

TOWN OF NISKAYUNA

Tree Council

Agenda

March 9, 2023

6:00 PM

In the Schaefer Room

Hybrid in-person & Google Meets Software

REGULAR AGENDA MEETING

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

1. February 9, 2023

IV. PRIVILEGE OF THE FLOOR

V. NEW BUSINESS / ACTION

VI. DISCUSSION ITEM

1. Planning Board Referrals
 - A. 2635 Balltown Road – Trinity Baptist Church
 - B. Rivers Ledge Senior Center Building
 - C. Mohawk Golf Club
 - D. 3900 State St
 - E. Polsinelli Subdivision
 - F. 1760 Union St

VII. REPORTS

1. Public Outreach Subcommittee
 - A. Arbor Day April 29, 2023
2. Tree Inventory / Tree Master Plan Subcommittee
 - A. Updated Master Plan / meetings
3. Tree Planting Subcommittee
 - A. Climate Warriors meeting update

VIII. ADJOURNMENT

**NEXT MEETING: April 20, 2023
at 6:00 pm in the Town Board Room
*To be held hybrid in-person & remote***

**TOWN OF NISKAYUNA
Tree Council
Minutes
February 9, 2023**

Members Present: Carol Carey
Amy Sarah LaMena
Leo Fleishman
Jeff Corbin
Jonathan Marr
Laura Robertson, Town Planner

I. CALL TO ORDER

The meeting came to order at 6:00 p.m.

II. ROLL CALL

Amanda Matuszyk was absent / excused

III. APPROVAL OF MINUTES

The December minutes were presented with no comments being made on them. Ms. LaMena made a motion to approve the minutes. Seconded by Mr. Marr. The minutes were voted on and approved unanimously.

IV. PRIVILEGE OF THE FLOOR

Mr. Dave Hitchcock spoke to discuss a club at Niskayuna High School called the Niskayuna Climate Warriors. A major goal of the Climate Warriors is to replace trees that will be taken down due to an expansion of Iroquois Middle School. Mr. Hitchcock said the group was interested in working with the Tree Council and is planning on using a variety of trees in their planting. The group plans on planting the trees in early spring. The group would like to plant as many trees as possible but is aiming for at least 5. Ms. Robertson said she is attending the next Climate Warriors meeting which is 2/17 to meet the group and talk about their ideas. Ms. Carey noted that Niskayuna's Arbor Day celebration is 4/29 and stated that the group could potentially get a booth for the event.

Talking about the current state of some of the trees, Ms. Carey noted it may be worthwhile to see if the Highway Department has the funds to hire an intern to help water trees during the dry summer months.

V. NEW BUSINESS

1. 2022 List of Accomplishments

Ms. Carey read through the list of accomplishments and events that the Tree Council achieved throughout 2022.

Ms. Carey wanted to highlight the number of booths that were staffed at the 2022 Arbor Day celebration. Ms. Carey also noted that there would need to be a bit better organization of Arbor Day, as the Supervisor's planting of the trees occurred when many attendees were doing other activities and would not leave them for the Supervisor. Ms. Carey spoke about the source of the trees handed out that day being the Saratoga Soil and Water Conservation District, but that may switch to Schenectady in the future.

Motion to approve List of Accomplishments was brought forward by Ms. Carey and seconded by Ms. LaMena. The Accomplishments were unanimously voted on.

2. 2023 Goals

Ms. Robertson pulled up an online version of the 2023 Goals, which Ms. Carey read aloud.

Ms. Robertson noted that one of the items, “Blatnick Park Sign Rehabilitation and Landscaping” was not fully relevant anymore as the sign had already been put up. The item was switched to “Blatnick Park Sign Landscaping”.

In regards to an earlier conversation, Ms. Robertson suggested adding a “Watering Solution” to the list of goals. This was met with approval from the Council.

Ms. Carey recommended the master plant list item be changed to “Review and Update Master Planting List,” as this gets completed it will make it easier for the Highway Department as well as developers to understand which trees are most needed in that area.

Ms. LaMena said that she would be willing to take over the Instagram page that was started previously in order to increase Tree Council’s social media presence.

The Council decided that because “Tree of Significance” had been added to master plan, this could be removed from the goals.

As all members of the Tree Planting Subcommittee had left, Mr. Corbin volunteered to take that position up. Mr. Fleishman volunteered for the Tree Planting Subcommittee as well.

VI. DISCUSSION ITEM

1. Planning Board Referrals- New Projects
 - a. Mohawk Golf Club – update/site visit

Ms. Robertson noted that as the project is still in early stages, exact limits of clearing are unknown. Ms. Robertson said that it may be beneficial for a site visit to take place early on however just to get a basic evaluation of the type of forest on the site. Ms. Robertson reiterated that there will be a time for a more thorough visit where flagging trees may take place, but for now that is not necessary.

- b. 3900 State St. – recommendation

Ms. Robertson said this was just an initial introduction of the project tonight and no action needed to be taken, and she detailed the project for the Council. Ms. Robertson stated that there is a large Norway Spruce at the front of one of the lots in question, and there are other trees further back on the property.

Ms. Robertson recommended members of the Council take a look at the trees in question in person at some point. Mr. Marr stated that they should save all the trees near the Norway Spruce, because it would create a linear row between sections of the parking lot. The Council agreed to make an initial recommendation to the Planning Board to save the Norway spruce and try and save all the trees around the Norway Spruce for good screening and preservation of habitat.

- c. Polsinelli Subdivision

Ms. Robertson briefly went over the Polsinelli project. Ms. Robertson detailed how the back ends of the property were deeded for no further subdivision, which does not inherently mean no clearing is allowed but as residential density cannot increase clearing is less likely to take place.

Ms. Robertson stated that this is the same sort of subdivision design as the Vincenzo subdivision, which the Tree Council weighed in on previously.

Ms. Robertson said at a later date a site visit will likely take place to examine the limits of clearing proposed.

d. 1760 Union St.

Ms. Robertson recommended that if members of the Council drive down Union St. they take a brief look at the state of the trees around this site. Ms. Robertson said each project that occurs on Union St. is asked to add trees if possible, and while that possibility for this project is not yet known it should be looked into.

Ms. Carey stressed the importance of cohesiveness in new tree planting, especially in main corridor areas such as Union St.

2. 2023 Calendar Update

Ms. Robertson detailed that the only change that has occurred since the calendar was adopted in January is that the April meeting will now occur in the Town Board room.

VII. REPORTS

1. Public Outreach

Arbor Day was discussed, and Ms. Carey stated that it will likely be a similar setup to last year's event. Ms. Robertson and Ms. Carey stated that Town Hall was a good site and the booths would continue this year.

Mr. Marr recommended there be a method set up for residents to display trees that they have received on past Arbor Days to see how they currently look.

Mr. Marr also recommended the proclamation said by the Town Supervisor be done a day ahead of time so that it will be in the newspapers on Arbor Day itself.

2. Tree Inventory/Tree Master Plan

No reports for this meeting.

