SHALL BE PLACED ON THE DOWNSLOPE SIDE OF DISTURBED AREAS AND AROUND THE PERIMETER OF SOIL STOCKPILES.
2. COMPOST FILTER SOCK SHALL BE PLACED AT THE BOUNDARY OF WETLANDS ADJACENT TO THE WORK AREA, AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL THE SITE IS STABILIZED.
3. COMPOST FILTER SOCK SHALL BE REPAIRED OR REPLACED WHEN THE ENDS ARE FRAYED OR WORN, AND WHEN THE FENCE IS NOT ANCHORED 6" INTO THE GROUND. WHEN THE ACCUMULATED SEDIMENT REACHES 30% OF THE SILT FENCE HEIGHT, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROPRIATE UPLAND AREA.

TEMPORARY SEEDING AND MULCHING NOTES:

1. TEMPORARY STABILIZATION MEASURES SHALL START AS SOON AS PRACTICAL ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT NOT MORE THAN (7) DAYS AFTER WORK HAS CEASED. ACCEPTABLE TEMPORARY STABILIZATION MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO SEEDING, MULCH, STRAW, EROSION CONTROL BLANKETS, SOIL STABILIZING EMULSION PRODUCTS, OR SOME FUNCTIONALLY EQUIVALENT MEASURE.
2. TEMPORARY EROSION CONTROL PROTECTION BY MULCHING SHALL BE CARRIED OUT WITHIN (7) DAYS OF THE FILL GRADE BEING FINALIZED TO AVOID POSSIBLE CONTAMINATION OF PONDS, STREAMS, OR OTHER WATERCOURSES. PLACEMENT OF JUTE MESH OR EROSION CONTROL BLANKETS OVER THE MULCH IS RECOMMENDED TO PROVIDE POSITIVE "TACKING" OF THE MULCH AND INCREASED PROTECTION AGAINST EROSION.
3. EROSION CONTROL BLANKETS OR SOIL STABILIZING EMULSION PRODUCTS SERVE AS A TEMPORARY EROSION CONTROL MEASURE ON ALL SLOPES STEEPER THAN OR EQUAL 1V:3H AND AS INDICATED ON THE PLANS.
4. AREAS TO RECEIVE TEMPORARY SEEDING AND MULCHING SHALL RECEIVE BOTH GRASS SEED AND MULCH, AS DESCRIBED BELOW.
5. IN SPRING OR SUMMER OR EARLY FALL, SEED SHALL BE ANNUAL RYEGRASS APPLIED AT A RATE OF 30 POUNDS PER ACRE.
6. IN LATE FALL OR EARLY WINTER, SEED SHALL BE CERTIFIED "AROOSTOCK" WINTER RYE (CEREAL RYE) APPLIED AT A RATE OF 100 POUNDS PER ACRE.
7. MULCH SHALL CONSIST OF STRAW APPLIED AT A RATE OF 2 TONS PER ACRE (4 TON PER ACRE IN WINTER) OR WOOD CHIPS (MIN. 3" DEEP). (A WOOD FIBER HYDROMULCH OR OTHER APPROVED SPRAYABLE PRODUCT MAY BE SUBSTITUTED, IF APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.)
8. A JUTE MESH SHALL BE PLACED OVER THE MULCH IN AREAS WHERE WIND OR WATER EROSION PREVENTS ESTABLISHMENT OF GRASS COVER.



PETER L. LILHOLT, JR.
P.E. NO. 074704

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PROJ. NO : 26.0861
SCALE : 1"=20'
DATE : OCT. 9, 2026

EROSION & SEDIMENT CONTROL PLAN

GE VERNOVA BUILDING 7

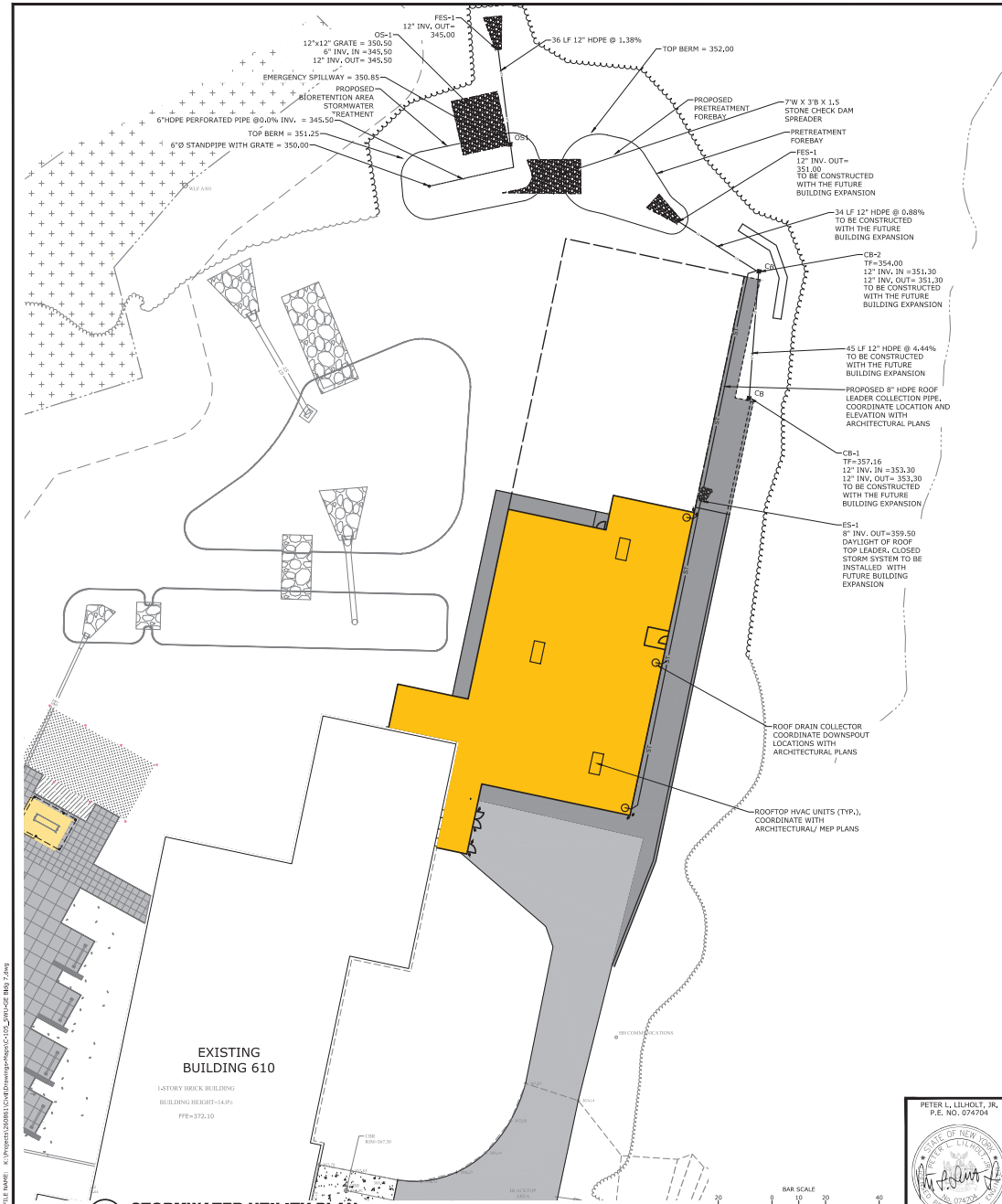
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C-104
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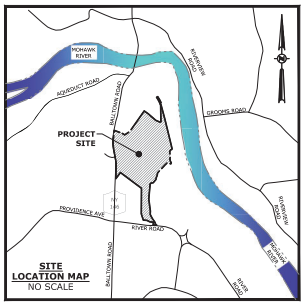
PROJECT NUMBER: 26.0861



1 C-105 **STORMWATER UTILITY PLAN**
SCALE: 1" = 20'-0"
CROSS REFERENCE: NONE

UTILITY PLAN NOTES:

1. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS HAVING UNDERGROUND UTILITIES ON-SITE OR IN THE RIGHT-OF-WAY THAT MAY BE AFFECTED BY THE WORK, PRIOR TO EXCAVATING AND SITE GRADING.
2. UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. THEIR EXACT LOCATION SHALL BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS.
3. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED AT THE PROPOSED UTILITY CONNECTION LOCATIONS AND AS NEEDED BY THE CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING THE WORK, AT NO EXTRA COST TO THE OWNER.
4. BEFORE CONNECTING NEW UTILITY SERVICES TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER OF ANY VARIATION FROM THE CONTRACT DRAWINGS, UTILITY SYSTEM COMPONENTS SHALL BE INSTALLED AT THE ELEVATIONS AND LOCATIONS SHOWN ON THE CONTRACT DRAWINGS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE CONTRACT DRAWINGS WITHOUT PRIOR REVIEW AND APPROVAL BY THE ENGINEER.
5. WHERE POSSIBLE, SANITARY SEWER SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. A MINIMUM VERTICAL SEPARATION OF 18 INCHES SHALL BE MAINTAINED BETWEEN THE EXTERIOR OF THE PIPES AT WATER MAIN CROSSINGS. WHEN IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, PRESSURE RATED WATER PIPE (E.G., PVC SDR-26 CLASS 160 PIPE) SHALL BE USED TO PROVIDE AT LEAST 10 FEET OF UNJOINTED PIPE ON EACH SIDE OF THE WATER MAIN BEING CROSSED, VERTICAL SEPARATION SHALL BE A MINIMUM OF 6 INCHES BETWEEN THE EXTERIOR OF PIPES FOR MAINTENANCE PURPOSES.
6. SANITARY SEWER COMPONENTS AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS SPECIFIED IN THE "RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES," LATEST EDITION, AS PUBLISHED BY THE GREAT LAKES - UPPER MISSISSIPPI RIVER BOARD OF STATE AND PROVINCIAL PUBLIC HEALTH AND ENVIRONMENTAL MANAGERS (A.K.A. TEN STATE'S STANDARDS).
7. POTABLE WATER SERVICE COMPONENTS AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS SPECIFIED IN THE "RECOMMENDED STANDARDS FOR WATER WORKS," LATEST EDITION, AS PUBLISHED BY THE GREAT LAKES - UPPER MISSISSIPPI RIVER BOARD OF STATE AND PROVINCIAL PUBLIC HEALTH AND ENVIRONMENTAL MANAGERS (A.K.A. TEN STATE'S STANDARDS).
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LAYOUT FOR NEW UTILITY CONSTRUCTION, THE CONTRACTOR SHALL RECORD TIE DIMENSIONS FOR NEW UTILITY WORK AND PROVIDE MARKED UP RECORD (AS-BUILT) PLANS FOR NEW UTILITIES SHOWING CONNECTIONS, BENDS, VALVES, LENGTHS OF LINE AND INVERTS. DOCUMENT OTHER EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION OF NEW UTILITIES ON THE RECORD PLANS.
9. THE CONTRACTOR(S) SHALL MAINTAIN EXISTING UTILITY SERVICES ON-SITE AND THOSE THAT MAY AFFECT ADJACENT PROPERTIES DURING CONSTRUCTION OF NEW UTILITY SERVICES.
10. CURBING, PAVEMENTS, SIDEWALKS, LAWNS, STRUCTURES OR FACILITIES DAMAGED BY UTILITY TRENCHING/EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO OR BETTER THAN THE PRE-CONSTRUCTION CONDITION, AS DESCRIBED IN THE CONTRACT DOCUMENTS, OR AS ORDERED BY THE ENGINEER. MAILBOXES, SIGNS, POSTS, ETC. SHALL BE PROTECTED OR REMOVED AND REPLACED AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALKS TO THE NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO THE SAWCUT LINE. SAWCUT IN A STRAIGHT LINE TO THE POINT NEEDED TO BLEND GRADES. REMOVE LAWN AND REPLACE TO THE MINIMUM LIMITS OF EXCAVATION ALONG A STRAIGHT LINE.
11. BOX TREES, SHRUBS, AND HEDGES TO REMAIN BEFORE PLACING EARTH AGAINST OR NEAR THEM. SHRUBS AND HEDGES, WHICH MUST BE REMOVED TO PERFORM THE WORK, SHALL BE HEALED IN AND REPLANTED IN AS GOOD A CONDITION AS THEY WERE BEFORE THEIR REMOVAL. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES INTENDED TO REMAIN SHALL BE REPLACED IN SIMILAR SIZE AND SPECIES AT THE CONTRACTOR'S EXPENSE.
12. NO WORK, STORAGE OR MATERIALS, OR TRESPASSING SHALL BE ALLOWED BEYOND THE BOUNDARIES OF ANY EASEMENTS WITHOUT FIRST RECEIVING PERMISSION FROM THE PROPERTY OWNER.
13. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF PIPE, FITTING/BEND, OR STRUCTURE UNLESS OTHERWISE NOTED.
14. TRENCHING, PIPE LAYING, AND BACKFILLING OPERATIONS SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.



UTILITY NOTE:

UTILITIES TO BE PROVIDED BY INTERIOR CONNECTIONS TO EXISTING BUILDING 610. NO NEW WATER SUPPLY OR SANITARY SEWER IS PROPOSED.

PETER L. LILHOLT, JR.
P.E. NO. 074704

STATE OF NEW YORK · PETER L. LILHOLT JR. · No. 074704 · PROFESSIONAL ENGINEER

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DATE : OCT. 9, 2026

STORMWATER UTILITY PLAN

GE VERNOVA BUILDING 7

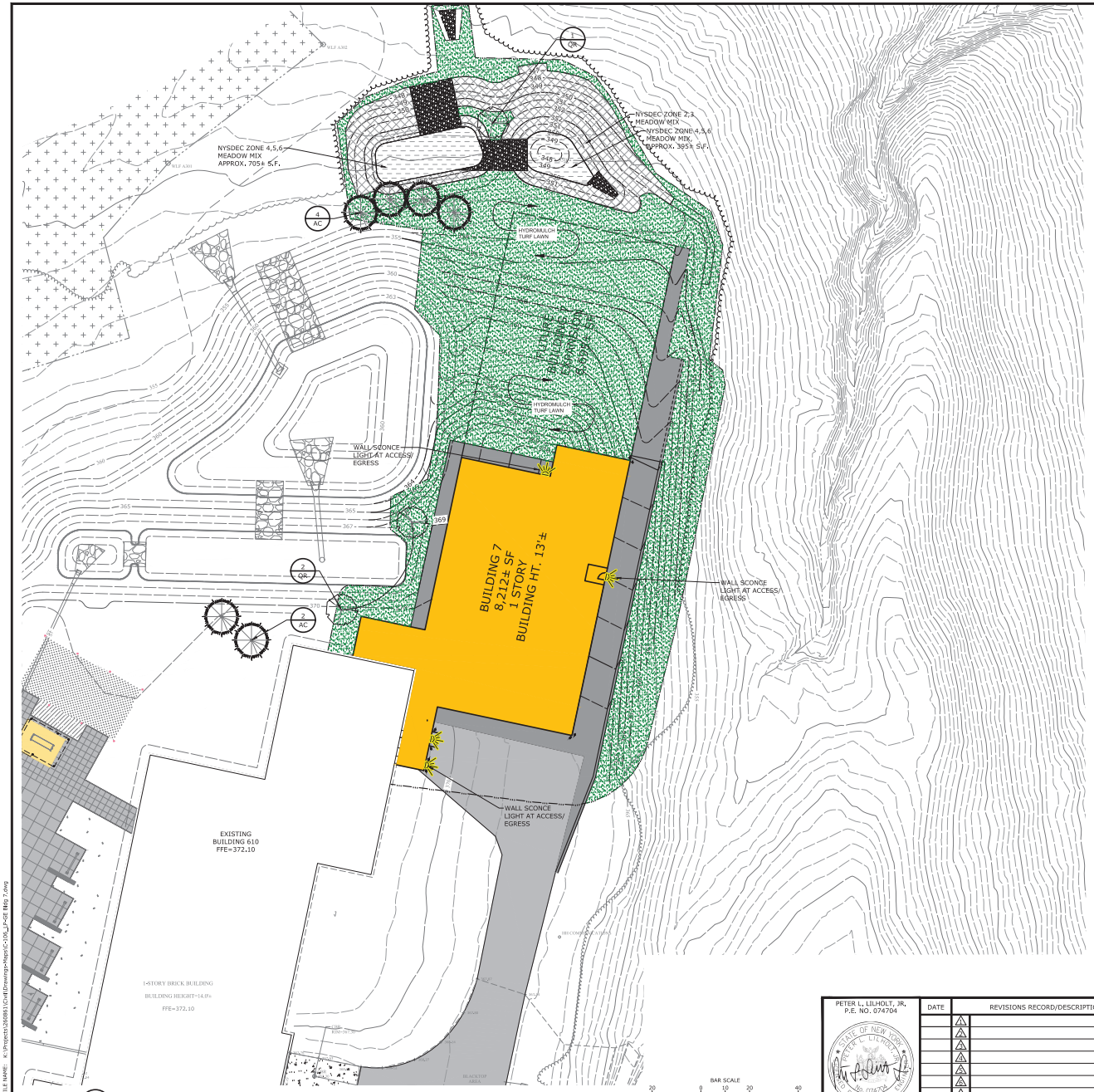
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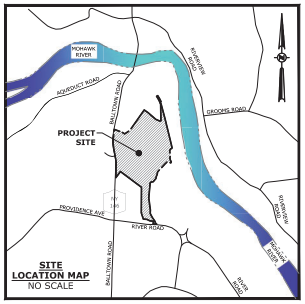
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C-105
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DWG, NO: 26.0861

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PROJECT NUMBER: 26.0861





SITE LOCATION MAP
NO SCALE

PLANTING SCHEDULE

QTY	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
DECIDUOUS TREES						
2	QR	QUERCUS RUBRA	RED OAK	3"-4.5"	SEE PLAN	B&B, SPECIMEN SINGLE LEADER
EVERGREEN TREES						
6	AC	ABIES CONCOLOR	WHITE FIR	10' TO 12' HEIGHT	SEE PLAN	B&B

TURF GRASS SCHEDULE

QTY	SYMBOL	VARIETY/ BLEND/ MIX	REMARKS
SEED BLEND			
17,312 SQ.FT.		HYDROSEED TURF BLEND AMOUNT BY WEIGHT — SPECIES OR VARIETY — PURITY — PERCENTAGE GERMINATION 55% KENTUCKY BLUEGRASS 95% 80% 25% RED FESCUE 97% 85% 20% PERENNIAL RYE 98% 90% 100%	REFERENCE PLANTING SPECIFICATIONS NOTES: C-506

BIO RENTENTION / RAIN GARDEN PLANTING SCHEDULE

QTY	SYMBOL	ZONE/ VARIETY/ BLEND/ MIX	REMARKS
SEED BLEND			
1,100 SQ.FT.		ZONE: 2,3 NYSWDM 30.0% PONTEDERIA CORDATA, PICKERELWEED 25.0% POLYGONUM SPP., SMARTWEED, SCIRPUS VALIDUS SOFTSTEM BULLRUSH 15.0% CAREX SPP. (SHADE TOLERANT SEDGES) 10.0% POTAMOGETON PECTINATUS POND WEED SAGO	REFERENCE MEADOW SEEDING NOTES: C-505
3,255 SQ.FT.		ZONE: 4,5,6 NYSWDM 26.0% ANDROPOGON GERARDI, BIG BLUESTEM (PERIMETER) 25.0% PANICUM VIRGATUM 'CARTHAGE' SWITCHGRASS 24.0% ELYMUS VIRGINICUS, MADISON-NY ECOTYPE VIRGINIA WILDRYE 20.0% ANDROPOGON GLOMERATUS, BUSHY BEARDGRASS 3.0%ILEX VERTICILLATA, WINTERBERRY 1.0% HAMAELIS VIRGINIANA, WITCH HAZEL 1.0% CORNUS AMOMIUM, SILKY DOGWOOD	REFERENCE MEADOW SEEDING NOTES: C-505

GENERAL NOTE:

1. ALL DISTURBED AREAS TO RECEIVE HYDROSEED TURF AREA MAY NOT SPECIFICALLY BE CALLED OUT WITH A HATCH, BUT ARE TO RECEIVE TOPSOIL, SEED, TACKIFIER MULCH, AND BE PERMANENTLY ESTABLISHED AS LAWN IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PLEASE SEE SHEET C-505 FOR SOIL AND SEEDING SPECIFICATIONS.

1 C-106 **LANDSCAPE & LIGHTING PLAN**
SCALE: 1" = 20'-0"
CROSS REFERENCE: NONE

PETER L. LILHOLT, JR.
P.E. NO. 074704
STATE OF NEW YORK — PETER L. LILHOLT JR. — No. 074704 — PROFESSIONAL ENGINEER

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SCALE : 1"=20'
DATE : OCT. 9, 2026

LANDSCAPE & LIGHTING PLAN

GE VERNOVA BUILDING 7

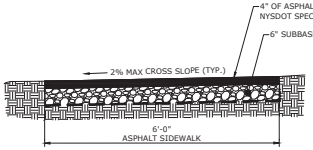
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PROJECT NUMBER: 26.0861

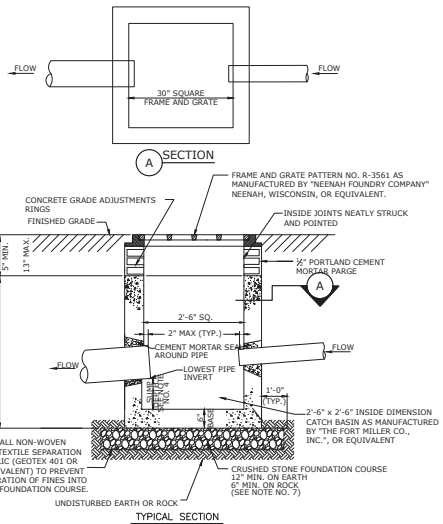


MULTIUSE PATHWAY NOTES:

1. IF SUBGRADE IS UNSUITABLE FOR SUBBASE INSTALLATION AFTER REMOVAL OF TOPSOIL, THE CONTRACTOR SHALL SUBMIT A PROPOSAL FOR CORRECTIVE MEASURES TO THE ENGINEER. (I.E. EXCAVATION AND REMOVAL OF UNSUITABLE MATERIAL AND REPLACEMENT WITH SELECT GRANULAR FILL, NYSDOT ITEM NO. 203.07)
2. FILL SHALL CONSIST OF SUITABLE MATERIAL AS APPROVED BY THE ENGINEER OR SELECT GRANULAR FILL, NYSDOT ITEM NO. 203.07. COMPACTION SHALL TO 95% OF MODIFIED PROCTOR DENSITY.
3. MAXIMUM LONGITUDINAL PATHWAY GRADE SHALL BE 5.0%. CONTRACTOR SHALL PROVIDE CUT/FILL AS NECESSARY TO MEET THIS REQUIREMENT.
4. ALL CONSTRUCTION AND MATERIALS FOR THE 8-FOOT WIDE MULTI-USE PATH SHALL CONFORM WITH THE REQUIREMENTS OF SECTION 608, SIDEWALKS, DRIVEWAYS, BICYCLE PATHS AND VEGETATION CONTROL STRIPS, OF THE NYSDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 1, 2025, AND ALL ADDENDA THERETO, AS WELL AS THE FOLLOWING SECTIONS OF THOSE SPECIFICATIONS:
   - SECTION 200-EARTH WORK
   - SECTION 304-SUBBASE COURSE
   - SECTION 400-HOT MIX ASPHALT; SPECIFICALLY SECTION 403-HOT MIX ASPHALT (HMA) PAVEMENTS FOR MUNICIPALITIES

1 C-501 ASPHALT SIDEWALK AND WALKWAY DETAILS

SCALE: NONE
CROSS REFERENCE: NONE

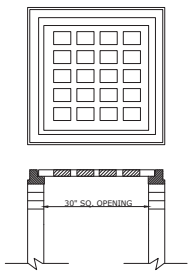


NOTES:

1. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH (f'c) OF 4,000 PSI AND HAVE BETWEEN 5% AND 8% ENTRAINED AIR.
2. STRUCTURES SHALL BE WET CAST ONLY.
3. PIPES SHALL BE SET IN ORDER TO PROVIDE A 12" SUMP FOR A 12" DIAMETER PIPE AND A 9" SUMP FOR A 15" DIAMETER PIPE, FOR LARGER PIPES, USE A PRECAST CONCRETE ROUND CATCH BASIN.
4. PRECAST CONCRETE SQUARE CATCH BASIN SHALL BE REINFORCED TO WITHSTAND HS 20-44 LOAD IN TRAFFIC AREAS.
5. CRUSHED STONE FOUNDATION COURSE SHALL BE NO. 2 CRUSHED STONE CONFORMING WITH SECTION 703-02, COARSE AGGREGATE, OF THE NYSDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO.

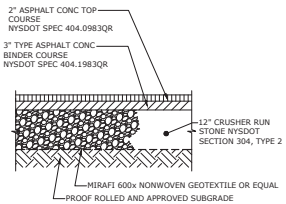
5 C-501 PRECAST CONCRETE SQUARE CATCH BASIN

SCALE: NONE
CROSS REFERENCE: NONE



6 C-501 SQUARE GRATE

SCALE: NONE
CROSS REFERENCE: NONE

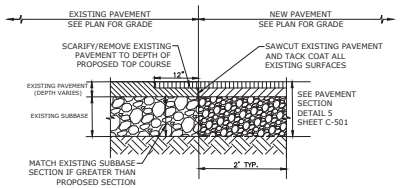


POLYMER-MODIFIED PG BINDER GRADE 64V-22SHALL BE USED IN ASPHALT MIXES

CONTRACTOR TO REFER TO GEOTECHNICAL EVALUATION PREPARED BY C.T. MALE DATED JANUARY 7, 2024.

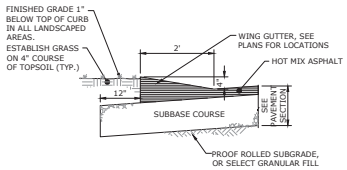
2 C-501 HEAVY DUTY PAVEMENT SECTION

SCALE: NONE
CROSS REFERENCE: NONE



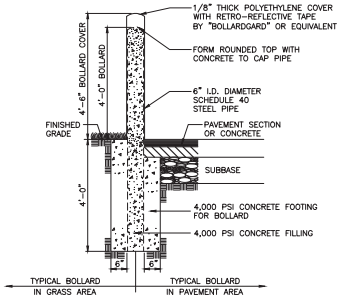
3 C-501 PAVEMENT TRANSITION

SCALE: NONE
CROSS REFERENCE: NONE



4 C-501 ASPHALT WING CURB

SCALE: NONE
CROSS REFERENCE: NONE

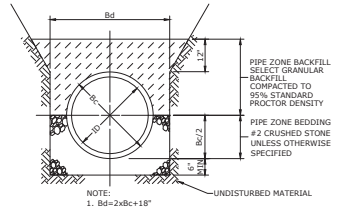


NOTE:

1. SEE SITE PLAN FOR BOLLARD LOCATIONS.
2. BOLLARDS SHALL BE SPACED AS INDICATED ON SITE PLAN.
3. LOCATION SHALL BE NOT LESS THAN 3-FEET FROM THE OBJECT BEING PROTECTED IN ACCORDANCE WITH FC-NYS PART 312.2.
4. COLOR SHALL BE SELECTED BY OWNER.

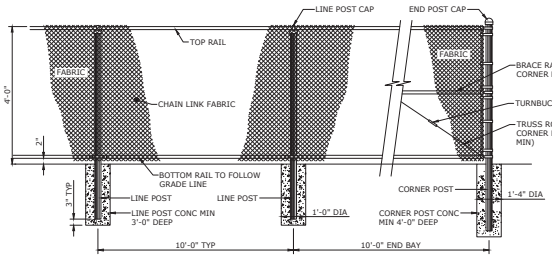
7 C-501 STEEL AND CONC BOLLARD

SCALE: NTS
CROSS REFERENCE:



8 C-501 HDPE BEDDING DETAIL

SCALE: NONE
CROSS REFERENCE: NONE



NOTE:
USE SONATUBE TO FORM CONCRETE FOR FENCE POSTS, EXTEND SONATUBE 1" ABOVE FINNISH GRADE, DO NOT ALLOW CONCRETE TO OVERFLOW SONATUBE

8 C-501 4' HIGH CHAINLINK FENCE

SCALE: NTS
CROSS REFERENCE:

PRELIMINARY SITE PLAN OCTOBER 9, 2026

PETER L. LILHOLT, JR.
P.E. NO. 074704

STATE OF NEW YORK · PETER L. LILHOLT JR. · No. 074704 · PROFESSIONAL ENGINEER

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DESIGNED: OKS
DRAFTED : REH
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PROJ. NO : 26.0861
SCALE : AS NOTED
DATE : OCT. 9, 2026

SITE DETAILS

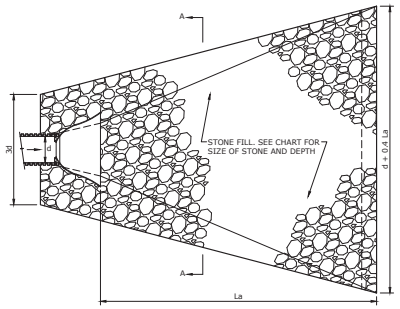
GE VERNOVA BUILDING 7

TOWN OF NISKAYUNA — SCHECTADY COUNTY/ NEW YORK

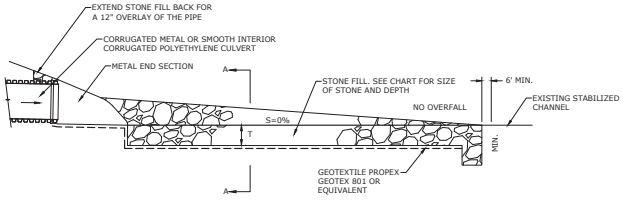
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C-501
SHEET 08 OF 12
DWG. NO: 26.0861

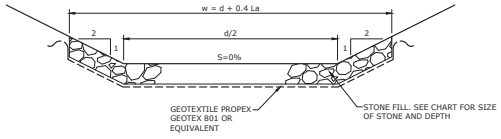
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PLAN VIEW



PROFILE VIEW



SECTION A-A

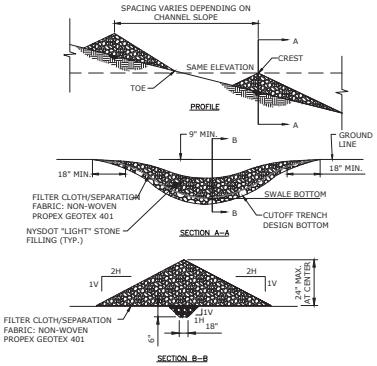
RIPRAP APRON SIZING*					
PIPE SIZE [d] (IN.)	PIPE SLOPE	STONE DIMENSION [d50] (IN.)	NYSDOT STANDARD STONE FILLING	APRON THICKNESS [T] (IN.)	APRON LENGTH [La] (FT.)
12	0-3%	4	LIGHT	18	10
	3-7%	6	LIGHT	18	14
	7-10%	9	MEDIUM	24	15
15,18	0-2%	6	LIGHT	18	14
	2-5%	9	MEDIUM	24	20
	5-10%	12	MEDIUM	30	24

*THE ABOVE TABLE IS BASED ON:
NYSDEC "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" - FIGURE 5B.12 OUTLET PROTECTION DESIGN - MINIMUM TAILWATER CONDITION (DESIGN OF OUTLET PROTECTION FOR A ROUND PIPE FLOWING FULL, MINIMUM TAILWATER CONDITION: Tw < 0.5Do) (USDA-NRCS)

NOTES:
1. APRON DIMENSIONS ARE BASED ON PIPES FLOWING FULL; USING ACTUAL FLOWS MAY RESULT IN DIFFERENT APRON DIMENSIONS.
2. MINIMUM THICKNESS OF THE RIPRAP LAYER SHALL BE 1.5 TIMES THE MAXIMUM STONE DIAMETER FOR d50 OF 15 INCHES OR LESS; AND 1.2 TIMES THE MAXIMUM STONE SIZE FOR d50 GREATER THAN 15 INCHES.

1 C-502 RIPRAP OUTLET PROTECTION

SCALE: NONE
CROSS REFERENCE: NONE

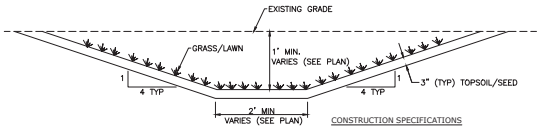


CONSTRUCTION SPECIFICATIONS:

1. STONE SHALL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN ON THE PLAN.
2. SET SPACING OF CHECK DAMS SUCH THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM ARE AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 18" BEYOND THE SWALE BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAM ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.
6. MAXIMUM DRAINAGE AREA IS 2 ACRES.

2 C-502 STONE CHECK DAM

SCALE: NONE
CROSS REFERENCE: NONE



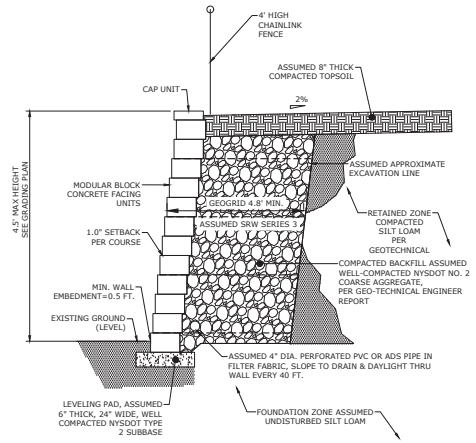
CONSTRUCTION SPECIFICATIONS

CONSTRUCTION SPECIFICATIONS

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF STORMWATER DIVERSION.
2. THE DIVERSION SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
3. FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETED SWALE.
4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.

4 C-502 TYPICAL SWALE DETAIL

SCALE: NONE
CROSS REFERENCE: NONE



3 C-502 SEGMENTAL BLOCK RETAINING WALL SECTION

SCALE: NONE
CROSS REFERENCE: NONE

PRELIMINARY SITE PLAN OCTOBER 9, 2026

PETER L. LILHOLT, JR.
P.E. NO. 074704

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STORM SEWER DETAILS

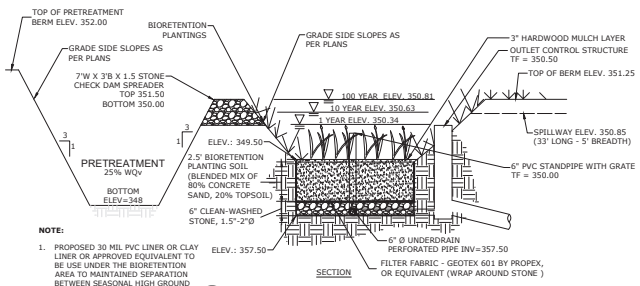
GE VERNOVA BUILDING 7

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C-502
SHEET 09 OF 12
DWG. NO: 26.0861

CAD DWG. FILE NAME: K:\Projects\260861\Civil\Drawings-Main\C-503_STRMD.dwg



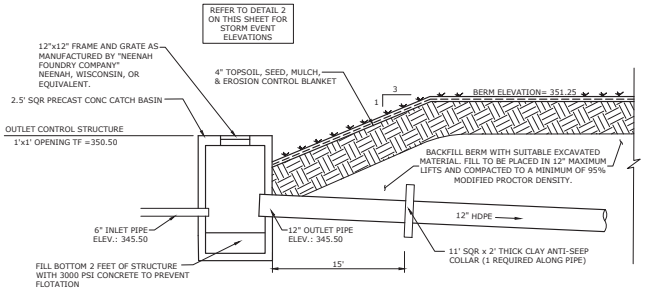
NOTE:

1. PROPOSED 30 MIL PVC LINER OR CLAY LINER OR APPROVED EQUIVALENT TO BE USE UNDER THE BIORETENTION AREA TO MAINTAINED SEPARATION BETWEEN SEASONAL HIGH GROUND WATER AND 6" PERFORATED UNDERDRAIN.

BIORETENTION 1 - SECTION

1 / C-503

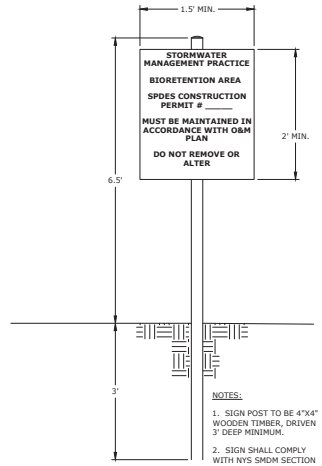
SCALE: NONE
CROSS REFERENCE: NONE



BIORETENTION 1 OUTLET CONTROL STRUCTURE DETAIL

2 / C-503

SCALE: NONE
CROSS REFERENCE: NONE



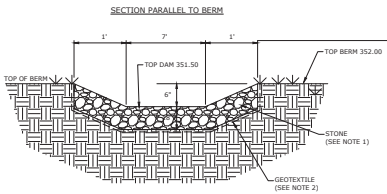
NOTES:

1. SIGN POST TO BE 4"X4" WOODEN TIMBER, DRIVEN 3' DEEP MINIMUM.
2. SIGN SHALL COMPLY WITH NYS SMDM SECTION 3.5 PAGE 3-12.

STORMWATER MANAGEMENT PRACTICE SIGN

3 / C-503

SCALE: NONE
CROSS REFERENCE: NONE



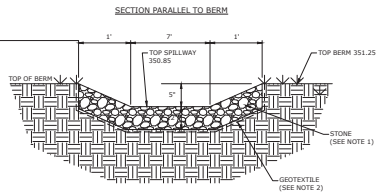
NOTES:

1. STONE 18" THICK LAYER OF STONE DUMPED IN PLACE (NYDOT LIGHT STONE FILLING)
2. WOVEN GEOTEXTILE SEPARATION FABRIC (PROPEX GEOTEX 200 ST OR EQUIVALENT)

STONE CHECK DAM SPREADER

4 / C-503

SCALE: NONE
CROSS REFERENCE: NONE



NOTES:

1. STONE 12" THICK LAYER OF STONE DUMPED IN PLACE (NYDOT LIGHT STONE FILLING)
2. WOVEN GEOTEXTILE SEPARATION FABRIC (PROPEX GEOTEX 200 ST OR EQUIVALENT)

EMERGENCY SPILLWAY

5 / C-503

SCALE: NONE
CROSS REFERENCE: NONE

PRELIMINARY SITE PLAN OCTOBER 9, 2026

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P.E. NO. 074704

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STORM WATER MANAGEMENT SECTIONS

GE VERNOVA BUILDING 7

TOWN OF NISKAYUNA — SCHECTADY COUNTY/ NEW YORK

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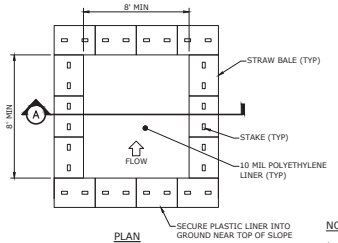
C-503

SHEET 10 OF 12

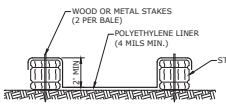
DWG. NO: 26.0861

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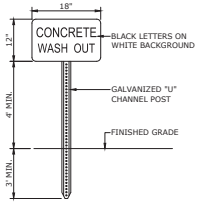
PROJECT NUMBER: 26.0861



PLAN



SECTION 'A-A'



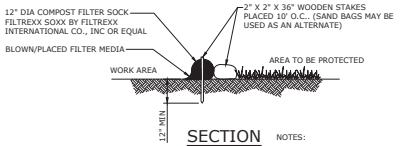
WASHOUT SIGN

NOTES

1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.
7. SIGN SHALL BE PLACED IN A PROMINENT LOCATION AT WASHOUT AREA

1 C-504 CONCRETE WASHOUT DETAIL

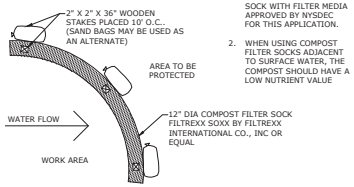
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CROSS REFERENCE: NONE



SECTION

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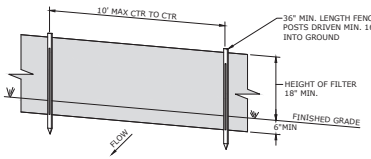
1. FILL COMPOST FILTER SOCK WITH FILTER MEDIA APPROVED BY NYSDEC FOR THIS APPLICATION.
2. WHEN USING COMPOST FILTER SOCKS ADJACENT TO SURFACE WATER, THE COMPOST SHOULD HAVE A LOW NUTRIENT VALUE



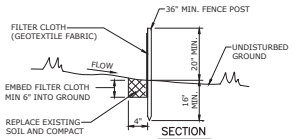
PLAN

2 C-504 COMPOST FILTER SOCK

SCALE: NTS
CROSS REFERENCE: NONE



PERSPECTIVE VIEW



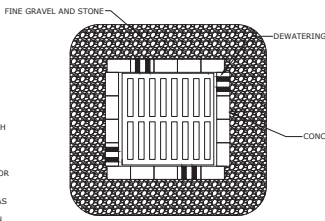
SECTION

NOTES:

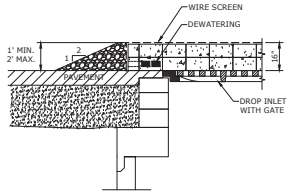
1. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH SHALL BE FASTENED SECURELY TO POSTS.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6", FOLDED AND STAPLED.
4. FILTER CLOTH SHALL BE MIRAFI 100X OR APPROVED EQUAL.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE. WHEN THE ACCUMULATED SEDIMENT REACHES 30% OF THE SILT FENCE HEIGHT, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROPRIATE UPLAND AREA.
6. PREFABRICATED UNITS SHALL BE MIRAFI SILT FENCE, MIRAFI ENVIROFENCE OR APPROVED EQUIVALENT.