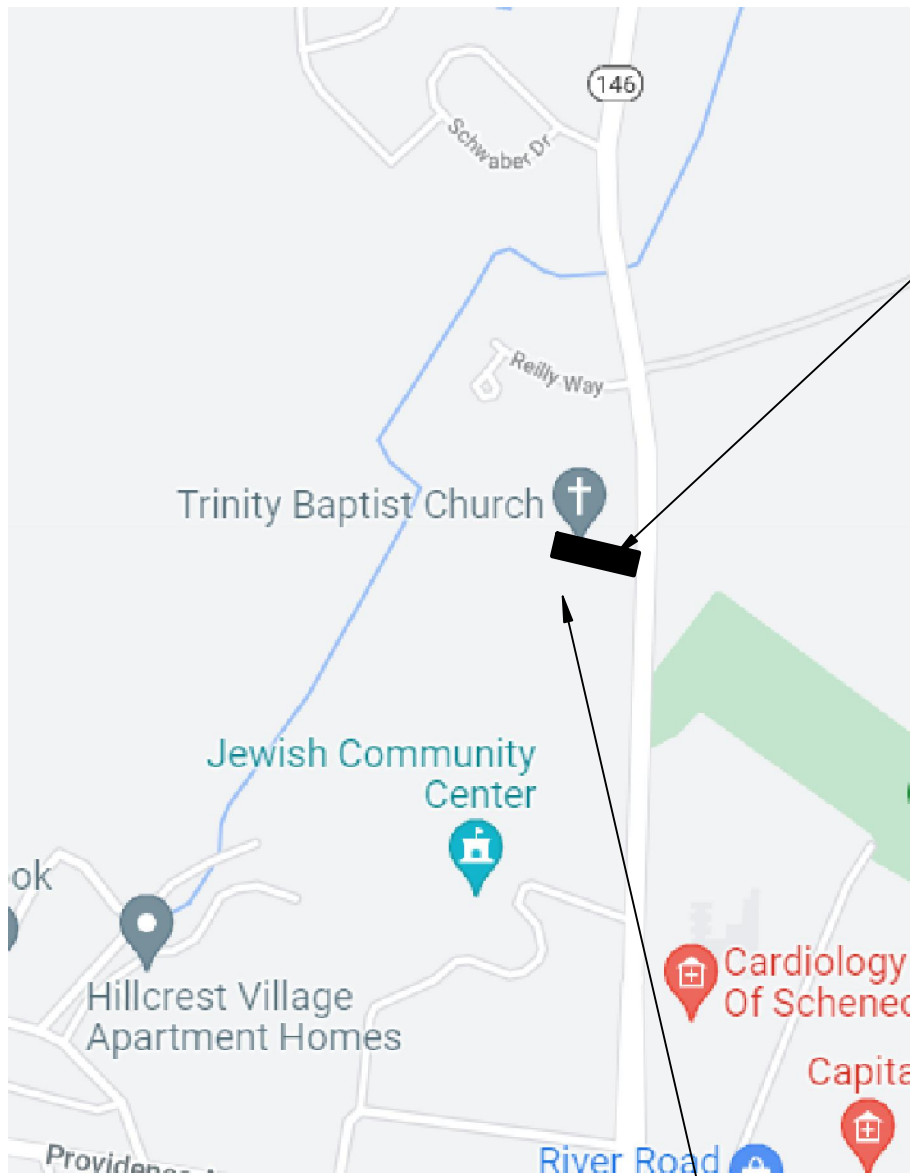
3. Tree Planting

No reports for this meeting

Ms. Carey and Mr. Marr came to an agreement that Ms. Carey would be Chair of the Committee until July and at that point Mr. Marr would take over.

III. ADJOURNMENT

Ms. Carey asked for a motion to adjourn. Ms. LaMena placed a motion to adjourn. Mr. Fleishman seconded the motion. The meeting was adjourned at 7:35 p.m.



LOCATION MAP
SCALE: NONE

PLANTING PLAN:
A LINE OF TREES FROM
BALLTOWN ROAD ALONG
THE PROPERTY LINE WITH
THE ADJACENT SOUTHERN
NEIGHBOR WILL BE
PLANTED TO OFFSET
CLEARING.

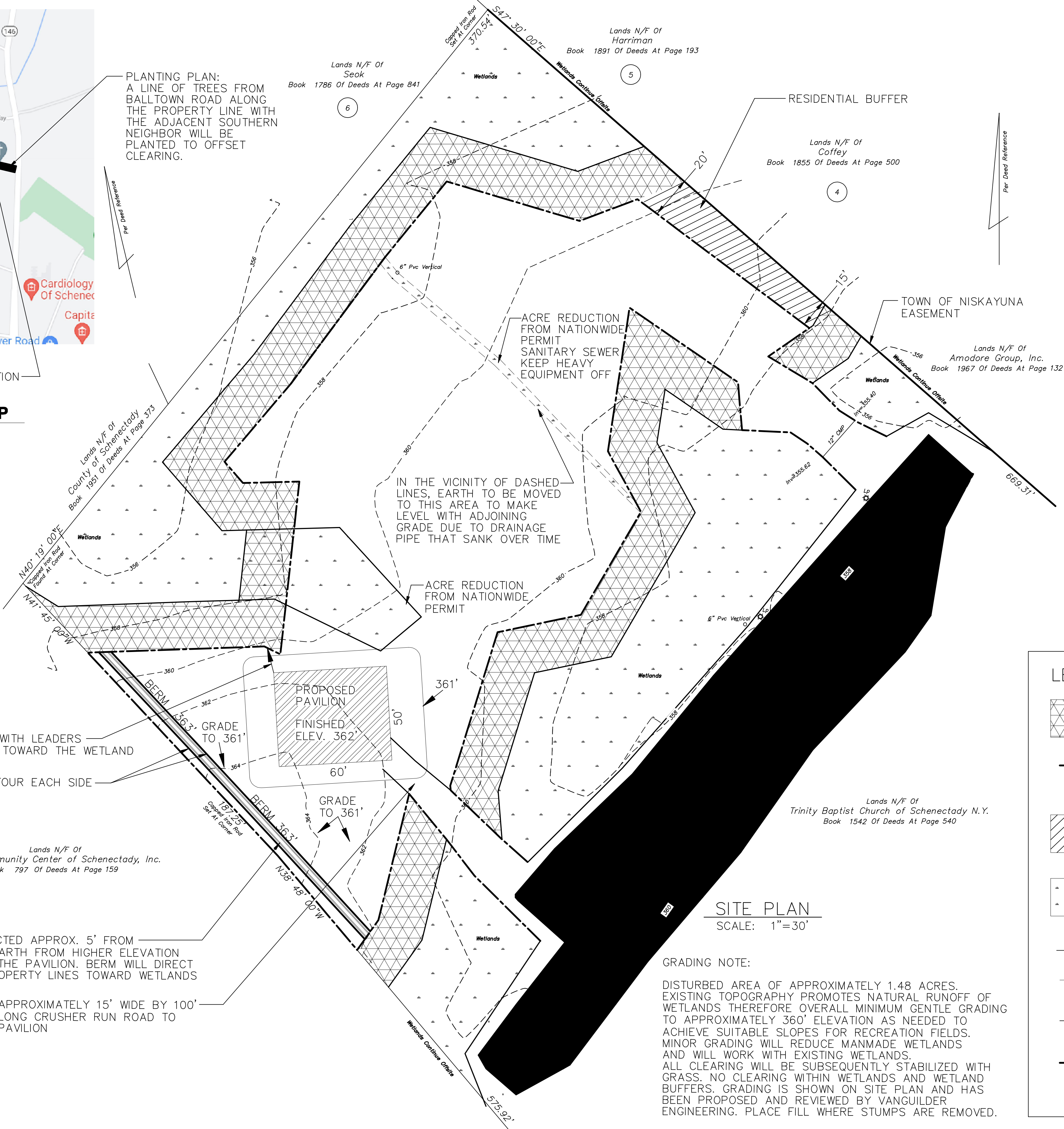
PROJECT LOCATION

GUTTERS WITH LEADERS
DIRECTED TOWARD THE WETLAND

362' CONTOUR EACH SIDE
OF BERM

BERM TO BE CONSTRUCTED APPROX. 5' FROM
PROPERTY LINE WITH EARTH FROM HIGHER ELEVATION
AREAS IN VICINITY OF THE PAVILION. BERM WILL DIRECT
WATER AWAY FROM PROPERTY LINES TOWARD WETLANDS