3 C-504 STANDARD SILT FENCE

SCALE: NONE
CROSS REFERENCE: NONE



STONE & BLOCK PLAN VIEW



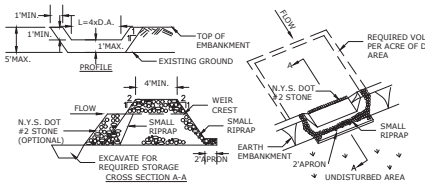
STONE & BLOCK DETAIL

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, 1' THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

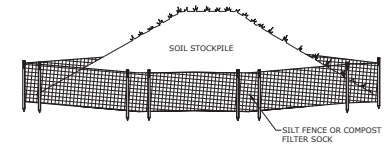
MAXIMUM DRAINAGE AREA 1 ACRE

6 C-504 STONE AND BLOCK INLET PROTECTION FOR STRUCTURES IN PAVED AREAS

SCALE: NONE
CROSS REFERENCE: NONE



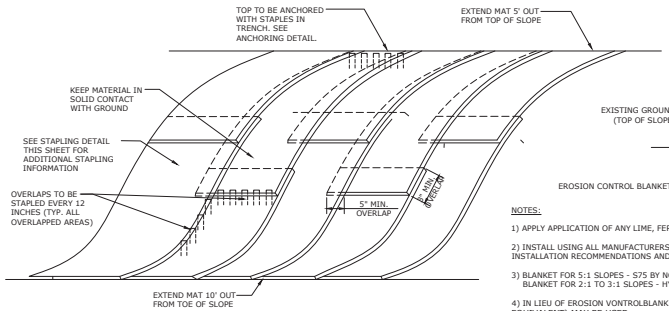
OPTION: A ONE FOOT LAYER OF N.Y.S. DOT #2 STONE MAY BE PLACED ON THE UPSTREAM SIDE OF THE RIPRAP INPLACE OF THE EMBEDDED FILTER CLOTH.

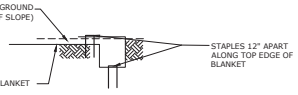


1. TOPSOIL AND FILL THAT IS ANTICIPATED TO REMAIN STOCKPILED ON-SITE FOR PERIODS GREATER THAN 30 DAYS SHALL BE STABILIZED USING VEGETATION, GEOTEXTILE OR PLASTIC COVERS. THIS CAN BE AIDED BY ORIENTING THE STOCKPILE LENGTHWISE INTO PREVAILING WINDS. IN NO CASE SHALL ERODIBLE MATERIALS BE STOCKPILED WITHIN 25 FT OF ANY DITCH, STREAM, OR OTHER SURFACE WATERBODY.
2. SOIL STOCKPILES MUST BE PROTECTED BY THE USE OF ESTABLISHED VEGETATION, ANCHORED STRAW MULCH, ROLLED STABILIZATION MATTING, OR OTHER DURABLE COVERING. AN APPROVED BARRIER (I.E., SILT FENCE, COMPOST FILTER SOCKS, ETC.) MUST BE INSTALLED AT LEAST 15 FEET FROM THE TOE OF THE STOCKPILE TO PREVENT SOIL MIGRATION AND TO CAPTURE LOOSE SOIL.
3. SILT FENCE SHALL BE INSTALLED AROUND ALL STOCKPILES OF FILL, TOPSOIL AND EXCAVATED OVERBURDEN THAT ARE TO REMAIN EXPOSED FOR PERIODS LESS THAN 30 DAYS. SILT FENCE SHALL BE ANCHORED AND MAINTAINED IN GOOD CONDITION UNTIL SUCH TIME AS SAID STOCKPILES ARE REMOVED AND STOCKPILING AREAS ARE BROUGHT TO FINAL GRADE AND PERMANENTLY STABILIZED. COMPOST FILTER SOCK MAY BE SUBSTITUTED FOR SILT FENCE.
4. TEMPORARY STABILIZATION MEASURES SHALL START AS SOON AS PRACTICAL ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT NOT MORE THAN 7 DAYS AFTER WORK HAS CEASED.

4 C-504 SOIL STOCKPILE STABILIZATION

SCALE: NONE
CROSS REFERENCE: XXX





NOTES:

1) APPLY APPLICATION OF ANY LIME, FERTILIZER, AND SEED BEFORE INSTALLING TURF REINFORCEMENT MAT.

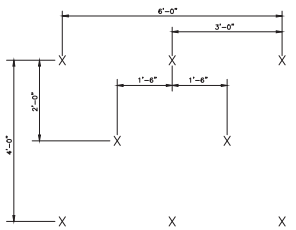
2) INSTALL USING ALL MANUFACTURERS INSTALLATION RECOMMENDATIONS AND GUIDLINES.

3) BLANKET FOR 5:1 SLOPES - S75 BY NORTH AMERICAN GREEN
BLANKET FOR 2:1 TO 3:1 SLOPES - HYDRAMAX STEEP SLOPE MATRIX - NORTH AMERICAN GREEN

4) IN LIEU OF EROSION VONTROLBLANKET, A FLEXIBLE GROWTH MEDIUM (FLEXTERRA HP-FGM™, OR APPROVED EQUIVALENT) MAY BE USED.

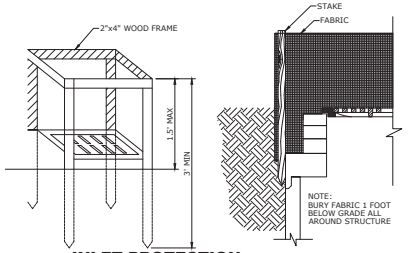
5 C-504 EROSION CONTROL BLANKET DETAIL

SCALE: NONE
CROSS REFERENCE:



7 C-504 STAPLE PATTERN FOR EROSION CONTROL BLANKET

SCALE: NONE
CROSS REFERENCE:



8 C-504 INLET PROTECTION FOR STRUCTURES IN UNPAVED AREAS

SCALE: NONE
CROSS REFERENCE: NONE

CONSTRUCTION SPECIFICATIONS

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
4. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A 1' THICKNESS OF 2" AGGREGATE PLACED ON THE UP-GRADE SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.
5. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.
6. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
7. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER PULLUTION IS MINIMIZED.
8. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED. MAXIMUM DRAINAGE AREA 5 ACRES

9 C-504 (NYSDEC STD) STONE OUTLET SEDIMENT TRAP ST-II

SCALE: NONE
CROSS REFERENCE: NONE

PRELIMINARY SITE PLAN OCTOBER 9, 2026

PETER L. LILHOLT, JR.
P.E. NO. 074704

STATE OF NEW YORK · PETER L. LILHOLT JR. · No. 074704 · PROFESSIONAL ENGINEER

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SCALE : AS NOTED
DATE : OCT. 9, 2026

EROSION & SEDIMENT CONTROL DETAILS

GE VERNOVA BUILDING 7

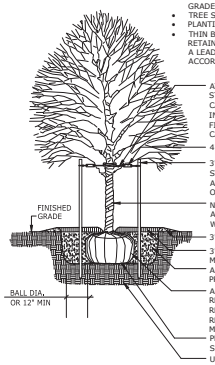
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C-504
SHEET 11 OF 12
DWG. NO: 26.0861

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PROJECT NUMBER: 26.0861

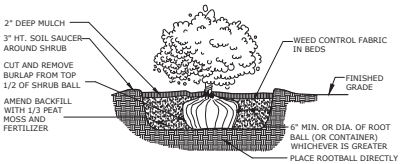


NOTES:
- TREE SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IN THE NURSERY.
- TREE SHALL BE PLUMB & STRAIGHT.
- PLANTING PIT SHALL HAVE LEVEL SURFACE.
- THIN BRANCHES & FOLIAGE AS DIRECTED WHILE RETAINING NORMAL SHAPE OF TREE. NEVER CUT A LEADER. SPRAY WITH ANTIDESICCANT ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

ATTACH 1/8" GALV. STEEL CABLE TO STAKE. NOTCH STAKE TO RECEIVE CABLE. ENCASE WIRE AROUND TRUNK IN REINFORCED RUBBER HOSE ABOVE FIRST BRANCH. SECURE ALL ENDS OF CABLE WITH GALV. CLAMPS.
4" GALV. TURNBUCKLE EA. CABLE
3" DIA x 8' CEDAR STAKES, 3 PER TREE. STAKES TO BE SAME HEIGHT, DRIVEN IN AT A SLIGHT ANGLE. STAKES TO BE OUTSIDE OF ROOT BALL.
NEATLY WRAP ALL DECIDUOUS TRUNKS TO A HEIGHT OF THE SECOND LOWEST BRANCH WITH TREE WRAP PRIOR TO MOVING
3" HT. PLANTING MIX SAUCER
3" DEPTH SHREDDED HARDWOOD MULCH PULL MULCH AWAY FROM TRUNK.
AMENDED PLANTING MIX (TO BE PREPARED OUTSIDE PLANTING PIT)
AFTER PLACEMENT AND ROTATION OF TREE REMOVE ALL ROPES FROM BALL AND CUT AND REMOVE TOP 1/2 OF BURLAP. COMPLETELY REMOVE BURLAP IF IT IS MADE OF SYNTHETIC MATERIAL.
PLACE ROOTBALL DIRECTLY ON UNDISTURBED SUBGRADE AT SAME DEPTH AS IN NURSERY
UNDISTURBED SUBGRADE

1 C-505 DECIDUOUS TREE PLANTING
SCALE: NONE
CROSS REFERENCE: NONE

NOTES: SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IN THE NURSERY.
- PLANTING PIT SHALL HAVE LEVEL SURFACE.
- SPRAY WITH ANTIDESICCANT ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- COMPLETELY REMOVE BURLAP IF MADE OF SYNTHETIC MATERIAL.
- REMOVE CONTAINER AND LOOSEN OUTER ROOTS AS REQUIRED.
- PROVIDE NEAT TRIMMED SOIL EDGE AT BEDS AGAINST LAWN. AT PVMT. MULCH SHOULD BE FLUSH WITH PVMT SURFACE
- PRUNE/THIN TOP GROWTH BY 1/4 AFTER PLANTING, INCLUDING ALL BROKEN CANES. RETAIN NORMAL PLANT SHAPE
- SPACE SHRUBS AS INDICATED ON PLANS

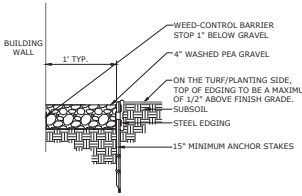


2 C-505 SHRUB PLANTING
SCALE: NONE
CROSS REFERENCE: NONE

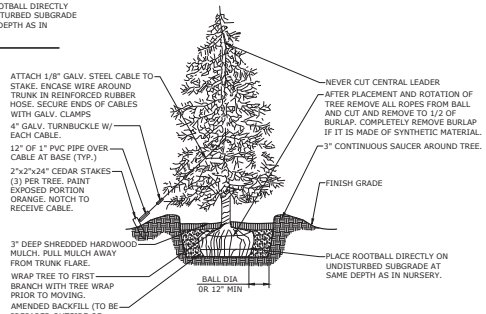
ON THE BED AREA SIDE, TOP OF EDGING TO BE A MAXIMUM OF 1/2" ABOVE SURFACE OF MATERIAL
ON THE TURF SIDE, TOP OF EDGING TO BE A MAXIMUM OF 1/2" ABOVE FINISH GRADE.
SUBSOIL
STEEL EDGING
15" MINIMUM ANCHOR STAKES

NOTES:
1. 16'-0" SECTIONS TO INCLUDE FIVE (5) 15" STAKES
2. 8'-0" SECTIONS TO INCLUDE THREE (3) 15" STAKES
3. COMPACT GRADES ADJACENT TO EDGING TO MINIMIZE SETTLING
4. CORNERS - CUT BASE OF EDGING HALF WAY AND FORM A CONTINUOUS CORNER.

4 C-505 LANDSCAPE EDGING
SCALE: NONE
CROSS REFERENCE: NONE



5 C-505 DRIP EDGE
SCALE: NONE
CROSS REFERENCE: NONE



NOTES:
1. TREE SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS IN NURSERY.
2. TREE SHALL BE PLUMB & STRAIGHT.
3. PLANTING PIT SHALL HAVE LEVEL SURFACE.
4. TREE SHALL BE WATERED IN UNTIL SOIL IS SATURATED BEFORE MULCHING.
5. THIN DEAD OR BROKEN BRANCHES AND FOLIAGE AS DIRECTED BY SUPPLIER WHILE RETAINING FORMAL SHAPE OF TREE. NEVER CUT A LEADER. SPRAY WITH ANTIDESICCANT ACCORDING TO MANUFACTURER'S INSTRUCTIONS

7 C-505 CONIFEROUS TREE PLANTING
SCALE: NONE
CROSS REFERENCE: NONE

Wall luminaire · Light emission on two sides

BEGA

Type
BEGA Product:
Project:
Modified:

Application
This wall luminaire has a shielded light source with output in two directions. It is ideal for upward and downward lighting effects for interior and exterior locations. Arranged individually or in groups, this is a great design element for a host of lighting applications.

Materials
Pressed crystal glass with white ceramic coating on one side
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Galvanized zinc-plated mounting bracket

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 9.5lbs.

Electrical

Operating voltage	120..240 or 277VAC
Minimum start temperature	-30° C
LED module wattage	11.8W
System wattage	14.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	946lm
LED service life (L70)	60000Hrs

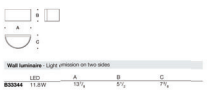
LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA's innovative resin process superior resin provides in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ Natural Bronze (NT)
☐ CUS:
☐ Bronze (BRZ)
☐ White (WHT)
☐ RAL:

Available options
☐ CUS Custom finish
☐ MCU Marine-grade undercoat
☐ NTR Natural bronze (premium finish)
☐ RAL RAL Classic, matte finish





BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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6 C-505 CUT SHEET FOR BUILDING WALL SCONCE
SCALE: NONE
CROSS REFERENCE: NONE

GENERAL PLANTING NOTES:

1. TOPSOIL, SEED AND ESTABLISH LAWN IN ALL DISTURBED AREAS.
2. ALL SUBSTITUTIONS OF PLANT MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT (L.A.) OR ENGINEER BEFORE INSTALLATION, AND AFTER AWARD OF BID.
3. L.A. ACCEPTS NO RESPONSIBILITY FOR DAMAGE TO PROPERTY OR PERSONAL INJURY OCCURRING DURING CONSTRUCTION OR THEREAFTER. CONTRACTOR IS RESPONSIBLE FOR ALL APPLICABLE INSURANCES.
4. ALL EVERGREEN PLANTS TO BE WILT-PROOFED IN LATE FALL. USE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
5. ALL MULCHED PLANTING BEDS TO BE EDGED WITH SPADE TO ALLOW FOR MIN. OF 4" OF LAWN TOPSOIL TO BE PLACED ADJACENT TO MULCHED BED EDGE. ALL LAWN AREAS TO RECEIVE 4" OF TOPSOIL, AS PER SPECIFICATIONS.
6. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO DIGGING. LOCATIONS SHOWN ON UTILITY PLANS ARE APPROXIMATE. CONTACT OWNER OR GENERAL CONTRACTOR FOR PLANS.
7. CONTRACTOR IS TO SUBMIT HYDROSEED MIXES TO L.A. OR ENGINEER FOR APPROVAL.
8. SEE DETAILS 1-3 ON THIS SHEET FOR PLANTING INSTALLATION. ALL TREES GREATER THAN 6' HEIGHT MUST BE STAKED AND GUYED PER DETAIL.
9. PLANTING PITS AND BEDS SHALL BE BACK FILLED TO THE DEPTHS INDICATED ON DETAILS. PREPARED SOIL MIX SHALL CONSIST OF A UNIFORM MIXTURE BY VOLUME OF 5 PARTS TOPSOIL, 2 PARTS PEAT MOSS, 1 PART SAND, AND PLANT FERTILIZER PER SPECIFICATIONS.
10. MULCH MATERIAL SHALL BE A HARDWOOD SHREDDED BARK MULCH DELIVERED IN BULK FORM. SAMPLES TO BE APPROVED BY OWNER. INSTALL AT A MIN. OF 3" IN BEDS, ISLANDS AND AROUND TREES. INSTALL MULCH WITHIN 3 DAYS OF PLANT INSTALLATION.
11. PLACE WEED FILTER FABRIC OVER GROUND AROUND BASE OF ALL EVERGREEN AND DECIDUOUS SHRUBS AND TREES IN THOSE AREAS TO BE MULCHED.
12. WEED FILTER FABRIC MATERIAL TO BE NON-WOVEN GEOTEXTILE, TYPAR 3301 OR EQUAL PLACED OVER SOIL AND AROUND PLANTS PRIOR TO MULCHING.
13. CONTRACTOR TO ADJUST PLANTINGS AROUND HYDRANTS, LIGHT POLE BASES, AND OTHER UTILITIES SO AS NOT TO CONFLICT WITH ACCESS OR USE. CONSULT L.A. OR ENGINEER FOR PLACEMENTS.
14. SEE GRADING PLANS FOR GRADING INFORMATION.
15. PLANT MATERIALS SHALL BE GUARANTEED TO BE IN VIGOROUS, HEALTHY GROWING CONDITION FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF LANDSCAPE INSTALLATION. SEE SPECIFICATIONS FOR MAINTENANCE REQUIREMENTS. SUBMIT GUARANTEE IN WRITING TO OWNER.
16. ALL DECIDUOUS TREES ISOLATED IN LAWN AREAS ARE TO BE MULCHED WITH 4' DIA. CIRCLE. EDGE TO MINIMIZE INTRUSION OF LAWN.
17. SPACING OF SHRUB PLANT MATERIAL SHALL BE MADE WITH KNOWLEDGE OF ANTICIPATED GROWTH HABITS OF PLANTS. DO NOT CROWD AROUND BASE OF TREES OR NEAR EDGES SUCH AS CURBS.
18. REFER TO SITE PLAN FOR EXISTING AND PROPOSED LEGENDS.

PLANTING SPECIFICATIONS:

1. SUPPLIED TOPSOIL SHALL CONFORM TO THE FOLLOWING:
   - A. ORIGINAL LOAM TOPSOIL, WELL DRAINED, HOMOGENEOUS TEXTURE OF UNIFORM GRADE FREE OF SUBSOIL MATERIAL, CLAY, HARDPAN, STONE, SOD OR OTHER OBJECTIONABLE MATERIAL.
   - B. CONTAINING BETWEEN 5% TO 20% TOTAL ORGANIC MATERIAL IN THAT PORTION OF A SAMPLE PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED @105°.
   - C. PH RANGE OF 6.0 TO 7.0 ON DRIED SAMPLE(S) FROM METHOD IN "B" ABOVE, ADJUST WITH LIME AS NECESSARY.
   - D. CONTAINING THE FOLLOWING GRADATION:

SIEVE DESIGNATION	% PASSING
1"	100
¼"	97-100
NO 200	20-65 (OF THE ¼ SIEVE)

2. IF SOD IS USED, IT SHALL BE:
   - 2 YEAR OLD STOCK
   - MIN. 85% BLUEGRASS OR BLUEGRASS/RED FESCUE MIXTURE
   - FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS & DISEASES
   - SHALL BE MACHINE CUT, MAX. WIDTH DEVIATION OF 5%
3. SEED MIX FOR GENERAL LAWN AREA SHALL BE:*

AMOUNT BY WEIGHT	SPECIES OR VARIETY	PURITY	PERCENTAGE GERMINATION
55%	KENTUCKY BLUEGRASS	95%	80%
25%	RED FESCUE	97%	85%
20%	PERENNIAL RYE	98%	90%
100%			

*GRASS SEEDING RATE: 4 LBS./1,000 SF OR 170 LBS./ACRE

4. FERTILIZER:
   LAWN AREAS: HIGH PHOSPHORUS STARTER FERTILIZER
   - A. FOR SPRING SEEDING: 10% NITROGEN 6% AVAILABLE PHOSPHORUS 4% WATER SOLUBLE POTASH (10-6-4)
   - B. FOR FALL SEEDING: 5% NITROGEN 10% AVAILABLE PHOSPHORUS 5% WATER SOLUBLE POTASH (5-10-5)
   - C. APPLY @ A RATE: 3.6 LBS PER 1,000 SF OR PER MANUFACTURER'S SPECIFICATION.

   PLANT STOCK: FERTILIZER SHALL BE "AGRIFORM" SLOW RELEASE FERTILIZER TABLETS

   APPLIED PER MANUFACTURER'S SPECIFICATION.

   MEADOW AREAS: DO NOT FERTILIZE UNLESS DIRECTED BY L.A. OR ENGINEER.
5. RECOMMENDED PLANT MATERIAL INSTALLATION DATES:
   - DECIDUOUS TREES AND SHRUBS: APRIL 1 TO JUNE 1 & OCTOBER 15 TO DECEMBER 15.
   - EVERGREEN TREES AND SHRUBS: APRIL 1 TO JUNE 1 & SEPTEMBER 1 TO NOVEMBER 15.
6. MAINTENANCE & GUARANTEE REQUIREMENTS:
   - A. MAINTENANCE PERIOD FOR LAWNS SHALL EXTEND UNTIL FINAL ACCEPTANCES.
   - B. MAINTENANCE PERIOD FOR MEADOWS SHALL EXTEND THREE GROWING SEASONS BEYOND INITIAL MEADOW INSTALLATION.
   - C. REPAIR WASHOUTS, REPLACE TOPSOIL & RESEED AS NECESSARY.
   - D. GENERAL LAWN AREAS WILL BE FINALLY ACCEPTED WHEN A UNIFORM STAND OF LAWN IS EVIDENT AFTER THREE CONSECUTIVE MOWINGS AND REFERTILIZATION.
   - E. ALL PLANT MATERIAL SHALL BE GUARANTEED THROUGH ONE FULL YEAR FROM THE DATE OF COMPLETION OF THE LANDSCAPE INSTALLATION. THIS ASSUMES SUFFICIENT WATERING & MAINTENANCE MEASURES NECESSARY TO ESTABLISH AND MAINTAIN PLANTS IN A HEALTHY GROWING CONDITION.
   - F. GUARANTEE ALL REPLACEMENT PLANTS INSTALLED UNDER THIS GUARANTEE FOR ONE FULL YEAR FROM DATE OF INSTALLATION.
   - G. REPAIR DAMAGE TO OTHER PLANTS OR LAWNS DURING PLANT REPLACEMENT.

MEADOW SEEDING NOTES:

1. MEADOW MIX A: ERNMX-177 "EASTERN ECOTYPE NATIVE GRASS MIX", AS SUPPLIED BY ERNST SEEDS, OR APPROVED EQUAL.

35.0%	ANDROPOGON GERARDII 'NIAGRA'	BIG BLUESTEM	
30.0%	SORGHASTRUM NUTANS, NY4 ECOTYPE	INDIANGRASS	
20.0%	PANICUM VIRGATUM, 'SHELTER'	SWITCHGRASS	
15.0%	ELYMUS VIRGINICUS, MADISON-NY ECOTYPE	VIRGINIA WILDRY	

   SEEDING RATE: 10-15 LBS PER ACRE. USE 30 LBS/ACRE OF A COVER CROP.

   GRAIN OATS TO BE USED AS A COVER CROP IF APPLIED BETWEEN JANUARY 1ST TO JULY 31ST OR GRAIN RYE FOR APPLICATIONS FROM AUGUST 1ST TO DECEMBER 31ST.
2. MEADOW MIX B: ERNMX-183 "NATIVE DETENTION AREA MIX", AS SUPPLIED BY ERNST SEEDS, OR APPROVED EQUAL.

26.0%	PANICUM CLANDESTINUM, TIOGA	DEERTONGUE	
25.0%	PANICUM VIRGATUM 'CARTHAGE'	SWITCHGRASS	
24.0%	ELYMUS VIRGINICUS, MADISON-NY ECOTYPE	VIRGINIA WILDRYE	
20.0%	CAREX VULINOIDEA, PA ECOTYPE	FOX SEDGE	
3.0%	JUNCUS EFFUSUS	SOFT RUSH	
1.0%	JUNCUS TENUIS, PA ECOTYPE	PATH RUSH	
1.0%	PANICUM RIGIDULUM, PA ECOTYPE	REDTOP PANICGRASS	

   SEEDING RATE: 20 LBS PER ACRE.

   GRAIN RYE TO BE USED AS A COVER CROP IF APPLIED BETWEEN SEPTEMBER 1ST TO APRIL 30TH AT A RATE OF 30 LBS /ACRE, OR JAPANESE MILLET FOR APPLICATIONS FROM MAY 1ST TO AUGUST 31ST AT A RATE OF 10 LBS/ACRE.
3. GENERAL NOTES:
   - A. DO NOT APPLY SEED MIX OVER COMPACTED SOILS. IF SOILS BECOME COMPACTED DURING CONSTRUCTION ACTIVITIES, SHALLOWLY TILL PRIOR TO SEEDING.
   - B. REMOVE ANY LEAF LITTER, BRUSH OR OTHER DEBRIS BEFORE SEEDING.
   - C. A TRUAX NO TILL NATIVE SEED TYPE DRILL IS SUGGESTED TO PLANT SEED MIX FOR LARGE AREAS.
   - D. APPLY THIN LAYER OF WEED-FREE OAT OR WHEAT STRAW (DO NOT USE HAY) AFTER SEED APPLICATION. AVOID MULCH COMPOSED OF WOOD LIKE SHREDDED BARK, WOOD CHIPS, SAWDUST, ETC.
   - E. FOR SUCCESSFUL SEED GERMINATION, CONSTANT MOISTURE IS REQUIRED FROM TWO TO SIX WEEKS AFTER APPLICATION.
4. MAINTENANCE NOTES:
   - A. FIRST GROWING SEASON
     - MOW MEADOWS AREAS TO A HEIGHT OF 8 TO 12 INCHES WHEN THE MEADOW REACHES ABOVE 18 TO 24 INCHES.
     - DO NOT MOW WHEN THE SOIL IS WET.
     - DISCONTINUE MOWING AFTER MID-SEPTEMBER.
   - B. SUBSEQUENT GROWING SEASONS
     - SWITCH TO AN ANNUAL MOWING SCHEDULE IF THE MEADOW IS WELL ESTABLISHED.
     - MOW ONCE BETWEEN LATE WINTER AND EARLY SPRING WHILE THE PLANTS ARE STILL DORMANT.
     - MOW TO A HEIGHT OF 8 TO 12 INCHES.
     - DO NOT MOW WHEN THE SOIL IS WET.

PRELIMINARY SITE PLAN OCTOBER 9, 2026

PETER L. LILHOLT, JR.
P.E. NO. 074704

STATE OF NEW YORK · PETER L. LILHOLT JR. · No. 074704 · PROFESSIONAL ENGINEER

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DATE : OCT. 9, 2026

LANDSCAPE & LIGHTING DETAILS

GE VERNOVA
BUILDING 7

TOWN OF NISKAYUNA — SCHECTADY COUNTY/ NEW YORK

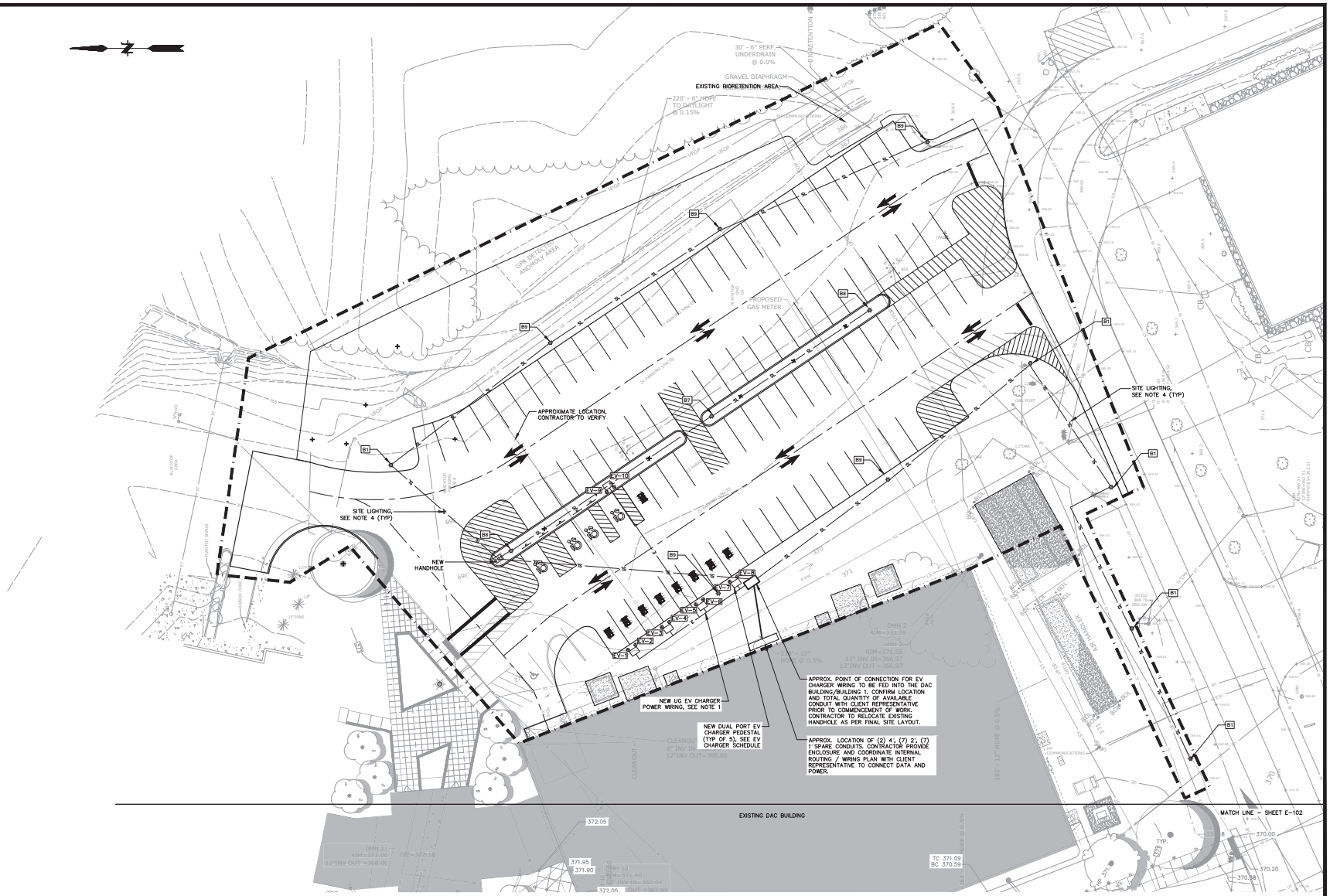
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C-505
SHEET 12 OF 12
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NOTES:

1. CONTRACTOR SHALL EXCAVATE TO EXPOSE EXISTING UNDERGROUND CONDUIT STUBS PREVIOUSLY INSTALLED FOR FUTURE (ASSUMED 1"C, EXISTING SIZE AND QUANTITY TO BE FIELD VERIFIED). CONTRACTOR SHALL VERIFY EXISTING CONDUIT IS CLEAR, INTACT, AND FREE OF DEBRIS/WATER PRIOR TO CONDUCTOR INSTALLATION. PROVIDE PULL STRING IF NOT PRESENT. WHERE EXISTING CONDUIT SIZE OR CONDITION DOES NOT PERMIT REQUIRED CONDUCTOR FILL, CONTRACTOR SHALL NOTIFY EOR PRIOR TO PROCEEDING. EXTEND CONDUIT AS REQUIRED FROM EXISTING STUB TO EACH PEDESTAL BASE; MAINTAIN MINIMUM BURIAL DEPTH PER NEC TABLE 300.5. INSTALL 2–#6 AWG THHN/THWN–2 CU (L1, L2) AND 1–#6 AWG THHN/THWN–2 CU EQUIPMENT GROUNDING CONDUCTOR CONTINUOUS FROM SOURCE PANEL TO EACH PEDESTAL. EACH CIRCUIT SHALL BE FED FROM A DEDICATED 60A, 2–POLE BREAKER. CONTRACTOR TO CONFIRM PANEL AND VERIFY LOCATION WITH CLIENT REPRESENTATIVE. CONDUCTORS SIZED FOR 125% OF CONTINUOUS LOAD PER NEC 625.41/625.42. RESTORE DISTURBED SURFACE/LANDSCAPING TO MATCH EXISTING CONDITIONS PER CIVIL/LANDSCAPE DRAWINGS.
2. CONTRACTOR TO CONFIRM INTERIOR ROUTING PLAN FOR POWER AND DATA CONNECTIONS WITHIN BUILDING 1 / DAC BUILDING WITH GC PRIOR TO EXECUTION OF SCOPE.
3. CONTRACTOR TO COORDINATE POLE–MOUNTED SECURITY CAMERA QUANTITIES AND LOCATIONS WITH CLIENT REPRESENTATIVE AND [GE] SITE SECURITY TEAM AS PER FORTHCOMING DIRECTION. PROVISIONS INCLUDE, BUT ARE NOT LIMITED TO: SINGLE–MODE FIBER TERMINATION POINTS VIA HANDHOLE AS SPECIFIED, 120V POWER AT EACH TERMINATION POINT, CAT–6 DATA FROM TERMINATION POINT TO SPECIFIED POLE / CAMERA LOCATIONS.
4. CONTRACTOR SHALL PROVIDE ONE (1) CIRCUIT FOR PARKING LOT LIGHTING AS SHOWN ON PLANS. CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE PANEL ASSIGNMENT AND VERIFY AVAILABLE PANEL CAPACITY PRIOR TO ROUGH–IN. PROVIDE 2#8, 1#8G, 1"C, LOOPED BETWEEN FIXTURES AS SHOWN ON PLANS. PROVIDE A 20A/2P BREAKER FOR THE CIRCUIT.



ISSUED FOR PERMIT

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER

SEAL

SEAL

SCALE:
HORZ.: 1" = 20'
VERT.: -
DATUM:
HORZ.: -
VERT.: -
0 10' 20' 40'
GRAPHIC SCALE

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1550 MAIN STREET, SUITE 400
SPRINGFIELD, MA 01103
413.452.0445
www.fando.com

GE VERNOVA BALLTOWN ROAD

SITE ELECTRICAL LAYOUT PLAN

BALLTOWN ROAD CAMPUS LIGHTING REPLACEMENT

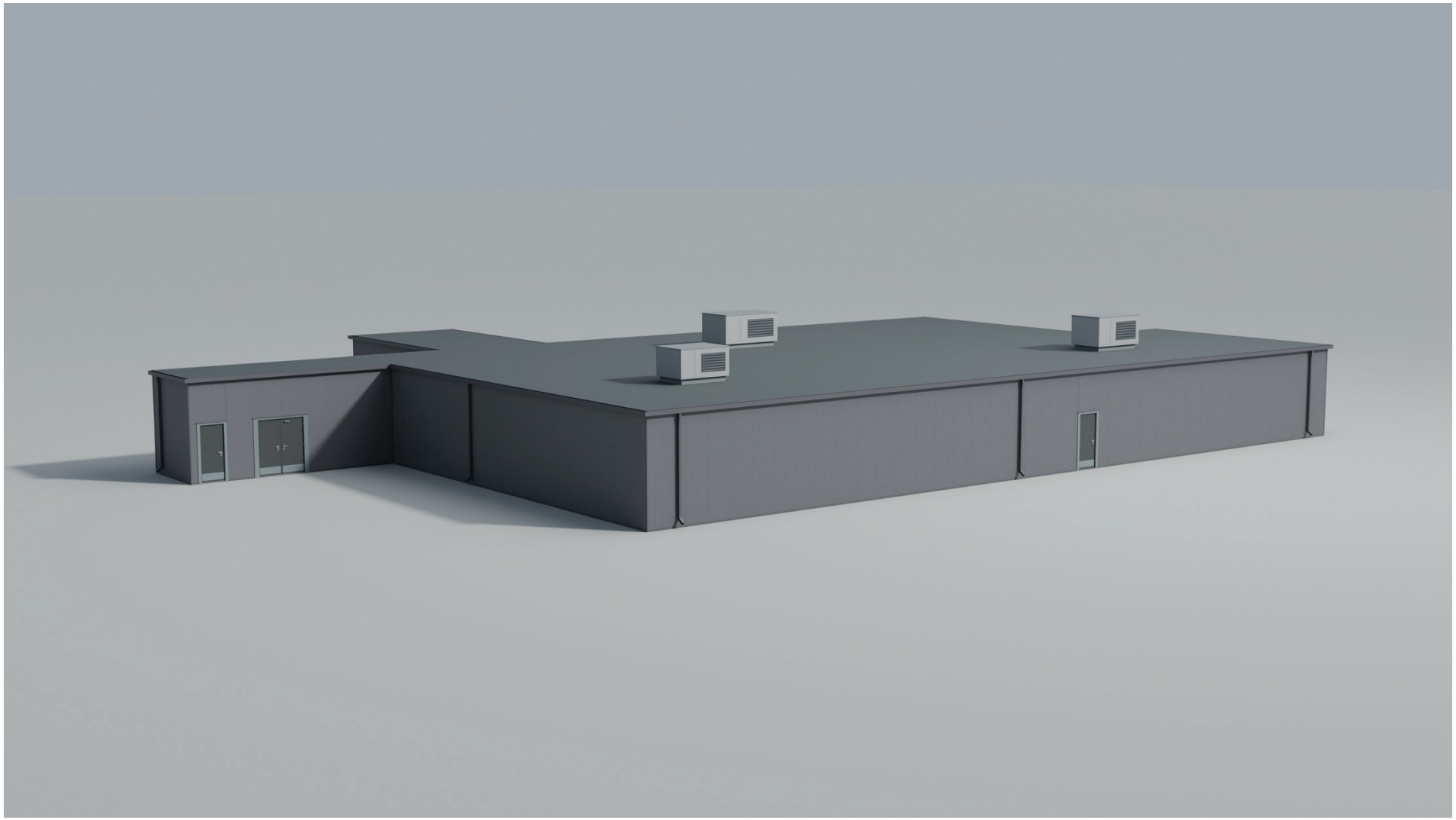
NISKAYUNA NEW YORK

PROJ. No.: 120.0221249.C1N
DATE: 10/06/2026

E-101

File: J:\DWG\P2022\1249\C1N\Electrical\2022124\C1N_ELE101.dwg Layout: E-101 (FP) Plotted: 2026-10-06 5:35 PM Saved: 2026-10-06 5:33 PM User: Cole.wright
PC3: NONE STB/CTB: FO.STB
LAYER STATE:
MS VIEW:

GE Vernova | Proposed exterior



12'4" wall panels | Graphite-gray vertical ribbed cladding | Three illustrative rooftop HVAC units

Prior graphite-gray finish restored as requested. Height is to wall-panel top; roof and equipment rise above it. Gutters and nine downspouts are illustrative; site context is not modeled.

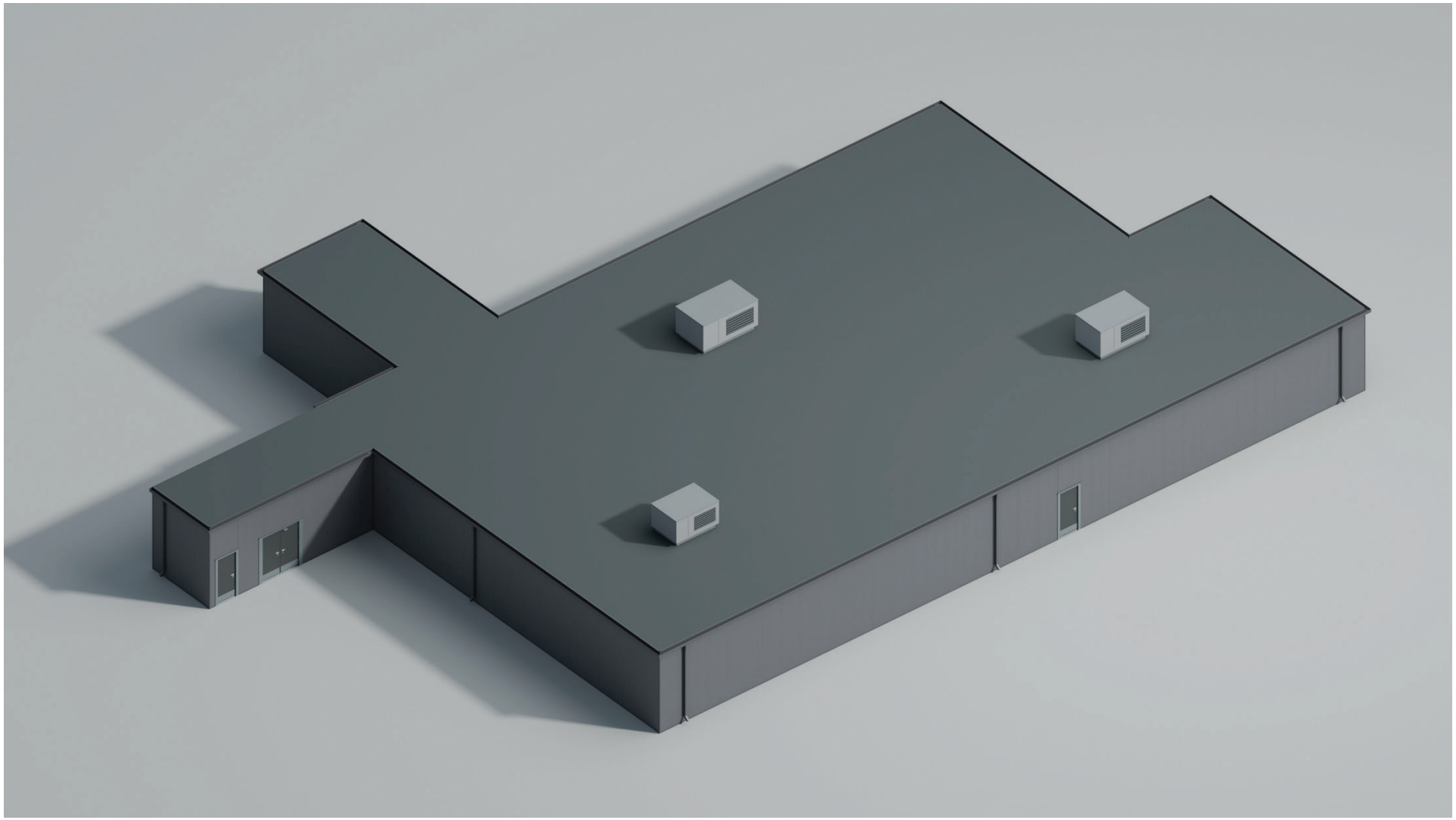
Entrance & cladding detail



Graphite-gray ribbed metal cladding, matching gutters and downspouts, and retained entrance openings.

Prior gray materials restored; all geometry, HVAC units, gutters and downspouts are retained. Exact finish code, cladding profile, rainwater sizing and routing remain to be confirmed.