APPROXIMATELY 15' WIDE BY 100'
LONG CRUSHER RUN ROAD TO
PAVILION



SITE PLAN

SCALE: 1"=30'

GRADING NOTE:

DISTURBED AREA OF APPROXIMATELY 1.48 ACRES.
EXISTING TOPOGRAPHY PROMOTES NATURAL RUNOFF OF
WETLANDS THEREFORE OVERALL MINIMUM GENTLE GRADING
TO APPROXIMATELY 360' ELEVATION AS NEEDED TO
ACHIEVE SUITABLE SLOPES FOR RECREATION FIELDS.
MINOR GRADING WILL REDUCE MANMADE WETLANDS
AND WILL WORK WITH EXISTING WETLANDS.
ALL CLEARING WILL BE SUBSEQUENTLY STABILIZED WITH
GRASS. NO CLEARING WITHIN WETLANDS AND WETLAND
BUFFERS. GRADING IS SHOWN ON SITE PLAN AND HAS
BEEN PROPOSED AND REVIEWED BY VANGUILDER
ENGINEERING. PLACE FILL WHERE STUMPS ARE REMOVED.

TREE PRESERVATION NOTE:

3 LARGE OAKS IN THE VICINITY OF THE PAVILION
AND 7 TO 8 LARGE WHITE PINES NOTED WITHIN THE
LIMITS OF CLEARING SHALL BE RETAINED AND
PROTECTED DURING AND AFTER CONSTRUCTION AND
GRADING. ADDITIONALLY, DEVELOPER SHALL MARK
TREES TO BE PRESERVED WITH FLAGGING AND
SAFEGUARD THEM BY SUCH HIGH VISIBILITY
BARRIERS OR OTHER PROTECTIVE MEASURES AS
SHALL EFFECTIVELY PREVENT INJURY TO THE TREE
AND ITS ROOT SYSTEM DURING CONSTRUCTION, DUE
TO SUCH CAUSES AS SOIL COMPACTION, GRADE
CHANGE, ROOT SEVERANCE, DRAINAGE CHANGE, SOIL
CHEMISTRY CHANGE AND TRUNK AND LIMB IMPACT
CHANGE. THE DEVELOPER SHALL PROVIDE, THAT
TREES TO BE PRESERVED ARE INSPECTED FOR TREE
CONDITION AND TREE PROTECTION ADEQUACY AT
FOUR STAGES, AS APPLICABLE, IN THE COURSE OF
DEVELOPMENT: PRIOR TO SITE DISTURBANCE, PRIOR
TO SUBDIVISION PLOT PLAN FINAL APPROVAL, PRIOR
TO THE ISSUANCE OF A BUILDING PERMIT AND
PRIOR TO CERTIFICATE OF OCCUPANCY ISSUANCE.
THE INSPECTION SHALL BE CONDUCTED BY A
MEMBER OF THE AMERICAN SOCIETY OF CONSULTING
ARBORISTS OR BY QUALIFIED PROFESSIONAL TRAINED
AND EXPERIENCED IN TREE PRESERVATION AS
APPROVED BY THE TREE COUNCIL. THE INSPECTOR
SHALL PROVIDE DIRECTLY TO THE TOWN
ENFORCEMENT OFFICER A COPY OF THE INSPECTION
REPORT. THE REPORT SHALL CONTAIN SUCH
INFORMATION AS DETERMINED BY THE TREE COUNCIL
AS SUFFICIENT TO EVALUATE THE CONDITION OF
TREES DESIGNATED FOR PRESERVATION AND SHALL
BE CERTIFIED AS TRUE AND ACCURATE BY THE
INSPECTOR. NO APPROPRIATION OR AUTHORIZATION
FOR ACTION SHALL OCCUR UNTIL THE TOWN
ENFORCEMENT OFFICER CERTIFIES THAT THE
INSPECTION REPORT IS SATISFACTORY. PRIOR TO
CONTINUED DEVELOPMENT OR THE ISSUANCE OF A
CERTIFICATE OF OCCUPANCY, THE DEVELOPER SHALL
PROVIDE TO THE TOWN MONEYS EQUAL TO THE
VALUE OF ANY TREE DESIGNATED FOR
PRESERVATION THAT IS REMOVED OR INJURED OR
THAT DIED AS A RESULT OF CONSTRUCTION.

PLANTING PLAN NOTE:

A LINE OF TREES FROM BALLTOWN ROAD ALONG
THE PROPERTY LINE WITH THE ADJACENT SOUTHERN
NEIGHBOR WILL BE PLANTED TO OFFSET CLEARING.
SEE LOCATION MAP AS THIS AREA IS NOT SHOWN
ON SITE PLAN.

LEGEND:

- 25' WETLAND BUFFER
- SPLIT RAIL FENCE ALONG WETLAND BUFFER. ALL TREES WITHIN THIS AREA WILL BE CLEARED. ASIDE FROM THOSE SELECTED FOR PRESERVATION
- RESIDENTIAL BUFFER
- WETLAND
- 12" CMP 12" DIAMETER CORRUGATED METAL PIPE
- PROPOSED TOPOGRAPHY CONTOUR
- CURRENT TOPOGRAPHY CONTOUR
- TOWN OF NISKAYUNA EASEMENT THIS IS THE ONLY EASEMENT PER TOWN ENGINEER

VanGuilder Engineering
333 Kingsley Rd Burnt Hills, NY 12027
(518)491-3287
vanguildereng@gmail.com
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IT IS A VIOLATION OF NEW YORK STATE
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REPORTS TO WHICH THE SEAL OF PROFESSIONAL
ENGINEER HAS BEEN APPLIED.