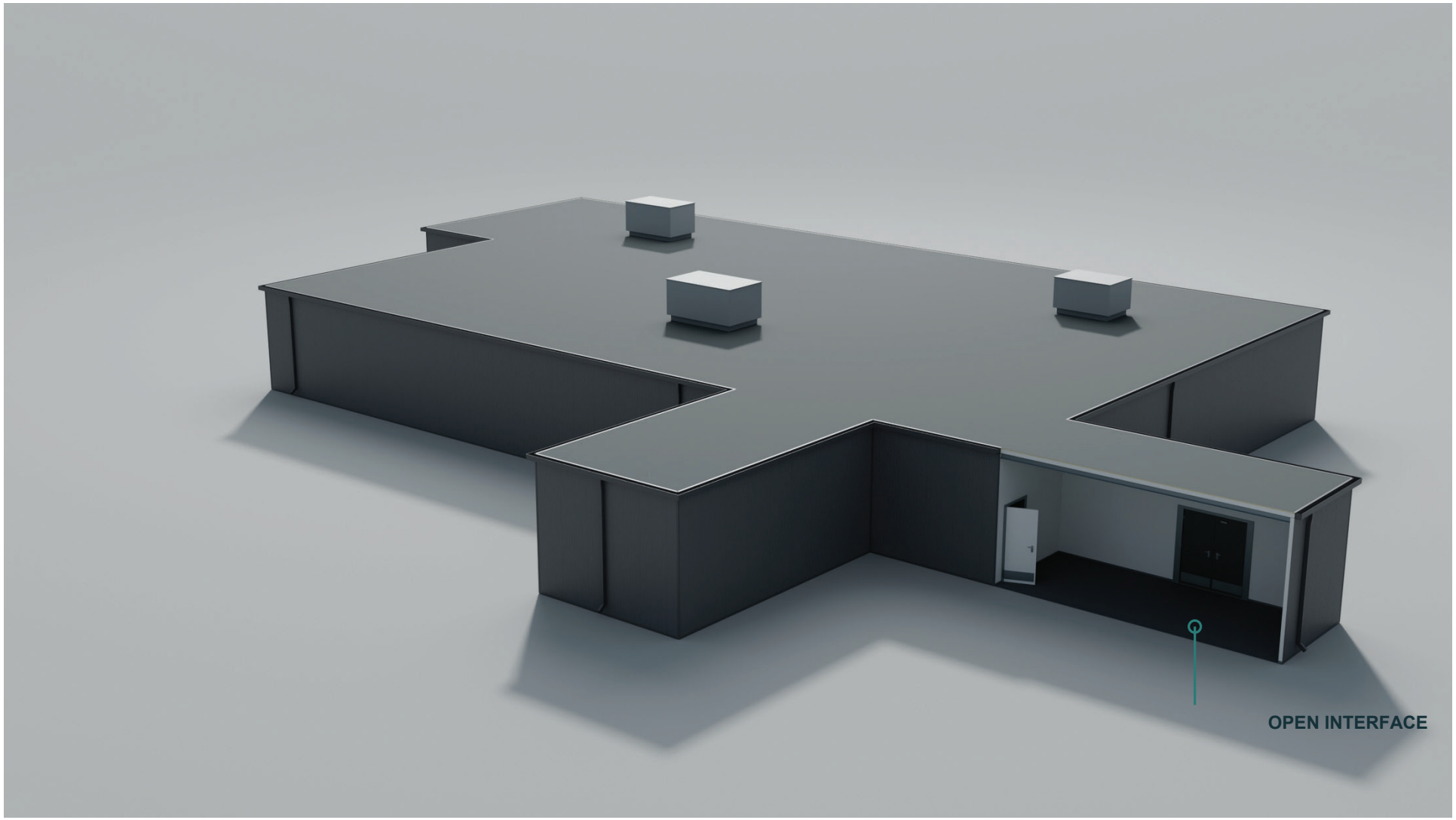
Roof equipment & drainage



Three generic rectangular HVAC units on illustrative curbs, with gutters along exposed roof edges.

Equipment sizes and locations are placeholders. Roof falls, structural support, service connections and drainage capacity/discharge require coordinated details.

Existing-building connection



The open edge at GE1 is retained from the modular drawing.

The adjoining building is not modeled. Confirm the connection and its alignment before presenting this edge as a completed exterior elevation.

Reference & height basis



30789_GE.jpg / Main-building finish



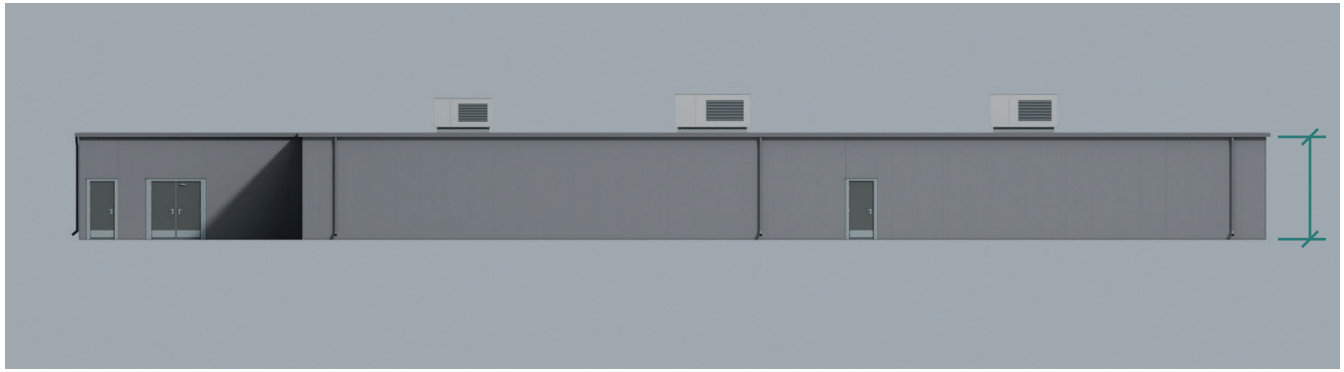
30790_GE.jpg / Ribbing and shaded face

Previous gray restored

Chase requested the exact Review04 model with the previous graphite-gray panels restored.

The saved Review03B gray material values are restored. Exact coating code and profile details remain to be confirmed.

Photos show construction in progress. HVAC and drainage additions are illustrative.



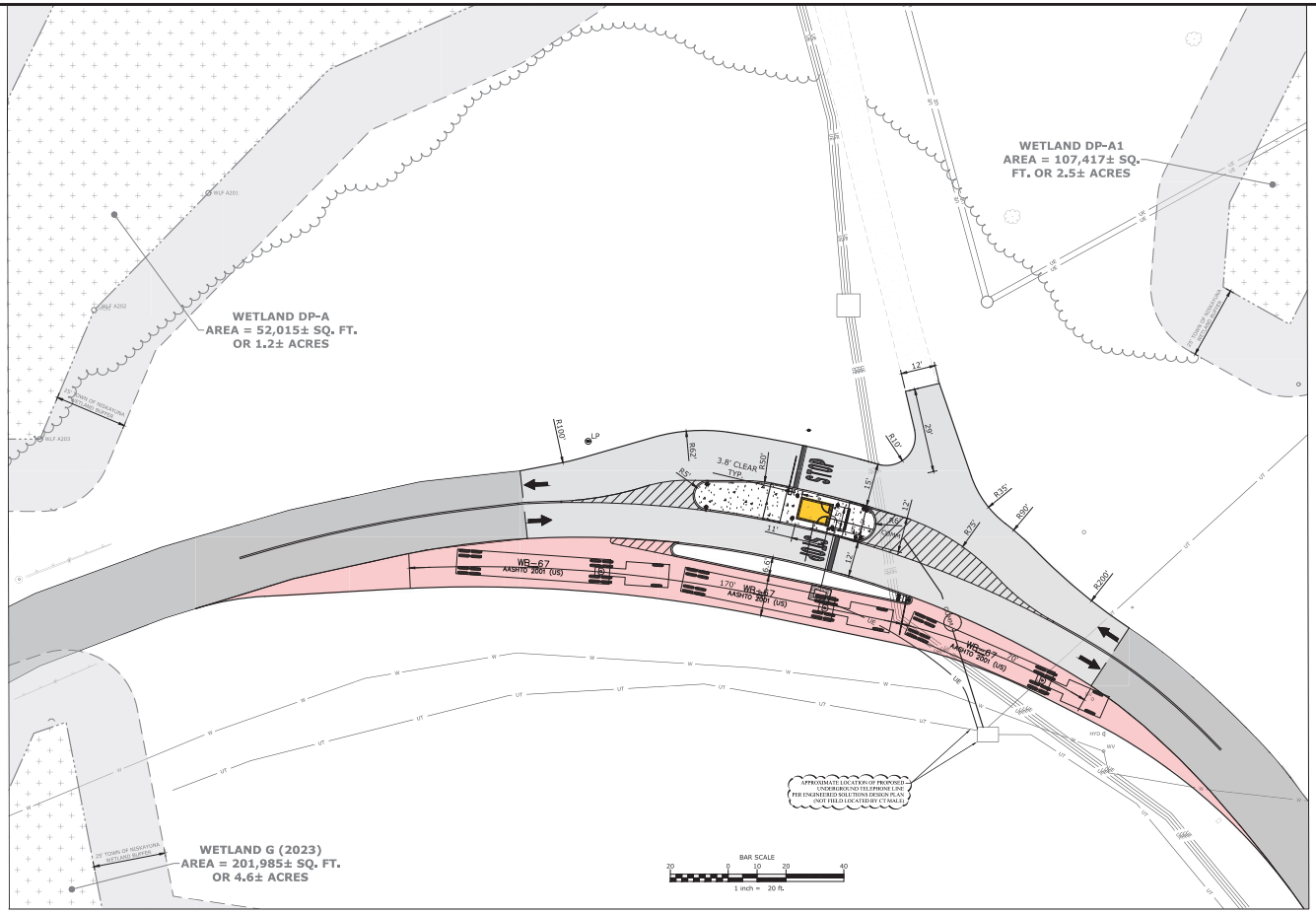
Elevation uses drawing orientation. Not to scale on this page.

12'4"

Wall-panel top above finished floor.

Roof membrane top: 12'9.58".
Confirm if the requested 12'4" was intended as overall roof height.

PROJECT NUMBER: 24.5417





PETER L. LILHOLT, JR.
P.E. NO. 074704

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
	1			
	2			
	3			
	4			
	5			
	6			
	7			
	8			
	9			

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

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C.T. MALE ASSOCIATES

DESIGNED: OKS
DRAFTED : OKS
CHECKED : PLL
PROJ. NO : 24.5417
SCALE : 1"=20'
DATE : OCT. 8, 2026

SITE SKETCH LAYOUT PLAN TRUCK ENTRANCE

GE VERNOVA
GUARD HOUSE

TOWN OF NISKAYUNA — SCHENECTADY COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH: 518.786.7400
GLENS FALLS, NY • JOHNSTOWN, NY • POUGHKEEPSIE, NY • SYRACUSE, NY
www.ctmale.com

C-101
SHEET 05 OF 12
DWG. NO: 25-0157

CAD DWG. FILE NAME: K:\Projects\24.5417\CAD\Drawings and Maps\Truck Turn C-101.dwg

TOWN OF NISKAYUNA
PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VII. 2 MEETING DATE: 11/9/2026

ITEM TITLE: RESOLUTION: 2026-41: A Resolution for site plan approval of parking lot lighting upgrades at GE Vernova at 2690 Balltown Rd.

PROJECT LEAD: TBD

APPLICANT: Matt Savoie

SUBMITTED BY: Laura Robertson

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

ATTACHMENTS:
■ Resolution ■ Site Plan ☐ Map ☐ Report ☐ Other:

SUMMARY STATEMENT:

Matt Savoie, Facility Operations Leader for GE Vernova's Advanced Research Center, has submitted an application for site plan review to replace and modernize the exterior site lighting system along the private access drive and parking areas serving the Renewable Energy Learning Center (RELC) and DAC Building at 2690 Balltown Road. The property lies within the I-R Research & Development zoning district.

The project involves replacing aging exterior light poles and fixtures with modern LED luminaires designed to improve lighting performance, site security, and energy efficiency.

Mr. Savoie presented the project to the board at their 10/19/26 meeting. He compared the proposed lighting and fixtures to the existing design. Ms. Robertson commented that a Town Designated Engineer (TDE) will be performed. A comment letter from the TDE was received on 10/29/26 noting the illumination level of the driveway was 0.1 footcandles (12%) below the minimum allowed by code.

COMPREHENSIVE PLAN

Modernization and infrastructure upgrades to existing research and development facilities that enhance site safety and operational efficiency while minimizing off-site light spillover align with the Economic Development goals of the 2013 Comprehensive Development Plan.

BACKGROUND INFORMATION

Submissions provided by C.T. Male Associates and Fuss & O'Neill (dated October 6–9, 2026) include:

1. Town of Niskayuna Application for Site Plan Review (dated 10/8/2026).

2. Transmittal Letter from Peter Lilholt Jr., PE, C.T. Male Associates (dated 10/9/2026).
3. 5-Page Drawing Set by Fuss & O'Neill entitled “Balltown Road Campus Lighting Replacement” (dated 10/6/2026):
    a. Sheet E-001: Legend, Notes, Abbreviations, and Fixture Schedules
    b. Sheet E-101: Site Electrical Layout Plan (Parking Area & DAC Building)
    c. Sheet E-102: Site Electrical Layout Plan (Access Road)
    d. Sheet E-103: Electrical Photometric Plan
    e. Sheet E-500: Electrical Details
4. Product Data Cut Sheets by Structura, Inc. (Lineal LED Series & Square Steel Poles).

PROJECT DESCRIPTION & LIGHTING DETAILS:
The project scope consists of replacing existing light poles and fixtures along the primary campus access road and within the parking lot to the rear (east) of the DAC Building.

Key Technical & Layout Specifications:

- Luminaire Specifications: Structura Lineal Series pole-mounted LED luminaires (3000K CCT / 4000K options, dimmable 0-10V, full cutoff / dark-sky compliant optics).
- Mounting Heights: Standard 21-foot square steel poles (Structura ST Series) mounted on concrete footings.
- Distance & Visibility Limits:
    - The first proposed replacement light pole is located approximately 700 feet east of the Balltown Road right-of-way.

    * Photometric coverage terminates approximately 630 feet from Balltown Road.
    * As demonstrated on Sheet E-103 (Photometric Plan), there is zero foot-candle light trespass onto Balltown Road or adjacent residential boundaries.

- Environmental Safeguards: Wiring and handhole placement along the entry drive (Sheet E-102) run adjacent to Wetland G (4.6± acres). Conduit installation will utilize existing utility corridors to avoid wetland disturbance.

TOWN CODE LIGHTING COMPLIANCE (ARTICLE VIIIB):
Under Article VIIIB of the Town Zoning Code ("Guidelines for Lighting of Outdoor Areas under Site Plan Review"):

1. Glare & Cutoff: Proposed fixtures feature full-cutoff shielding and downward-directed photometric distributions (Type II, IV, and V) to eliminate skyglow and direct off-site glare.
2. Illumination Levels: Photometrics indicate uniform light distribution across parking lanes and roadway drive aisles suitable for safety without over-illuminating surrounding natural areas.

RECOMMENDED BOARD REVIEW & NEXT STEPS:
The Planning Board should review the photometric plan (Sheet E-103) and cutsheets with the applicant. Key items for discussion include:

- Confirming total fixture counts and wattage reductions.
- Reviewing color temperature (3000K recommended for night-sky preservation).
- Coordination with the Town Designated Engineer (TDE) for final site plan compliance.

10/19/26 Planning Board (PB) meeting – Matt Savoie attended the meeting and presented the project to the board. He described the exiting lighting along the driveway from Balltown Rd. Ms. Robertson displayed the site plan drawing for the proposed new lighting and Mr. Savoie described the differences between the two as follows.

- Pole height / pole fixture mounting height from approx. 35' high to approx. 21' high.
- Reduction in pole / fixture spacing from 200 LF +/- to 107 LF
- Entry road: Qty. of existing poles/fixtures = 8 to be replaced by 14 proposed poles/fixtures
- Parking lot: Quantity of existing poles/fixtures = 3 to be replaced by 13 poles/fixtures

Mr. Savoie also noted that the proposed lighting apparatus will match what is being used at the new Security Center building.

Ms. Robertson noted that a TDE will review the site plan and provide feedback. The board concluded their discussion by calling for a tentative resolution for site plan review for the 11/9/26 PB meeting.

10/29/26 – The TDE's 1st response letter was received. The letter noted that the level of illumination along the driveway is 0.1 footcandles (12%) below the minimum acceptable value (0.7 vs. 0.8).

11/4/26 – A 2-page letter was received from Fuss & O'Neill (Trilon), an engineering firm working for GE Vernova, in response to the 10/29/26 TDE letter. The letter states that a reprogramming of the proposed new lights will increase the output to 0.9 foot candles.

The Planning Office finds this project is an overall net positive for the site, with the lower height poles being more compatible with the residential neighborhoods across the street and better for the forest, the directional LED lighting better for the skies, and the harmonizing of the light poles better for the site aesthetics. Approval is recommended.

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

RESOLUTION NO. 2026-41

AT A REGULAR MEETING OF THE PLANNING BOARD AND ZONING COMMISSION OF THE TOWN OF NISKAYUNA DULY CALLED AND HELD ON THE 9TH DAY OF NOVEMBER 2026 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: DAVID D'ARPINO, CHAIRMAN
GENGHIS KHAN
CHRIS LAFLAMME
LESLIE GOLD
NANCY STRANG
ANDREW MILLSPAUGH
ALEXANDER BILLEN-CALHOUN
JOSEPH DRESCHER
JONATHAN VAILLANCOURT

One of the purposes of the meeting was to take action on SEQR and site plan approval.

The meeting was duly called to order by the Chairman D'Arpino.

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

Matthew Savoie of GE Vernova, submitted an application for parking lot lighting upgrades on the GE Vernova campus at 2690 Balltown Rd. as described in the following documents:

Item No.	Date	Description
1	10/6/26	A 5-page drawing set by Fuss & O'Neill entitled "Balltown Road Campus Lighting Replacement"
2	10/6/26	Product data cut sheets by Structura, Inc.

And,

WHEREAS, the proposed new lighting will be a reduction in overall wattage compared to the existing lighting, and

WHEREAS, at their regularly scheduled meeting on October 19, 2026 the Planning Board reviewed the proposed lighting against the requirements found in Section 48.8 of the zoning code and determined the design was appropriate for the site, and

WHEREAS, the zoning classification of the property is I-R Research & Development and research, experimental and testing laboratories are permitted principal uses in the district, and

WHEREAS, the driveway lighting upgrade project and supporting documents were reviewed with the Niskayuna Architectural Review Board (ARB) and they supported the design, and

WHEREAS, the site plan drawing set has been reviewed and approved by a Town Designated Engineer (TDE), and

WHEREAS the Planning Board had determined that the proposed site upgrades are classified as a Type II action under Section 6NYCRR Part 617 State Environmental Quality Review, and no further SEQR review is necessary, 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 finds that the site plan referenced above meets the requirements of the Zoning Code, and therefore, hereby approves this application with the following conditions:

1. Prior to the issuance of a Building permit, any final questions or concerns raised by the Town Designated Engineer (TDE) will be addressed by the applicant in a formal letter to the Town.

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

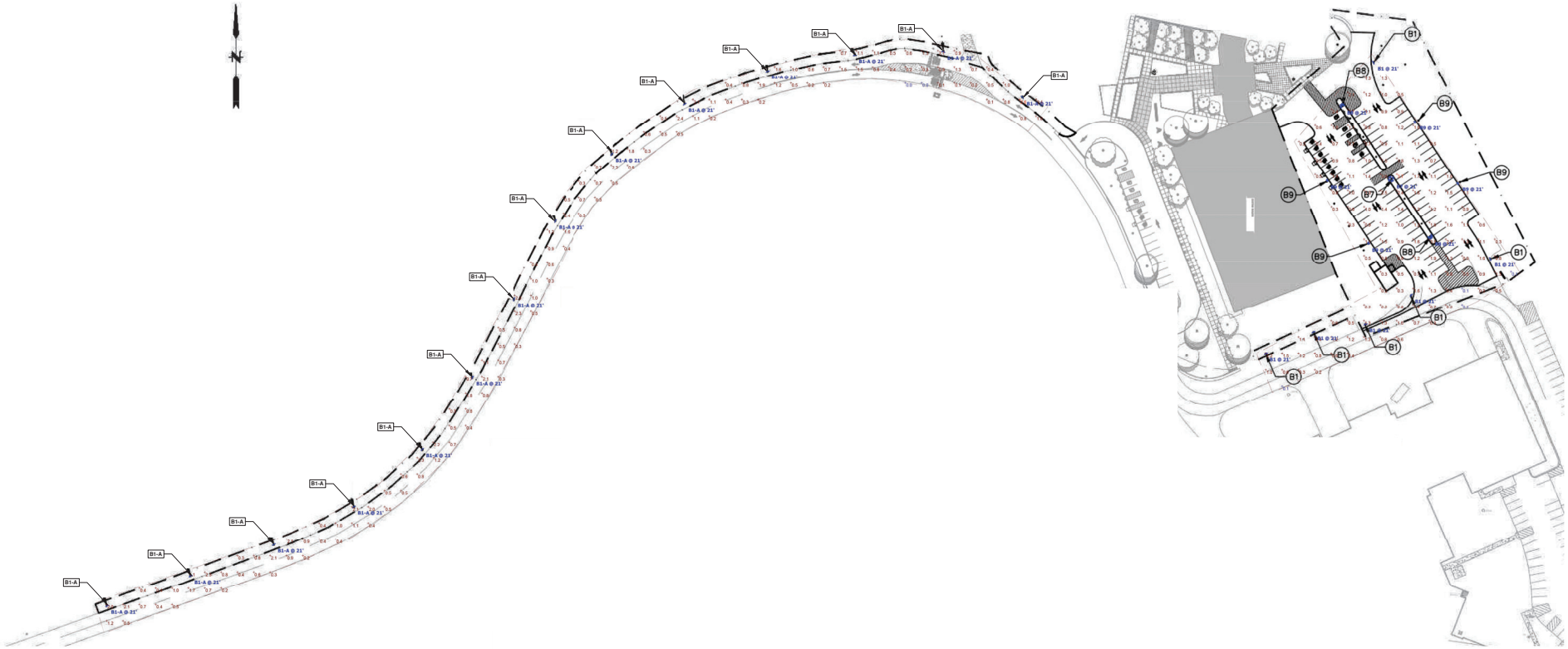
DAVID D'ARPINO, CHAIRMAN
GENGHIS KHAN
CHRIS LAFLAMME
LESLIE GOLD
NANCY STRANG
ANDREW MILLSPAUGH
ALEXANDER BILLEN-CALHOUN
JOSEPH DRESCHER
JONATHAN VAILLANCOURT

The Chairman declared the same _____.

NOTE:

1. CONTENT OF ELECTRICAL PHOTOMETRIC PLAN AS PROVIDED BY POINT SOURCE GROUP INC. ON 11/3/2026.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVEWAY	+	0.9 fc	2.6 fc	0.0 fc	N/A	N/A
PARKING LOT	+	1.1 fc	3.7 fc	0.1 fc	37.0:1	11.0:1



ISSUED FOR PERMIT

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1	11/04/2026	RESPONSE TO TDE COMMENTS		

SEAL

SEAL

SCALE:
HORZ.:
VERT.:
DATUM:
HORZ.:
VERT.:

FUSS & O'NEILL
1550 MAIN STREET, SUITE 400
SPRINGFIELD, MA 01103
413.452.0445
www.fando.com

GE VERNOVA BALLTOWN ROAD

ELECTRICAL PHOTOMETRIC PLAN

BALLTOWN ROAD CAMPUS LIGHTING REPLACEMENT

NISKAYUNA NEW YORK

PROJ. No.: 120.0221249.C1N
DATE: 10/06/2026

E-103

File: J:\DWG\P2022\1249\C1N\Electrical\0221249C1N_ELE101.dwg Layout: E-103 (FP) Plotted: 2026-11-04 12:54 PM Saved: 2026-11-04 12:53 PM User: Cole.wright
PC3: NONE STB/CTB: FO.STB
LAYER STATE:
MS VIEW:

Trilon
1550 Main Street, Suite 400
Springfield, MA 01103
413.452.0445
www.fando.com

Laura Robertson, AICP
Town Planner
One Niskayuna Circle
Niskayuna, NY 12309

Re: Response to GE Vernova Campus Lighting Replacement Review Letter 10/29/2026
Town of Niskayuna
Fuss & O'Neill Reference No: 126.2600022.000

Dear Mrs. Robertson:

Fuss & O'Neill is writing in response to the GE Vernova Campus Lighting Replacement Project Review comment review letter, dated October 29, 2026, presented by KB Engineering & Architecture, P.C. As a result of the comments received, F&O has made minor revisions to the project's Electrical Photometric Plan to reflect the recalibration of the roadway lighting fixture driver to meet the Town's lighting requirements, required by Town Code, Chapter 220, Article VIIIB 'Guidelines for Lighting of Outdoor Areas under Site Plan Review'.

Comments from KB Engineering & Architecture P.C. have been listed below, and our responses, in bold text, follow each.

Site Plan Drawings

1. The Applicant proposed six (6) single head pole mounted parking lot lights (B1) at 3000k
    a. Six (6) single head pole mounted parking lot lights (B1) at 3000k
    b. Fourteen (14) single head pole mounted roadway lights (B1-A) at 3000k
    c. One (1) quad head pole mounted roadway light (B7) at 3000k
    d. Two (2) triple head pole mounted roadways lights (B8) at 3000k
    e. Four (4) single head pole mounted roadway lights (B9) at 3000k

    All proposed.lighting fixtures are pole mounted and therefore meet the requirement that no floodlights or spotlights are to be used for general lighting.

    Acknowledged. No revisions are necessary.

2. The proposed height of mounted fixtures is 21ft, meeting the maximum heigh requirement of 30-ft.

    Acknowledged. No revisions are necessary.

3. The proposed lighting plan includes 0-10V dimming with on/off control through the Lumentender (parking) and Acuity wireless (roadway) as noted under Lighting Fixture Notes on Sheet E001. The Application properly demonstrates practices of energy management identified under Town Code Section 220-48.15A F Energy Management for Town Guidelines for Lighting.

Acknowledged. No revisions are necessary.

4. The Applicant provided an Electrical Photometric Plan (Sheet E103).
    a. The plans state the average parking lot footcandle is 1.1. Table 2 of the Town Code Section 220-48.8 Guidelines for Maintained Horizontal Illuminances for Parking Facilities and Driveway Access for Moderate Level of Activity states the minimum footcandle is 0.3. The proposed lighting for the parking area meets the minimum for Moderate activity.

Acknowledged. No revisions are necessary.

    b. The plans state the average driveway footcandle is 0.7. Table 2 of the Town Code Section 220-48.8 Guidelines for Maintained Horizontal Illuminances for Parking Facilities and Driveway Access for Moderate Level of Activity states the minimum footcandles is 0.8. The proposed lighting for the driveway area does not meet the minimum. We ask the Applicant to provide the reasoning for the difference.

To maintain the minimum footcandles of 0.8fc as identified in Town Code Section 220-48.8 Guidelines for Maintained Horizontal Illuminances for Parking Facilities and Driveway Access for Moderate Level of Activity, the drivers of the B1-A fixtures, as listed in the Issued for Permit set, file name: *20221249C1N_Balltown Road Campus Lighting Replacement IFP Set_2026-10-06.pdf*, shall be reprogrammed to increase the delivered output current to 0.9fc. Please refer to the attached E-103 Electrical Photometric Plan demonstrating this condition.

Attached please find digital copy Plan Sheet E-103 and Lineal Spec Sheet -B1-A. Please feel free to contact us with any questions.

Sincerely,

Brian Bertsch, PE
Sr. Project Manager

Attachments:
20221249C1N Balltown Road Campus Lighting Replacement E-103 (IFP) 20261104.pdf
Lineal Spec Sheet – B1-A20261104.pdf

cc: Clark A. Henry, Assistant Town Planner

KB Engineering, P.C.

KB Engineering, P.C.
100 Great Oaks Boulevard, Suite 114
Albany, NY 12203
P: 1.833.723.4768

October 29, 2026

Laura Robertson, AICP
Town Planner
One Niskayuna Circle
Niskayuna, NY 12309

Re: Town of Niskayuna
Campus Lighting Replacement Project Review
Our Project No. 262051-000R

Dear Mrs. Robertson,

KB Engineering, P.C. is in receipt of the Campus Lighting Replacement Site Plans dated 10/6/2026 as prepared by Fuss & I'Neill and Product Data Cutsheets. The proposed project located at 2690 Balltown Road, involves the replacement of existing exterior light poles and fixtures along the private access road and within the parking area located to the rear (east) of the recently constructed DAC Building at its existing RELC facility. The first proposed light pole and fixture will be located approximately 700 ft from Balltown Road and the photometric distribution from the proposed lighting system is proposed to terminate approximately 630 feet from Balltown Road. Based on our review of the documents provided, we have the following comments:

Site Plan Drawings

1. The Applicant proposes the following light fixtures:
    - ***a.*** Six (6) single head pole mount parking lot lights (B1) at 3000k
    - ***b.*** Fourteen (14) single head pole mounted roadway lights (B1-A) at 3000k
    - ***c.*** One (1) quad head pole mounted roadway light (B7) at 3000k
    - ***d.*** Two (2) triple head pole mounted roadway lights (B8) at 3000k
    - ***e.*** Four (4) single head pole mounted roadway lights (B9) at 3000k

    All proposed lighting fixtures are pole mounted and therefore meet the requirement that no floodlights or spotlights are to be used for general lighting.

2. The proposed height of mounted fixtures is 21 ft, meeting the maximum height requirement of 30 ft.
3. The proposed lighting plan includes 0-10V dimming with on/off controls through the Lumentender (parking) and Acuity wireless (roadway) as noted under Lighting Fixture Notes on Sheet E001. The Applicant properly demonstrates practices of energy management identified under Town Code Section 220-48.15 A.F Energy Management of the Town Guidelines for Lighting.
4. The Applicant provided an Electrical Photometric Plan (Sheet E103).
    - ***a.*** The plans state the average parking lot footcandle is 1.1. Table 2 of the Town Code Section 220-48.8 Guidelines for Maintained Horizontal Illuminances for Parking Facilities and Driveway Access for Moderate Level of Activity states the minimum footcandles is 0.3. The proposed lighting for the parking area meets the minimum for Moderate activity.
    - ***b.*** The plans state the average driveway footcandle is 0.7. Table 2 of the Town Code Section 220-48.8 Guidelines for Maintained Horizontal Illuminances for Parking Facilities and Driveway Access for Moderate Level of Activity states the minimum footcandles is 0.8. The proposed lighting for the driveway area does not meet the minimum. We ask the Applicant to provide the reasoning for the difference.

If you have any questions, please feel free to contact me.

Sincerely,

KB Engineering, P.C.

Douglas P. Cole, P.E.
Senior Director of Engineering

cc: Clark A. Henry, Assistant Town Planner

ELELCTRICAL LEGEND

- MOUNTING HEIGHTS SHALL BE AS INDICATED UNLESS SHOWN OTHERWISE ON ELECTRICAL DRAWINGS OR ARCHITECTURAL ELEVATIONS
- ALL SYMBOLS MAY NOT BE SHOWN ON PLANS

RACEWAYS AND WIRING

- PB-2 — HOMERUN TO PANELBOARD. "PB" DENOTES PANEL, "2" DENOTES CIRCUIT NUMBER, REFER TO PANELBOARD SCHEDULE FOR CIRCUIT SIZE AND BRANCH CIRCUIT SCHEDULE FOR FEEDER REQUIREMENTS
- E — 2#10,#10G EMERGENCY ONLY WIRING
- CT — CABLE TRAY - REFER TO SPECIFICATIONS FOR REQUIREMENTS
- J — J HOOKS 3'-0" ON CENTER
- P — PRIMARY CONDUIT DUCT BANK
- S — SECONDARY CONDUIT DUCT BANK
- CONDUIT TURNING UP
- CONDUIT TURNING DOWN
- CONDUIT SLEEVE
- CONDUIT STUB
- D — COMMUNICATIONS CONDUIT DUCT BANK

LIGHTING FIXTURES

- A — LIGHT FIXTURE - PENDANT OR RECESSED MOUNTED. "A" DENOTES FIXTURE TYPE, "#" DENOTES CIRCUIT NUMBER, "x" DENOTES SWITCH CONTROL."NL" INDICATES NIGHT LIGHT (UNSWITCHED) CIRCUIT.
- RECESSED, PENDANT OR SURFACE MOUNTED DOWNLIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- BOLLARD LIGHT FIXTURE
- LANDSCAPE UPLIGHT FIXTURE

LIGHTING CONTROL DEVICES

(MOUNTED 48" AFF)

- S_x — SINGLE POLE TOGGLE SWITCH. "x" DENOTES FIXTURE CONTROL.
- S_3 — THREE WAY TOGGLE SWITCH, "x" DENOTES FIXTURE CONTROL.
- S_D^x — DIMMER SWITCH, "x" DENOTES FIXTURE CONTROL
- S_T — TIMER SWITCH, "x" DENOTES FIXTURE CONTROL
- TS — 7" LED TOUCH SCREEN, SCENE CONTROLLER. FINISH BY ARCHITECT

RECEPTACLES

(MOUNTED 18" AFF OR AS INDICATED ON ARCHITECTURAL PLANS)

- 2 — DUPLEX RECEPTACLE "2" = CIRCUIT NUMBER. "IG" = ISOLATED GROUND TYPE DEVICE "WP" = WEATHERPROOF IN-USE COVER OR DUST TIGHT WHEN USED INDOORS OR OUTDOORS
- DUPLEX RECEPTACLE MOUNTED 6" ABOVE COUNTER TOP OR AS INDICATED ON ARCHITECTURAL PLANS
- DOUBLE DUPLEX RECEPTACLE MOUNTED 6" ABOVE COUNTER TOP OR AS INDICATED ON THE ARCHITECTURAL PLANS
- DOUBLE DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE COORDINATE MOUNTING HEIGHT WITH ARCHITECT
- DUPLEX GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE
- DUPLEX GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE MOUNTED 6" ABOVE COUNTER TOP OR AS INDICATED ON ARCHITECTURAL PLANS
- USB DUPLEX GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE OUTLET
- DUPLEX RECEPTACLE, CEILING MOUNTED

POWER DISTRIBUTION EQUIPMENT

- 120/208V PANEL, SURFACE MOUNTED
- 120/208V PANEL, RECESSED MOUNTED
- 277/480V PANEL, SURFACE MOUNTED
- 277/480V PANEL, RECESSED MOUNTED
- J — JUNCTION BOX, SIZED PER NEC
- MANUAL MOTOR STARTER WITH THERMAL OVERLOAD.
- 30A — NON-FUSED 3 POLE DISCONNECT SWITCH: "30A" DENOTES 30 AMP SWITCH
- 30AF/30AT — FUSED 3 POLE DISCONNECT SWITCH: "30AF" DENOTES 30 AMP FRAME SIZE, "30AT" DENOTES 30 AMP TRIP SETTING
- 30AF/30AT — COMBINATION MAGNETIC STARTER AND FUSED 3 POLE DISCONNECT SWITCH. "30AF" DENOTES 30 AMP FRAME SIZE, "30AT" DENOTES 30 AMP TRIP SETTING
- T — DRT-TYPE TRANSFORMER. REFER TO DRAWING NOTES AND/OR ELECTRICAL RISER DIAGRAM FOR SIZES
- GROUNDING - REFER GROUNDING DETAIL AND SINGLE-LINE DIAGRAM FOR SIZES.
- CIRCUIT BREAKER
- ENCLOSED CIRCUIT BREAKER

BRANCH CIRCUIT AND FEEDER SYMBOLS

- P1-2 — HOME RUN TO PANELBOARD "P1", CIRCUIT NUMBER "2", REFER TO PANEL SCHEDULES FOR BREAKER SIZE AND NUMBER OF POLES CONCEALED UNLESS OTHERWISE NOTED
- P1-2,4,6 — NUMBER OF ARROWS INDICATES NUMBER OF HOME RUNS "2", "4", AND "6" UNLESS NOTED OTHERWISE, WIRING FOR EACH CIRCUIT SHALL BE:
  - 20A/1P - 2#12, #12G-3/4"C
  - 20A/2P - 3#12, #12G-3/4"C
  - 20A/3P - 4#12, #12G-3/4"C

  WIRING FOR MULTIPLE HOME RUNS MAY BE COMBINED IN CONDUIT IN ACCORDANCE WITH NEC REQUIREMENTS
- 4#1,#6G.-1-1/2"C — HOMERUN FEEDER / BRANCH CIRCUIT CALLOUT: INDICATES (3) #1 AWG (PHASE), (1) AWG (NEUTRAL), (1) #6 GROUND IN A 1-1/2" CONDUIT
- FLEXIBLE CONNECTION TO MOTOR OR EQUIPMENT

MISCELLANEOUS

- 1 1 — KEYED DRAWING NOTE MARKER
- 400/4 — FEEDER SIZE - REFER TO THREE PASE CIRCUIT SCHEDULE ON DRAWING E-600
- J — JUNCTION BOX WITH FLEXIBLE CONNECTION TO EQUIPMENT
- CP — CONTROL PANEL
- PB — PULL BOX - SIZED PER NEC FOR CONDUITS ENTERING AND LEAVING
- KP — KEY PAD
- EMERGENCY POWER OFF PUSH BUTTON SWITCH
- MS — JUNCTION BOX FOR MOTORIZED SHADE
- S_{MS} — CONTROL SWITCH FOR MOTORIZED SHADE, "x" DENOTES CONTROL

TELECOMMUNICATIONS

(MOUNTED 18" AFF)

- AV — WIREMOLD EVOLUTION SERIES 4-GANG WALL BOX CONNECTIONS TO INCLUDE:
  - HDMI INPUT
  - VGA INPUT
  - AV INPUT
  - 120 V DUPLEX RECEPTACLES (2)
- TEL/DATA CONNECTION OUTLET. EC SHALL PROVIDE A DOUBLE GANG BACK BOX AND COVER PLATE, WITH SINGLE GANG REDUCER, 3/4" CONDUIT AND PULL STRING TO THE NEAREST ACCESSIBLE CEILING.
- CABLE TELEVISION AND TEL/DATA CONNECTION. EC SHALL PROVIDE 3/4" CONDUIT WITH (1) RG6 CABLE TERMINATED ON "F" CONNECTOR, (1) CAT6 CABLE TERMINATED ON RJ45 JACK, TO AV/IT CLOSET. PROVIDE FLUSH MOUNTED SINGLE GANG BACK BOX AND COVER PLATE WITH "F" AND RJ45 CONNECTOR.
- ON GRADE MOUNTED DATA CONNECTION OUTLET. EC SHALL PROVIDE A DOUBLE GANG BACK BOX AND COVER PLATE, WITH SINGLE GANG REDUCER, 3/4" CONDUIT AND PULL STRING TO THE NEAREST ACCESSIBLE CEILING.

SECURITY

- SECURITY CAMERA

ABBREVIATIONS

3R	NEMA 3R RATING
4X	NEMA 4X RATING
A	AMPERES
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AIC	AMPERE INTERRUPTING CAPACITY
ARCH	ARCHITECT
AWG	AMERICAN WIRE GAUGE
C	CONDUIT
C/B	CIRCUIT BREAKER
C.T.	CURRENT TRANSFORMER
CAT	CATALOG
CKT	CIRCUIT
CU	COPPER
DWG	DRAWING
E	WIRED ON EMERGENCY CIRCUIT
EBB	ELECTRIC BASEBOARD
EC	ELECTRICAL CONTRACTOR
EM	EMERGENCY
G	GROUND
GC	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
IG	ISOLATED GROUND
KCMIL	ONE THOUSAND CIRCULAR MILS
KVA	KILOVOLT-AMPERES
KW	KILOWATTS
MCB	MAIN CIRCUIT BREAKER
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NO	NORMALLY OPEN
NTS	NOT TO SCALE
Ø	PHASE
P	POLE
PC	PLUMBING CONTRACTOR
P.T.	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE
SM	SURFACE MOUNT
T/D	TEL/DATA
TEL	TELEPHONE
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
V	VOLT
VIF	VERIFY IN FIELD
W	WATT
WP	WEATHERPROOF

ELECTRICAL GENERAL NOTES:

1. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE DRAWINGS AND THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL STATE AND LOCAL CODES AND AMENDMENTS.
2. THE CONTRACTOR SHALL OBTAIN AND BEAR THE COST OF ALL PERMITS REQUIRED TO PERFORM THE WORK.
3. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC (EXCEPT WHERE DIMENSIONED) AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEM AND WORK. ALL LOCATIONS AND CONDUIT SIZING SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY FIELD CONDITIONS FOR OPTIMUM ROUTING AND SIZING OF CONDUITS.
4. EXACT LOCATION OF ALL EQUIPMENT, PANELS, PULL BOXES, FEEDERS, FIXTURES, ETC., SHALL BE APPROVED BY THE ENGINEER, ARCHITECT, AND OWNER PRIOR TO THE INSTALLATION OF THE SAME.
5. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO ELIMINATE ANY INTERFERENCE WITH PIPES, DUCTS, ETC.
6. FOR EXACT LOCATIONS OF MECHANICAL EQUIPMENT, REFER TO MECHANICAL DRAWINGS.
7. CONTRACTOR SHALL FURNISH ALL NECESSARY OUTLETS, SUPPORTS, FITTINGS, JUNCTION BOXES AND ACCESSORIES TO FULFILL APPLICABLE CODES, REGULATIONS, AND THE BEST PRACTICES OF THE TRADE FOR INSTALLATION OF ALL ELECTRICAL WORK TO COMPRISE A COMPLETE AND OPERATING SYSTEM WHETHER SHOWN ON THE PLANS OR NOT.
8. CONDUITS AND WIRING SHALL BE INSTALLED CONCEALED WHEREVER POSSIBLE AND SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ALL BUILDING LINES.
9. ALL CONDUITS SHALL CONTAIN A GREEN GROUND WIRE. BOND ALL PANELS, CABINETS, ENCLOSURES, CONDUITS, ETC., AS REQUIRED. ALL GROUNDING CONDUCTORS SHALL BE CONTINUOUS TO MAIN GROUNDING SYSTEM.
10. ALL WIRE SHALL BE 600V INSULATED TYPES THWN OR XHHW, 75°C, COPPER, UNLESS OTHERWISE INDICATED.
11. BRANCH CIRCUIT WIRING SHALL BE MINIMUM 2#12, 1#12G, 3/4"C. BRANCH CIRCUIT WIRING AND HOMERUNS WITH LENGTHS EXCEEDING 90 FEET FOR 120V AND 200 FEET FOR 277V SHALL USE #10 AWG, THOSE EXCEEDING 140 FEET FOR 120V SHALL USE #8 AWG CONDUCTORS.
12. ALL CUTTING, PATCHING AND FIRESTOPPING RELATED TO ELECTRICAL WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
13. PROVIDE CONDUIT SLEEVES FILLED WITH AN APPROVED FIRE-RESISTANT MATERIAL TO MAINTAIN RATING WHERE FIRE-RATED WALLS, FLOORS OR CEILINGS ARE PENETRATED.
14. FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF DEVICES AND EQUIPMENT, REFER TO ARCHITECTURAL DRAWINGS. COLORS AND FINISHES OF DEVICES, COVER PLATES, LIGHTING FIXTURES, ETC., SHALL BE APPROVED BY THE ARCHITECT DURING THE SHOP DRAWING PHASE OF CONSTRUCTION.
15. COORDINATE LOCATIONS AND MOUNTING HEIGHTS OF LIGHT FIXTURES WITH THE ARCHITECTURAL FLOOR PLANS, ELEVATIONS AND REFLECTED CEILING PLANS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR FINAL DISPOSITION.
16. INSTALL ALL EQUIPMENT IN ACCESSIBLE LOCATIONS. WHERE EQUIPMENT MUST BE INSTALLED ABOVE AN INACCESSIBLE CEILING OR BEHIND A WALL, AN APPROPRIATE ACCESS DOOR SHALL BE PROVIDED AND THE LOCATION SHALL BE COORDINATED WITH THE ARCHITECT.
17. ALL CONDUIT AND FLEXIBLE CONDUITS THAT ARE EXPOSED TO WATER, SPLASHING, OR WEATHER SHALL BE LIQUIDTIGHT.
18. IN DAMP OR WET LOCATIONS, BOXES, CONDUIT BODIES, OUTLET BOX HOODS, AND FITTINGS SHALL BE PLACED OR EQUIPPED SO AS TO PREVENT MOISTURE FROM ENTERING OR ACCUMULATING WITHIN THE BOX, CONDUIT BODY, OR FITTING. BOXES, CONDUIT BODIES, OUTLET BOX HOODS, AND FITTINGS INSTALLED IN WET LOCATIONS SHALL BE LISTED FOR USE IN WET LOCATIONS. APPROVED DRAINAGE OPENINGS NOT SMALLER THAN 3 MM (1/8 IN.) AND NOT LARGER THAN 6 MM (1/4 IN.) IN DIAMETER SHALL BE PERMITTED TO BE INSTALLED IN THE FIELD IN BOXES OR CONDUIT BODIES LISTED FOR USE IN DAMP OR WET LOCATIONS. FOR INSTALLATION OF LISTED DRAIN FITTINGS, LARGER OPENINGS ARE PERMITTED TO BE INSTALLED IN THE FIELD IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	LUMENS	TEMP	No.	WATTAGE	TYPE	VOLTAGE
B1	SINGLE HEAD POLE MOUNT PARKING LOT LUMINAIRE	#STRUCTURA (1)LIN M1075 UNV L30 2 C ST STD/ST21 4 S C A21 BNR STD	4272	3000	6	40	4	UNV
B1-A	SINGLE HEAD POLE MOUNT ROADWAY LUMINAIRE	#STRUCTURA (1)LIN M1075 UNV L30 2 C ST STD/ST21 4 S C A21 BNR STD	4272	3000	14	40	4	UNV
B7	QUAD HEAD POLE MOUNT ROADWAY LUMINAIRE	#STRUCTURA (4)LIN M1075 UNV L30 IV C STD/ST 21 5 T C A21 B21, C21, D21 BNR STD	17088	3000	1	160	4	UNV
B8	TRIPLE HEAD POLE MOUNT ROADWAY LUMINAIRE	#STRUCTURA (2)LIN M1075 UNV L30 IV C ST/ST 21 5 T C A21, C21, D21 BNR STD	12816	3000	2	120	4	UNV
B9	SINGLE HEAD POLE MOUNT ROADWAY LUMINAIRE	#STRUCTURA (1)LIN M1075 UNV L30 IV C ST STD/ST21 4 S C A21 BNR STD	4272	3000	4	40	4	UNV

LIGHTING FIXTURE NOTES:

* ALL FIXTURE FINISHES AND COLORS SHALL BE SELECTED AND APPROVED BY ARCHITECT/OWNER PRIOR TO PURCHASE.

1. PROVIDE A COMPLETE AND OPERABLE SYSTEM INCLUDING ALL NECESSARY MOUNTING HARDWARE, POWER FEEDS, WIRING CONNECTIONS, DRIVERS, AND CONTROL INTERFACES. COORDINATE PROPOSED LOCATION OF ALL COMPONENTS WITH LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

2. FOR PARKING LOT CONTROLS SYSTEM: EC TO PROVIDE A LUMENTENDER CONTROLS SYSTEM FOR 0-10V CONTROL OF THE STRUCTURA LINEAL LIGHT FIXTURES TO BE INTEGRATED INTO THE EXISTING LUMENTENDER SYSTEM INSTALLED FOR THE AMENITIES SPACE. THE SYSTEM SHALL PROVIDE BOTH ON/OFF CONTROL AND DIMMING. PROVIDE LUMENTENDER CABINET TO INCLUDE ALL GEAR REQUIRED FOR A COMPLETE SYSTEM. INCLUDE FACTORY STARTUP AND TRAINING. REFER TO E-101 FOR LOCATION/QTY. OF LIGHT FIXTURES TO BE INTEGRATED INTO EXISTING LUMENTENDER CONTROLS SYSTEM.

3. FOR ROADWAY CONTROLS SYSTEM: EC TO PROVIDE ACUITY LIGHT WIRELESS CONTROL TO INCLUDE DIMMING AND ON/OFF FUNCTION ONLY FOR ALL ROADWAY STRUCTURA FIXTURES. INCLUDE A FACTORY STARTUP. REFER TO E-102 FOR LOCATION/QTY. OF LIGHT FIXTURES TO BE INTEGRATED INTO PROPOSED ACUITY SYSTEM.

4. CONTRACTOR TO COORDINATE DIRECTLY WITH CLIENT REPRESENTATIVE REGARDING PREPURCHASED FIXTURES, POLES, AND ASSOCIATED CONTROLS HARDWARE.

EV CHARGER SCHEDULE

EV #	MANUFACTURER	CHARGER TYPE	VOLTS	PHASE	AMPS	KW	CIRCUIT BREAKER	MOUNTING TYPE
1	INTEGRA ENERGY	LEVEL 2	208	1	48	11.5	60	PEDESTAL
2	INTEGRA ENERGY	LEVEL 2	208	1	48	11.5	60	PEDESTAL
3	INTEGRA ENERGY	LEVEL 2	208	1	48	11.5	60	PEDESTAL
4	INTEGRA ENERGY	LEVEL 2	208	1	48	11.5	60	PEDESTAL
5	INTEGRA ENERGY	LEVEL 2	208	1	48	11.5	60	PEDESTAL
6	INTEGRA ENERGY	LEVEL 2	208	1	48	11.5	60	PEDESTAL
7	INTEGRA ENERGY	LEVEL 2	208	1	48	11.5	60	PEDESTAL
8	INTEGRA ENERGY	LEVEL 2	208	1	48	11.5	60	PEDESTAL
9	INTEGRA ENERGY	LEVEL 2	208	1	48	11.5	60	PEDESTAL
10	INTEGRA ENERGY	LEVEL 2	208	1	48	11.5	60	PEDESTAL

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GE VERNOVA BALLTOWN ROAD

ELECTRICAL LEGEND, NOTES, ABBREVIATIONS, AND SCHEDULES

BALLTOWN ROAD CAMPUS LIGHTING REPLACEMENT

NISKAYUNA NEW YORK

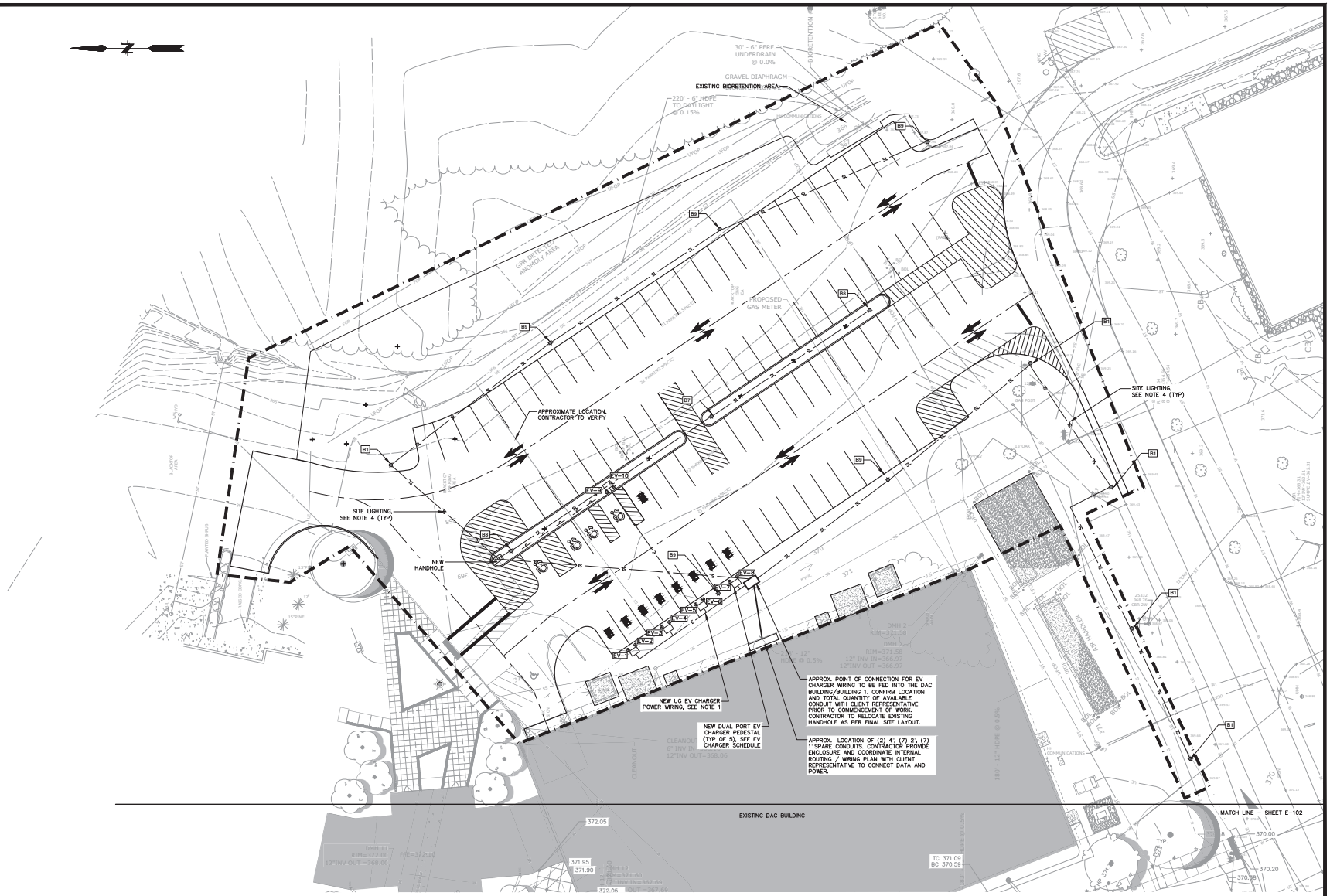
PROJ. No.: 120.0221249.C1N
DATE: 10/06/2026

E-001

File: J:\DWG\P2022\1249\C1N\Electrical\20221249.C1N_ELE001.dwg Layout: E-001 (IFP) Plotted: 2026-10-06 5:35 PM Saved: 2026-10-06 5:33 PM User: Colewright
PC3: NONE STB/CTB: FG.STB
LAYER STATE:
MS VIEW:

NOTES:

1. CONTRACTOR SHALL EXCAVATE TO EXPOSE EXISTING UNDERGROUND CONDUIT STUBS PREVIOUSLY INSTALLED FOR FUTURE (ASSUMED 1"C, EXISTING SIZE AND QUANTITY TO BE FIELD VERIFIED). CONTRACTOR SHALL VERIFY EXISTING CONDUIT IS CLEAR, INTACT, AND FREE OF DEBRIS/WATER PRIOR TO CONDUCTOR INSTALLATION. PROVIDE PULL STRING IF NOT PRESENT. WHERE EXISTING CONDUIT SIZE OR CONDITION DOES NOT PERMIT REQUIRED CONDUCTOR FILL, CONTRACTOR SHALL NOTIFY EOR PRIOR TO PROCEEDING. EXTEND CONDUIT AS REQUIRED FROM EXISTING STUB TO EACH PEDESTAL BASE; MAINTAIN MINIMUM BURIAL DEPTH PER NEC TABLE 300.5. INSTALL 2–#6 AWG THHN/THWN–2 CU (L1, L2) AND 1–#6 AWG THHN/THWN–2 CU EQUIPMENT GROUNDING CONDUCTOR CONTINUOUS FROM SOURCE PANEL TO EACH PEDESTAL. EACH CIRCUIT SHALL BE FED FROM A DEDICATED 60A, 2–POLE BREAKER. CONTRACTOR TO CONFIRM PANEL AND VERIFY LOCATION WITH CLIENT REPRESENTATIVE. CONDUCTORS SIZED FOR 125% OF CONTINUOUS LOAD PER NEC 625.41/625.42. RESTORE DISTURBED SURFACE/LANDSCAPING TO MATCH EXISTING CONDITIONS PER CIVIL/LANDSCAPE DRAWINGS.
2. CONTRACTOR TO CONFIRM INTERIOR ROUTING PLAN FOR POWER AND DATA CONNECTIONS WITHIN BUILDING 1 / DAC BUILDING WITH GC PRIOR TO EXECUTION OF SCOPE.
3. CONTRACTOR TO COORDINATE POLE–MOUNTED SECURITY CAMERA QUANTITIES AND LOCATIONS WITH CLIENT REPRESENTATIVE AND [GE] SITE SECURITY TEAM AS PER FORTHCOMING DIRECTION. PROVISIONS INCLUDE, BUT ARE NOT LIMITED TO: SINGLE–MODE FIBER TERMINATION POINTS VIA HANDHOLE AS SPECIFIED, 120V POWER AT EACH TERMINATION POINT, CAT–6 DATA FROM TERMINATION POINT TO SPECIFIED POLE / CAMERA LOCATIONS.
4. CONTRACTOR SHALL PROVIDE ONE (1) CIRCUIT FOR PARKING LOT LIGHTING AS SHOWN ON PLANS. CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE PANEL ASSIGNMENT AND VERIFY AVAILABLE PANEL CAPACITY PRIOR TO ROUGH–IN. PROVIDE 2#8, 1#8G, 1"C, LOOPED BETWEEN FIXTURES AS SHOWN ON PLANS. PROVIDE A 20A/2P BREAKER FOR THE CIRCUIT.



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SEAL

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SCALE:
HORZ.: 1" = 20'
VERT.: -
DATUM:
HORZ.: -
VERT.: -
0 10' 20' 40'
GRAPHIC SCALE

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GE VERNOVA BALLTOWN ROAD

SITE ELECTRICAL LAYOUT PLAN

BALLTOWN ROAD CAMPUS LIGHTING REPLACEMENT

NISKAYUNA NEW YORK

PROJ. No.: 120.0221249.C1N
DATE: 10/06/2026

E-101

File: J:\DWG\P2022\1249\C1N\Electrical\2022124\C1N_ELE101.dwg Layout: E-101 (FP) Plotted: 2026-10-06 5:35 PM Saved: 2026-10-06 5:33 PM User: Cole.wright
PC3: NONE STB/CTB: FO.STB
LAYER STATE:
MS VIEW:

NOTES:

1. 1. SITE LIGHTING FEEDERS
   INSTALL (3) LIGHTING CIRCUITS IN A COMMON ACTIVE CONDUIT, ALTERNATING CIRCUIT ASSIGNMENT AT EACH LIGHT POLE (I.E., CIRCUIT A / CIRCUIT B / CIRCUIT C ASSIGNED SEQUENTIALLY, POLE 1 = A, POLE 2 = B, POLE 3 = C, POLE 4 = A, ETC.) TO PROVIDE PARTIAL ILLUMINATION REDUNDANCY IN THE EVENT OF A SINGLE CIRCUIT OUTAGE. PROVIDE TWO (2) ADDITIONAL SPARE CONDUITS, INSTALLED PARALLEL TO THE ACTIVE CONDUIT FOR FULL ROUTE LENGTH, CAPPED AND LEFT EMPTY FOR FUTURE USE. CONDUCTORS WITHIN THE ACTIVE CONDUIT: 2–#1/0 AWG PER CIRCUIT (6–#1/0 AWG TOTAL PHASE/NEUTRAL CONDUCTORS FOR 3 CIRCUITS) PLUS EQUIPMENT GROUNDING CONDUCTOR.

   APPROXIMATE RUN LENGTHS

   RUN #1: FROM EASTERNMOST "B1" FIXTURE / POLE TO WESTERNMOST "B1" FIXTURE / POLE.

   RUN #2: FROM EASTERMOST "B1" FIXTURE / POLE TO POINT OF CONNECTION AND ESTIMATED RUN LENGTH FROM POINT OF CONNECTION TO ELECTRICAL PANEL WITHIN THE DAC BUILDING / BUILDING 1. CLIENT REPRESENTATIVE TO CONFIRM RUN LENGTH AND AVAILABLE CONDUIT PRIOR TO COMMENCEMENT OF WORK.

   CONTRACTOR TO VERIFY RUN LENGTHS WITH GC PRIOR TO EXECUTION OF SCOPE.

2. HANDHOLES
   PROVIDE ONE (1) HANDHOLE AT EACH LIGHT POLE LOCATION FOR CONDUCTOR SPLICING/PULLING, TO ACCOMMODATE BOTH ACTIVE AND SPARE CONDUITS.

3. LIGHT POLE WHIPS
   INSTALL 1" PVC CONDUIT FROM EACH LIGHT POLE HANDHOLE TO THE LIGHT POLE BASE. INSTALL 2–#10 AWG AND 1–#10 AWG GROUND CONDUCTORS FROM HANDHOLE TO POLE–MOUNTED FIXTURE, FED FROM THE ASSIGNED CIRCUIT (A, B, OR C) PER ALTERNATING SCHEDULE.

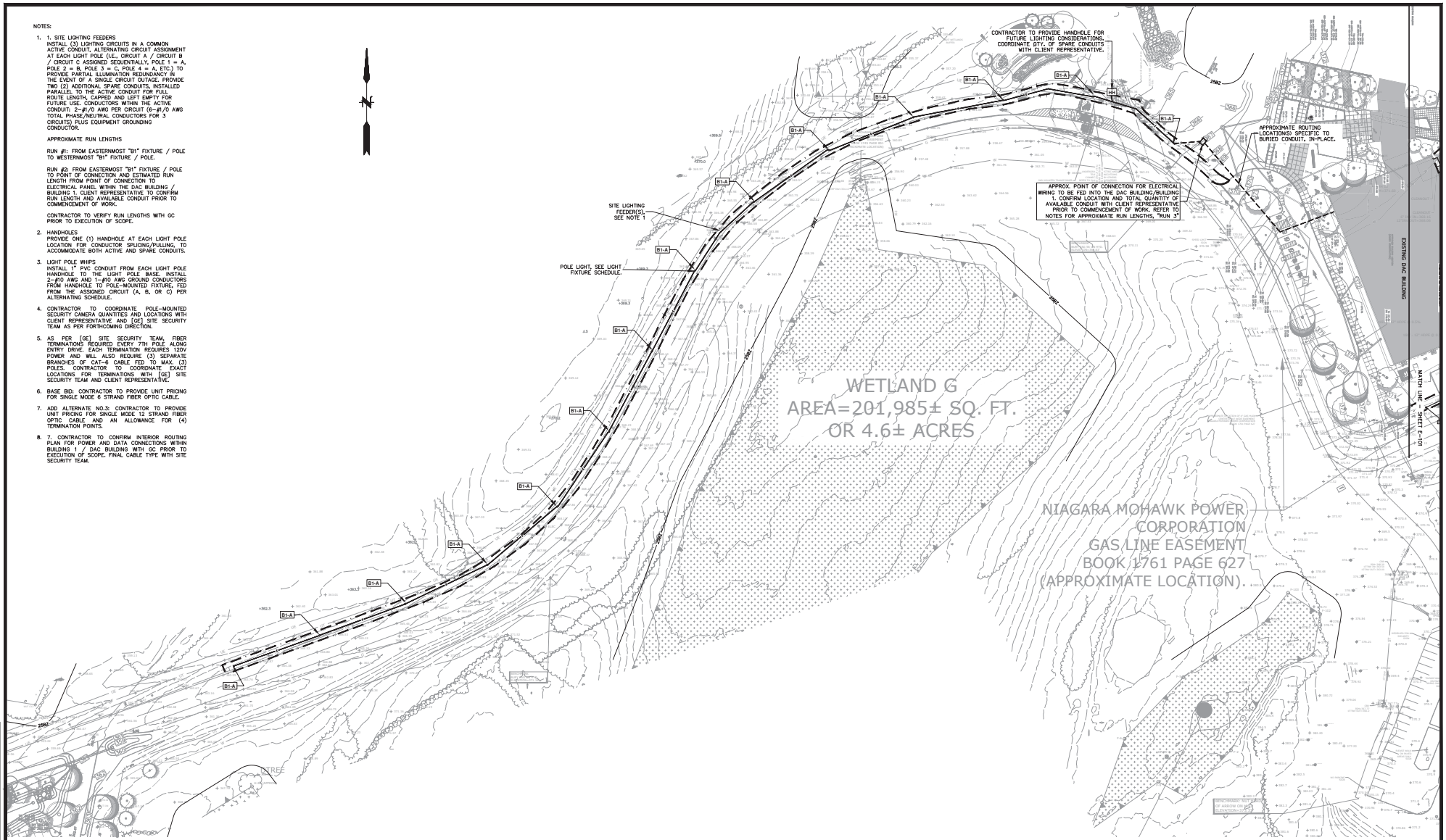
4. CONTRACTOR TO COORDINATE POLE–MOUNTED SECURITY CAMERA QUANTITIES AND LOCATIONS WITH CLIENT REPRESENTATIVE AND [GE] SITE SECURITY TEAM AS PER FORTHCOMING DIRECTION.

5. AS PER [GE] SITE SECURITY TEAM, FIBER TERMINATIONS REQUIRED EVERY 7TH POLE ALONG ENTRY DRIVE. EACH TERMINATION REQUIRES 120V POWER AND WILL ALSO REQUIRE (3) SEPARATE BRANCHES OF CAT–6 CABLE FED TO MAX. (3) POLES. CONTRACTOR TO COORDINATE EXACT LOCATIONS FOR TERMINATIONS WITH [GE] SITE SECURITY TEAM AND CLIENT REPRESENTATIVE.

6. BASE BID: CONTRACTOR TO PROVIDE UNIT PRICING FOR SINGLE MODE 6 STRAND FIBER OPTIC CABLE.

7. ADD ALTERNATE NO.3: CONTRACTOR TO PROVIDE UNIT PRICING FOR SINGLE MODE 12 STRAND FIBER OPTIC CABLE AND AN ALLOWANCE FOR (4) TERMINATION POINTS.

8. 7. CONTRACTOR TO CONFIRM INTERIOR ROUTING PLAN FOR POWER AND DATA CONNECTIONS WITHIN BUILDING 1 / DAC BUILDING WITH GC PRIOR TO EXECUTION OF SCOPE. FINAL CABLE TYPE WITH SITE SECURITY TEAM.



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No.	DATE	DESCRIPTION	DESIGNER	REVIEWER

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SCALE:
HORZ.: 1" = 50'
VERT.: -
DATUM:
HORZ.: -
VERT.: -
0 25' 50' 100'
GRAPHIC SCALE

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GE VERNOVA BALLTOWN ROAD

SITE ELECTRICAL LAYOUT PLAN

BALLTOWN ROAD CAMPUS LIGHTING REPLACEMENT

NISKAYUNA NEW YORK

PROJ. No.: 120.0221249.C1N
DATE: 10/06/2026

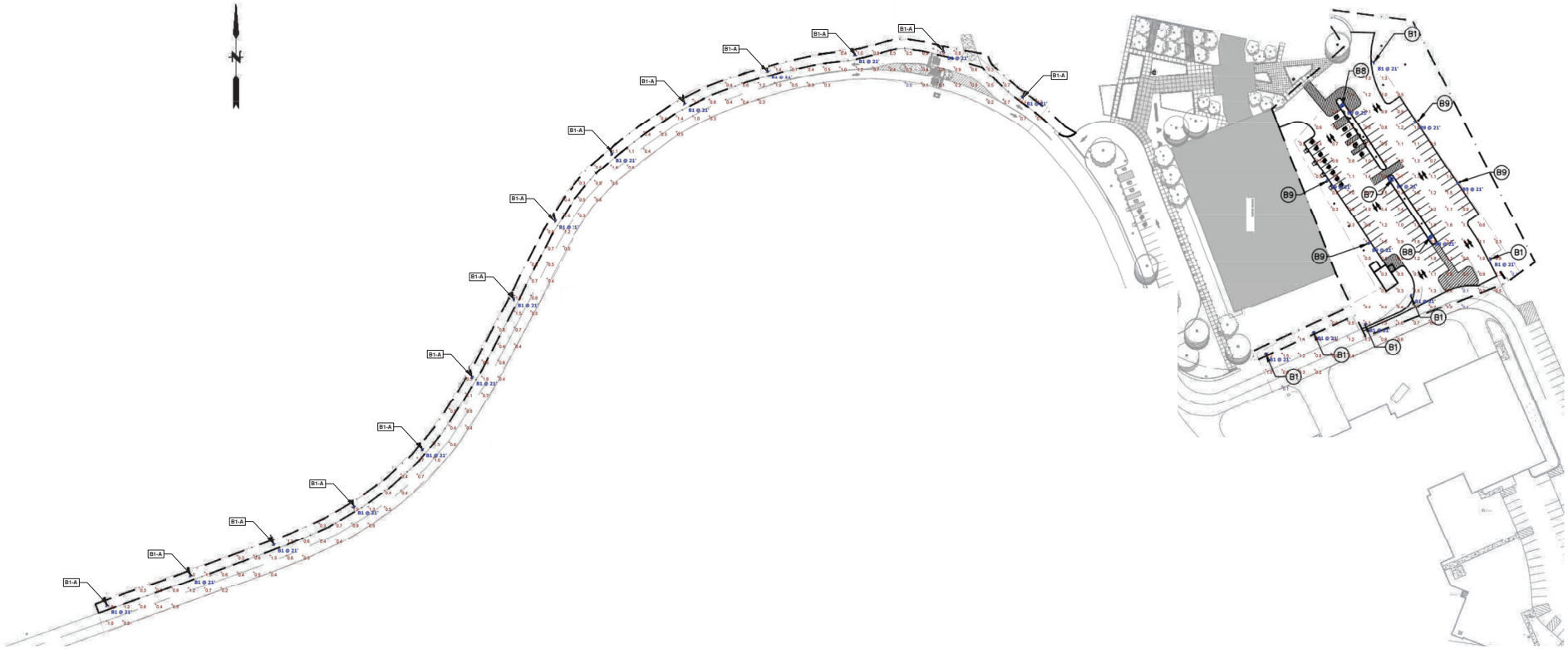
E-102

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PC3: NONE STB/CTB: FO.STB
LAYER STATE:
MS VIEW:

NOTE:

1. CONTENT OF ELECTRICAL PHOTOMETRIC PLAN AS PROVIDED BY POINT SOURCE GROUP INC. ON 8/19/2026.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVEWAY	+	0.7 fc	2.4 fc	0.0 fc	N/A	N/A
PARKING LOT	+	1.1 fc	3.7 fc	0.1 fc	37.0:1	11.0:1



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GE VERNOVA BALLTOWN ROAD

ELECTRICAL PHOTOMETRIC PLAN

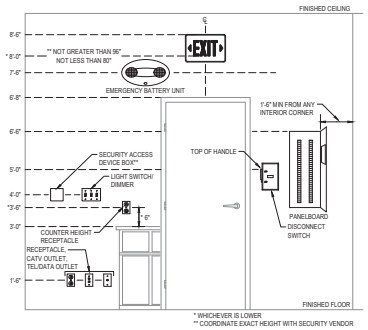
BALLTOWN ROAD CAMPUS LIGHTING REPLACEMENT

NISKAYUNA NEW YORK

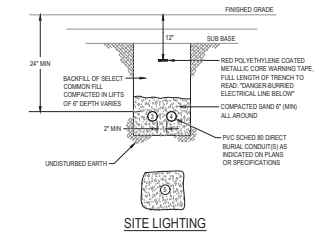
PROJ. No.: 120.0221249.C1N
DATE: 10/06/2026

E-103

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PC3: NONE STB/CTB: FO.STB
LAYER STATE:
MS VIEW:



1 E500 DEVICE MOUNTING HEIGHT DETAIL
SCALE: NTS

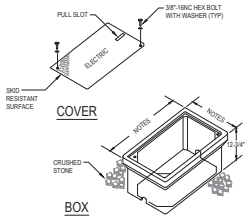


SITE LIGHTING

NOTES:

1. EXCAVATION, SAND BED AND CLEAN BACKFILL BY GENERAL CONTRACTOR.
2. EXACT ROUTING OF CONDUIT SHALL BE COORDINATED IN THE FIELD BY THE ELECTRICAL CONTRACTOR WITH THE ARCHITECT AND LANDSCAPE CONTRACTOR IN ORDER TO AVOID TREE PLANTINGS AND OTHER UNDERGROUND UTILITIES.
3. 2" PVC CONDUIT - POWER
4. 1" PVC CONDUIT - SPARE (FUTURE DATA)
5. 2" PVC CONDUIT - SITE LIGHTING

2 E500 DIRECT BURIAL CONDUIT DETAIL
SCALE: NTS

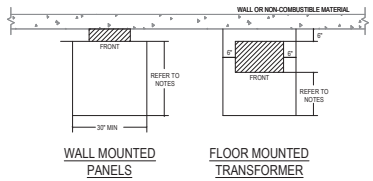


NOTES:

*COORDINATE ALL REQUIREMENTS WITH UTILITY CO. IF APPLICABLE
DIMENSIONS:
HH = 1'-0"X2'-0"
HHH = 2'-0"X2'-0"

1. QUAZITE WITH HEAVY DUTY COVER OR APPROVED EQUAL.
2. HANDHOLE BOX AND COVER SHALL BE FLUSH WITH SURROUNDING CONCRETE SIDEWALK OR ASPHALT DRIVEWAY.
3. ENCLOSURES AND COVERS SHALL BE CONCRETE GRAY COLOR AND RATED FOR NO LESS THAN 8000 LBS OVER A 10"x10" AREA AND BE DESIGNED AND TESTED TO TEMPERATURES OF -50°F.
4. MATERIAL COMPRESSIVE STRENGTH SHOULD BE NO LESS THAN 11,000 PSI.
5. COVERS SHALL HAVE A MINIMUM COEFFICIENT OF FRICTION OF 0.5.

4 E500 HANDHOLE DETAIL
SCALE: NTS

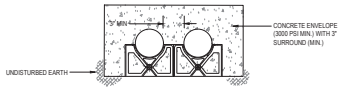


*** MINIMUM WORKING CLEARANCE (IN THE DIRECTION OF ACCESS TO LIVE PARTS) AS REQUIRED BY NEC 110-16(a), CONDITION 2 :**

- 3' FOR 0-150 VOLT TO GROUND ELECTRIC EQUIPMENT
- 3-1/2' FOR 150-600 VOLT TO GROUND ELECTRIC EQUIPMENT
THE MINIMUM HEADROOM OF WORKING SPACE SHALL BE 6-1/2'

PANELS INCLUDE: POWER PANELS, CONTACTORS, CONTROL CABINETS, DISCONNECT SWITCHES, CONTROL CABINETS, DISCONNECT SWITCHES, MOTOR STARTERS, TIME CLOCK AND SIMILAR ELECTRIC EQUIPMENT.

5 E500 CLEARANCES FOR ELECTRIC EQUIPMENT DETAIL
SCALE: NTS



NOTES:

1. DUCTBANK SHALL BE CONCRETE-ENCASED WITH A MINIMUM 3" CONCRETE SURROUND ON ALL SIDES OF CONDUITS. MINIMUM SPACING BETWEEN CONDUITS SHALL BE 3". DUCTBANK SHALL NOT EXCEED THREE (3) CONDUITS HIGH. WIDTH IS UNRESTRICTED FOR DUCTBANK CONFIGURATIONS OF TWO (2) ROWS OR LESS; DUCTBANK SHALL NOT EXCEED A 3X3 (THREE CONDUITS WIDE BY THREE CONDUITS HIGH) CONFIGURATION UNDER ANY CONDITION. MINIMUM BURIAL DEPTH SHALL BE 18" TO TOP OF CONCRETE ENCASEMENT.
2. UTILIZE HIGH IMPACT SPACERS INSTALLED AT 5 FOOT INTERVALS THAT MAINTAIN A THREE INCH SEPARATION BETWEEN DUCTS.
3. SECURE SPACERS TO EARTH AND DUCTS TO PREVENT FLOATING DURING CONCRETING.
4. CONTRACTOR TO PROVIDE UNIT PRICING FOR LINEAR FOOTAGE OF CONDUIT ENCASED IN CONRETE.

3 E500 ADD ALTERNATE NO. 1: CONDUIT ENCASED IN CONCRETE
SCALE: NTS

ISSUED FOR PERMIT

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER

SEAL

SEAL

SCALE:
HORZ.: NOT TO SCALE
VERT.:
DATUM:
HORZ.: -
VERT.: -

FUSS & O'NEILL
1550 MAIN STREET, SUITE 400
SPRINGFIELD, MA 01103
413.452.0445
www.fando.com

GE VERNOVA BALLTOWN ROAD

ELECTRICAL DETAILS

BALLTOWN ROAD CAMPUS LIGHTING REPLACEMENT

NISKAYUNA NEW YORK

PROJ. No.: 120.0221249.CIN
DATE: 10/06/2026

E-500

File: J:\DWG\P2022\1249\CIN\Electrical\20221249.CIN_EL_E001.dwg Layout: E-500 (1FP) Plotted: 2026-10-06 5:36 PM Saved: 2026-10-06 5:33 PM User: Colewright
PC3: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 STB/CTB: FO.STB
LAYER STATE:
MS VIEW:

Lineal LED Luminaire

structura

FIXTURE TYPE: _____

PROJECT NAME: _____





Lineal mounted on Structura Tilt pole.

SPECIFICATIONS:

CONSTRUCTION: Seamless aluminum housing comprised of 6005A-T61 extrusion and 6061-T6 end plates. Gasketed aluminum electrical access cover attached with captive stainless steel hardware and safety cable.

ELECTRICAL: Integral Class P, 120-277V or 347-480V, dimmable constant current driver. Luminaire is pre-wired with watertight 5 conductor 18 gauge SJEOOW whip. 10kA surge suppression is standard. Operating temperature of -40°C to 50°C.

OPTICAL SYSTEM: LED boards have solderless connections for field upgradability. Available in CCT of 2700, 3000, 3500, and 4000K, >80 CRI. Optics are UV resistant molded PMMA in Type II and IV distributions. Consult factory for additional lumen output, CCT, and optical distribution options.

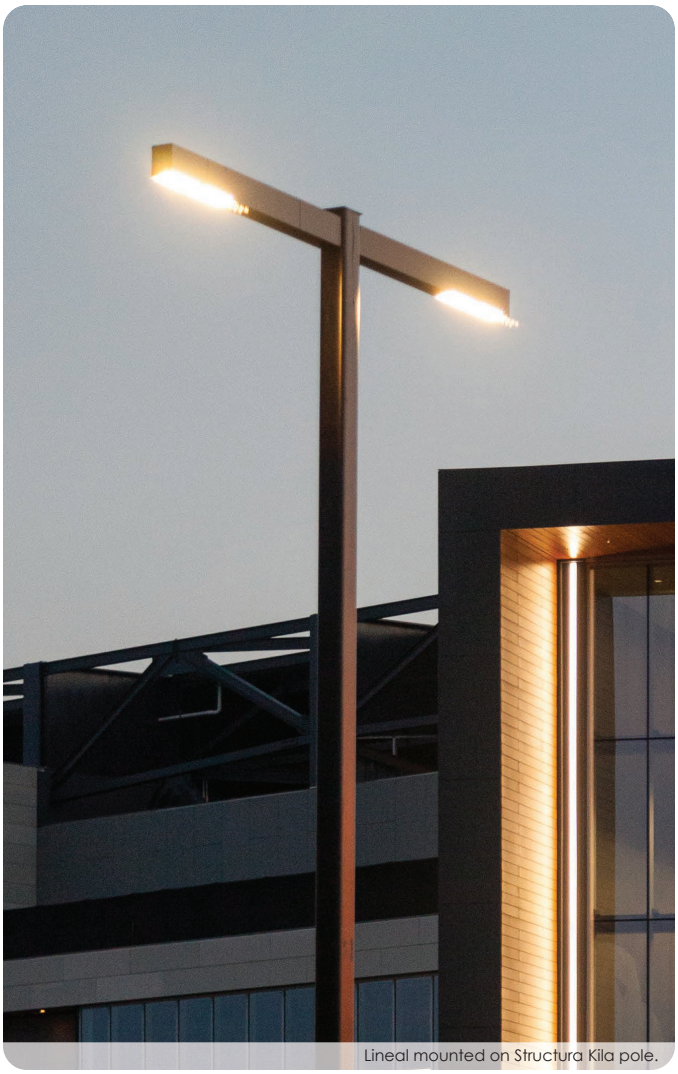
CONTROLS: Dimming through 0-10V input is standard. Available with integral motion sensor with photocell providing on/off and full light to dim control. Also available with wireless smart city control. See SmartCity control documentation for more information.

FINISHES: All exterior aluminum parts are polyester powder coat painted to meet AAMA 2604 standards. See Structura's finish options for available colors. Care and Maintenance

LISTINGS & RATINGS: Luminaire CSA listed according to CSA C22.2 No. 250.0-18/UL Standard 1598. Suitable for wet locations. LM-80 test reported L70 > 90,000 hours and calculated L70 > 110,000 hours. Bug rating: B1-U0-G1. IP65 rated.

WARRANTY: 5-year warranty on LED and drivers.

C US



Lineal mounted on Structura Kila pole.

©2026 STRUCTURA, INC.

			2700K		3000K		3500K		4000K			
Module	mA	Wattage	Lumen[1]	Efficacy	Lumen[1]	Efficacy	Lumen[1]	Efficacy	Lumen[1]	Efficacy	EPA	Weight
1	500	21.9	2448	112.0	2508	114.7	2609	119.3	2716	124.3	0.81ft²	12.3lbs.
1	1000	39.5	4896	124.1	5017	127.2	5217	132.2	5433	137.7	0.81ft²	12.3lbs.
2	1000	39.6	4896	123.6	5017	126.6	5217	131.7	5433	137.1	1.00ft²	14.2lbs.
2	2000	78.9	9792	124.1	10033	127.2	10434	132.3	10866	137.8	1.00ft²	14.2lbs.
3	1500	57.3	7344	128.3	7525	131.4	7826	136.7	8149	142.3	1.19ft²	16.2lbs.
3	2250	86.5	11016	127.4	11287	130.5	11739	135.7	12224	141.3	1.19ft²	16.2lbs.
4	3000	117.3	14688	125.2	15050	128.3	15651	133.4	16299	138.9	1.55ft²	20.7lbs.
4	4000	156.6	19584	125.1	20066	128.2	20869	133.3	21731	138.8	1.55ft²	20.7lbs.

ORDERING GUIDE: EXAMPLE: LIN-M2100-L30-4-C5-UNV-SP-WC-MS/L3-STD

LIN	M1075	L30	2	C4	UNV	ST		STD
1	2	3	4	5	6	7	8	9

M1100-1000MA

1 Series
- LIN — Lineal

2 Output[2]
- M1050 — 500mA
- M1100 — 1000mA
- M2100 — 1000mA
- M2200 — 2000mA
- M3150 — 1500mA
- M3225 — 2250mA
- M4300 — 3000mA
- M4400 — 4000mA

3 CCT[2]
- L27 — 2700K
- L30 — 3000K
- L35 — 3500K
- L40 — 4000K
- AMB — Amber

4 Distribution[2]
- 2 — Type II
- 4 — Type IV
- 5 — Type V

5 Metal Finish
- C* — See color options on finishes technical sheet
- CSM — Custom Color

C4- SPECKLED

6 Voltage
- UNV — 120-277V
- HIGH — 347-480V

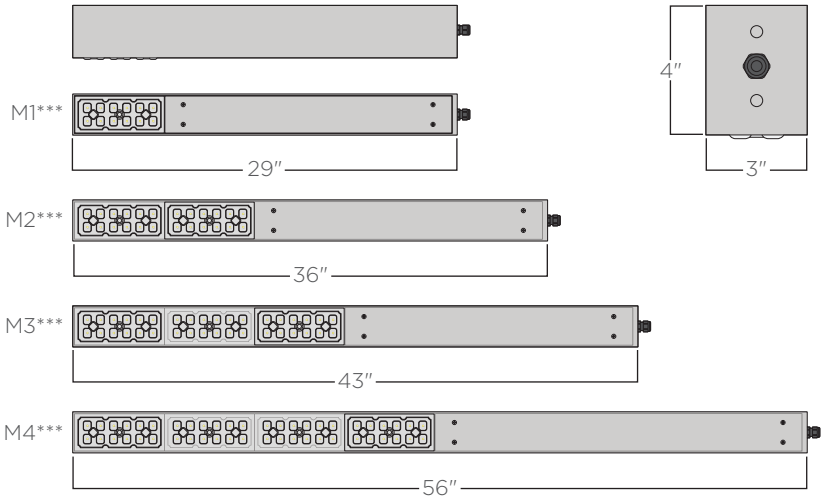
7 Mounting
- SP — Structura Pole[3]
- ST — Square steel pole by Structura[4]
- NA — Pole by Others

8 Options
- BABA — BABA
- HSS — House-Side Shield
- 5P — 5-Pin Receptacle
- MS/L* — Motion Sensor/Photocell[5]
- NX — Hubbell NX controls
- WC — Wireless Control[6]

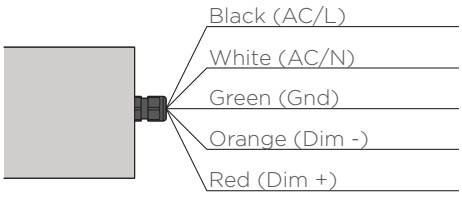
9 Special
- STD — Standard

1. Lumen output based upon Type II distribution.
2. Contact factory for alternative output, CCT, and distribution options.
3. Structura pole specification sheet must be completed showing mounting locations and quantities as a separate item.
4. Specify steel pole on page 122 as a separate item.
5. Specify coverage pattern (see page 121 for detail). Requires wirelss handheld configuration tool.
6. Synapse Wireless site gateway controller must be ordered seperately. Please contact factory for design assistance.