RECORD OF WORK:		DATE:	DESCRIPTION:
BY:		8/15/22	WETLANDS, BERM, GRADES, CALLOUTS
PJB		11/21/22	NOTE PER TREES, BERM CONTOURS, CONTOUR EDITS, LEGEND UPDATE TITLE BLOCK INFO.
		1/27/23	NOTES - TREE PRESERVATION, PLANT PLAN AND GRADING LEGEND LOCATION MAP, TITLE BLOCK

TRINITY BAPTIST CHURCH
CHURCH REPRESENTATIVE,
LARRY NOYES 518-378-3465

2635 BALLTOWN RD.
NISKAYUNA, NY 12306

START DATE:

STAMP:

DATE: 01/27/2023

FILE:

PAGE CONTENT:

SITE PLAN, NOTES
LOCATION MAP,
LEGEND

DRAFTER: PJB
ENGINEER: CLIFTON VANGUILDER

PAPER SIZE: 22X34
SCALE: AS NOTED

SHEET:

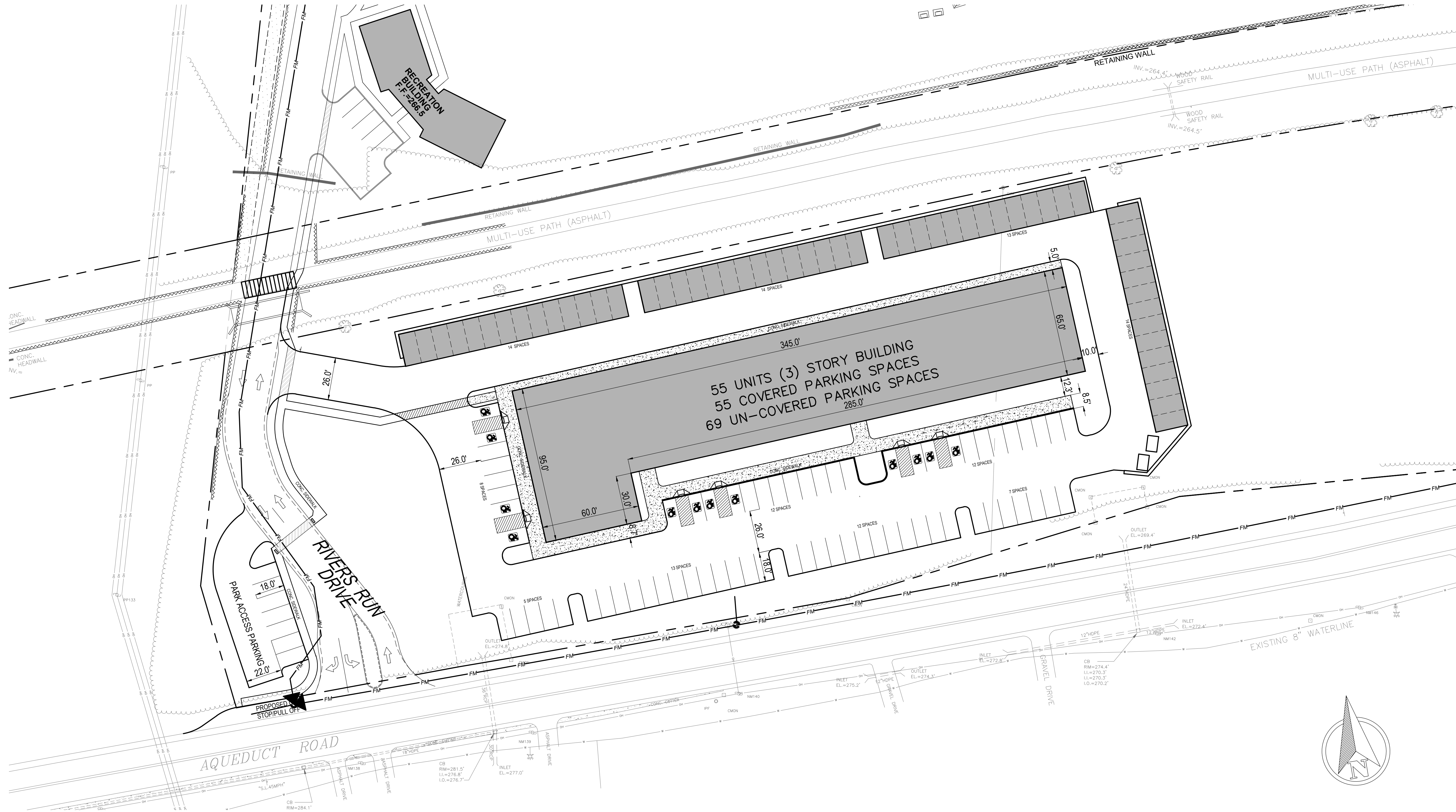
1 OF 1

SITE STATISTICS

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