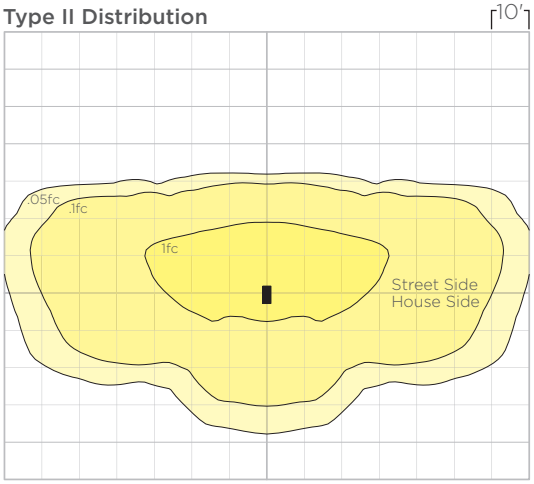
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Lineal standard wiring[1]

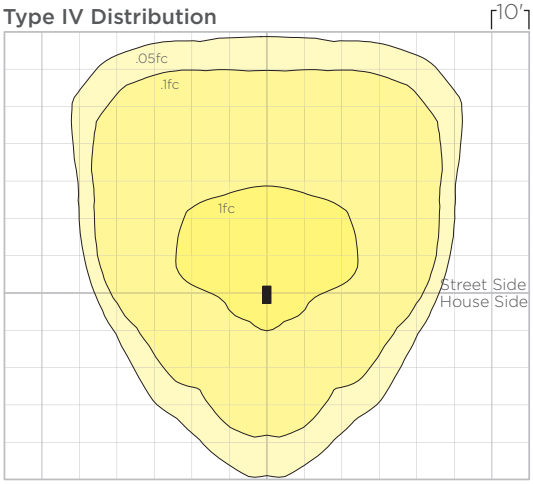


Type II Distribution



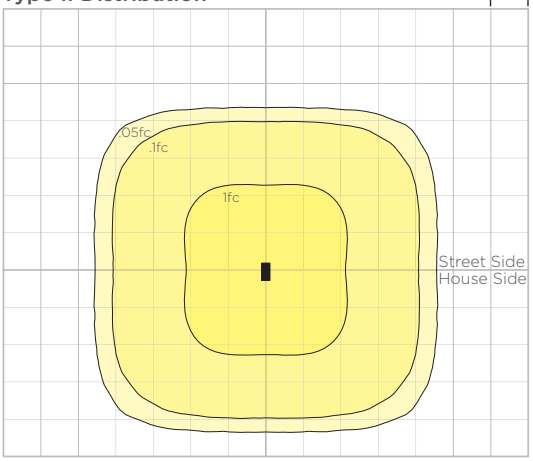
LIN-M1100-L30-2-C(X)-UNV-XX-STD mounted at 16′

Type IV Distribution



LIN-M1100-L30-4-C(X)-UNV-XX-STD mounted at 16′

Type II Distribution



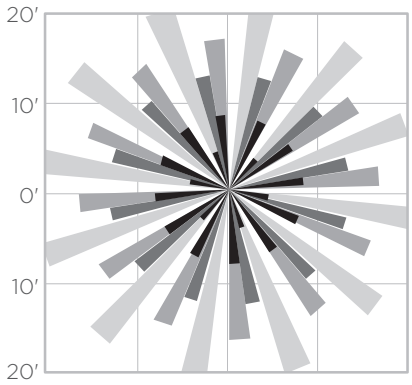
LIN-M1100-L30-5-C(X)-UNV-XX-STD mounted at 16′

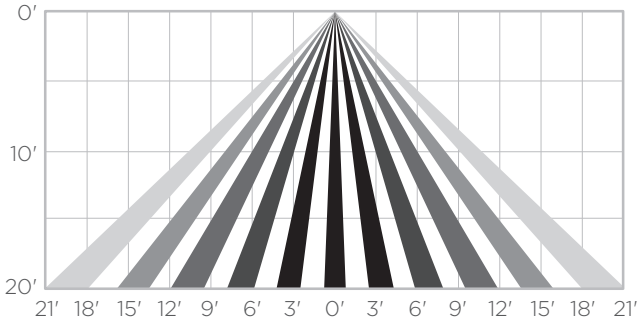
IES file download

1. All fixtures are provided with a 12" 18/5 SJEOOW whip. Cap dimming wires if dimming is not required.

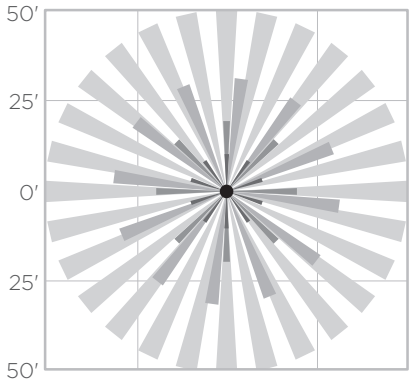
©2026 STRUCTURA, INC.

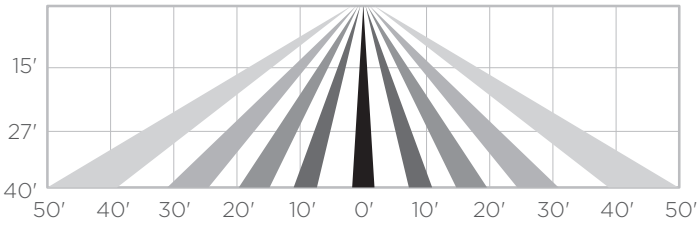
Motion Sensor Type L3 (ordering code MS/L3)





Motion Sensor Type L7 (ordering code MS/L7)





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ST Straight Square Steel Pole

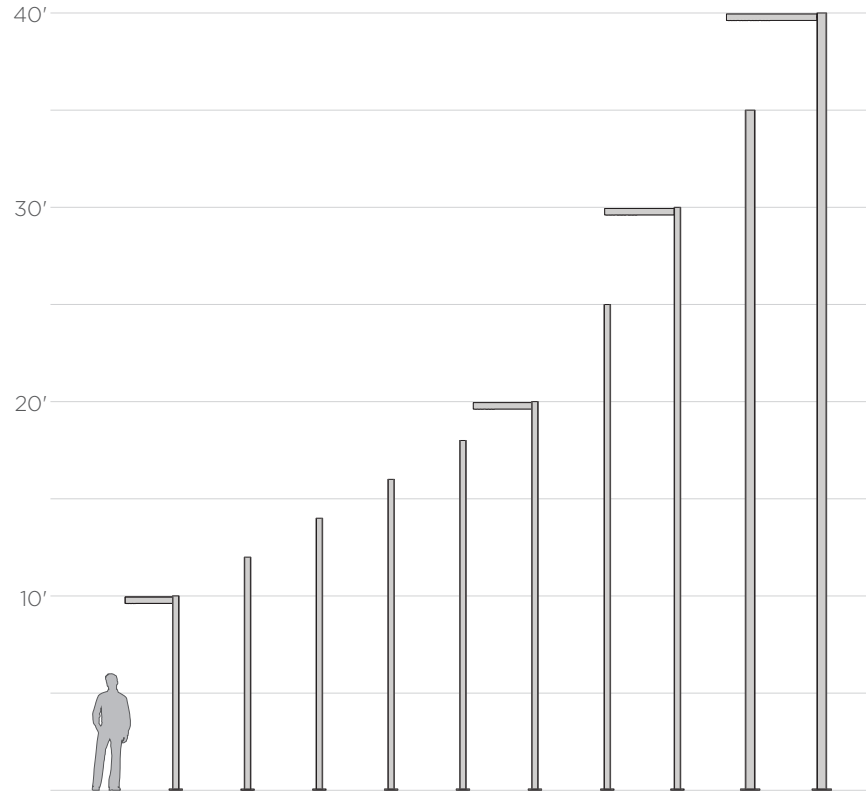
structura

FIXTURE TYPE: _____

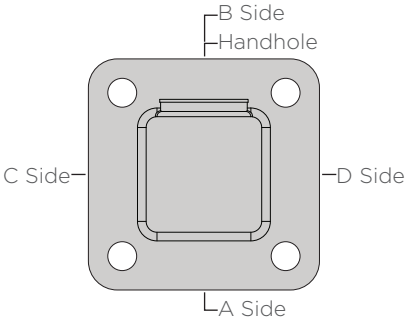
PROJECT NAME: _____

FEATURES:

- Heights available from 10 to 40′
- Polyster powder coat painted (AAMA 2604 standard)
- Supplied with a two piece casted aluminum base cover
- Multiple mounting options



Fixture Orientation



ORDERING GUIDE: EXAMPLE: ST-20-4-S-C7-A20-B12-STD

ST	21	4	S	C4	A21				BNR	WC
1	2	3	4	5	6	7	8	9	10	11

C4- SPECKLED

21'

A21

1 Series
- ST — Square Steel Pole

2 Pole Height
- 10 — 10′
- 40 — 40′
- ** — Specify

3 Pole Size
- 4 — 4″
- 5 — 5″
- 6 — 6″

4 Wall Thickness
- S — Standard
- T — Thick

5 Pole Finish
- *** — See color options on finishes technical sheet
- CSM — Custom Color

A Side

6 Fixture Mounting Height
- Blank — No fixture on this side
- A10 — 10′ A Side
- A12 — 12′ A Side
- A** — Specify

B Side

7 Fixture Mounting Height
- Blank — No fixture on this side
- B** — Specify

C Side

8 Fixture Mounting Height
- Blank — No fixture on this side
- C** — Specify

D Side

9 Fixture Mounting Height
- Blank — No fixture on this side
- D** — Specify

10 Options
- BABA — BABA
- BNR — Banner(1)
- GALV — Galvanization(2)
- GFCI — GFCI Box
- VD — Vibration Dampener

11 Special
- STD — Standard

WC - NLIGHT WIRELESS

1. Consult factory for allowable EPA for banners.
2. Due to the nature of galvanization, some surface smoothness imperfections can be present.

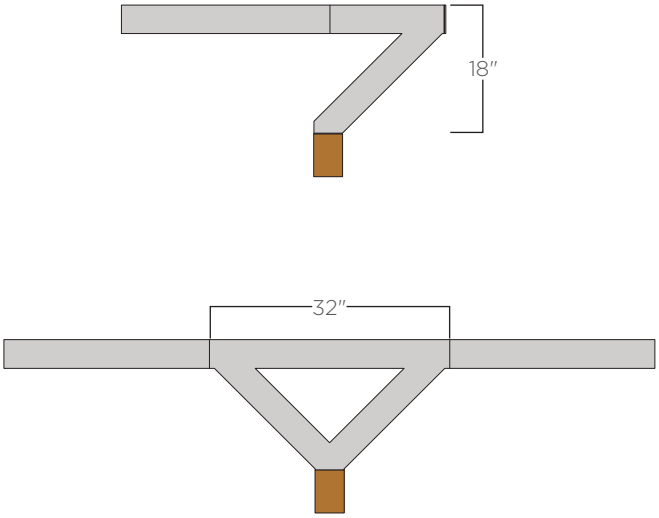
©2026 STRUCTURA, INC.

Lineal Lineal Post Top Mounting Arm

FIXTURE TYPE: _____

PROJECT NAME: _____





Aluminum mounting arm designed to mount the Lineal luminaire to Structura wood poles.

FEATURES:

- Easy bolt plate mounting attachment
- Pole top connection with two different connection appearances and styles
- Smooth transition from luminaire[1] to mounting arm

SPECIFICATIONS:

CONSTRUCTION: Welded aluminum 6061-T6 extrusion and plates.

FINISHES AND MATERIALS: All metal parts are polyester powder coat painted.

HARDWARE: All fasteners are stainless steel.

ELECTRICAL: Electrical raceway through center of arm connecting to pole.

ORDERING GUIDE: EXAMPLE: LIN PT-SNGL

1	2

1	Series	2	Arm
LIN PT	Lineal Post Top	SNGL DBL	Single Double

1. For use with Lineal M1075, M2150, and M3195

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TOWN OF NISKAYUNA
PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VII. 3 MEETING DATE: 11/9/2026

ITEM TITLE: RESOLUTION: 2026-42: A Resolution for site plan approval for new signage at Local Infusion at 400 Balltown Rd. Suite 6C

PROJECT LEAD: TBD

APPLICANT: Nikki Kozak, agent

SUBMITTED BY: Laura Robertson

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

ATTACHMENTS:
■ Resolution ■ Site Plan ☐ Map ☐ Report ☐ Other:

SUMMARY STATEMENT:

Nikki Kozal, of Cornerstone Permit, agent for the owner, submitted a site plan application for a tenant change to Local Infusion, a medical infusion center, in the southeastern most corner of Building 1 at 400 Balltown Rd. in Mohawk Commons. The site was most recently a Blaze Pizza restaurant. The application for a tenant change was approved on 7/27/26 with PB Resolution 2026-33. The applicant is requesting approval of a façade sign.

The property lies within the C-S Shopping Center Commercial zoning district. Medical offices and retail and service stores are a permitted use in the shopping center and zoning district.

At the 10/19/26 meeting the Planning Board (PB) reviewed the proposed signage and compared it to the signs for the most recent tenant, Blaze Pizza. They noted that the proposed sign for Local Infusion is slightly smaller and called for a resolution for approval for the 11/9/26 PB meeting.

COMPREHENSIVE PLAN

The proposed application complies with the 2013 Comprehensive Plan.

BACKGROUND INFORMATION

The following documents were provided with the application.

1. An 11-page drawing set entitled “Local Infusion, 400 Balltown Road, Suite 6C, Schenectady, NY 12304” by Fast Signs dated 6/30/26.

The following notes are from the Planning Board's review of the tenant change application.

7/13/26 Planning Board (PB) meeting – Matt Taylor attended the meeting and presented the project to the board. He began by describing the proposed use of the site. Local Infusion is a comfortable relaxed location for people to receive medical (non-chemotherapy) intravenous medication rather than visiting a hospital. Mr. Taylor apologized for not providing an interior floor plan of the building. He described it as having 6 to 8 treatment rooms. Sessions are by appointment only and typically 1 to 3 patients per day visit the facility. He stated this particular location is well suited for the use because it contains handicap parking spaces nearby. A board member asked if they had a nearby site in operation and Mr. Taylor indicated the closest location is in CT.

The PB asked Mr. Taylor to provide an interior floorplan and images of all proposed signage. He responded that he would have the material in by the end of the week. The board ended their discussion by calling for a tentative resolution for approval for the July 27, 2026 meeting.

7/27/26 Planning Board (PB) meeting – Mr. Taylor did not attend the meeting due to scheduling conflicts. The Planning Office noted as requested at the 7/13/26 meeting, a floorplan was provided but no signage images had been received. Ms. Gold requested, and the PB approved, a condition to the resolution for approval of the tenant change requiring employees of the infusion center to meet the requirements of the New York State Education Departments of Professions Office.

Signage

Article VIIIE Section 220-48.22 G (2) (c) [3] contains the following:

"Size…For façade signs, one square foot of sign area shall be permitted for each linear foot of building frontage. Such façade signs shall be attached only to the building façade, shall not protrude more than one foot from the building façade and shall be single-faced…Under no circumstances shall any one façade sign exceed 50 square feet…"

Article VIIIE Section 220-48.21 B includes the following:

"B. Waivers. The Planning Board may waive one or more of the standards of this article upon a showing by the applicant that the strict application of the standard imposes an undue hardship due to such factors as existing conditions, site topography or site configuration. The Planning Board shall approve the minimum waiver necessary. The applicant for any such waiver shall have the burden of showing that the proposed waiver shall have a minimum negative effect on aesthetics and compatibility with neighborhood character."

The table below displays the proposed signage for Local Infusion and the previous tenant, Blaze Pizza.

Tenant	**Sign Area (**sf)	**Building Frontage (lf)**	**Waiver (**sf)
Blaze Pizza	72.6	35.2	37.4
Local Infusion	71.8	35.2	36.6

A 71.8 sq. ft. façade sign is proposed on the southwestern façade of 400 Balltown Rd. (facing the intersection of Balltown Rd. and State St.). Town records indicate Suite 1A has 35.2 sq. ft. of building frontage. Therefore, a waiver of 36.6 sq. ft. (71.8 – 35.2 = 36.6) of façade sign area is required.

Planning Board Resolution 2025-13 dated 6/8/15 granted the previous tenant, Blaze Pizza, a façade signage waiver of 37.4 sq. ft. (72.6 – 35.2)

The Planning Board should discuss the proposed signage and consider calling for a resolution for approval for the 11/9/26 meeting.

10/19/26 Planning Board (PB) meeting – Mr. Ron Levesque from Fast Signs attended the meeting on behalf of the applicant. The board discussed the proposed sign, building frontage, sign utilized by the previous tenant and previous waiver. They noted that the proposed sign (71.8 sf) is slightly smaller than the sign for the previous tenant, Blaze Pizza (72.6 sf). However, the proposed sign is still larger than the zoning code allows and requires a 36.6 sf waiver (71.8 sf – 35.2 sf = 36.6 sf). The board called for a resolution for site plan approval for the 11/9/26 PB meeting.

A Resolution for approval is included in the meeting packet.

RESOLUTION NO. 2026 – 42

AT A REGULAR MEETING OF THE PLANNING BOARD AND ZONING COMMISSION OF THE TOWN OF NISKAYUNA DULY CALLED AND HELD ON THE 9TH DAY OF NOVEMBER 2026 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: DAVID D'ARPINO, CHAIRMAN
GENGHIS KHAN
CHRIS LAFLAMME
LESLIE GOLD
NANCY STRANG
ANDREW MILLSPAUGH
ALEXANDER BILLEN-CALHOUN
JOSEPH DRESCHER
JONATHAN VAILLANCOURT

One of the purposes of the meeting was to take action on a resolution for 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, Nikki Kozak of Cornerstone Permit Company, agent for the property owner, made an application to the Planning Board and Zoning Commission for site plan review for a tenant change to Local Infusion at Mohawk Commons 400 Balltown Rd. Suite 1A in Niskayuna, NY., and

WHEREAS, at their regularly scheduled meeting on July 27, 2026 the Planning Board and Zoning commission approved the tenant change with PB Resolution 2026-33, and

WHEREAS, on October 7, 2026, Mr. Ron Levesque of Fast Signs submitted an 11-page drawing set entitled, "Local Infusion, 400 Balltown Rd., Suite 6C, Schenectady, NY 12304" by FastSigns dated 6/30/26 with no subsequent revisions, and

WHEREAS, the property is located in the C-S Shopping Center Commercial zoning district and medical offices and retail and service stores are a permitted principal use in the district, and

WHEREAS, Article VIIIE Section 220-48.22 G (2) (c) [3] allows one square foot of façade sign are for each linear foot of building frontage and under no circumstances shall any one façade sign exceed 50 sq. ft. in area. The building façade for the address is 35.2 linear feet and a façade

sign of 71.8 square feet is proposed so a waiver of 36.6 square feet of façade sign area is required, and

WHEREAS, Article VIIIE Section 220-48.21 B states the following, "B. Waivers. The Planning Board may waive one or more of the standards of this article upon a showing by the applicant that the strict application of the standard imposes an undue hardship due to such factors as existing conditions, site topography or site configuration. The Planning Board shall approve the minimum waiver necessary. The applicant for any such waiver shall have the burden of showing that the proposed waiver shall have a minimum negative effect on aesthetics and compatibility with neighborhood character", and

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

NOW, THEREFORE, be it hereby

RESOLVED, that this Planning Board and Zoning Commission does hereby classify this application as a Type 2 action under SEQR regulations and no further action is required; and be it

FURTHER RESOLVED, that pursuant to Section 220-48.21 B of the Town Code, the Planning Board and Zoning Commission determines that the proposed facade sign area waiver of 36.6 square feet will have a minimum negative effect on aesthetics, are compatible with existing commercial façades in Mohawk Commons, and do hereby grant said waivers; and be it further

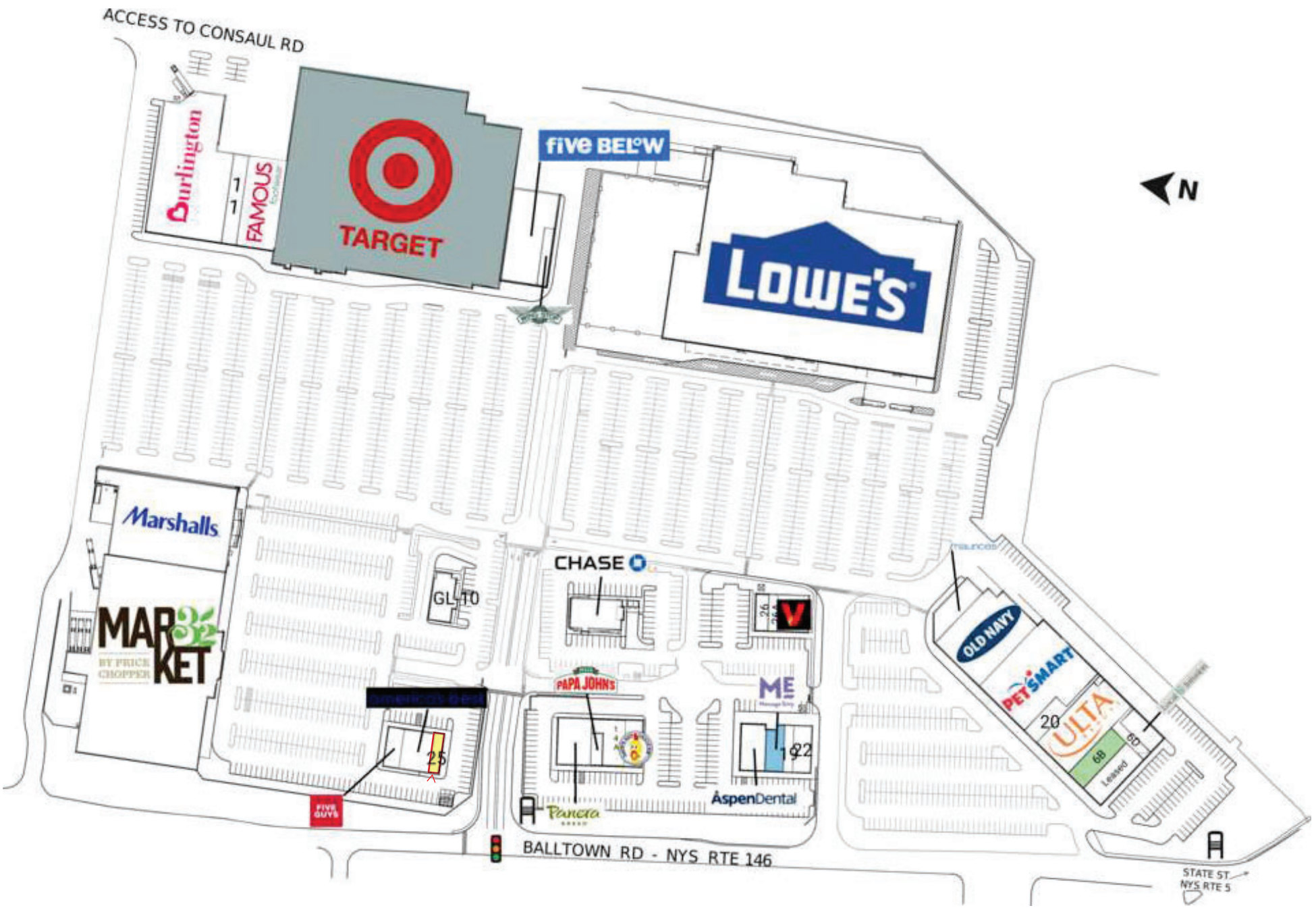
FURTHER RESOLVED, that the Planning Board and Zoning Commission finds the above referenced site plan application meets the requirements of the Zoning Code and therefore, hereby approves this proposed signage.

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

DAVID D'ARPINO, CHAIRMAN
GENGHIS KHAN
CHRIS LAFLAMME
LESLIE GOLD
NANCY STRANG
ANDREW MILLSPAUGH
ALEXANDER BILLEN-CALHOUN
JOSEPH DRESCHER
JONATHAN VAILLANCOURT

The Chairman declared the same _____.

Mohawk Commons



Sign #1 : EXTERIOR Channel Letters – Aluminum channel letters mounted to building exterior via raceway painted to match facade. Channel letters with plastic faces, 5” deep, LED lit, 21’ in width, and 41” in height, for 71.2 square feet.



- Letter Color: Hex #134649 (Emerald Green)
- Icon Color: Hex #A0BFB2 (Mint Green)
- Face: 3/16” Acrylic
- Returns: 5” Aluminum
- Raceway: 5” Aluminum
- Light Source: LED

- Supporting documents included at end of this deck for UL certification, and specifications on power supply and LEDs
- In all cases signs will receive permits from the local municipality prior to installation

FASTSIGNS
599 Lafayette Road, Unit 5 603-380-7924
Portsmouth, NH 03801 2449@fastsigns.com

Client: Local Infusion
Address: 400 Balltown Road, Suite 6C, Schenectady, NY 12304
Order #:
Scale:
Designer: DD
File:
Dimension:
Usable Artwork: Yes No
Artwork Comments:
Quantity:
Approved By:
Date: 6/30/26

Please review all aspects of the artwork reflected herein, including design, layout, spelling, etc. Please call or email us with any changes or questions. Only once we have received your approval will we proceed with the job as it appears in this document.

Channel Letters



FASTSIGNS

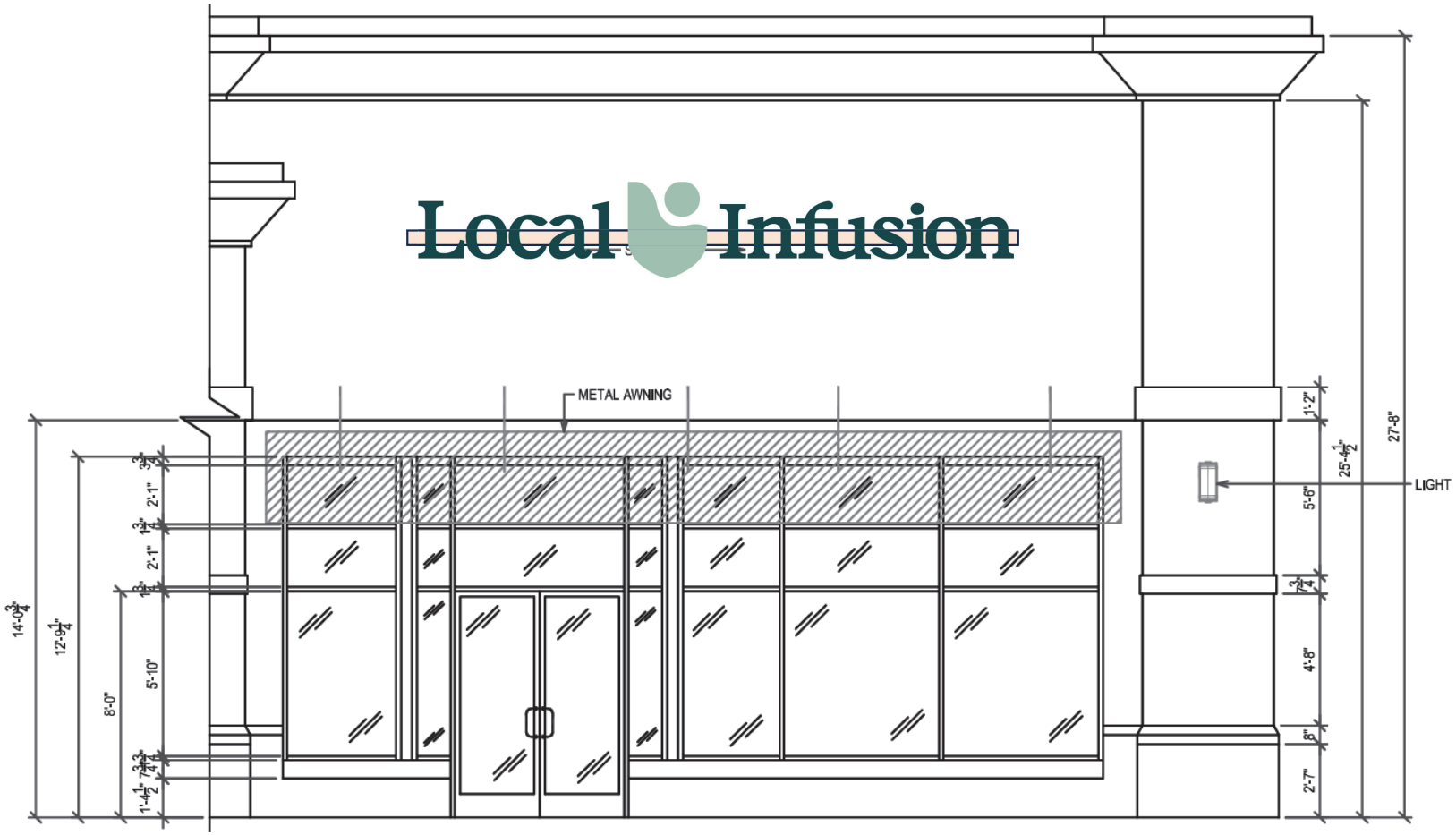
599 Lafayette Road, Unit 5 603-380-7924

Portsmouth, NH 03801 2449@fastsigns.com

Client: Local Infusion
Address: 400 Balltown Road, Suite 6C, Schenectady, NY 12304
Order #:
Scale:
Designer: DD
File:
Dimension:
Usable Artwork: Yes No
Artwork Comments:
Quantity:
Approved By:
Date: 6/30/26

Please review all aspects of the artwork reflected herein, including design, layout, spelling, etc. Please call or email us with any changes or questions. Only once we have received your approval will we proceed with the job as it appears in this document.

Channel Letters



FASTSIGNS

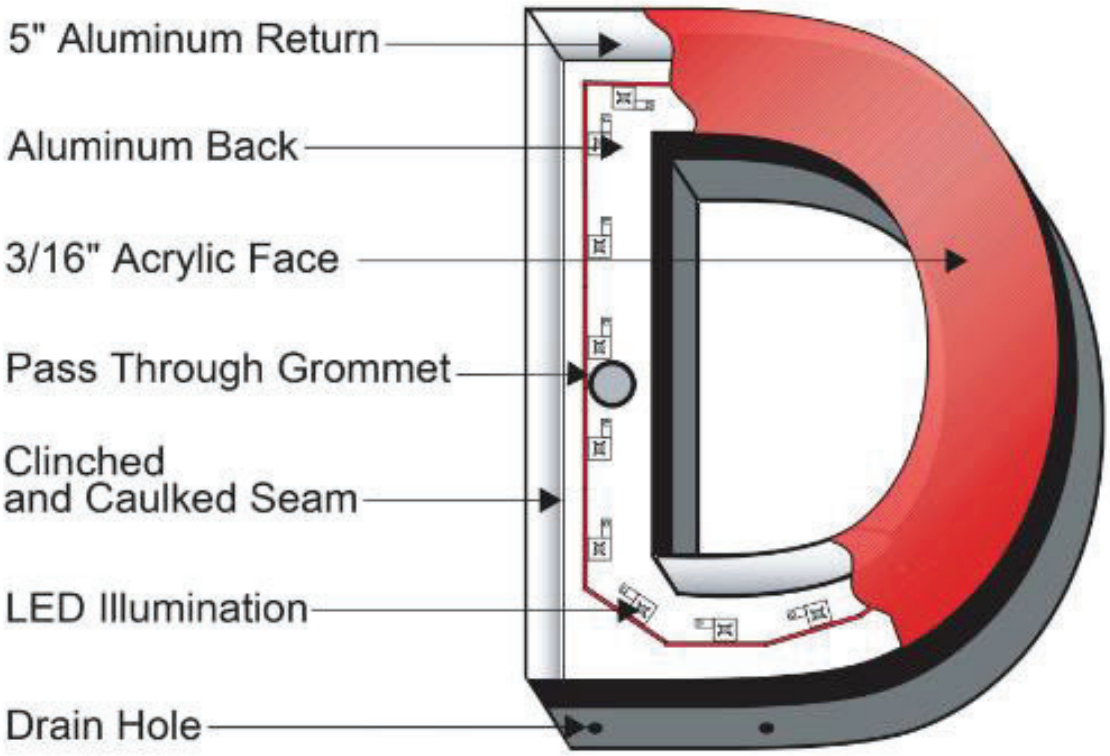
599 Lafayette Road, Unit 5 603-380-7924

Portsmouth, NH 03801 2449@fastsigns.com

Client: Local Infusion
Address: 400 Balltown Road, Suite 6C, Schenectady, NY 12304
Order #:
Scale:
Designer: DD
File:
Dimension:
Usable Artwork: Yes No
Artwork Comments:
Quantity:
Approved By:
Date: 6/30/26

Please review all aspects of the artwork reflected herein, including design, layout, spelling, etc. Please call or email us with any changes or questions. Only once we have received your approval will we proceed with the job as it appears in this document.

Channel Letter Construction: Front View



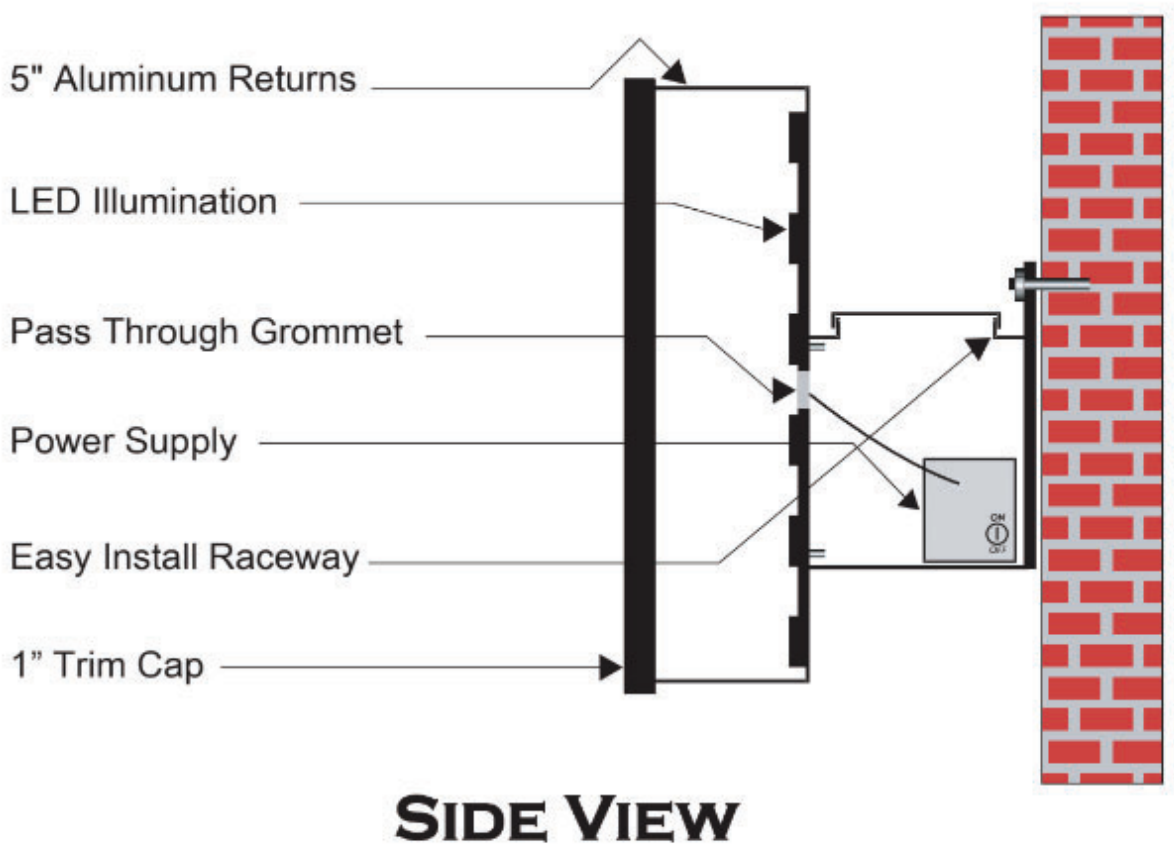
FRONT VIEW

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Channel Letter Construction: Side View



SIDE VIEW

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Address: 400 Balltown Road, Suite 6C, Schenectady, NY 12304
Order #:
Scale:
Designer: DD
File:
Dimension:
Usable Artwork: Yes No
Artwork Comments:
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Channel Letter Fastener Schedule

All hardware to be either stainless steel or aluminum

Hardware	Diam	Qty *	Masonry (CMU-Block)	EFIS/DRYVIT OVER min ½" plywood	EFIS/DRYVIT OVER Gypsum/ Densglass	EFIS/DRYVIT OVER Metal Stud 16"
Thru-Bolt	3/8"	3	Yes	Yes	Only With Backer	Yes
Expansion Anchor	3/8"	3	Yes **	No	No	No
Lag Bolt	3/8"	3	No	1" Solid Wood Penetration Required	No	No
Toggle Bolt	3/8"	3	If Through Block Face	Yes	Only With Min ½" Plywood Backer	Yes
Pin Mount ***	3/8"	3	If Through Block Face	Yes	Yes	No

* Fasteners shall be evenly spaced, top and bottom, providing one faster every 32" for items of 32"
** Expansion anchors require a minimum 5" embedment
*** Pin mounted anchors shall be sealed with epoxy adhesive and require a min 5" embedment

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Designer:
DD

File:

Dimension:

Usable Artwork:
Yes No

Artwork Comments:

Quantity:

Approved By:

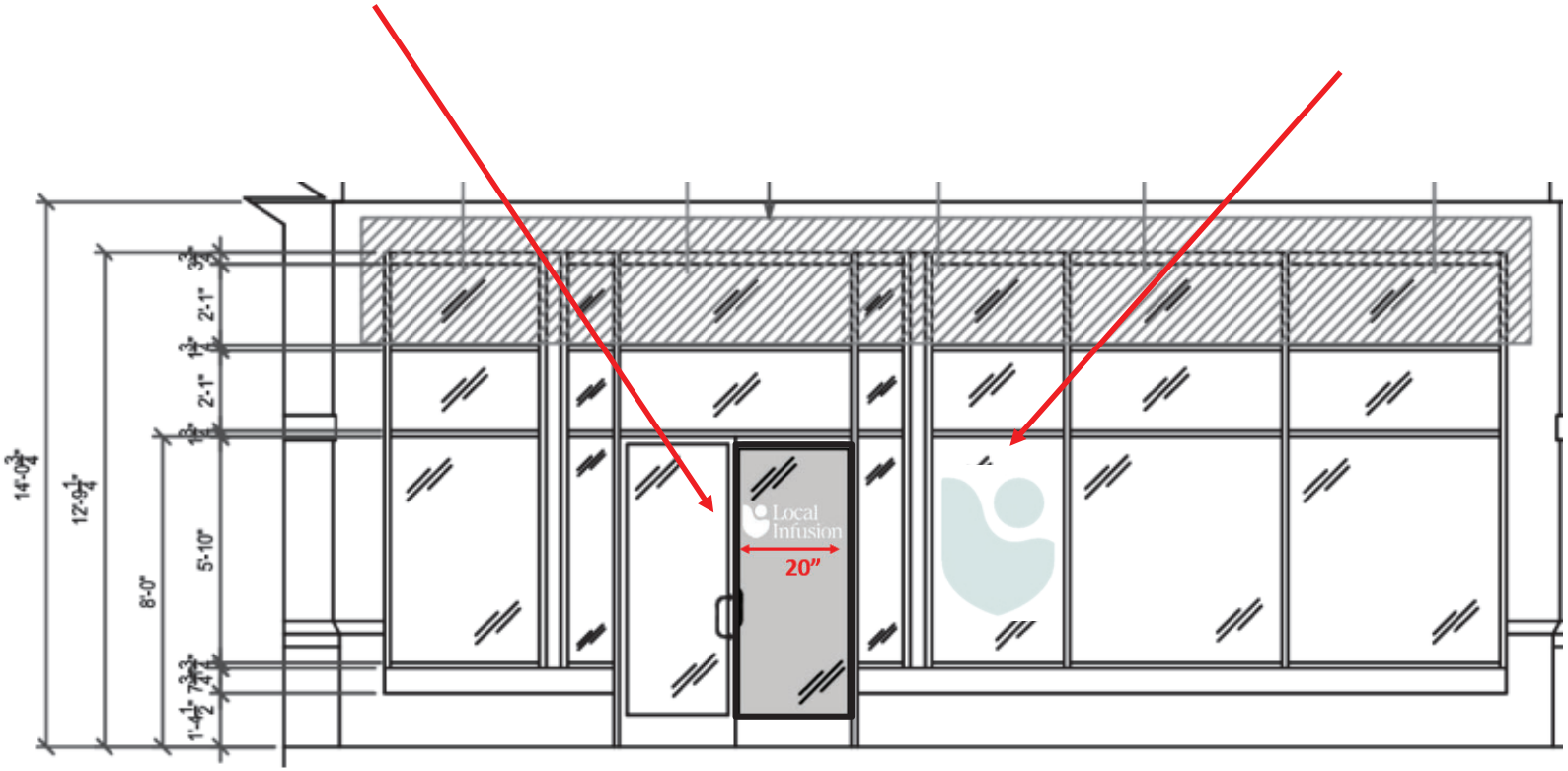
Date:
6/30/26

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Signs #3 (White Vinyl) and #4 (Frosted Vinyl)

#3: White vinyl on door (20”w x 6”h)

#4: Frosted vinyl on window, in shape of Local Infusion logo (36”w x 44”h)



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Dimension:
Usable Artwork: Yes No
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Date: 6/30/26

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SUPPORTING DOCUMENTAION: UL Certification: Pages 1 and 2

CERTIFICATE OF COMPLIANCE

Certificate Number UL-US-L142146-55731-10011991-1
Report Reference E142146-19911001
Date 28-Aug-2023

Issued to: SIGN FAB
28625 Harvest View Rd
Stoutland, MO 65567-9129
United States

This is to certify that representative samples of UXYT - Signs
See Addendum Page for Product Designation(s).

Have been evaluated by UL in accordance with the Standard(s) indicated on this Certificate.

Standard(s) for Safety: UL 48, 15th Ed., Issue Date: 2011-9-2, Revision Date: 2022-4-22

Additional Information: See the UL Online Certifications Directory at https://iq.ulprospector.com for additional information

This Certificate of Compliance indicates that representative samples of the product described in the certification report have met the requirements for UL certification. It does not provide authorization to apply the UL Mark. Only the Authorization Page that references the Follow-Up Services Procedure for ongoing surveillance provides authorization to apply the UL Mark.

Only those products bearing the UL Mark should be considered as being UL Certified and covered under UL's Follow-Up Services.

Look for the UL Certification Mark on the product.

CERTIFICATE OF COMPLIANCE

Certificate Number UL-US-L142146-55731-10011991-1
Report Reference E142146-19911001
Date 28-Aug-2023

This is to certify that representative samples of the product as specified on this certificate were tested according to the current UL requirements

Model	Category Description
Electric Sign	Electric Signs

FASTSIGNS
599 Lafayette Road, Unit 5 603-380-7924
Portsmouth, NH 03801 2449@fastsigns.com

Client: Local Infusion
Address: 400 Balltown Road, Suite 6C, Schenectady, NY 12304
Order #:
Scale:
Designer: JR
File:
Dimension:
Usable Artwork: Yes No
Artwork Comments:
Quantity:
Approved By:
Date: 6/30/26

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SUPPORTING DOCUMENTAION: UL Certification: Pages 1 and 2

CERTIFICATE OF COMPLIANCE

Certificate Number: UL-CA-L142146-55761-10011991-1
Report Reference: E142146-19911001
Date: 28-Aug-2023

Issued to: SIGN FAB
28625 Harvest View Rd
Stoutland, MO 65567-9129
United States

This is to certify that representative samples of: UXYT7 - Signs Certified for Canada

See Addendum Page for Product Designation(s).

Have been evaluated by UL in accordance with the Standard(s) indicated on this Certificate.

Standard(s) for Safety: CSA C22.2 NO. 207-15, 2nd Ed., Issue Date: 2015-06-01

Additional Information: See the UL Online Certifications Directory at https://iq.ulprospector.com for additional information

This Certificate of Compliance indicates that representative samples of the product described in the certification report have met the requirements for UL certification. It does not provide authorization to apply the UL Mark. Only the Authorization Page that references the Follow-Up Services Procedure for ongoing surveillance provides authorization to apply the UL Mark.

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Electric Sign	Electric Signs

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SUPPORTING DOCUMENTATION: Power Supply Specifications

PRINCIPAL LED
PEOPLE · PERFORMANCE · PRICE

PL-60-12-U

CLASS 2 LED POWER SUPPLY

60W Constant Voltage Output

- Universal input voltage 100 ~ 277 Vac
- Meet UL/CE/EMC/FCC/ROHS Certificate
- Aluminum shell，Silicone Potted
- 100% full load burn-in tested
- Dry or Damp Locations Rated



IP67

Performance	
Input voltage	100~277V AC
Input Current	1.1A~0.45A
Input Frequency	47~63Hz
Power Factor	Normal
Output Voltage	DC12V ± 3 %
Output Current	0-5.0A
Output Power	60W Max.

Safety	
Over Current Protection	110~120%
Short Circuit Protection	Hiccup mode, auto recover
Other Protection	Over voltage
UL	UL879 UL8750
	CSA C22.2 NO. 207-M89
CE-LVD	EN61347-1:2008+A1:2011+A2:2013
	EN61347-2-13:2014

Physical	
Length	171mm
Width	48.5mm
Height	35.5mm
Mounting Length	240mm
Weight	520g
Lead Lengths	220mm± 10mm

Environmental	
CE-EMC	EN55015 EN61547 EN61000
FCC	FCC 47 CFR PART 15,CLASS B
IP Rating	IP67
Operating Temperature	-30°C to 60°C(-22° F to 140° F)
Storage Temperature	-40°C to 85°C(-40° F to 185° F)
Relative Humidity	20 to +90% RH non cond

Ordering Guide

PL-	60-	12-	U
Principal LED Power supply	Max.60W	12VDC Output	Universal Input Voltage

Principal LED The Value Leader in LED Signage Products

People. Performance. Price. That's "The Principal Promise".

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info@p-led.com
www.P-LED.com

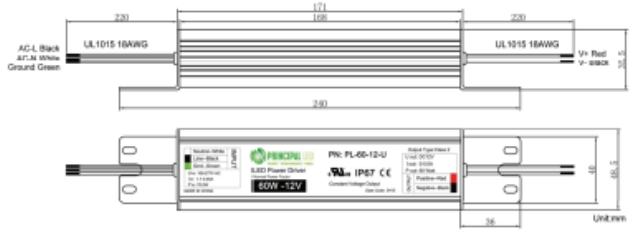
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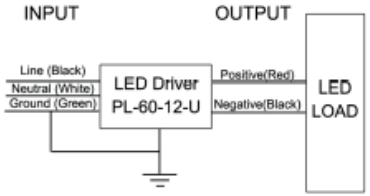
PL-60-12-U

CLASS 2 LED POWER SUPPLY

Mechanical Outline:



Wiring Diagram:



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SUPPORTING DOCUMENTATION: LED Light Specifications

10-YEAR WARRANTY

Qwik Mod™ Series

Better coverage with a wider optic — accomplish more with our NEW Qwik Mod™ Series. Now with a higher efficacy!



SPECIFICATIONS

Beam Angle	170° Ultra-Wide Low Dome Batwing Optic with Diamondback Optic Lens Technology
Certifications	UL & cUL Recognized (SAM Manual), CE, RoHs
Dimensions	QM1: 0.69"W x 1.4"L x 0.25"H
	QM2: 0.69"W x 2.2"L x 0.25"H
	QM3: 0.69"W x 3.14"L x 0.25"H
	QM4: 1.7"W x 1.77"L x 0.25"H
Fastening	Peel & Stick / Mechanical Screw Hole
Input	12VDC
Operating Temp	-30° to +60°C
Packaging	QM1: 150 mods (60 ft.) per bag or 1500 mods (600 ft.) per case
	QM2: 76 mods (44.7 ft.) per bag or 912 mods (536.52 ft.) per case
	QM3: 50 mods (33.3 ft.) per bag or 750 mods (500 ft.) per case
	QM4: 38 mods (25.3 ft.) per bag or 912 mods (608 ft.) per case
Power Supply	P-LED 12VDC
Protection Grade	IP68
Spacing	QM1: 2.5 mods/ft. (fully stretched)
	QM2: 1.7 mods/ft. (fully stretched)
	QM3 and QM4: 1.5 mods/ft. (fully stretched)
Warranty	10-Year Product / 5-Year Limited Labor

FEATURES

- Diamondback 170° Optic Lens
- Integrated aluminum heat sink
- Waterproof IP68
- Snap & Peel Qwik Release Tab
- Four different mod styles to perform in a wide variety of sign applications
- More light diffusion with a wider batwing resulting in better coverage

WIRING DETAILS

White Solid	Positive
White/Black Stripe	Negative

check module for polarity.



PRODUCT OPTIONS

Product	Color	Wavelength	Efficacy	Intensity	Max Mods (Series)	UL Part Number	Ordering Part Number
QM1	True White	7100K	118 LM/W	47.2 LM/mod (118 LM/ft.)	75 mods (50 ft.)	PL-QM1-TW110-P	M-QMSXb-71
QM2	True White	7100K	118 LM/W	94.1 LM/mod (160 LM/ft.)	38 mods (22.35 ft.)	PL-QM2-TW150-P	M-QMDXb-71
QM3	True White	7100K	114 LM/W	136.7 LM/mod (205 LM/ft.)	25 mods (16.67 ft.)	PL-QM3-TW200-P	M-QMTXb-71
QM4	True White	7100K	113 LM/W	180 LM/mod (270 LM/ft.)	19 mods (12.67 ft.)	PL-QM4-TW260-P	M-QMQXb-71

POWER SUPPLY OPTIONS

Power Supply	60W		36W		20W		12W	
	Watts/Mod	Max Mods	Watts/Mod	Max Mods	Watts/Mod	Max Mods	Watts/Mod	Max Mods
QM1	0.4	150	0.41	87	0.42	47	0.44	27
QM2	0.8	76	0.81	44	0.84	23	0.88	13
QM3	1.2	50	1.22	29	1.26	15	1.32	9
QM4	1.6	38	1.62	22	1.68	11	1.76	6

Watts per mod may vary depending on run footage.

NEW HIGHER EFFICIENCY LED QWIKMOD

Do not mix with previous version.

"Ultra-Wide" Low Dome Batwing Optic

E341517 E362710 LM79 LM80

W warranty 10° 5° 2'-8"

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QWIK MOD SERIES

Qwik Mod™ Colors

Get the advantages of Qwik Mod in a variety of colors!



Qwik Mod 2 Red™

QWIK MOD 2 COLORS™

PRODUCT OPTIONS

Color	CCT	Efficacy	Intensity	Max. Mods (Series)	UL Part Number	Ordering Part Number
Red	625 nm	27.5 LM/W	22 LM/mod (37.4 LM/ft.)	38 mods (22.35 ft.)	PL-QM2-RD27-P	M-QMDXb-RD
Blue	460 nm	12.31 LM/W	10 LM/mod (17 LM/ft.)	38 mods (22.35 ft.)	PL-QM2-BL17-P	M-QMDXb-BL
Green	525 nm	53.51 LM/W	44 LM/mod (75 LM/ft.)	38 mods (22.35 ft.)	PL-QM2-GR75-P	M-QMDXb-GR

QWIK MOD 3 COLORS™

PRODUCT OPTIONS

Color	CCT	Efficacy	Intensity	Max. Mods (Series)	UL Part Number	Ordering Part Number
Red	625 nm	28.33 LM/W	34 LM/mod (51 LM/ft.)	25 mods (16.67 ft.)	PL-QM3-RD51-P	M-QMTXb-RD
Blue	460 nm	14.81 LM/W	18 LM/mod (27 LM/ft.)	25 mods (16.67 ft.)	PL-QM3-BL27-P	M-QMTXb-BL
Green	525 nm	68.61 LM/W	86 LM/mod (129 LM/ft.)	25 mods (16.67 ft.)	PL-QM3-GR129-P	M-QMTXb-GR

WIRING DETAILS

Gray	Positive
Red	Negative
Green	Negative
Blue	Negative

check module for polarity.

RECOMMENDED COVERAGE CHART

Depth	Max. Stroke	Row Spacing	Product	
	Single Row	Multi-Rows O.C.	True White	Colors
2"	6"	2" at 6 mods/ft.	QM1	
3"	8"	4" at 3 mods/ft.	QM1/QM2/QM3/QM4	QM2/QM3
4"	12"	7"	QM1	
4"	12"	7" at 2 mods/ft.	QM2/QM3/QM4	QM2/QM3
5"	16"	10"	QM2/QM3/QM4	QM2/QM3
6"	18"	10"	QM2	QM2
6"	18"	12"	QM3/QM4	QM3
7"	22"	12"	QM3	
7"	22"	14"	QM4	
8"	24"	18"	QM4	

Note: Product and depth may vary depending on face material and desired brightness.

QWIKMOD

"Ultra-Wide" Low Dome Batwing Optic

E341517 E362710 LM79 LM80

W warranty 10° 5° 2'-8"

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QWIK MOD SERIES

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TOWN OF NISKAYUNA
PLANNING BOARD AND ZONING COMMISSION

AGENDA STATEMENT

AGENDA ITEM NO. VIII. 1 MEETING DATE: 11/9/2026

ITEM TITLE: DISCUSSION: A sketch plan application for a 3-lot subdivision requiring approval of an open development permit for 820 Lishakill Rd.

PROJECT LEAD: TBD

APPLICANT: Joseph Griner

SUBMITTED BY: Laura Robertson

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

ATTACHMENTS:
☐ Resolution ■ Site Plan ☐ Map ☐ Report ☐ Other:

SUMMARY STATEMENT:

Joseph Griner of Griner Construction, LLC, submitted a sketch plan application for a 3-lot subdivision of the lot at 820 Lishakill Rd. Due to the unique layout of the existing lot, home and driveway, a recommendation from the Planning Board to the Town Board approval of an open development permit is required before final minor subdivision may proceed.

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

The sketch plan application was discussed in detail at the 10/19/26 Planning Board (PB) and 11/4/26 Conservation Advisory Council (CAC) meetings. Key discussion topics included how to best access the proposed lot 1 and if a shared driveway is used how to make sure the driveway is maintained at all time for emergency vehicles. The small size of lot 1 compared to lots 2 and 3 and neighboring properties was also noted. The PB and CAC both requested that lot 1 be enlarged to more closely match lots 2 & 3.

COMPREHENSIVE PLAN

The proposed modifications comply with the current (2013) Comprehensive Development Plan.

BACKGROUND INFORMATION

<u>The following documents were included with the subdivision / sketch plan approval / open development permit application:</u>

1. A 5-page drawing entitled “Subdivision Plan, Proposed Single Family Homes, 820 Lishakill Rd., Town of Niskayuna, County of Schenectady, NY” by Advance Engineering & Surveying, PLLC dated 5/29/26 with a most recent revision of Rev 1 8/28/26.

2. A 1-page survey drawing entitled “Survey Map of Lands Located at St. No. 820 Lishakill Road” by Advance Engineering & Surveying, PLLC dated 3/9/26 with no subsequent revisions.

3. A Short Form EAF form dated 8/31/26

Proposed Subdivision (Refer to 2-page “820 Lishakill highlighted drawings”)
The Planning Department included the following notated drawings for the Planning Board to review:

- Page 1 – Existing Plan
    - Green highlight: outlines the singular 820 Lishakill Rd. lot
    - Blue highlight: shows the singular 820 Lishakill Rd. lot has frontage on Hislope Rd.
    - Yellow highlight: shows ingress / egress easement & driveway for 820 Lishakill

- Page 2 -- Proposed Plan
    - Green highlight: outlines lot 1 (original 820 Lishakill Rd. lot), Lot 2 & Lot 3
    - Blue highlight: shows frontage to Hislope Rd. for Lots 2 & 3
        - Note: Lot 1 no longer has frontage to Hislope Rd. – or any other road
    - Yellow highlight: shows ingress / egress easement & driveway for Lot 1

As described in Ms. Laura Robertson’s email dated 9/1/26, removing Lot 1’s direct public road frontage to Hislope Rd. creates a legally landlocked lot. Even though the lot currently utilizes a private access easement for its driveway to Lishakill Rd., stripping its remaining road frontage creates a violation of both local and state regulations. Specifically:

- NYS Town Law § 280-a requires that every buildable lot have direct frontage on a suitable, improved public street to ensure legal access and adequate emergency service response.

- Niskayuna Town Code (Chapters 189 & 220) require compliant lot width and public street frontage for all newly created or reconfigured subdivision lots.

9/23/26 – The Planning Office emailed Mr. Griner an Application for Open Development Permit application and explained that it needed to be completed and returned. Ms. Robertson also noted that the PB discussed the project at the end of their 9/14/26 meeting and concerns were raised regarding the use of an open development permit to obtain a third lot. They noted approval of such a proposal is discretionary and should be carefully reviewed relative to the impact on the neighborhood and future references to the precedent.

9/24/26 – Mr. Griner is working on his Application for Open Development Permit.

9/28/26 Planning Board (PB) meeting – Joe Griner attended the meeting. Ms. Robertson displayed the subdivision drawing on the screen and Mr. Griner identified the 3 lots explained the project to the board. The Board noted that because the proposed lots lack the required

physical frontage, the project would necessitate an Open Development Permit. This process involves a recommendation from the Planning Board, but the final authorization rests with the Town Board.

Members expressed concern regarding the geometry of "Lot 2," noting it has right angles that seem at odds with typical development standards and might result in substandard lots. The board discussed the existing long driveway and the historical context of the area, including a stub road planned by a previous property owner. There was emphasis on the need to traverse the property and evaluate the topography before proceeding.

Next Steps: The board suggested a site walk with the applicant to better assess the land, driveway, and layout before taking further action.

10/7/26 Conservation Advisory Council (CAC) meeting -- Chairman Strayer expressed concern that the proposal would result in a flag lot, which the town discourages. There was also discussion about how this configuration / open development permit might set a precedent for similar lot divisions in an area that contains significant vacant land intended for more orderly development rather than individual flag lots.

The Council questioned the financial and logistical requirements for upgrading the long driveway to meet town standards for emergency fire access. Mr. Griner noted he intends to assume the responsibility for maintaining the driveway as part of the permitting process. The proposal includes extensive stormwater mitigation, specifically the use of large 8-foot dry wells on each property to manage runoff. The applicant confirmed that the engineering plan focuses on flattening sections of the terrain to accommodate the new houses (1:08:21 - 1:09:29).
Future Review: The Council requested a detailed parcel map to better understand the area's development history and potential. The project will undergo further review by the Planning Board and a Town Designated Engineer (TDE).

10/8/2026 Tree Council -- The Tree Council discussed a new three-lot subdivision at this location. The developer explained that he purchased an existing home and plans to subdivide the remaining land into two additional lots for residential use. The Council's primary concerns regarding the project include:

- Limits of clearing: Determining the extent of land clearing required for the new development.
- Tree preservation: Identifying which specific trees are slated for removal as part of the construction process.
- Future assessment: The council intends to schedule a site walk to inspect the trees before any major work begins.

The applicant is before the Board to discuss the CAC and Tree Council meeting and submit his Open Development Permit application.

10/19/26 Planning Board (PB) meeting – Mr. Griner attended the meeting. Chairman D'Arpino summarized the project and briefly discussed the Conservation Advisory Council (CAC) meeting on 11/4/26, the Tree Council meeting on 11/12/26, the open development permit process and the site visit planned for 11/4/26. Ms. Robertson requested a cross sectional view of the driveway and noted it may require some upgrades. The Planning Office noted that a TDE will be engaged to review and comment on the project plans.

After the meeting an RFP was circulated to engage a TDE but the first comment letter has not been received yet.

11/3/26 site walk – Mr. Griner hosted three members of the Planning Board on a site walk of the property.

11/4/26 Conservation Advisory Committee (CAC) meeting – Mr. Griner attended the meeting and updated the committee regarding new developments regarding the project. A detailed discussion ensued regarding the ownership, use, snowplowing and overall maintenance of the shared driveway to Lisha Kill Rd. The council stressed the need for a road maintenance agreement among the owner and users to make sure the road was always passable for emergency vehicles. They also noted without a legal agreement the maintenance and upkeep of the road may become a source of conflict among the shared users. Chairman Strayer stated that he would like to see a site plan drawing that used the stub road at Hislope Rd. to provide driveway access for all thee lots. He explained the presence of the stub road demonstrated the fact that future development of the open land was intended to be accessed from that area. He added, using the stub road for access to all three lots would eliminate the need for an open development permit and be more consistent with initiatives included in the comprehensive plan.

The committee also discussed the small size of what will become lot 1 relative to lots 2 & 3 and the neighboring properties. They requested, as the Planning Board did at their meetings, that lot 1 be increased in size and made more rectangular in shape. Mr. Griner stated that he would consider enlarging the lot.

CAC members noted that developing front yards directly adjacent to existing residential rear yards along Lori Drive is not ideal and suggested shifting the proposed home footprints back to maintain a forested buffer between properties. The council examined the extensive filling and regrading planned for the lots, cautioning that newly manufactured steep slopes must be carefully stabilized with erosion controls to protect downstream wetlands from runoff. Regarding utilities, the CAC requested that the applicant locate the existing septic system on Lot 1 and note it on the drawing, and to verify that adequate area remains for a future 100% replacement of the drainfield. They also asked for verification that the existing water service lateral is non-lead, noting both on the subdivision map. Sustainable building practices such as cold-climate heat pumps, solar panels, dark-sky lighting, composting, and pesticide-free lawn care were also encouraged.

The CAC then reviewed and discussed the questions in Part 2 of the EAF form. A motion was approved, with one Nay vote, to recommend a Negative SEQR declaration. The committee member who voted against the negative declaration stated they would like to see all lots accessed from the stub road (Hislope Rd.) NOTE: *the full Part 2 and 3 will be provided for the November 23 meeting. Due to the short turnaround time – notes were provided for this meeting attached to the agenda statement.*

11/6/2026 – The Applicant submitted an update to make Lot 1 much larger, included in the packet. The Planning Board should discuss this newest configuration, whether or not they would like to see a concept of a driveway from the existing home going to the Hislope Rd, and whether they are ready to call for sketch plan approval (which is the next formal step).

TOWN OF NISKAYUNA CONSERVATION ADVISORY COUNCIL (CAC)

SEQR SHORT ENVIRONMENTAL ASSESSMENT FORM (SEAF) – PART 2 REVIEW

Project Name: 820 Lishakill Road – 3-Lot Subdivision & Open Development Permit

Applicant: Joseph Griner (Griner Construction, LLC)

Meeting Date: November 4, 2026

CAC Recommendation to Planning Board: Negative Declaration (Vote: 6–1)

PART 2 – IMPACT ASSESSMENT CHECKLIST & FINDINGS

Question / Environmental Area	CAC Determination	Detailed Findings & Mitigation Recommendations
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	**No, or small impact may occur** *(Identified with considerations)*	• There is a policy issue concerning the creation of irregular flag lots and lots lacking public frontage. • This layout is partially mitigated by the fact that the primary access driveway to Lishakill Road has existed and been in continuous use for approximately 100 years. • Constructing two homes at the end of the Hislope Road street stub diminishes potential future interconnectivity and orderly street development options. • Because the historic driveway is being formalized into a multi-lot emergency response corridor, a formal, binding **Road Access & Maintenance Agreement** must be recorded to put all current and future owners on legal notice regarding clearing, plowing, and upkeep responsibilities.
2. Will the proposed action result in a change in the use or intensity of use of land?	**No, or small impact may occur**	• The project increases residential intensity by adding two new single-family building lots (three total) on a 6.93± acre site. • Site preparation requires approximately 2.40± acres of physical disturbance, including tree clearing, extensive fill, and significant finish grading.

Question / Environmental Area	CAC Determination	Detailed Findings & Mitigation Recommendations
3. Will the proposed action impair the character or quality of the existing community?	**No, or small impact may occur**	• Positioning proposed front yards directly adjacent to existing residential rear yards along Lori Drive and surrounding lots is not ideal. • The site currently lacks a wooded buffer between the proposed building footprints and adjacent existing homes. • **Mitigation:** The CAC recommends that the applicant shift the proposed home footprints backward (away from adjacent property lines) to establish and preserve a meaningful vegetated/forest buffer between yards.
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	**No impact**	• The project site does not contain, nor is it contiguous to, any state- or locally-designated Critical Environmental Area (CEA).
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, or small impact may occur**	• Adding two single-family residences generates negligible additional trip generation (approximately 2 peak-hour trips) and will not adversely impact capacity or level of service on Hislope Road, Lori Drive, or Lishakill Road.
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?	**No, or small impact may occur**	• Adding two new homes represents a standard incremental increase in residential energy use. • **Recommendations:** The CAC strongly encourages the builder to incorporate cold-climate heat pumps, rooftop solar installations, Dark-Sky compliant exterior lighting, dedicated on-site composting areas, and organic, pesticide-free lawn care practices. • Sustainable site practices are critical because all localized surface runoff on this parcel drains toward downstream wetland systems.
7. Will the proposed action impact existing public/private water supplies or wastewater treatment utilities?	**No, or small impact may occur**	• **Wastewater / Septic:** For proposed Lot 1 (existing residence), the applicant must verify and locate the existing on-site septic tank and absorption field on the subdivision plat to

Question / Environmental Area	CAC Determination	Detailed Findings & Mitigation Recommendations
		confirm sufficient reserved area remains for a 100% replacement drainfield in the future. • **Water Service:** The applicant must confirm the service lateral material supplying the existing home on Lot 1 (verifying it is copper/non-lead) and note the pipe material on the final subdivision plat. Lots 2 and 3 will connect to the public water and sewer main in Hislope Road.
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural, or aesthetic resources?	**No impact**	• While the NYS SHPO archaeological screening tool flags general neighborhood sensitivity, the site does not contain, nor is it contiguous to, any designated National or State Register historic places or landmarks.
9. Will the proposed action result in an adverse change to natural resources (wetlands, waterbodies, groundwater, air quality, flora and fauna)?	**No, or small impact may occur**	• Development requires localized tree clearing and ground disturbance, but the proposed limits of disturbance avoid direct physical encroachment into regulated wetlands or waterbodies.
10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems?	**No, or small impact may occur**	• The extensive fill placement and regrading will create newly steepened manufactured slopes. • **Mitigation:** Strict erosion and sediment controls must be maintained, and careful engineering oversight is required to prevent sediment-laden runoff from washing down finished slopes and discharging into sensitive downhill wetlands.
11. Will the proposed action create a hazard to environmental resources or human health?	**No impact**	• The project involves standard single-family residential construction with no hazardous substance generation, storage, or health risks.

SUMMARY OF CAC ACTION & RECOMMENDED CONDITIONS:

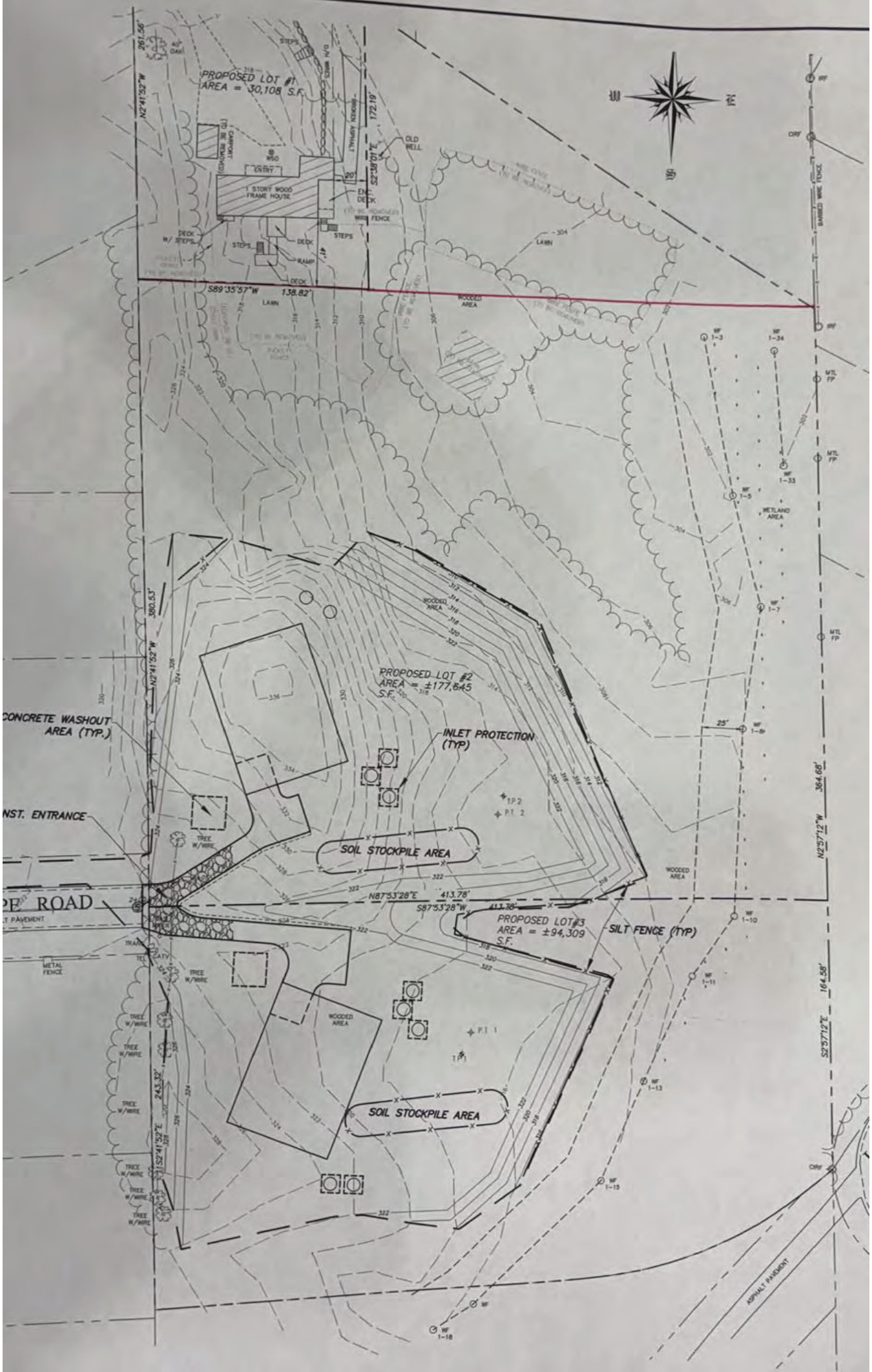
1. **Formal CAC Recommendation (Vote: 6–1):**

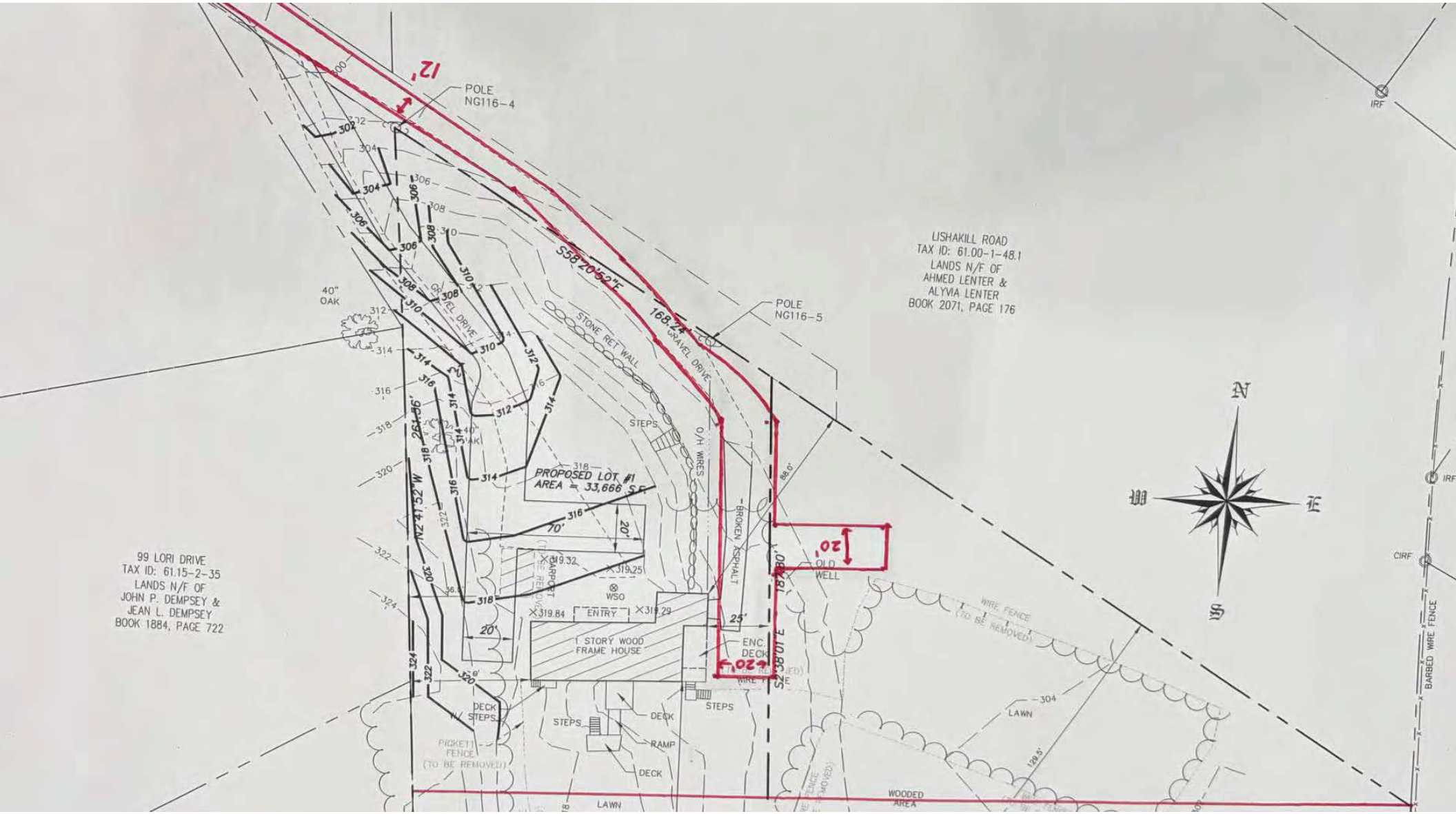
   The Conservation Advisory Council recommends that the Planning Board and Zoning Commission adopt a **SEQR Negative Declaration** for the proposed 3-lot subdivision and Open Development Permit.

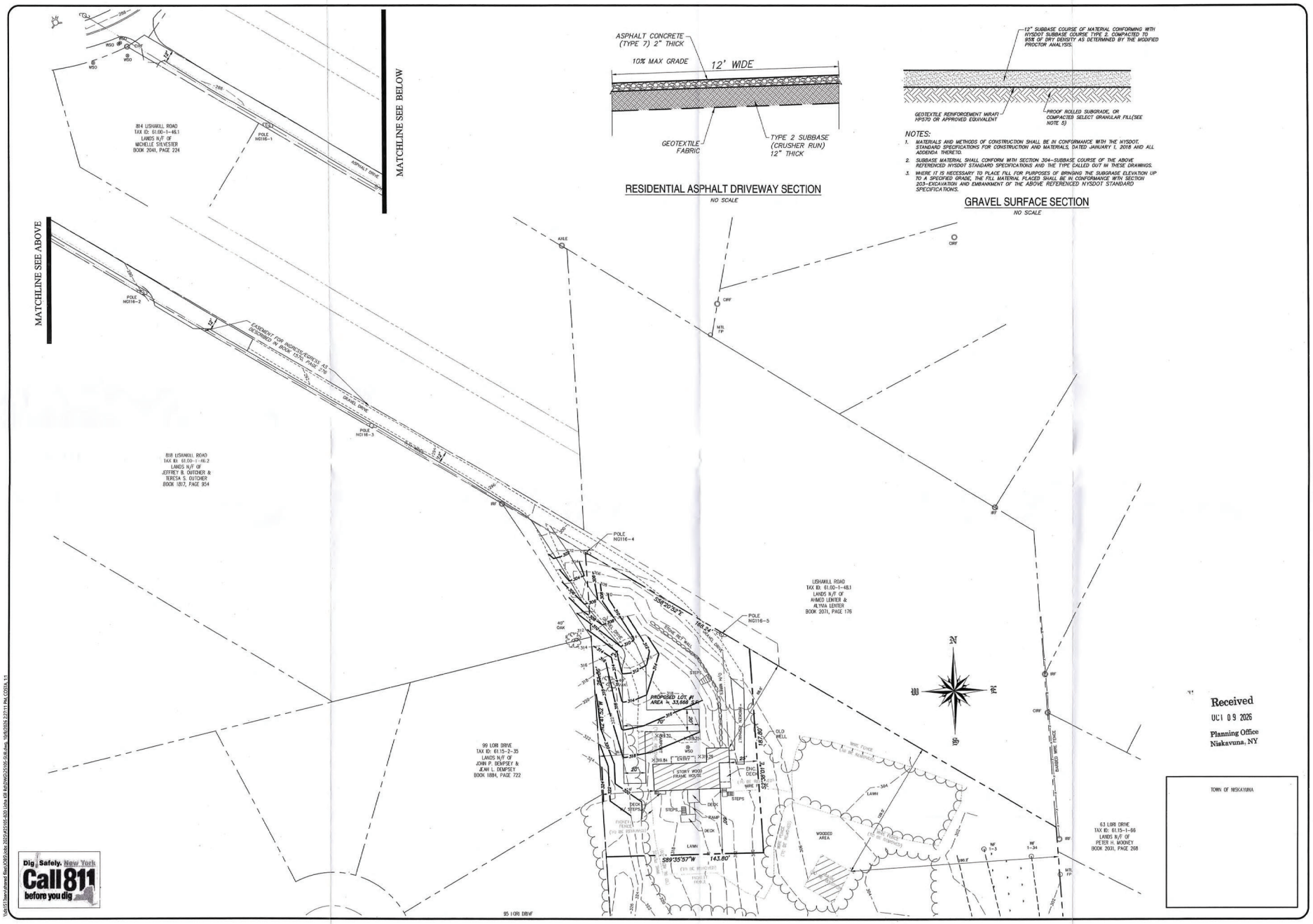
(Note: The dissenting vote reflected a preference to require all three lots to take public street access from the Hislope Road stub, thereby eliminating flag-lot configurations and avoiding the need for an Open Development Permit).

2. **Mitigation Condition Recommended for Planning Board Approval:**

   To mitigate density concerns, neighborhood character impacts, and irregular lot divisions, the CAC formally recommends that the Planning Board incorporate a **"No Further Subdivision" covenant/restriction** into any future sketch plan and final plat approvals for all three lots.


PROPOSED LOT #1
AREA = 30,108 S.F.
PROPOSED LOT #2
AREA = ±177,645 S.F.
PROPOSED LOT #3
AREA = ±94,309 S.F.
SOIL STOCKPILE AREA
SOIL STOCKPILE AREA
INLET PROTECTION (TYP)
SILT FENCE (TYP)
CONCRETE WASHOUT AREA (TYP.)
1 STORY WOOD FRAME HOUSE
WOODED AREA
WETLAND AREA
LAWN
ASPHALT PAVEMENT
METAL FENCE
BARBED WIRE FENCE
S89°35'57"W 138.82'
N87°53'28"E 413.78'
S87°53'28"W 413.78'
N2°41'52"W 380.53'
S2°41'52"E 243.32'
N2°57'12"W 364.68'
S2°57'12"E 164.58'
N2°41'52"W 261.56'
S2°38'01"E 172.19'


12'
POLE NG116-4
POLE NG116-5
IRF
LISHAKILL ROAD
TAX ID: 61.00-1-48.1
LANDS N/F OF
AHMED LENTER &
ALYVIA LENTER
BOOK 2071, PAGE 176
S58°20'52"E
168.74'
GRAVEL DRIVE
STONE RET WALL
40" OAK
PROPOSED LOT #1
AREA = 33,666 S.F.
N2°41'52"W
264.56'
70'
20'
STEPS
O/H WIRES
BROKEN ASPHALT
88.0'
20'
OLD WELL
S23°38'01"E
184.80'
WIRE FENCE (TO BE REMOVED)
99 LORI DRIVE
TAX ID: 61.15-2-35
LANDS N/F OF
JOHN P. DEMPSEY &
JEAN L. DEMPSEY
BOOK 1884, PAGE 722
CARPORT
WSO
ENTRY
1 STORY WOOD FRAME HOUSE
ENC. DECK
20'
25'
DECK W/ STEPS
STEPS
DECK
RAMP
PICKETT FENCE (TO BE REMOVED)
LAWN
WOODED AREA
129.5'
CIRF
BARBED WIRE FENCE
N
S
E
W



RESIDENTIAL ASPHALT DRIVEWAY SECTION

NO SCALE

NOTES:

1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NYSDOT. STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 1, 2018 AND ALL ADDENDA THERETO.
2. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304-SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.
3. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

GRAVEL SURFACE SECTION

NO SCALE

Received
UC1 09 2026
Planning Office
Niskayuna, NY

TOWN OF NISKAYUNA

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NO.	REVISION	BY	APPD.	DATE
1	ISSUED FOR REVIEW	FSC	NC	10/08/25

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NICHOLAS COSTA, P.E.