LEGEND

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



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

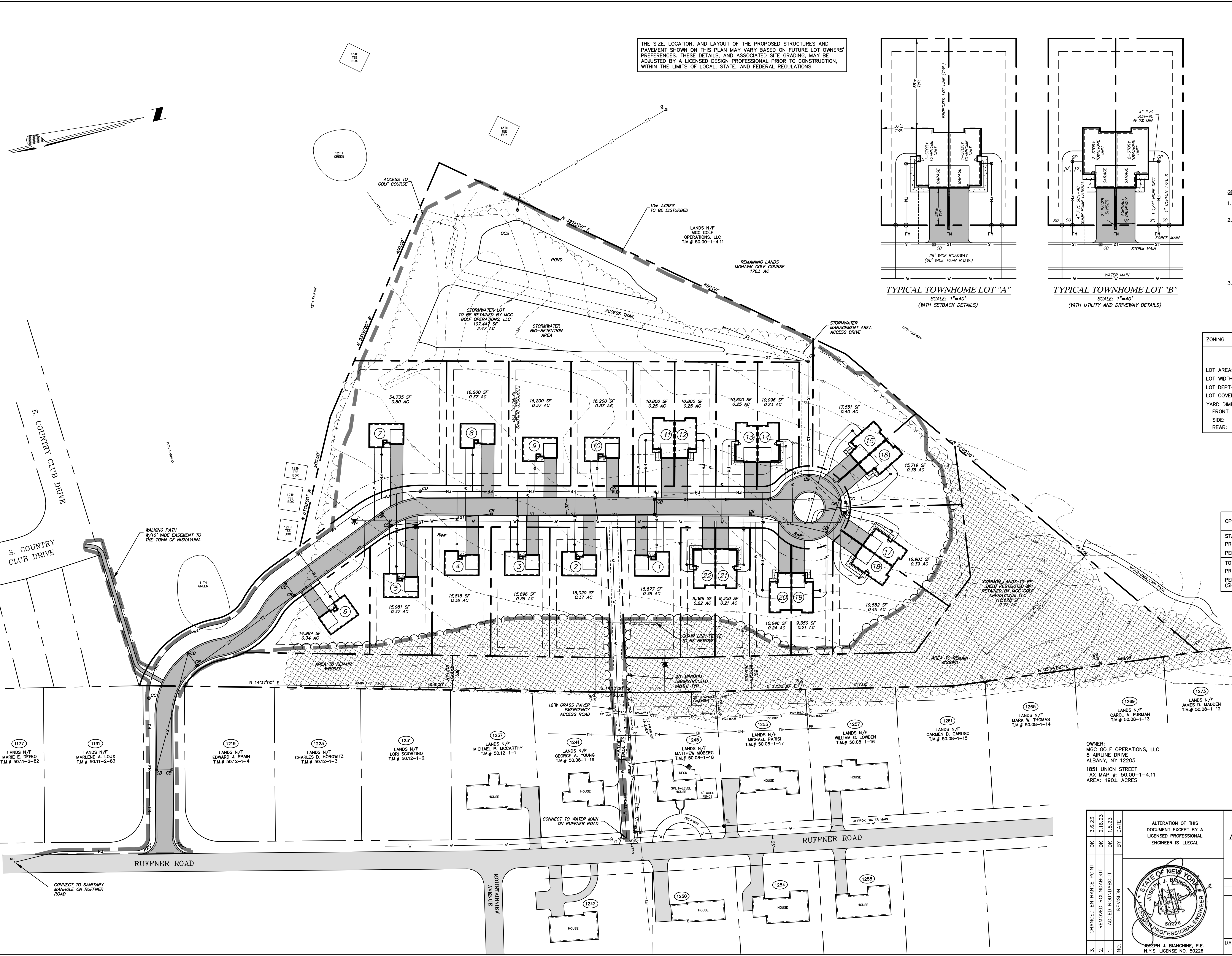


Scaling off these drawings shall be done only for review and approval purposes. Contractors shall verify all dimensions and data only for layout and construction.
 Unauthorized alterations or additions to these drawings are prohibited.
 Sub. 2 of the NYS Education Law, § 289
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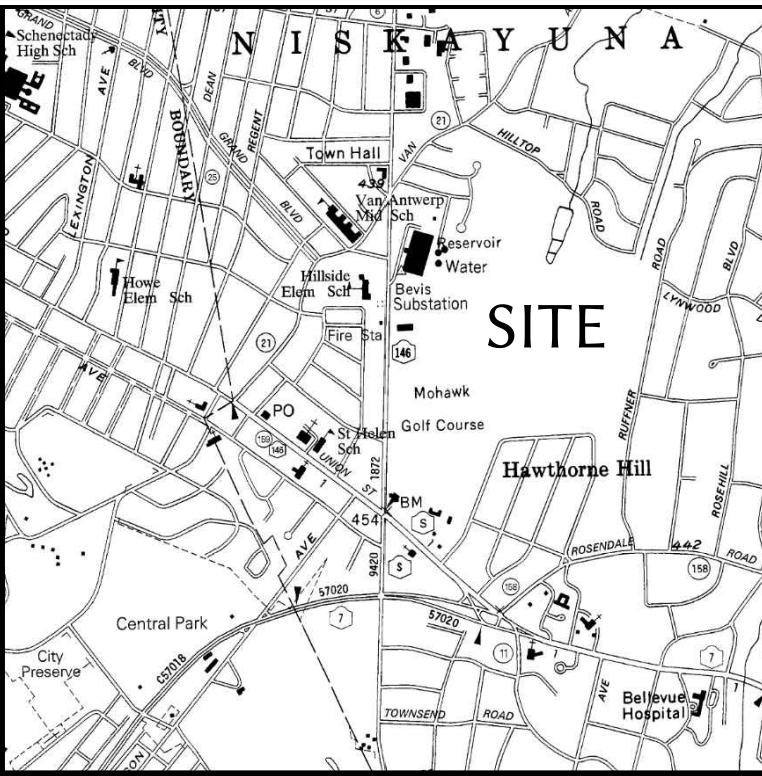
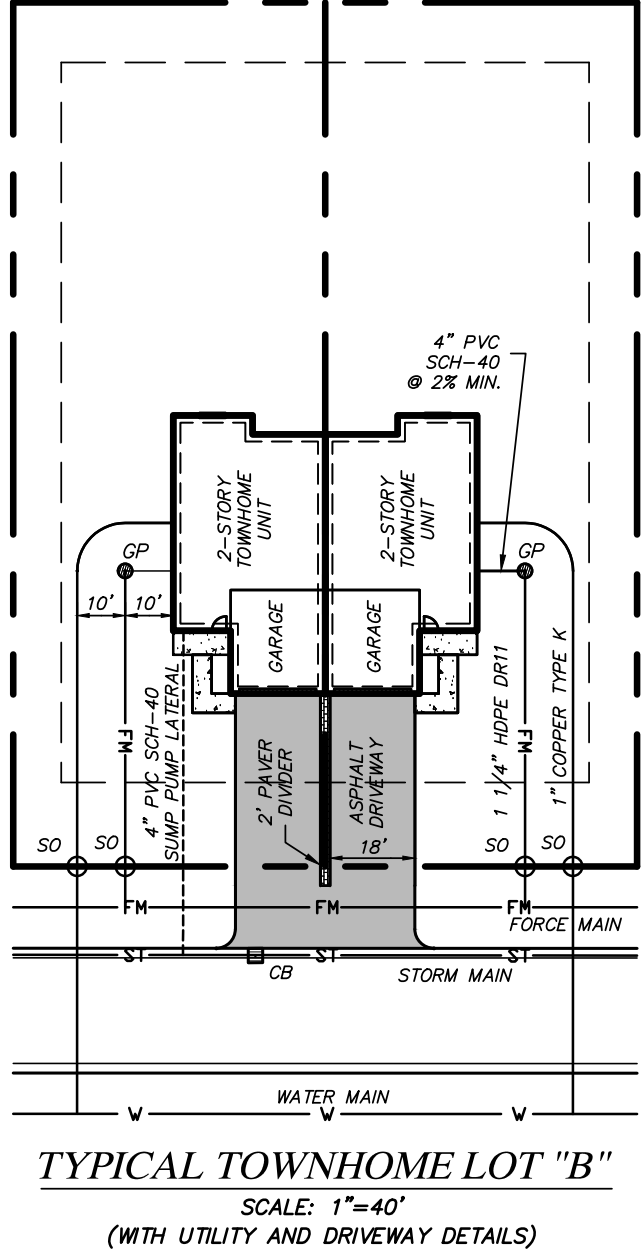
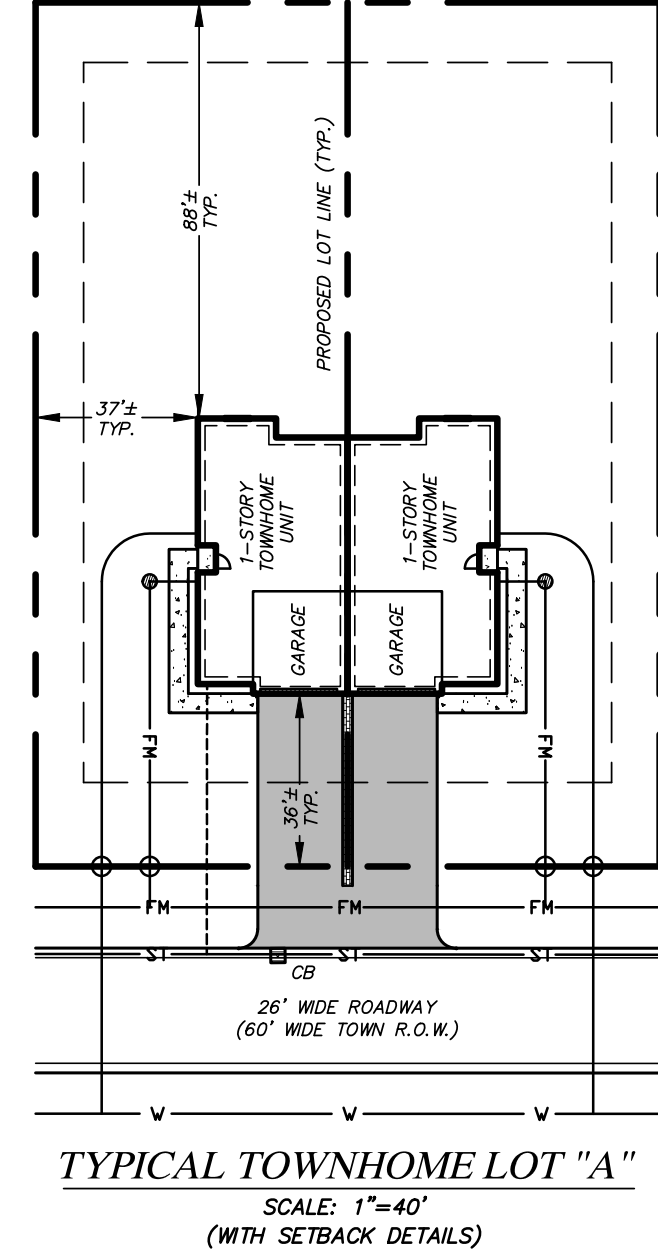
BRETT L. STEENBURGH, P.E. PLLC
 NYS LIC. NO. 0754508