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DRIVEWAY PLAN

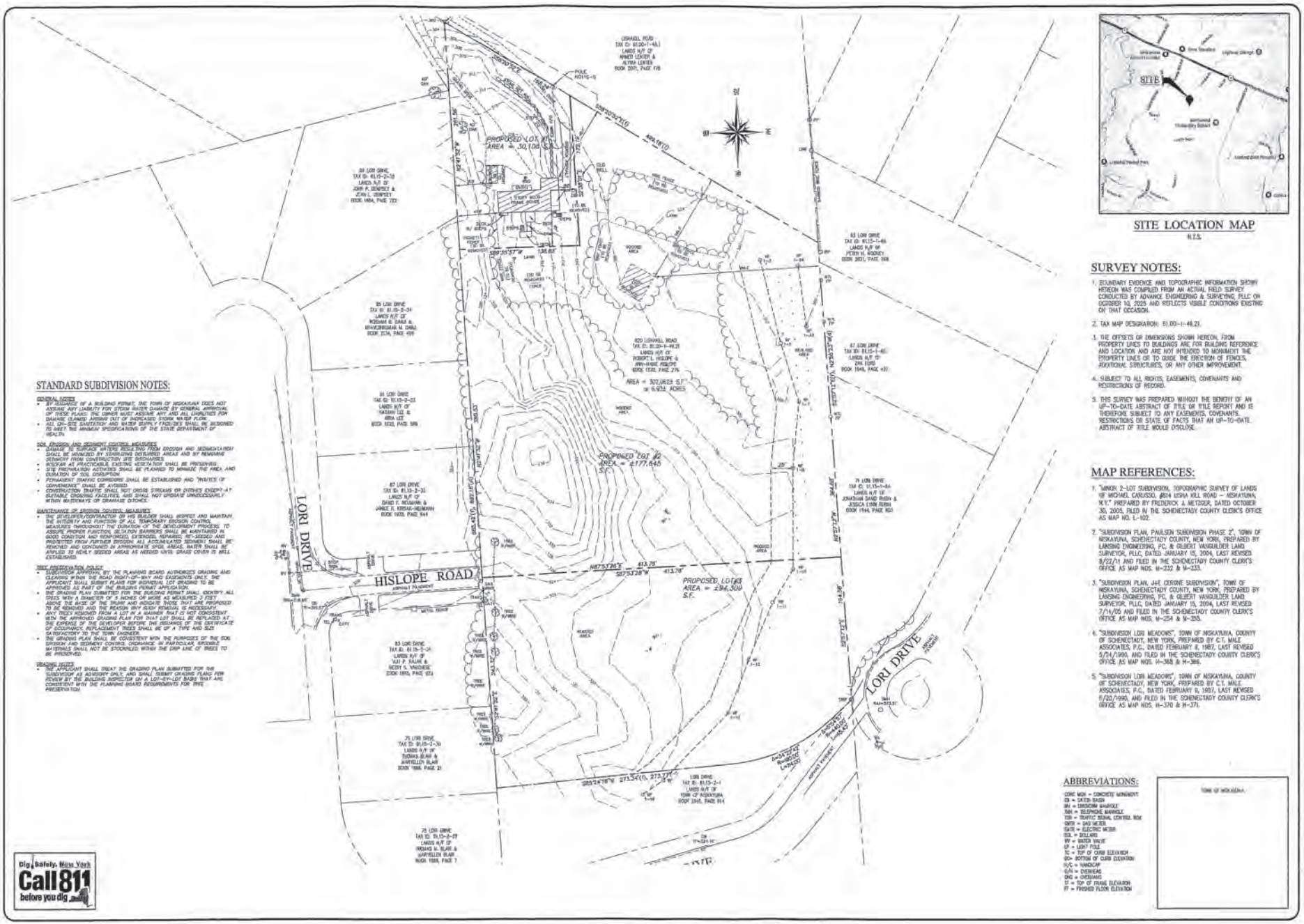
PROPOSED SINGLE FAMILY HOMES

820 LISHAKILL ROAD TOWN OF NISKAYUNA
COUNTY OF SCHENECTADY NEW YORK

DATE: MAY 29, 2026 SCALE: 1"=40'

SHEET NO.
DRIVE
1 OF 1 25105-SUB

\\Art01\Share\Shared files\JOBS\Jobs 2025\25105-820 Lishakill Rd\DWG\25105-SUB.dwg, 10/8/2026 2:29:11 PM, COSTA, N.



SITE LOCATION MAP

N.T.S.

SURVEY NOTES:

1. BOUNDARY EVIDENCE AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC ON OCTOBER 10, 2025 AND REFLECTS VISIBLE CONDITIONS EXISTING ON THAT OCCASION.
2. TAX MAP DESIGNATION: 61.00-1-46.21.
3. TIE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, COVENANTS, RESTRICTIONS OR STATE OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.

MAP REFERENCES:

1. "MINOR 2-LOT SUBDIVISION, TOPOGRAPHIC SURVEY OF LANDS OF MICHAEL CARUSSO, #814 LISHA KILL ROAD – NISKAYUNA, N.Y." PREPARED BY FREDERICK J. METZGER, DATED OCTOBER 30, 2005, FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE AS MAP NO. L-102.
2. "SUBDIVISION PLAN, PAULSEN SUBDIVISION PHASE 2", TOWN OF NISKAYUNA, SCHENECTADY COUNTY, NEW YORK, PREPARED BY LANSING ENGINEERING, PC, & GILBERT VANGUILDER LAND SURVEYOR, PLLC, DATED JANUARY 15, 2004, LAST REVISED 8/22/11 AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE AS MAP NOS. H-232 & H-233.
3. "SUBDIVISION PLAN, J+E CERONE SUBDIVISION", TOWN OF NISKAYUNA, SCHENECTADY COUNTY, NEW YORK, PREPARED BY LANSING ENGINEERING, PC, & GILBERT VANGUILDER LAND SURVEYOR, PLLC, DATED JANUARY 15, 2004, LAST REVISED 7/14/05 AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE AS MAP NOS. H-254 & H-255.
4. "SUBDIVISION LORI MEADOWS", TOWN OF NISKAYUNA, COUNTY OF SCHENECTADY, NEW YORK, PREPARED BY C.T. MALE ASSOCIATES, P.C., DATED FEBRUARY 8, 1987, LAST REVISED 5/24/1990, AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE AS MAP NOS. H-368 & H-369.
5. "SUBDIVISION LORI MEADOWS", TOWN OF NISKAYUNA, COUNTY OF SCHENECTADY, NEW YORK, PREPARED BY C.T. MALE ASSOCIATES, P.C., DATED FEBRUARY 8, 1987, LAST REVISED 6/20/1990, AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE AS MAP NOS. H-370 & H-371.

STANDARD SUBDIVISION NOTES:

GENERAL NOTES:
- 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 CAUSED ARISING OUT OF INCREASED STORM WATER FLOW.
- ALL ON-SITE SANITATION AND WATER SUPPLY FACILITIES SHALL BE DESIGNED TO MEET THE MINIMUM SPECIFICATIONS OF THE STATE DEPARTMENT OF HEALTH.

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

MAINTENANCE OF EROSION CONTROL MEASURES:
- 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. SEDIMENT BARRIERS SHALL BE MAINTAINED IN GOOD CONDITION AND REINFORCED, EXTENDED, REPAIRED, RE-SEEDED AND PROTECTED FROM FURTHER EROSION. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND CONTAINED IN APPROPRIATE SPOIL AREAS. WATER SHALL BE APPLIED TO NEWLY SEEDED AREAS AS NEEDED UNTIL GRASS COVER IS WELL ESTABLISHED.

TREE PRESERVATION POLICY:
- 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 2 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, EROSIBLE MATERIALS SHALL NOT BE STOCKPILED WITHIN THE DRIP LINE OF TREES TO BE PRESERVED.

GRADING ISSUES:
- 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.

ABBREVIATIONS:

CONC MON = CONCRETE MONUMENT
ED = DATED EASER
MH = MANHOLE MANHOLE
TMH = TELEPHONE MANHOLE
TCB = TRAFFIC SIGNAL CONTROL BOX
DWTR = DAD WATER
ELEC = ELECTRIC MOTOR
BOL = BOLLARD
WV = WATER VALVE
LP = LIGHT POLE
TC = TOP OF CURB ELEVATION
BC= BOTTOM OF CURB ELEVATION
H/C = HANDICAP
O/H = OVERHEAD
UHG = OVERHANG
TF = TOP OF FRAME ELEVATION
FF = FINISHED FLOOR ELEVATION

TOWN OF NISKAYUNA

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NO.	REVISION	BY	APPRO.	DATE
1	ISSUED FOR REVIEW	DSC	MC	5/26/26

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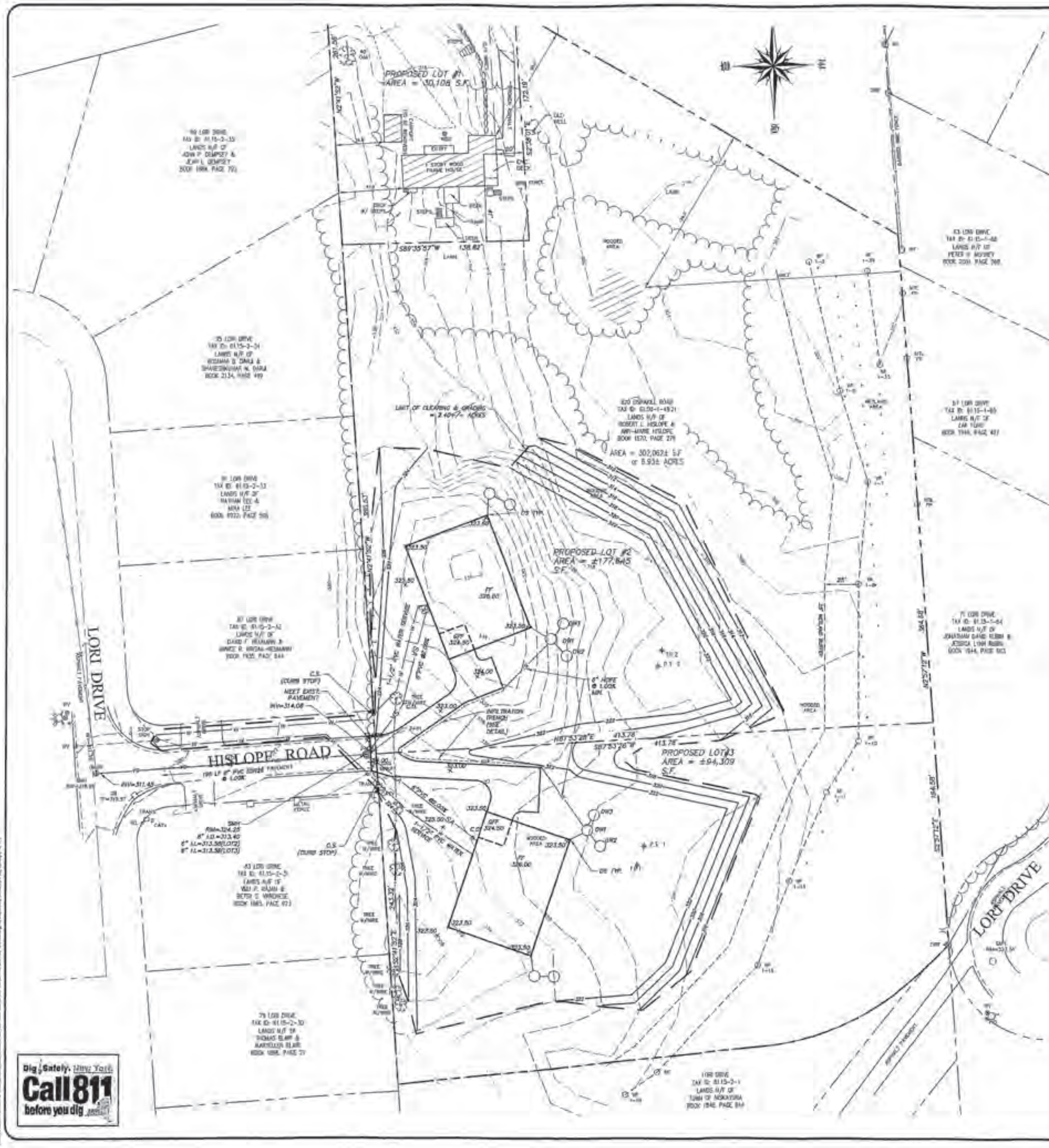
ROBIN M. FOWLER, L.S.

SUBDIVISION PLAN

PROPOSED SINGLE FAMILY HOMES
820 LISHAKILL ROAD TOWN OF NISKAYUNA
COUNTY OF SCHENECTADY NEW YORK

DATE: MAY 26, 2026 SCALE: 1"=50'

SHEET NO.
SUB
1 OF 3 25105-SUB



GRADING NOTES:

1. DRIVEWAY GRADES WILL NOT EXCEED 10%.
2. SWALES MUST BE PROVIDED BETWEEN HOUSES ALONG THE SIDE LOT LINES, AND AT THE REAR OF HOUSES WHERE THE REAR YARD SLOPES TOWARD THE HOUSE TO DIVERT SURFACE RUNOFF AWAY FROM THE HOUSES. THE CENTERLINE OF THE SWALES AT THE REAR MUST BE A MINIMUM OF 10 FEET FROM THE FOUNDATION.
3. IN AREAS OF PROPOSED FILL, ALL EXISTING VEGETATION AND OTHER ORGANIC MATERIAL, INCLUDING THE ROOT MAT, SHALL BE REMOVED PRIOR TO THE PLACEMENT OF THE FILL. THE MATERIAL SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE FACILITY, OR PROCESSED FOR REUSE ON-SITE IN A MANNER THAT WILL NOT BE CONDUCIVE TO ADVERSE EFFECTS OF DECOMPOSITION, SUCH AS THE PRODUCTION OF ODORS OR OF CONCENTRATIONS OF NOXIOUS OR EXPLOSIVE GASES, OR THE CREATION OF UNSTABLE SUBSURFACE CONDITIONS. THE PROPOSED METHOD OF ON-SITE PROCESSING AND REUSE SHALL BE SPECIFIED IN THE GRADING PERMIT APPLICATION AND MAY REQUIRE CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER AS A SAFE AND EFFECTIVE MEANS OF DISPOSAL.
4. NO VEGETATION OR OTHER WASTE MATERIALS SHALL BE BURIED ON THE SITE.
5. ALL FILL PLACED ON THE SITE SHALL BE FREE OF ORGANIC MATERIAL.
6. EROSION CONTROL MEASURES SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH THE TOWN STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL LAW AND THE EPA PHASE II STORMWATER QUALITY STANDARDS.
7. GFF IS GARAGE FINISH FLOOR ELEVATION.

SUBSURFACE INFILTRATION SYSTEM CONSTRUCTION NOTES:

1. INSTALL CONSTRUCTION SAFETY FENCE AROUND INFILTRATION AREA UNTIL SYSTEM IS INSTALLED. DO NOT STORE MATERIALS OR EQUIPMENT ON TOP OF SYSTEM.
2. REMOVE AND STOCKPILE TOPSOIL.
3. EXCAVATE AND REMOVE CLAY FILL SOIL FROM THE DRYWELL STONE BASE AREA. TEST PITS INDICATE CLAY FILL IS PRESENT FROM 19 – 72 INCHES.
4. BRING EXCAVATION UP TO SUBGRADE ELEVATION USING THE NATIVE SANDY SOILS. SUBGRADE ELEVATION FOR DW #1 & #2: 320.50
5. RE-COMPACT SOIL AS FOLLOWS:
   - APPLY 3 INCHES OF COMPOST OVER SUBSOIL.
   - TILL COMPOST INTO SUBSOIL TO A DEPTH OF 12 INCHES CIRCULATING AIR AND COMPOST INTO THE SUBSOIL.
   - ROCK-PICK ALL UPLIFTED STONE/ROCK MATERIAL OF 4 INCHES AND LARGER AND REMOVE FROM THE SITE.
   - RE-MEDIATED SOIL SHOULD ALLOW 12 INCHES OF PENETRATION OF A 3/8" DIAMETER ROD INTO THE SOIL BY USING ONLY BODY WEIGHT.
6. PLACE 6 INCHES OF #3 & #4 WASHED CRUSHED STONE OVER RE-COMPACTED AREA AND LEVEL SUBGRADE.
7. INSTALL DRYWELL COMPONENTS AND BACKFILL WITH CRUSHED STONE.
8. COVER STONE WITH FILTER FABRIC AND BACKFILL WITH NATIVE SANDY SOIL.
9. RESPREAD 4" TOPSOIL OVER SYSTEM, SEED AND MULCH.
10. CONTACT THE TOWN'S STORMWATER MANAGEMENT OFFICE DURING THE INSTALLATION AND PRIOR TO BACKFILLING FOR REVIEW OF THE INSTALLED SYSTEMS.

TEST PIT (TP#1):

0-6" TOPSOIL
6-78" LIGHT BROWN SAND
NO GROUNDWATER PRESENT AT BOTTOM OF TEST PIT

PERC TEST (PT#1):

30" DEEP
6"/4 MIN-30 SEC
6"/4 MIN-30 SEC
6"/4 MIN-30 SEC
6"/4 MIN-30 SEC

TEST PIT (TP#2):

0-6" TOPSOIL
6-88" LIGHT BROWN SAND
NO GROUNDWATER PRESENT AT BOTTOM OF TEST PIT

PERC TEST (PT#2):

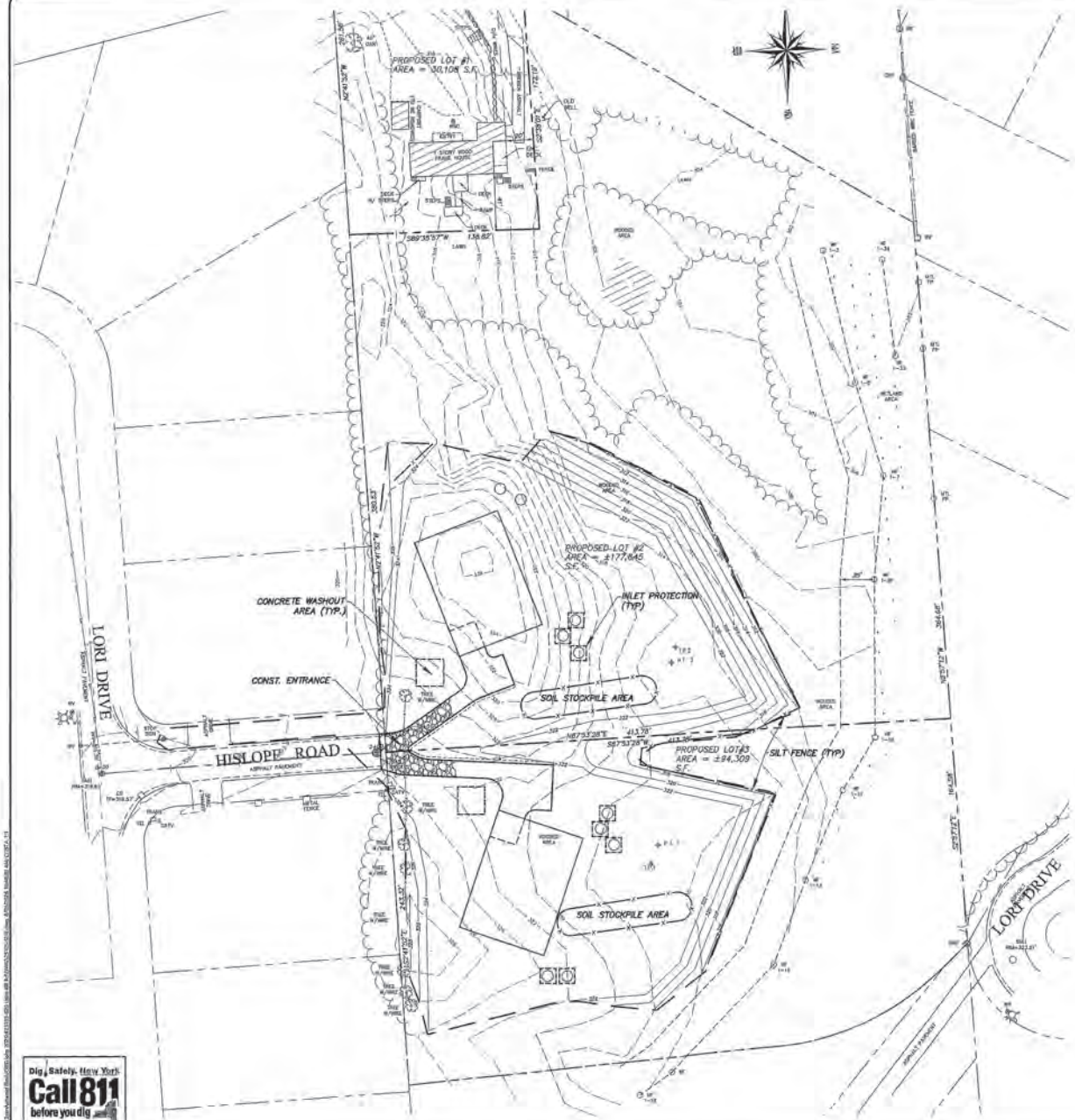
30" DEEP
6"/5 MIN-40 SEC
6"/5 MIN-40 SEC
6"/5 MIN-40 SEC
6"/5 MIN-40 SEC

NO.	REVISION	BY	APPD.	DATE
1	ISSUED FOR REVIEW			

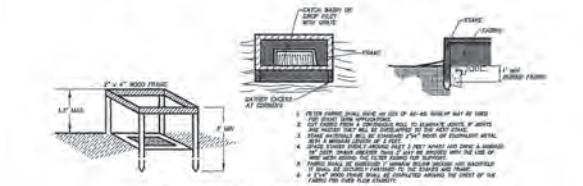
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NICHOLAS COSTA, P.E.

GRADING AND UTILITY PLAN
PROPOSED SINGLE FAMILY HOMES
820 LISHAKILL ROAD TOWN OF NISKAYUNA
COUNTY OF SCHENECTADY NEW YORK
DATE: MAY 29, 2020 SCALE: 1"=40'

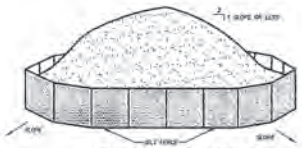
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GRD
2 OF 8

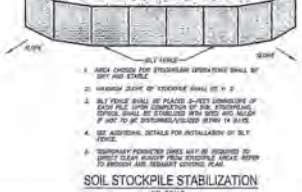












EROSION & GRADING NOTES:

1. AREAS TO BE FILLED WILL BE CLEARED & GRUBBED. TOPSOIL WILL BE STOCKPILED FOR RE-USE.
2. FILL WILL BE PLACED IN LAYERS NOT TO EXCEED 9" & COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
3. FROZEN MATERIALS OR SOFT, HIGHLY COMPRESSIBLE MATERIALS WILL NOT BE USED AS FILL.
4. FILL WILL NOT BE PLACED ON FROZEN SURFACE.
5. FILLING WILL BE COMPLETED AS A CONTINUOUS OPERATION.
6. AS SOON AS FINAL GRADES ARE ACHIEVED, THE AREAS WILL BE STABILIZED.
7. SEED & MULCH ALL DISTURBED AREAS IMMEDIATELY AFTER CONSTRUCTION.
8. CONTRACTOR MUST PROTECT ALL SURFACE WATER FROM SILTATION DURING CONSTRUCTION WITH APPROPRIATE MEASURES INCLUDING BUT NOT LIMITED TO PLACING SILTATION FENCING AROUND THE WORK AREA.
9. ANY SOILS TRACKED OUT ONTO PUBLIC ROADS WILL BE SWEPT UP IMMEDIATELY.
10. A CONCRETE WASHOUT AREA MUST BE SHO BEFORE ANY POURING IS TO TAKE PLACE.
11. ANY POURING THAT IS TO BE DONE ON SITE MUST BE RUN THROUGH A FILTER AND/OR STONE.
12. A FINAL GRADING INSPECTION WILL HAVE TO BE CONDUCTED BEFORE COMPLETION OF CONSTRUCTION OR CERTIFICATE OF OCCUPANCY IS ISSUED.
13. ANY AND ALL EXPOSED SOILS MUST BE STABILIZED BEFORE COMPLETION OF CONSTRUCTION OR CERTIFICATE OF OCCUPANCY IS ISSUED.
14. ALL LAWN AREAS SHALL BE PLANTED BY HYDRO-SEEDING METHODS AND IF IT IS COMPLETED DURING DRY MONTHS IT SHALL BE PROTECTED WITH EROSION BLANKETS.
15. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

TOWN OF NISKAYUNA

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NO.	REVISION	BY	APPD.	DATE
1	ISSUED FOR REVIEW	TSC	MC	8/28/09

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PHONE: (518) 690-0772 11 HERBERT DRIVE, LATHAM, N.Y. 12110 E-MAIL: tscott@nycap.rr.com

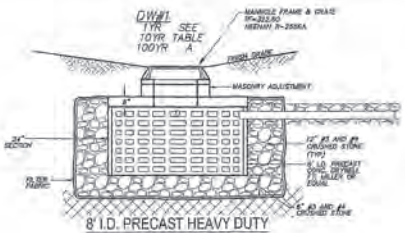
NICHOLAS J. COSTA, P.E.

EROSION AND SEDIMENT CONTROL PLAN
PROPOSED SINGLE FAMILY HOMES
820 LISHAKILL ROAD TOWN OF NISKAYUNA
COUNTY OF SCHENECTADY NEW YORK
DATE: MAY 29, 2009 SCALE: AS NOTED

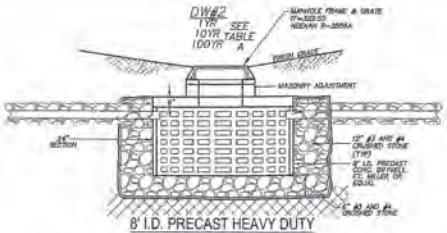
SHEET NO.
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3 OF 5 2311(5)-09.dft

GENERAL NOTES:

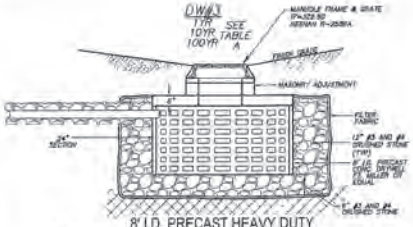
1. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, STANDARDS ORDINANCES, RULES AND REGULATIONS.
2. EXISTING WATER MAIN & SANITARY SEWER SHOWN HEREON WERE OBTAINED FROM THE AVAILABLE RECORD DRAWINGS. THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. THEIR ACTUAL LOCATION SHALL BE VERIFIED BY THE CONTRACTOR BY CONTACTING THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AND MUNICIPAL AGENCIES HAVING JURISDICTION SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATING AND/OR CONSTRUCTION. (1-800-962-7962).
3. CONSTRUCTION OF ALL PROPOSED UTILITIES MUST BEGIN AT ITS POINT OF CONNECTION TO THE EXISTING UTILITY OR AT THE LOWEST POINT IN THE SYSTEM. INVERT ELEVATIONS, CLEARANCES AND LOCATION AT CROSSINGS MUST BE VERIFIED PRIOR TO THE BEGINNING OF CONSTRUCTION. THE ENGINEER MUST BE NOTIFIED AT LEAST TWENTY- FOUR (24) HOURS IN ADVANCE OF ANY INSTALLATION TO BE ABLE TO PROVIDE OBSERVATION AS REQUIRED. THE CONTRACTOR MUST KEEP A RECORD OF ALL UNDERGROUND UTILITIES INSTALLED AND ENCOUNTERED SO THE ENGINEER WOULD BE ABLE TO USE THE RECORDS FOR THE PREPARATION OF RECORD DRAWINGS AS REQUIRED BY THE LOCAL MUNICIPALITY.
4. WHEN CROSSING EXISTING UTILITIES WITH PROPOSED UTILITIES, CONTRACTOR SHALL COORDINATE SUCH CROSSINGS WITH THE RESPECTIVE MUNICIPAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE EXISTING UTILITIES.
5. ALL PROPOSED UTILITIES AND APPURTENANCES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL MUNICIPALITIES CODES AND REGULATIONS GOVERNING THE INSTALLATION OF SUCH UTILITIES.
6. THE ENGINEER RESERVES THE RIGHT TO EXAMINE ANY WORK DONE ON THIS PROJECT AT ANY TIME TO DETERMINE THE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OF THIS PROJECT, AS WITNESSED AND INTERPRETED BY THE ENGINEER.
7. MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONTRACT DRAWINGS SUCH AS PATCHING, BLOCKING, STRAPPING ETC., SHALL BE PERFORMED AS REQUIRED TO MAKE ONE WORK COMPLETE, AND FUNCTIONAL.
8. ALL DISTURBED AREA OUTSIDE OF PAVED AREA TO RECEIVE TOPSOIL AND SEED, EXCEPT AS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL:
   - 9.A. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK.
   - 9.B. NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
   - 9.C. EXAMINE THE SITE AND INCLUDE IN HIS WORK THE EFFECT OF ALL EXISTING CONDITIONS OF THE WORK.
   - 9.D. PROVIDE AND INSTALL ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE.
   - 9.E. HOLD THE OWNER HARMLESS AGAINST ANY AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR ON THE SITE.
10. WATER MAINS SHALL BE INSTALLED, TESTED AND ACCEPTED IN ACCORDANCE WITH THE TOWN OF NISKAYUNA STANDARDS & SPECIFICATIONS.
11. SANITARY SEWERS SHALL BE INSTALLED AND ACCEPTED IN ACCORDANCE WITH THE TOWN OF NISKAYUNA STANDARDS & SPECIFICATIONS.
12. ALL BACKFILL USED IN TRENCHES WITHIN ROADWAY AREAS SHALL BE PLACED IN MAXIMUM SIX (6) INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
13. WHEN BACKFILLING AROUND PROPOSED OR EXISTING STRUCTURES, MATERIAL SHALL BE PLACED IN MAXIMUM SIX (6) INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
14. CONTRACTOR SHALL ADJUST RIM/TOP OF FRAME ELEVATIONS TO PROPOSED FINISHED GRADES FOR ALL UTILITIES LOCATED WITHIN LIMITS OF PROPOSED WORK.
15. NO SUMP PUMP, CELLAR OR FOOTING DRAINS SHALL BE CONNECTED TO ANY SANITARY SEWER.
16. SEWER MAINS AS RELATION TO WATER MAINS: WHERE POSSIBLE SEWERS SHALL BE LAID AT LEAST NINE FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE A MINIMUM OF EIGHTEEN INCHES BETWEEN THE SEWER AND WATER MAIN CROSSINGS.
17. CONTRACTOR MUST PROTECT ALL SURFACE WATERS FROM SILTATION DURING CONSTRUCTION WITH APPROPRIATE MEASURES INCLUDING, BUT NOT LIMITED TO, PLACING HAY BALES AND SILTATION FENCING AROUND WORK.
18. ALL WATER MAIN PIPE TO BE USED MUST MEET ALL APPROPRIATE ANWA STANDARDS.
19. CONTRACTOR IS ADVISED THAT CONSTRUCTION PROCEDURE, AND MATERIALS TO BE USED FOR ALL WORK WILL HAVE TO COMPLY WITH THE WRITTEN SPECIFICATIONS, AND STANDARDS OF THE VARIOUS TOWN OF NISKAYUNA DEPARTMENTS INCLUDING HIGHWAY. CONTRACTOR IS RESPONSIBLE FOR SECURING AND COMPLYING WITH THESE RESTRICTIVE WRITTEN SPECIFICATIONS AND STANDARDS.
20. WATER TO BE COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR FOUNDATION DRAIN LOCATIONS, MECHANICAL, PLUMBING AND OTHER PERTINENT COMPONENTS OF THE PROJECT.
21. NOISE SHALL BE IN ACCORDANCE WITH TOWN OF NISKAYUNA CODE SECTION 142-3 AS FOLLOWS:
   - 21.A. All construction activity, including but not limited to excavation, demolition, paving, construction, alteration or repair of any building, other than between 7:00 a.m. and 8:00 p.m. Monday through Friday and 9:00 a.m. to 8:00 p.m. on Saturday and Sunday, except in case of urgent necessity in the interest of public safety as determined by the Building Inspector, Highway Superintendent, Commissioner of Public Works, Chief of Police or Fire Chief or their designees.
22. PIPE INSTALLATION AND PRESSURE LEAKAGE TESTING PROCEDURES SHALL BE IN COMPLIANCE WITH LAW ANWA 0600 STANDARDS.
23. DISINFECTING PROCEDURES SHALL BE IN COMPLIANCE WITH LAW ANWA 0650.



8' I.D. PRECAST HEAVY DUTY
CONCRETE DRYWELL #1
NO SCALE



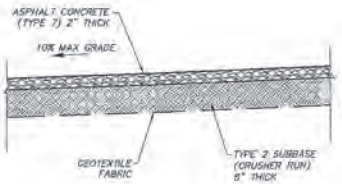
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CONCRETE DRYWELL #2
NO SCALE



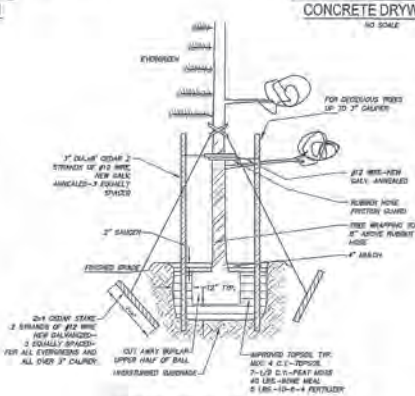
8' I.D. PRECAST HEAVY DUTY
CONCRETE DRYWELL #3 (USE ONLY AT SYSTEM #2B & 3A)
NO SCALE

TABLE A

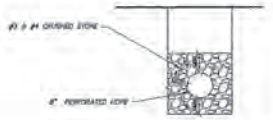
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SYSTEM 2B	318.05	318.86	320.78
SYSTEM 3A	318.05	318.86	320.78
SYSTEM 3B	318.03	318.46	319.63



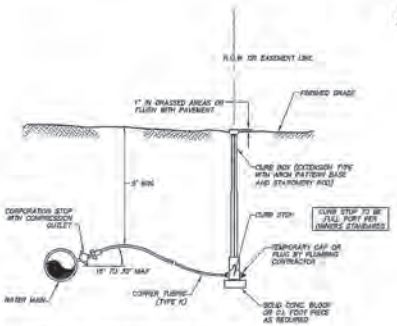
RESIDENTIAL DRIVEWAY SECTION
NO SCALE



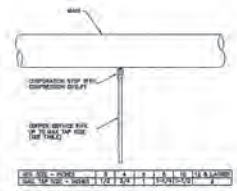
TREE PLANTING DETAIL
N.T.S.



EQUALIZATION PIPE DETAIL
NO SCALE



COPPER SERVICE PIPE CONNECTION DETAIL
NO SCALE



TYPICAL COPPER SERVICE PIPE CONNECTION DETAIL
SCALE: NONE

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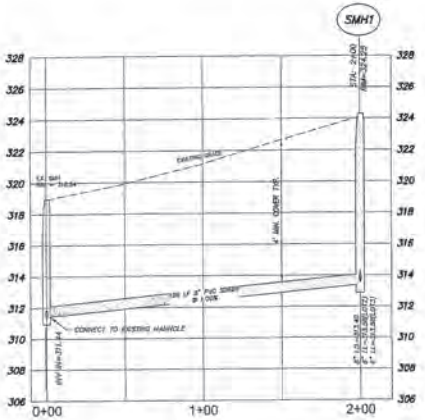
NO.	REVISION	BY	APPR.	DATE
1	ISSUED FOR REVIEW	TPC	NC	5/29/25

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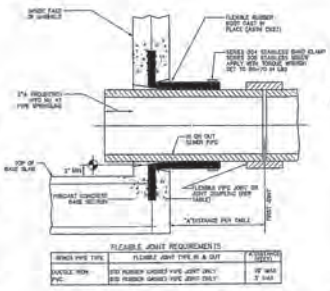
NICHOLAS C. CROSS, P.E.

CONSTRUCTION DETAILS - 1
PROPOSED SINGLE FAMILY HOMES
820 LISHKILL ROAD TOWN OF NISKAYUNA
COUNTY OF SCHENECTADY NEW YORK
DATE: MAY 29, 2025 SCALE: AS NOTED

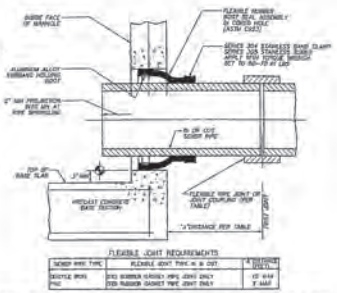
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DET-1
8 OF 8 231105-0SUB



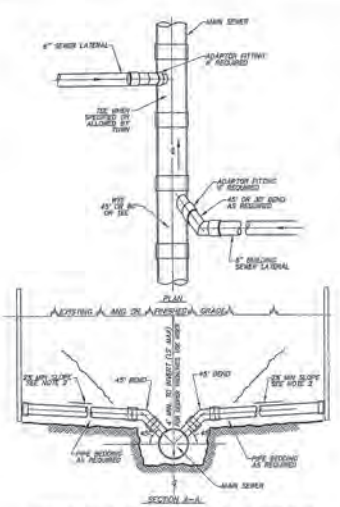
SANITARY SEWER PROFILE
H Scale: 1" = 40'
V Scale: 1" = 4'



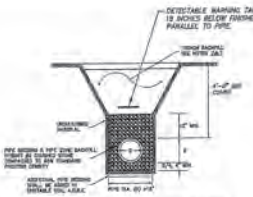
PRECAST HOLE FLEXIBLE PIPE-TO-MH-JOINT
NO SCALE



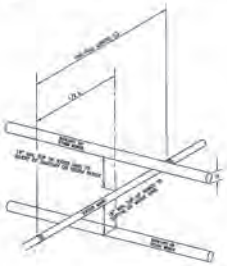
FORMED OR CORED HOLE WITH FLEXIBLE PIPE-TO-MH-JOINT
NO SCALE



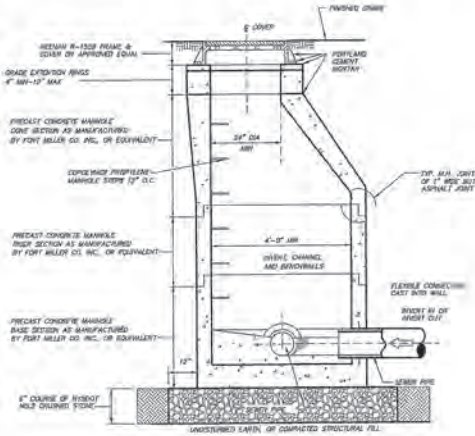
STANDARD SEWER SERVICE CONNECTIONS
NO SCALE



PVC SANITARY SEWER BEDDING DETAIL

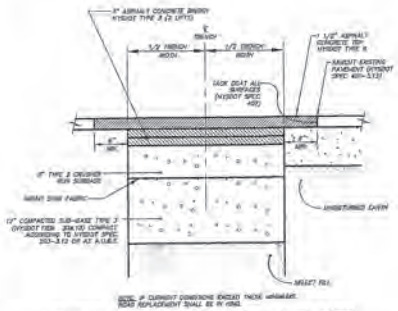


TYPICAL SECTION
WATER SEWER CROSSING



NOTES:
1. USE ONLY PRECAST UNITS. ONSITE CAST NOT ACCEPTABLE.
2. REINFORCEMENT FOR MANHOLE SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING PLUS 25% IMPACT.
3. CONCRETE TO TEST 4000 P.S.I. AT 28 DAYS IN CONFORMANCE WITH A.S.T.M. C-478.
4. BENCH SHALL BE BUILT FOR FLOW BETWEEN INLET AND OUTLET.

PRECAST CONCRETE MANHOLE
NO SCALE



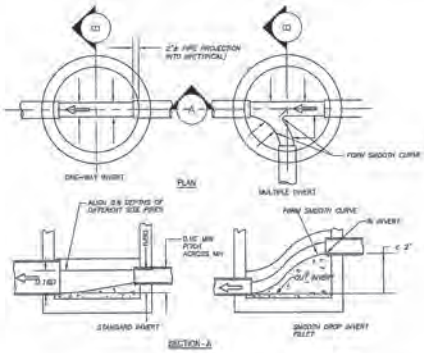
PAVEMENT RESTORATION FOR UTILITY CUTS
(WITHIN TOWN R.O.W.)

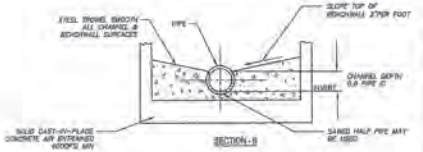


TEE ANCHOR

BEND ANCHOR (HORIZONTAL)

TYPICAL CONCRETE THRUST BLOCK DETAILS





INVERT, CHANNEL AND BENCHWALLS
NO SCALE

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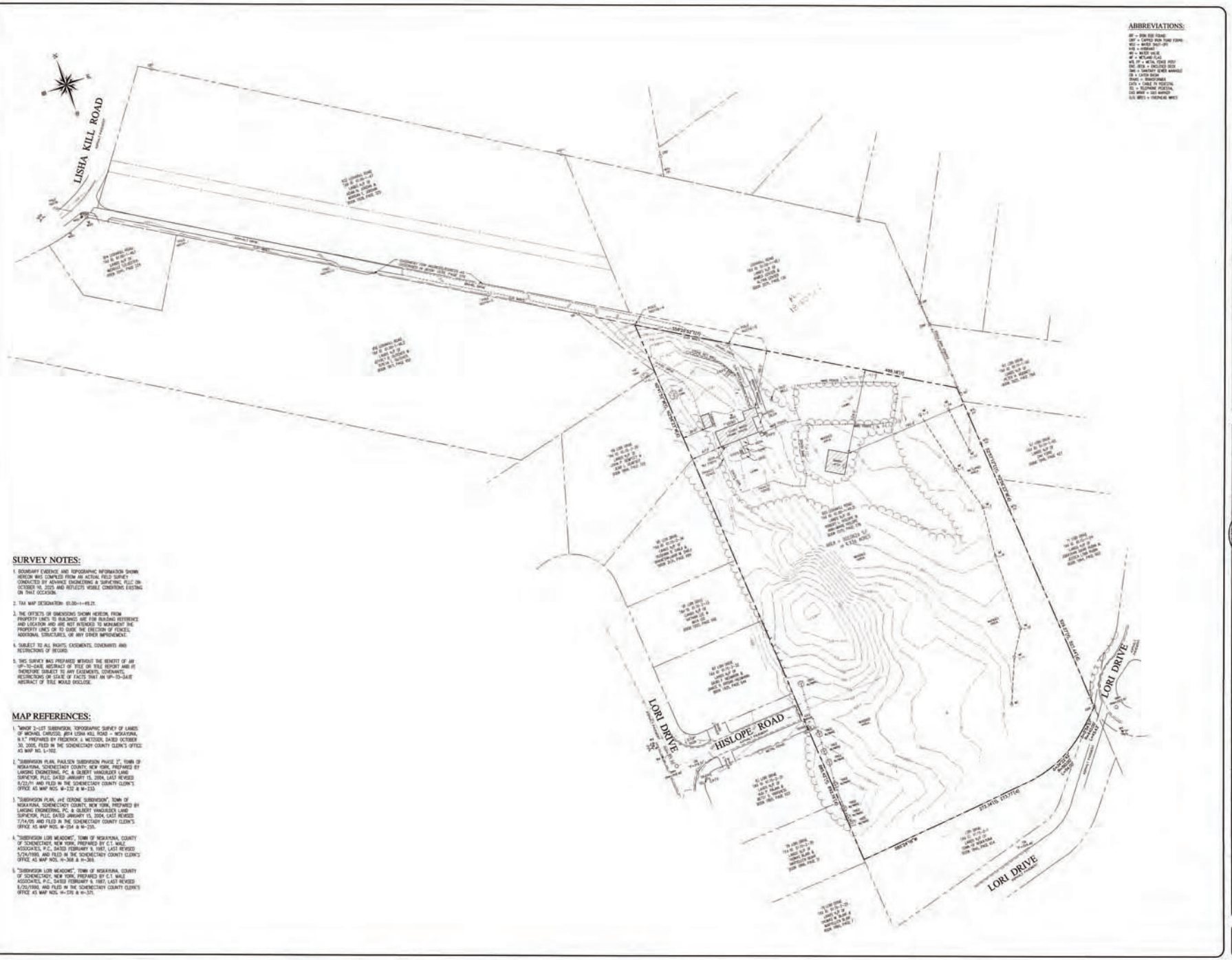
NO.	REVISION	BY	APPD.	DATE
1	ISSUED FOR REVIEW	TSC	MC	6/26/25

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11 HERMEST DRIVE, LATHAM, N.Y. 12110
PHONE: (518) 698-1772
E-MAIL: MCROTIER@gmail.com

CARLO CRETA, P.E.