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

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



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



SITE LOCATION

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

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

APPROXIMATE SITE STATISTICS		
	PROPOSED	
BUILDINGS:	38,000± SF	6.1%
PAVEMENT:	72,000± SF	11.5%
GREEN SPACE:	514,781± SF	82.4%
TOTAL:	624,781± SF (14.34± AC)	100.0%

OPEN SPACE STATISTICS	
STANDARD TOTAL LOT AREA (18,000 SF X 22):	396,000 SF
PROPOSED TOTAL LOT AREA:	328,795 SF
PERCENT REDUCTION:	20.4%
TOTAL PROJECT AREA:	624,781 SF
PROPOSED OPEN SPACE:	118,678 SF
PERCENT OPEN SPACE:	19.0%
(SHALL BE GREATER THAN OR EQUAL TO PERCENT REDUCTION)	

NON-COMPLIANT OPEN SPACE PERCENTAGE

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

3.	CHANGED ENTRANCE POINT	DK	3.6.23	BY	DATE
2.	REMOVED ROUNDABOUT	DK	2.16.23	BY	DATE
1.	ADDED ROUNDABOUT	DK	1.3.23	BY	DATE
NO.	REVISION	BY	DATE		

ALTERNATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL

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N.Y.S. LICENSE NO. 50226

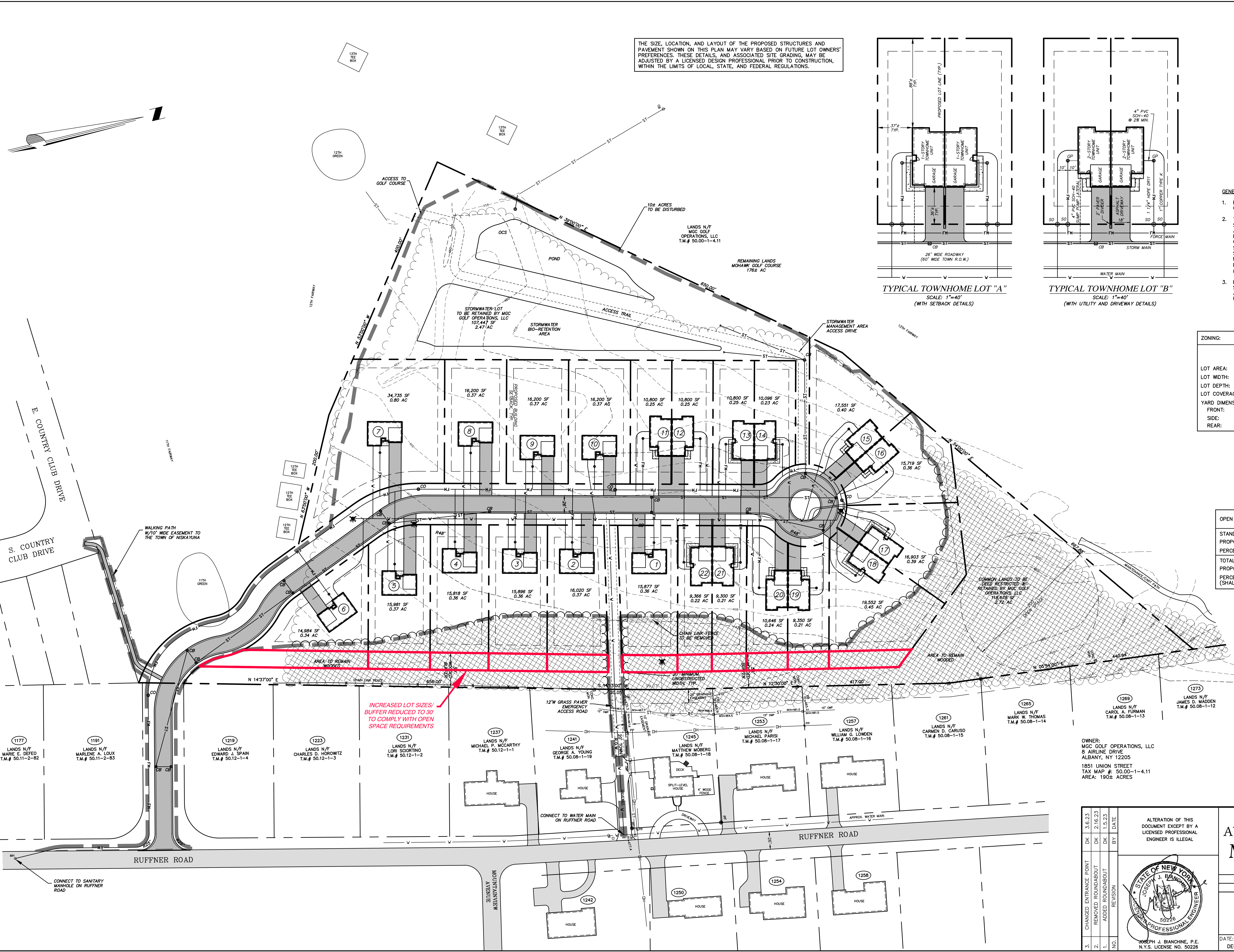
SKETCH 22-LOT SUBDIVISION
AVERAGE DENSITY DEVELOPMENT
MOHAWK GOLF CLUB
1851 UNION STREET & 1245 RUFFNER ROAD

TOWN OF NISKAYUNA COUNTY OF SCHENECTADY

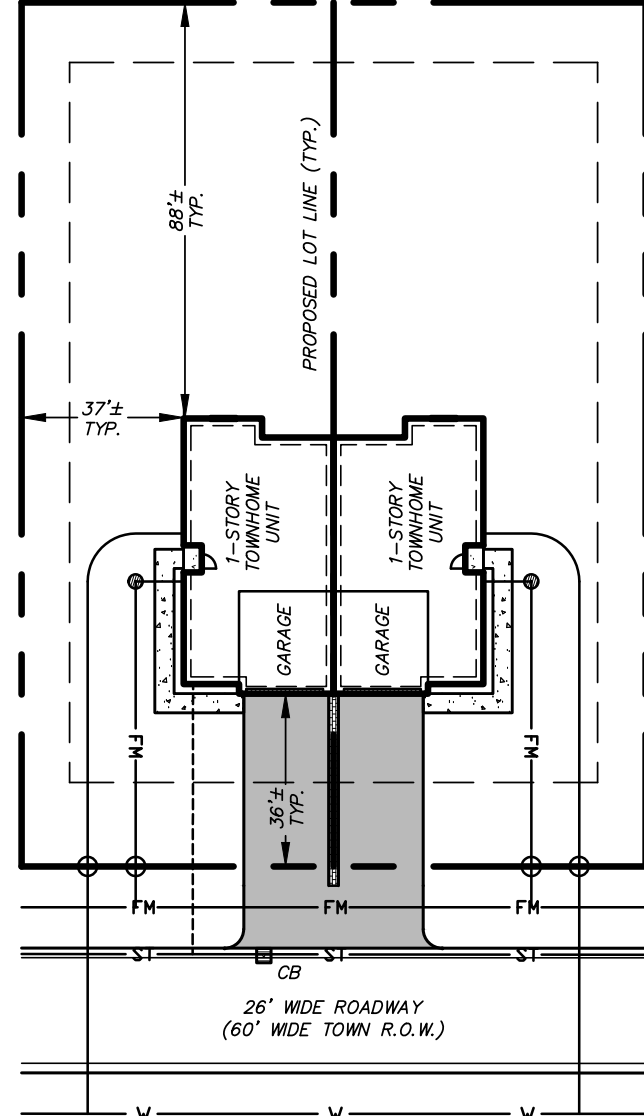
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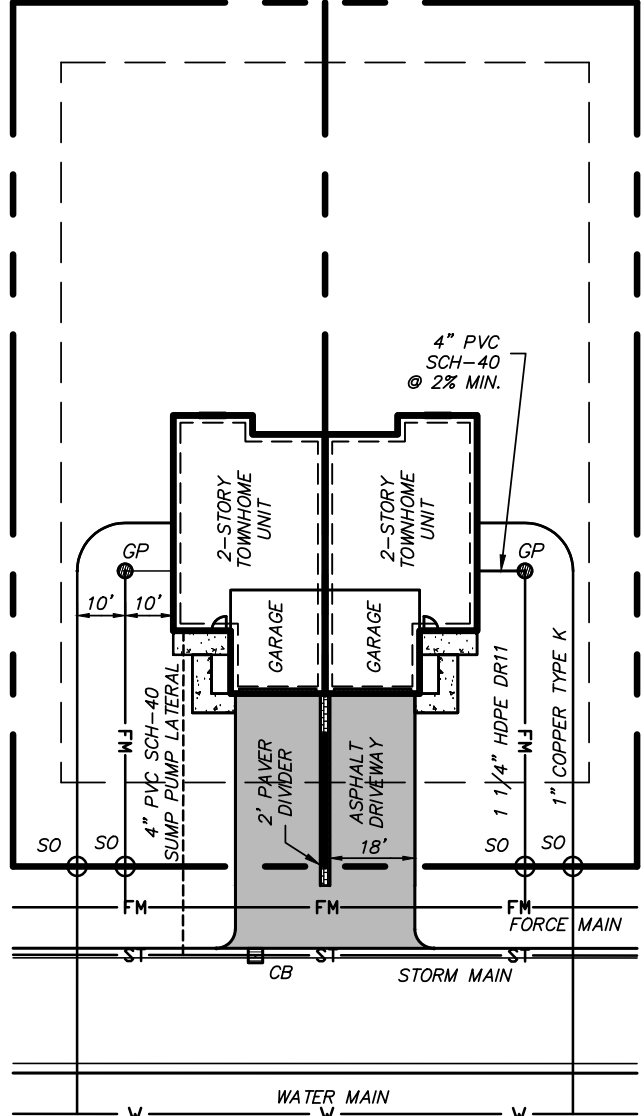
DATE:	DECEMBER 6, 2022	SCALE:	1" = 60'	DWG.	5429A-S9 AVG	SHEET	1	OF	2
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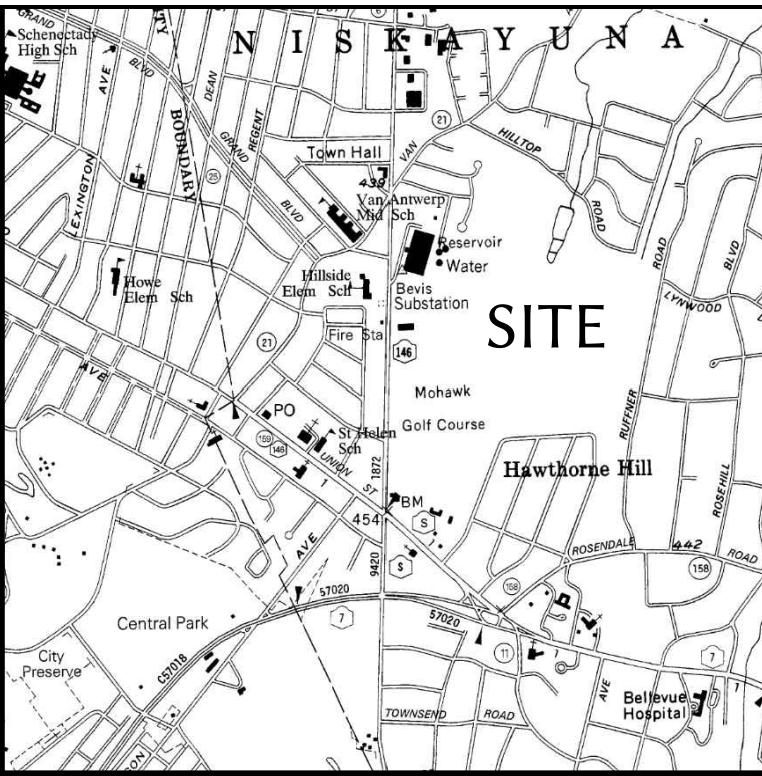
THE SIZE, LOCATION, AND LAYOUT OF THE PROPOSED STRUCTURES AND PAVEMENT SHOWN ON THIS PLAN MAY VARY BASED ON FUTURE LOT OWNERS' PREFERENCES. THESE DETAILS, AND ASSOCIATED SITE GRADING, MAY BE ADJUSTED BY A LICENSED DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION, WITHIN THE LIMITS OF LOCAL, STATE, AND FEDERAL REGULATIONS.



TYPICAL TOWNHOME LOT "A"
SCALE: 1"=40'
(WITH SETBACK DETAILS)



TYPICAL TOWNHOME LOT "B"
SCALE: 1"=40'
(WITH UTILITY AND DRIVEWAY DETAILS)



SITE LOCATION

- GENERAL NOTES:
- BASE MAPPING PREPARED BY ABD ENGINEERS, LLP FROM A FIELD SURVEY COMPLETED IN JUNE 2021, AND GIS INFORMATION.
 - THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST WITHIN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS OR HER RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. PROVIDE (48) HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.F.P.O. (1-800-962-7962).
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ZONING: R-1 (LOW DENSITY RESIDENTIAL) - SINGLE FAMILY DWELLINGS		
	REQUIRED (CONVENTIONAL ZONING)	REQUIRED (AVG. DENSITY DEVELOPMENT)
LOT AREA:	18,000 SF MIN.	9,000 SF MIN.
LOT WIDTH:	100' MIN.	50' MIN.
LOT DEPTH:	125' MIN.	62.5' MIN.
LOT COVERAGE:	25% MAX.	25% MAX.
YARD DIMENSIONS:		
FRONT:	35' MIN.	17.5' MIN.
SIDE:	20' MIN.	10' MIN.
REAR:	25' MIN.	12.5' MIN.