CONSTRUCTION DETAILS - 2
PROPOSED SINGLE FAMILY HOMES
820 LISHAKILL ROAD TOWN OF NISKAYUNA
COUNTY OF SCHENECTADY NEW YORK
DATE: MAY 29, 2025 SCALE: AS NOTED

SHEET NO.
DET-2
9 OF 9 23105-SUB



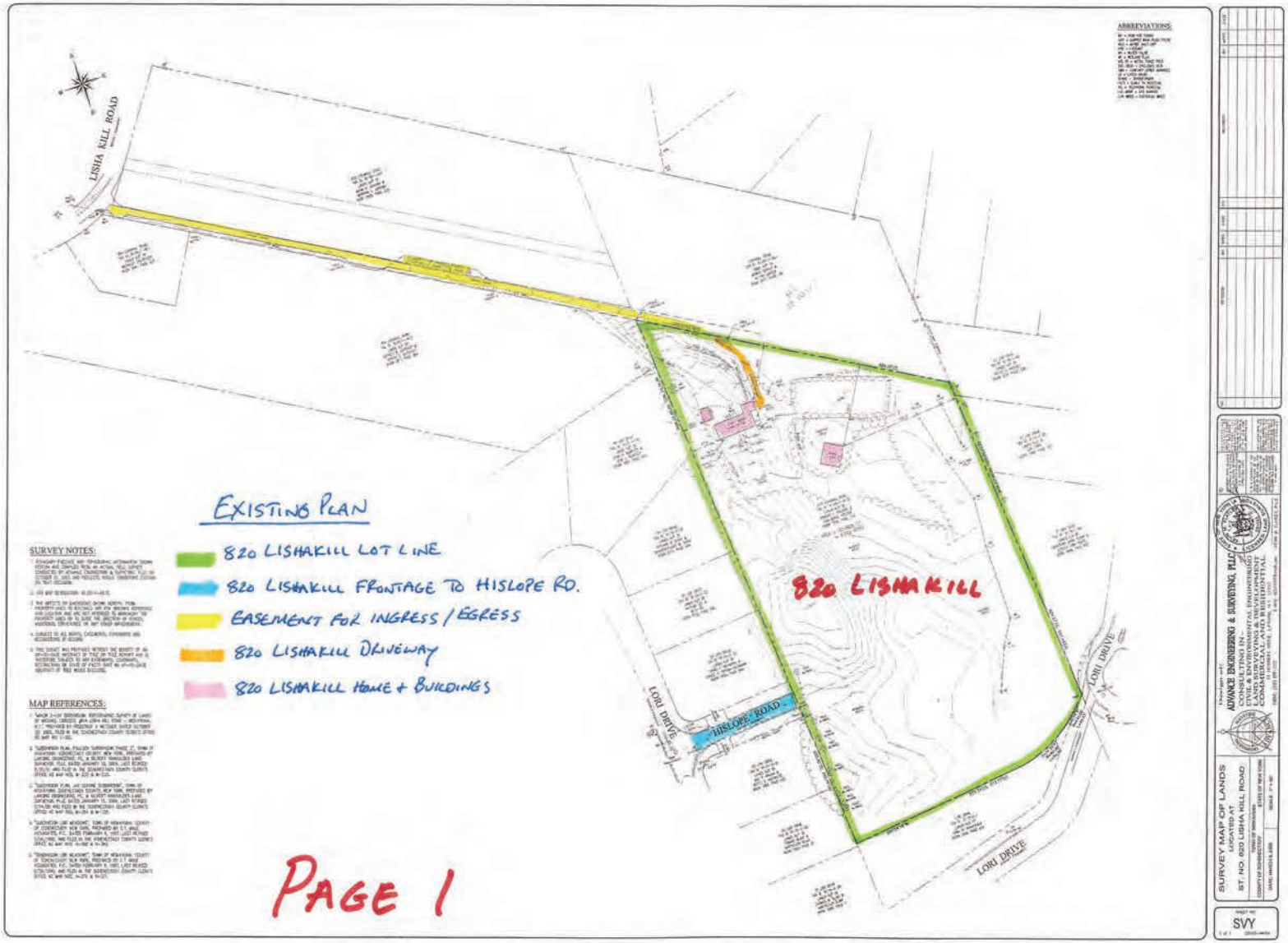
NO.	REVISION	BY	APPD.	DATE

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PHONE: (518) 598-3772 E-MAIL: ADVANCE@nycap.rr.com

KEVIN M. FLATLEY, P.L.S.

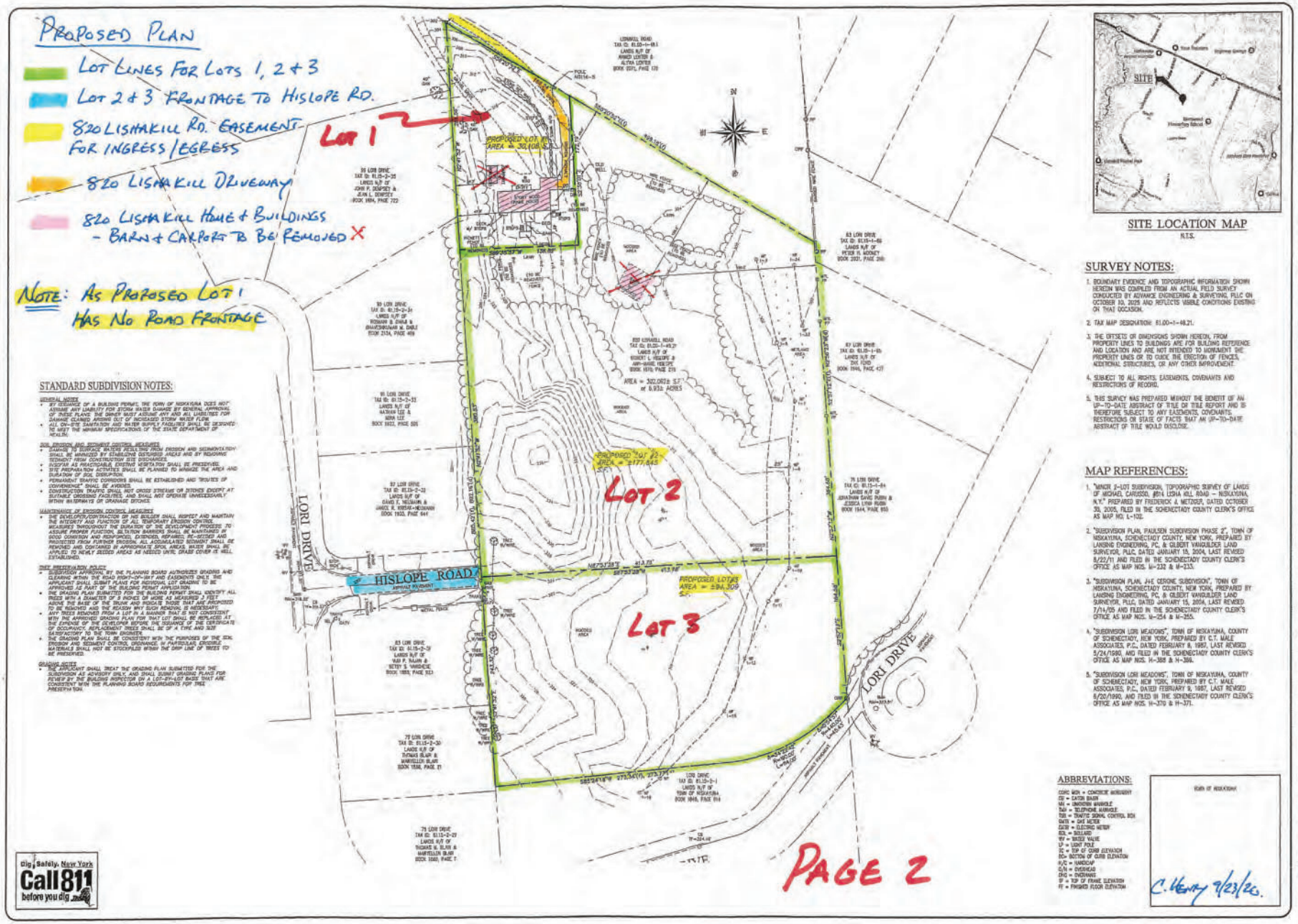
SURVEY MAP OF LANDS
LOCATED AT
ST. NO. 820 LISHA KILL ROAD
TOWN OF NISKAYUNA
COUNTY OF SCHENECTADY STATE OF NEW YORK
DATE: MARCH 4, 2026 SCALE: 1" = 80'

SHEET NO.
SVY
1 of 1



PAGE 1

C. Henry 9/25/20



SITE LOCATION MAP
N.T.S.

SURVEY NOTES:

1. BOUNDARY EVIDENCE AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC ON OCTOBER 30, 2019 AND REFLECTS VISIBLE CONDITIONS EXISTING ON THAT OCCASION.
2. TAX MAP DESIGNATION: 61.00-1-49.21.
3. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, COVENANTS, RESTRICTIONS OR STATE OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.

MAP REFERENCES:

1. "MINOR 2-LOT SUBDIVISION, TOPOGRAPHIC SURVEY OF LANDS OF MICHAEL CARUSSO, #814 LISHA HILL ROAD – NISKAYUNA, N.Y." PREPARED BY FREDERICK A. METZGER, DATED OCTOBER 30, 2005, FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE AS MAP NO. L-102.
2. "SUBDIVISION PLAN, PAULSEN SUBDIVISION PHASE 2", TOWN OF NISKAYUNA, SCHENECTADY COUNTY, NEW YORK, PREPARED BY LANSING ENGINEERING, PC, & GILBERT VANGUILDER LAND SURVEYOR, PLLC, DATED JANUARY 10, 2004, LAST REVISED 8/22/11 AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE AS MAP NOS. M-233 & M-233.
3. "SUBDIVISION PLAN, J+E CERONE SUBDIVISION", TOWN OF NISKAYUNA, SCHENECTADY COUNTY, NEW YORK, PREPARED BY LANSING ENGINEERING, PC, & GILBERT VANGUILDER LAND SURVEYOR, PLLC, DATED JANUARY 15, 2004, LAST REVISED 7/14/05 AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE AS MAP NOS. M-254 & M-255.
4. "SUBDIVISION LORI MEADOWS", TOWN OF NISKAYUNA, COUNTY OF SCHENECTADY, NEW YORK, PREPARED BY C.T. MALE ASSOCIATES, P.C., DATED FEBRUARY 8, 1987, LAST REVISED 5/24/1990, AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE AS MAP NOS. M-388 & M-386.
5. "SUBDIVISION LORI MEADOWS", TOWN OF NISKAYUNA, COUNTY OF SCHENECTADY, NEW YORK, PREPARED BY C.T. MALE ASSOCIATES, P.C., DATED FEBRUARY 9, 1987, LAST REVISED 5/20/1990, AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE AS MAP NOS. M-370 & M-371.

STANDARD SUBDIVISION NOTES:

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

SOIL EROSION AND SEDIMENT CONTROL MEASURES
- DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY HOLDING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
- INSOFAR AS PRACTICABLE, EXISTING VEGETATION SHALL BE PRESERVED.
- SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE AREA AND DURATION OF SOIL DISRUPTION.
- PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED.
- CONSTRUCTION TRAFFIC SHALL NOT CROSS STREAMS OR DITCHES EXCEPT AT SUITABLE CROSSING FACILITIES, AND SHALL NOT OPERATE UNNECESSARILY WITHIN 65 FEET OF DRAINAGE DITCHES.

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

TREE PRESERVATION POLICY
- 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 8 INCHES OR MORE AS MEASURED 4 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.

ABBREVIATIONS:

CONC MON = CONCRETE MONUMENT
CB = CATCH BASIN
MA = UNKNOWN MARKER
TelM = TELEPHONE MARKER
TSB = TRAFFIC SIGNAL CONTROL BOX
GAS'M = GAS METER
ELEC'M = ELECTRIC METER
BOL = BOLLARD
WV = WATER VALVE
LP = LIGHT POLE
TC = TOP OF CURB ELEVATION
BC= BOTTOM OF CURB ELEVATION
H/C = HANDICAP
O/H = OVERHEAD
ENC = ENCROACH
TF = TOP OF FRAME ELEVATION
FF = FINISHED FLOOR ELEVATION

TOWN OF NISKAYUNA

C. Henry 9/23/20.

Dig Safely. New York
Call 811 before you dig

PAGE 2

NO.	REVISION	BY	APPRV.	DATE
1	ISSUED FOR REVIEW	TRC	MC	9/09/20

Design of:
ADVANCE ENGINEERING & SURVEYING, PLLC
CONSULTING IN –
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
CONSULTATION
11 HERBERT DRIVE, LATHAM, N.Y. 12110
PHONE: (518) 698-3772
E-MAIL: ADSDLP@gmail.com

KEVIN M. FARLEY, LS
LICENSED LAND SURVEYOR
STATE OF NEW YORK

SUBDIVISION PLAN
PROPOSED SINGLE FAMILY HOMES
820 LISHAKILL ROAD TOWN OF NISKAYUNA
COUNTY OF SCHENECTADY NEW YORK
DATE: MAY 29, 2020 SCALE: 1"=50'

SHEET NO.
SUB
1 OF 1 25105-SUB

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 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:
Proposed three lot subdivision

Project Location (describe, and attach a location map):
820 Lisha Kill Road

Brief Description of Proposed Action:
Applicant is proposing to subdivide the existing 6.93+/- acre parcel into three residential lots. One lot would encompass the existing home and the other two lots would be created to construct single family home in accordance with the Town of Niskayuna Zoning Code.

Name of Applicant or Sponsor:	Telephone: 518 396 7692
Joseph Griner - Griner Brothers	E-Mail: josephggriner@yahoo.com

Address:
23 Amanda Way

City/PO:	State:	Zip Code:
Schenectady	NY	12309

	NO	YES
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.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Niskayuna Planning Board Subdivision Approval	☐	☑

3. a. Total acreage of the site of the proposed action? 6.93+/- acres
   b. Total acreage to be physically disturbed? 2.40+/- acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.93+/- acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ■ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify:	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
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?	☑	☐
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?	☐	☑

	NO	YES
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?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☒ Wetland ☐ Urban ☐ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: The site runoff is tributary to the existing swale that exists at the rear of the parcel. The proposed development will maintain the existing drainage patterns.		
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:	☑	☐
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:	☑	☐
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:	☑	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☑	☐
If No, could impacts from the project affect a disadvantaged community?	☐	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		

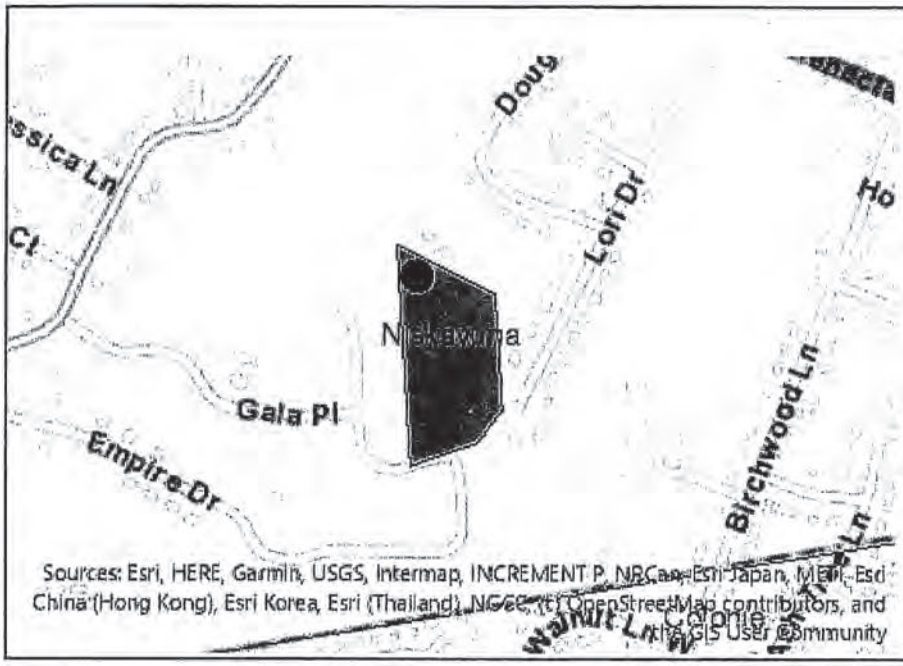
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Joseph Griner Date: 8/31/26

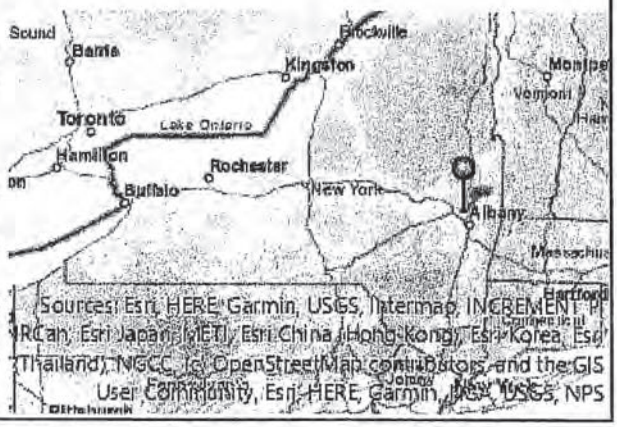
Signature: Joseph Griner Title: Applicant

EAF Mapper Summary Report

Thursday, August 27, 2026 10:49 PM



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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

OPEN DEVELOPMENT PERMIT (ODP) & SUBDIVISION REVIEW PROC

STAGE 1: APPLICATION INTAKE & INITIATION

- **Sketch Plan Submission:** Applicant submits Sketch Plan Application for the minor subdivision and shared driveway/easement configuration.
- **Initial Planning Review:** Planning Board conducts initial Sketch Plan Review to evaluate site access layout.
- **SEQRA Initiation:** Planning Board establishes itself as SEQRA Lead Agency (Unlisted Action).
- **Inter-Agency Referrals Issued:**
    - **CAC Referral:** Sent to Conservation Advisory Council for environmental/SEAF review.
    - **County Referral:** Sent to Schenectady County Planning Board pursuant to GML § 239-m.
    - **Emergency Services:** Sent to Local Fire Chief / Fire District for emergency vehicle access review.

STAGE 2: ADVISORY REVIEWS & SKETCH PLAN APPROVAL

- **CAC Review:** CAC conducts site analysis (steep slopes, wetlands, drainage, trees) over 1 to 2 meetings.
- **Fire District Input:** Fire Chief provides preliminary requirements on driveway width, overhead clearance, and turnaround specs.
- **Sketch Plan Action:** Planning Board votes on **the Sketch Plan** once technical layout details are deemed complete.
- **CAC Recommendation:** CAC votes and issues its formal written environmental recommendation to the Planning Board.

STAGE 3: SEQRA DETERMINATION & PUBLIC HEARING

- **SEQRA Action:** Planning Board adopts the SEQRA Environmental Determination
- **Call for Hearing:** Planning Board votes to schedule the Subdivision Public Hearing.
- **Public Hearing:** Planning Board opens and conducts the Subdivision Public Hearing.
- **ODP Recommendation:** Following the public hearing, the Planning Board votes on a formal recommendation to the Town Board regarding the Open Development Permit (ODP) Resolution under NYS Town Law § 280-a.

STAGE 4: TOWN BOARD LEGISLATIVE ACTION

- **Board Review:** Town Board receives the Planning Board's formal recommendation and SEQRA determination.
- **Statutory Action:** Town Board considers resolution pursuant to NYS Town Law § 280-a(4).
- **ODP Resolution Vote:** Town Board votes on whether or not to issue the subject parcel(s) as an Open Permit.

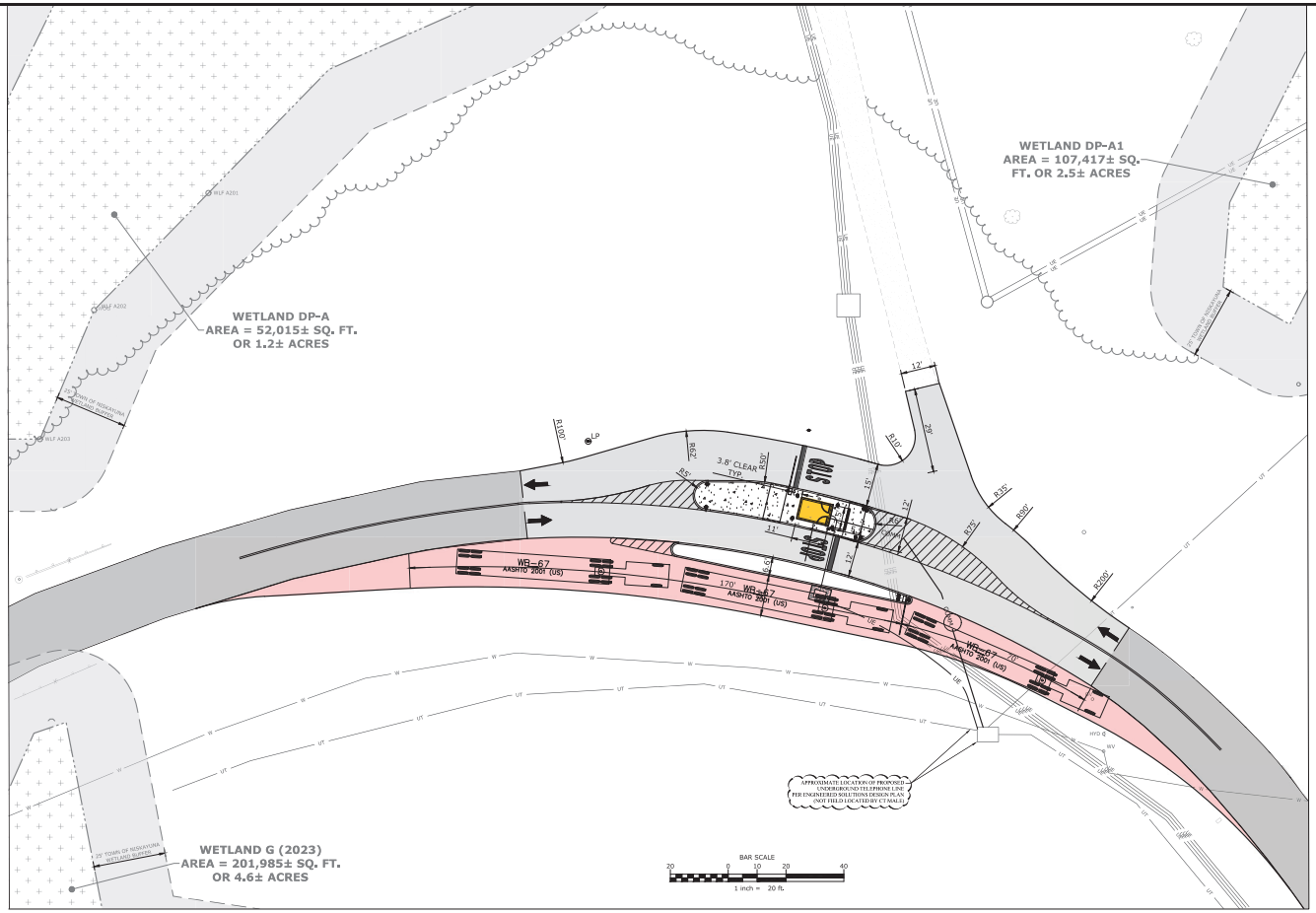
STAGE 5: FINAL PLANNING BOARD PLAT APPROVAL

- **Final Plat Review:** Planning Board reviews the Final Minor Subdivision Plat.
- **Conditional Approval:** Planning Board grants Final Subdivision Approval with conditions:
    1. A binding Private Access & Maintenance Agreement is legally recorded and attached.
    2. The adopted Town Board ODP Resolution date/number is referenced directly on the final plat map.
    3. Emergency access driveway design details (stamped by engineer) are included on the plat drawings.

POST-APPROVAL COMPLIANCE & PLAT FILING SEQUENCE

1. **Site Work Permit:** Applicant submits a site/building permit application specifically for driveway construction/widening.
2. **Execution or Bonding:** Applicant either completes physical driveway upgrades or posts a financial performance security/bond with the Town Board.
3. **Engineering & Fire Inspection:** Town Engineer and/or Fire Chief inspects the completed driveway to verify compliance with emergency access standards.
4. **Certificate of Compliance:** Building Department issues a **Certificate of Compliance (CC)** for the driveway site improvements (no new Certificate of Occupancy is issued for the existing home).
5. **Plat Signing & County Filing:** Planning Board Chairman signs the final plat map for recording with the Schenectady County Clerk, officially authorizing building permit issuance for the newly created lots.

PROJECT NUMBER: 24.5417





PETER L. LILHOLT, JR.
P.E. NO. 074704

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
	1			
	2			
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C.T. MALE ASSOCIATES

DESIGNED: OKS
DRAFTED : OKS
CHECKED : PLL
PROJ. NO : 24.5417
SCALE : 1"=20'
DATE : OCT. 8, 2026

SITE SKETCH LAYOUT PLAN TRUCK ENTRANCE

GE VERNOVA
GUARD HOUSE

TOWN OF NISKAYUNA — SCHENECTADY COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH: 518.786.7400
GLENS FALLS, NY • JOHNSTOWN, NY • POUGHKEEPSIE, NY • SYRACUSE, NY
www.ctmale.com

C-101
SHEET 05 OF 12
DWG. NO: 25-0157

CAD DWG. FILE NAME: K:\Projects\24.5417\CAD\Drawings and Maps\Truck Turn C-101.dwg

Gmail Clark Henry <chenry2@niskayuna.org>

[EXTERNAL] RE: [EXTERNAL] RE: EXT: RE: [EXTERNAL] GE Vernova Guard House – Truck Entrance Lane.

1 message

Speulstra, Owen <o.speulstra@ctmale.com> Wed, Nov 4, 2026 at 1:35 PM
To: Clark Henry <chenry2@niskayuna.org>, "Savoie, Matthew1 (GE Vernova)" <Matthew.Savoie1@gevernova.com>
Cc: Laura Robertson <lrobertson@niskayuna.org>, "Lilholt, Peter" <p.lilholt@ctmale.com>

Good afternoon Clark,

To provide water quality treatment for the additional impervious area associated with the proposed dedicated truck lane, we propose incorporating a small bioretention practice adjacent to the new truck lane. We believe this is a practical and maintainable solution to address the incremental increase in runoff and provide the necessary stormwater treatment associated with the proposed improvement.

Thanks

Owen Speulstra, P.E.

Assistant Project Manager

C.T. Male Associates
A DESIGN PROFESSIONAL CORPORATION

50 Century Hill Drive, Latham, NY 12110

Phone: 518.786.7400

Email: o.speulstra@ctmale.com

www.ctmale.com

From: Clark Henry <chenry2@niskayuna.org>
Sent: Wednesday, October 28, 2026 2:04 PM
To: Savoie, Matthew1 (GE Vernova) <Matthew.Savoie1@gevernova.com>
Cc: Speulstra, Owen <o.speulstra@ctmale.com>; Laura Robertson <lrobertson@niskayuna.org>; Lilholt, Peter <p.lilholt@ctmale.com>
Subject: Re: [EXTERNAL] RE: EXT: RE: [EXTERNAL] GE Vernova Guard House – Truck Entrance Lane.

External: Please confirm the sender is legitimate before interacting with links or attachments.

To all,

Laura and I just discussed the proposed modification. We are comfortable with the truck only lane and using the drawing Owen provided to update the PB during the Reports portion of the 11/9/26 PB meeting.

Owen - please also provide a statement that the modification does not require any revision to the approved stormwater design.

Thank you,

Clark

On Wed, Oct 28, 2026 at 1:31 PM Savoie, Matthew1 (GE Vernova) <Matthew.Savoie1@gevernova.com> wrote:

> Thanks all.
>
> To add a bit more color, we inspect all trucks upon arrival to campus. That takes time and a separate pull off lane allows us the ability to complete these inspections without holding up all of the cars on the single inbound lane we currently have. I can also confirm the statement below is accurate that the intention is not to increase truck traffic.
>
> **Matt Savoie**
>
> Facility Operations Leader, Advanced Research Center
>
> 1 Research Circle
>
> Niskayuna, NY 12309
>
> M: +1 518 944-7518
>
> E: matthew.savoie1@gevernova.com
>
> GE VERNOVA
>
> ---
>
> **From:** Speulstra, Owen <o.speulstra@ctmale.com>
> **Sent:** Wednesday, October 28, 2026 1:22 PM

To: Clark Henry <chenry2@niskayuna.org>
Cc: Laura Robertson <lrobertson@niskayuna.org>; Lilholt, Peter <p.lilholt@ctmale.com>; Savoie, Matthew1 (GE Vernova) <Matthew.Savoie1@gevernova.com>
Subject: EXT: RE: [EXTERNAL] GE Vernova Guard House – Truck Entrance Lane.

WARNING: This email originated from outside of GE Vernova. Please validate the sender's email address before clicking on links or attachments as they may not be safe.

Clark,

Thank you for the quick response.

We have prepared a sketch showing the proposed truck turn lane concept. Please see the attached markup.

Truck traffic at this location is generally relatively light, and the intent of the dedicated lane is not to increase truck volumes but rather to improve traffic operations during peak employee vehicle traffic periods. The dedicated lane would allow trucks to queue separately from passenger vehicles, helping to reduce conflicts and improve overall circulation at the guard house entrance.

If it would be helpful, we would be glad to schedule a brief virtual meeting on Friday, or at another time that is convenient for everyone, to walk through the concept and discuss any questions or comments.

Please let me know if there is any additional information that would be helpful for your discussion with Laura.

Thanks

Owen Speulstra, P.E.

Assistant Project Manager

C.T. Male Associates
A DESIGN PROFESSIONAL CORPORATION

50 Century Hill Drive, Latham, NY 12110

Phone: 518.786.7400

Email: o.speulstra@ctmale.com

www.ctmale.com

From: Clark Henry <chenry2@niskayuna.org>
Sent: Wednesday, October 28, 2026 8:48 AM
To: Speulstra, Owen <o.speulstra@ctmale.com>
Cc: Laura Robertson <lrobertson@niskayuna.org>; Lilholt, Peter <p.lilholt@ctmale.com>; Savoie, Matthew1 (GE Vernova) <matthew.savoie1@gevernova.com>
Subject: Re: [EXTERNAL] GE Vernova Guard House – Truck Entrance Lane.

External: Please confirm the sender is legitimate before interacting with links or attachments.

Owen,

I don't think that will be a problem at all. The trucks will be going down the driveway one way or the other either with or without their own lane. Let me check with Laura and see what path it needs to go down - approved by Laura with a quick update to the PB under the Reports portion at the next meeting or a quick amendment to the resolution.

Do you have a drawing, even a marked up drawing, of what the proposed truck lane will look like? That would be very helpful.

Thanks,

Clark

On Tue, Oct 27, 2026 at 1:59 PM Speulstra, Owen <o.speulstra@ctmale.com> wrote:

> Laura and Clark,
>
> Now that construction of the GE Vernova Guard House project is nearing completion, GE Vernova has been discussing a potential modification to the site access configuration that would add a dedicated truck entrance lane at the guard house. The Planning Board previously approved the Guard House Site Plan on April 21, 2025, through Resolution No. 2025-11.
>
> While the current improvements are expected to function as intended, internal discussions that have occurred since the design and approval of the guard house have identified that a dedicated truck entrance lane may be warranted. Separating truck traffic from employee and visitor vehicles would help improve traffic flow at the entrance, reduce potential congestion during peak periods, and provide additional operational flexibility for the facility.
>
> At this time, we would like to discuss the concept with the Planning Department and obtain your feedback regarding the appropriate review and approval process before advancing the design.

Please let us know if you would be available for a brief meeting or virtual meeting to discuss the proposal. We appreciate your guidance and look forward to working with the Town on this potential improvement.

Thank you,

Owen Speulstra, P.E.

Assistant Project Manager

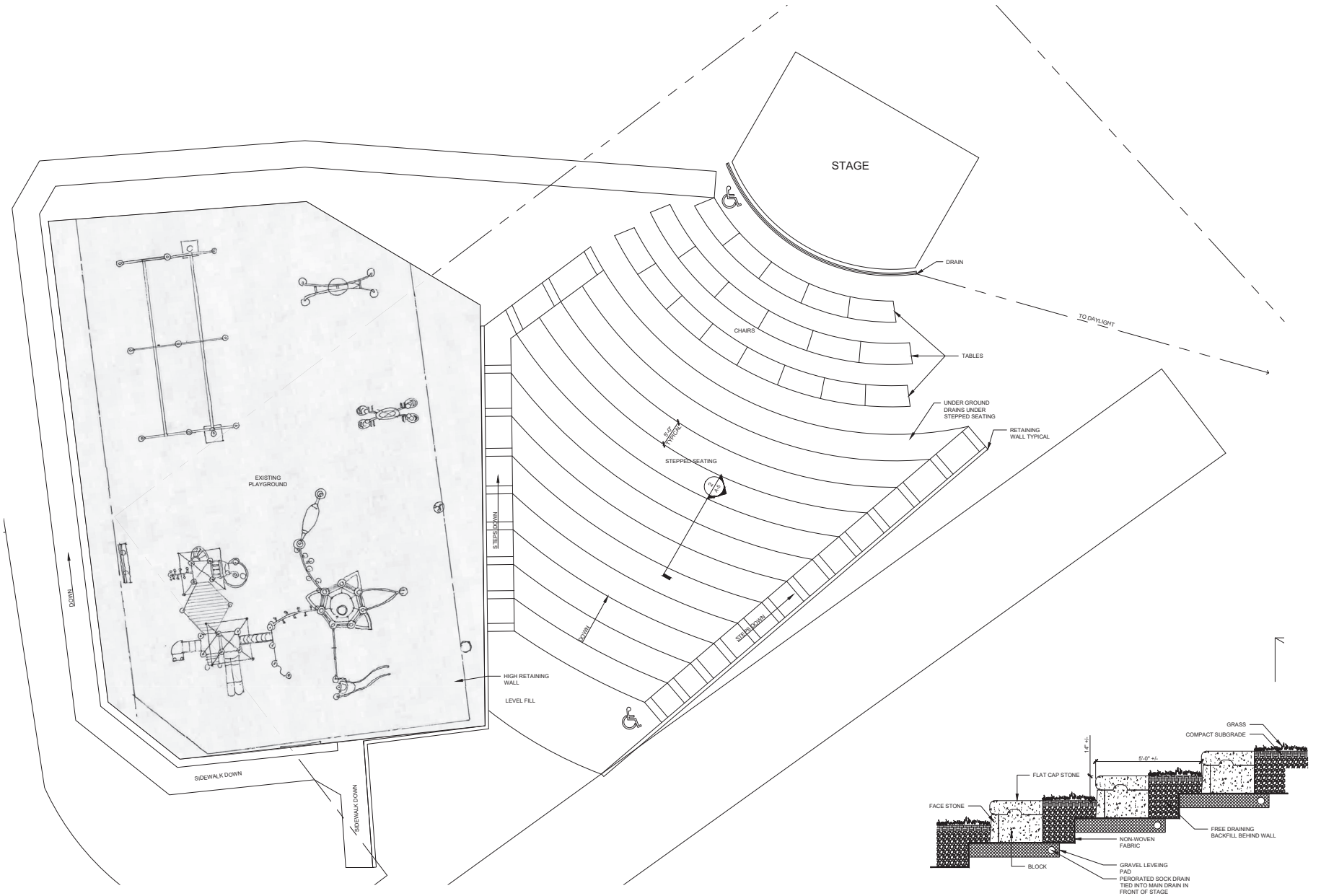
C.T. Male Associates
A DESIGN PROFESSIONAL CORPORATION

50 Century Hill Drive, Latham, NY 12110

Phone: 518.786.7400

Email: o.speulstra@ctmale.com

www.ctmale.com



1 AMPHITHEATER PLAN
SCALE: 1/8" = 1'-0"

2 SECTION @ STEPS TYPICAL
SCALE: 1/2" = 1'-0"

SRG
STRACHER ROTH GILMORE
ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
REHABILITATION
143 JAY STREET
SCHENECTADY, NY 12305
(518) 374-9412
FAX (518) 374-4049
info@srgarch.com

SEAL

PROJECT TITLE
RENOVATIONS & ALTERATIONS
SCHENECTADY JEWISH COMMUNITY CENTER
2565 BALLTOWN ROAD
SCHENECTADY NY 12309

REVISIONS

NO.	DATE	DESCRIPTION
1	07/17/25	JCC FLOOR PLAN
2	07/23/25	PROPOSED FLOOR PLAN

DATE: 08/26/2024
SCALE: AS NOTED
DRAWN BY: DJG
CHECKED BY: MJR

SHEET TITLE
AMPHITHEATER

SHEET
A-5

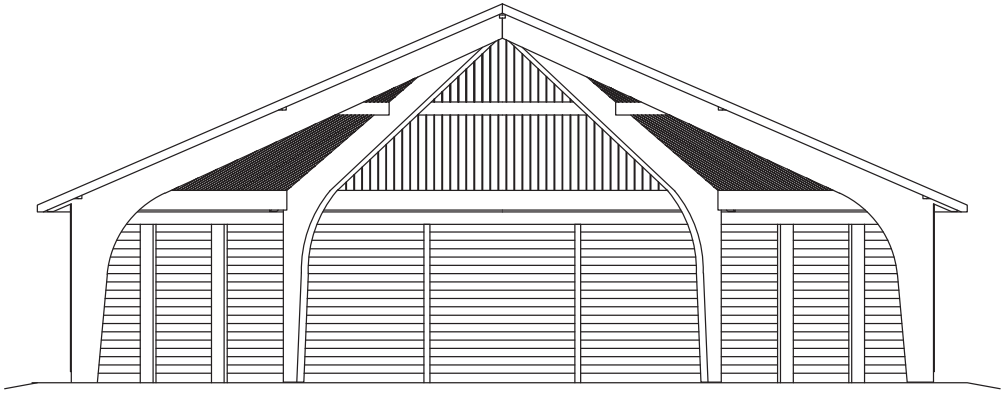
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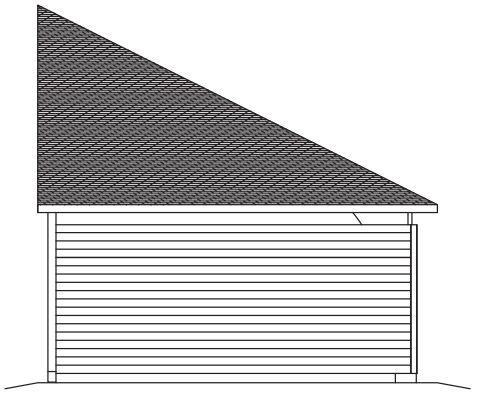
File: Z:\MARKETING\2024\2418.0M - JCC CHILDCARE\DWGS\BID SET\A1B_PROPOSED PLANS.DWG
Saved: 8/12/2025 3:57:54 PM Plotted: 8/12/2025 3:58:03 PM User: Dave Gutknecht



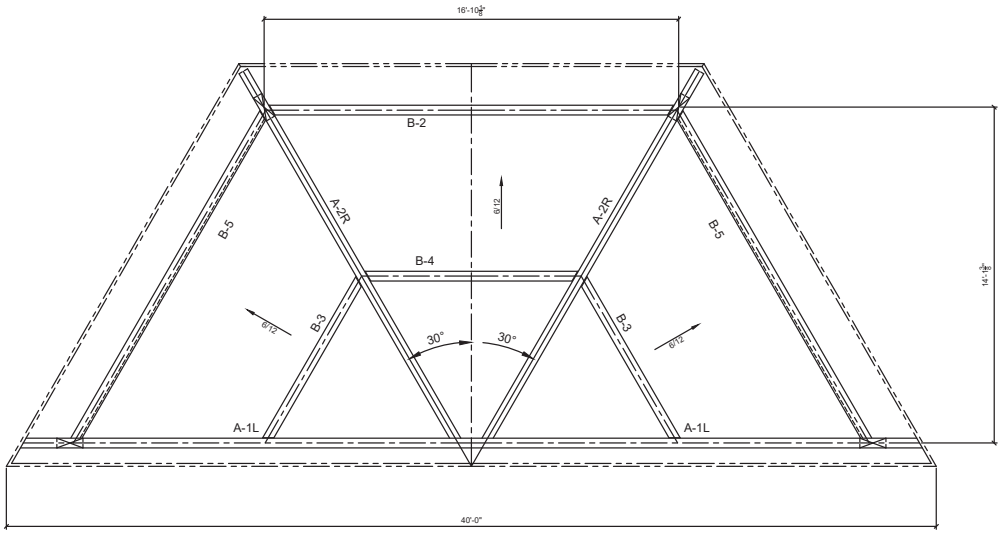
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FRONT ELEVATION



SIDE ELEVATION



ROOF FRAMING PLAN

SCALE: 3/8" = 1'-0"

LW-BS-A-HEX40-06-3TGW

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PROJ. NO.:

DRAWN: RAR

CHK'D:

REV 1:

REV 2:

REV 3:

REV 4:

SHOP DWG NO.:

EEC JOB NO.:

SHEET NO.:

1 OF 1