APPROXIMATE SITE STATISTICS		
	PROPOSED	
BUILDINGS:	38,000± SF	6.1%
PAVEMENT:	72,000± SF	11.5%
GREEN SPACE:	516,209± SF	82.4%
TOTAL:	626,209± SF (14.38± AC)	100.0%

OPEN SPACE STATISTICS	
STANDARD TOTAL LOT AREA (18,000 SF X 22):	396,000 SF
PROPOSED TOTAL LOT AREA:	354,991 SF
PERCENT REDUCTION:	11.5%
TOTAL PROJECT AREA:	624,781 SF
PROPOSED OPEN SPACE:	94,258 SF
PERCENT OPEN SPACE:	15.1%
(SHALL BE GREATER THAN OR EQUAL TO PERCENT REDUCTION)	

COMPLIANT OPEN SPACE PERCENTAGE

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

NO.	REVISION	DATE
3.	CHANGED ENTRANCE POINT	3.6.23
2.	REMOVED ROUNDABOUT	2.16.23
1.	ADDED ROUNDABOUT	1.13.23



JOSEPH J. BIANCHINI, P.E.
N.Y.S. LICENSE NO. 50226

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

TOWN OF NISKAYUNA COUNTY OF SCHENECTADY

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

DATE: DECEMBER 6, 2022 SCALE: 1" = 60' DWG. 5429A-S9 AVG SHEET 1 OF 2

File: V:\PROJECTS\ANY\6\050685\000\09_DESIGN\DRAWINGS\01_SHEETS\C-001_EXISTING_CONDITIONS.DWG
Saved: 2/17/2023 4:19:21 PM Plotted: 2/27/2023 1:10:00 PM Current User: Dickerson, Devin LastSavedBy: 7895



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

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MATTHEWS KIA
PARKING LOT EXTENSION
PROJECT

No.	Submittal / Revision	App'd	By	Date

EXISTING
CONDITIONS

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

Drawing No.:

C-001

File: V:\PROJECTS\ANY\6\050685\000\09_DESIGN\DRAWINGS\01_SHEETS\C-100_CONCEPT_SITE_PLANDWG
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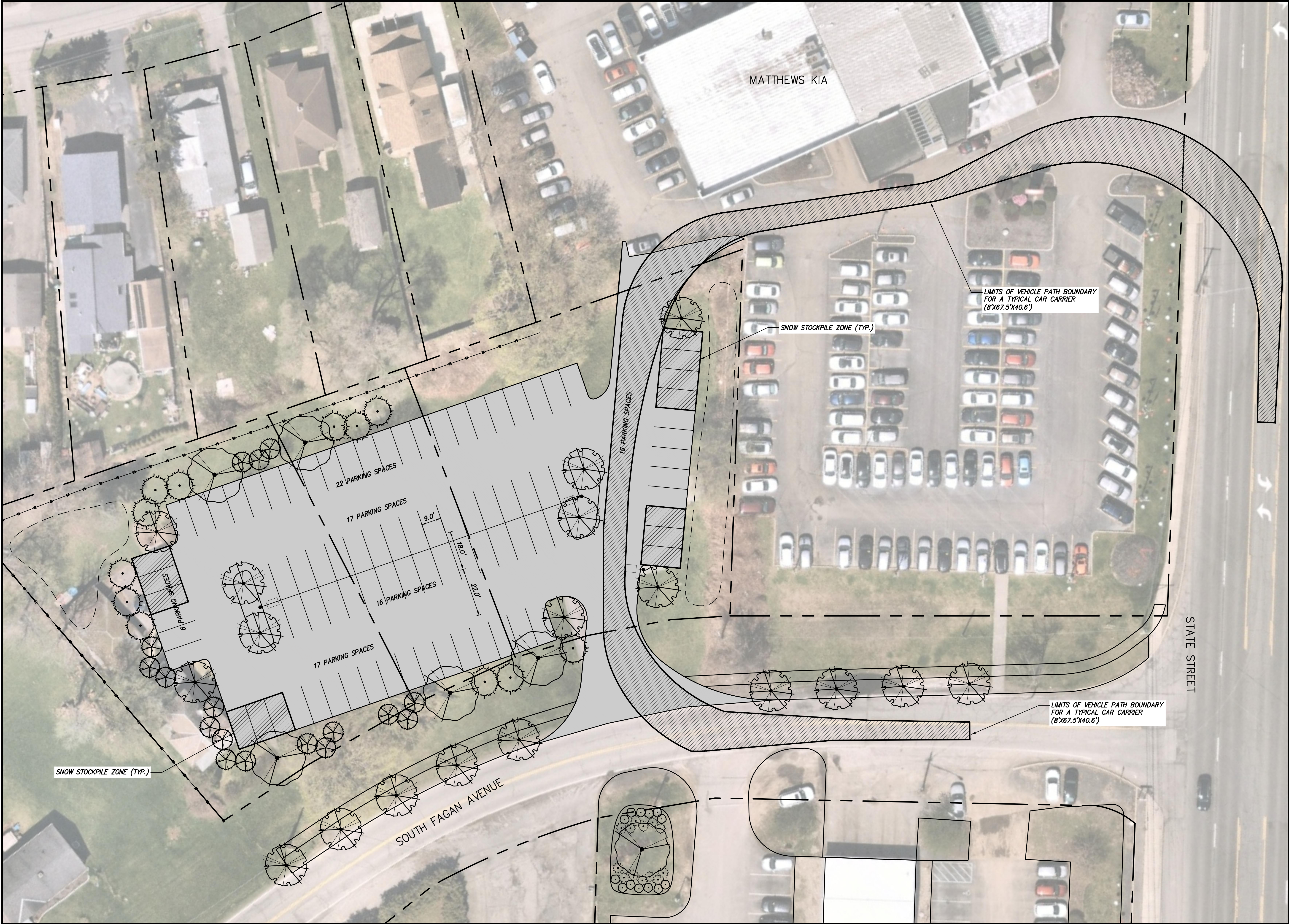
No.	Submittal / Revision	App'd	By	Date

CONCEPT SITE PLAN

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

Drawing No.:
C-100

File: V:\PROJECTS\ANY\6\050685\000\09_DESIGN\DRAWINGS\01_SHEETS\C-101_SNOW & OFF_LOADING.DWG
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PARKING LOT EXTENSION
PROJECT

No.	Submittal / Revision	App'd	By	Date

SNOW & OFF
LOADING

Designed By:	Drawn By:	Checked By:
XXX	XXX	XXX

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

Drawing No.:

C-101



File: V:\PROJECTS\ANY\6\080685\000\09_DESIGN\GRAPHICS\2023-02-23\RENDERING\BASE.DWG
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PROJECT

No.	Submittal / Revision	App'd	By	Date

CONCEPT SITE PLAN

Designed By:	Drawn By:	Checked By:
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XXXXX	080685	AS SHOWN

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C-100

