

**TOWN OF NISKAYUNA**  
**Complete Streets Committee**

**A G E N D A**

**July 29, 2022**

**2:30 P.M.**

**IN THE TOWN BOARD ROOM**

**Hybrid Attendance Available**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. MINUTES**

1. July 1, 2022

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

1. 1747 Union St Razada Market
2. Empire Drive – 2 lot Subdivision
3. 2239 Van Antwerp Rd – 2 lot subdivision

**VI. DISCUSSION ITEMS**

1. Demonstration Project- bike path and roundabout on Lexington & Wyoming
2. Safe Streets for All Federal Grant
3. Priority Spreadsheet updated with cost estimates
4. Utility Corridors Update
5. Planning Projects Update

**VII. REPORTS**

1. Committee Member Reports
2. Next meeting date and time
  - i. August 19 or September 2 / 2:30pm or earlier.

**VIII. ADJOURNMENT**

**NEXT MEETING**

Date and Time TBD

**TOWN OF NISKAYUNA  
COMPLETE STREETS COMMITTEE  
Hybrid Meeting  
Meeting Minutes  
July 1, 2022**

**Members Present:**

William Chapman, Chairman  
Karla Duggal  
Andrew Millspaugh  
Theresa Healy  
Paulina Manzo  
James Levy  
Elise Corbin, Intern

**Also Present:**

Laura Robertson, Planner

**I. CALL TO ORDER**

The Chairman called the meeting to order at 2:30pm.

**II. ROLL CALL****III. MINUTES****a. May 27, 2022**

Chairman Chapman made a motion to approve the minutes and it was seconded by Ms. Manzo. The minutes were approved unanimously.

**PUBLIC CONCERNS**

Mr. Ben O'Shea of Regent Street was present for the meeting with concerns of traffic and speed and asked about traffic calming measures to help alleviate these issues on Regent Street. He brought up and discussed the possibility of a mini-roundabout or mini-roundabout demonstration project.

**IV. OLD BUSINESS**

No old business today.

**V. NEW BUSINESS**

- **Demonstration Project / Grant request – mini traffic circle instead of Lexington Parkway**

Ms. Robertson discussed with the Committee the possibility of putting in a mini round about as the demonstration project instead of the bike lane on Lexington. She stated that she recently had

a meeting with the Police Chief and the Town Supervisor and they were supportive of trying this as a traffic calming measure. The Committee discussed possibly putting the Lexington Parkway project on pause to focus on the roundabout project. There was concern regarding the pausing of the Lexington Pkwy project. The Committee discussed the amount of work and detail that has been done for the bike lane on Lexington.

The Committee discussed where it would be best to do a mini roundabout for the demonstration. Ms. Manzo stated her concern for streets in Old Niskayuna due to the narrowness of the roads. The Committee discussed the reasons and benefits of mini roundabouts. Mr. Levy explained that they can be traffic calming for many reasons and they help keep the traffic flowing in a safer way. He referenced the mini roundabout in Ballston Spa. He added that the Committee could pull some crash reports for intersections to see if they could get a crash analysis.

Chairman Chapman asked the Committee how they felt about switching the projects. The Committee was open to either project but they were concerned in finding the proper location for the roundabout. Mr. Levy suggested combining the projects and changing the location to Lexington/Wyoming. The Committee was concerned on the amount of work combining the 2 projects and location change. Ms. Robertson noted that the Supervisor and Chief of Police reached out to the CSC and that should be recognized. She added that it could bring momentum to other projects.

Mr. Levy stated that both projects could be accomplished if the bike lane was limited to just the bike lane and notifying residents and not the bike informational festival. He stated that the festival is informative and important but requires more time. If the CSC only lines the street it could feasibly do the roundabout also. The group decided to do the bike lane and mini roundabout on Wyoming/Lexington Ave. The Committee discussed late September for the demonstration and set a plan to notify and outreach to neighbors and get an engineer for the project. Ms. Robertson recommended setting up a subcommittee meeting to get things moving forward. The Committee agreed.

- **Safe Streets for All Federal Grant**

Ms. Robertson stated the meeting went well and felt there was a lot of support for the Complete Streets Committee. She stated that the group looked at the Safe Streets for All Grant. Ms. Robertson stated that it is a large grant with the minimum for a safety action plan grant being 200,000 dollars and the minimum for an implementation project being 5 million dollars. Ms. Robertson stated that the group agreed that the Town needs to create a safety action plan and have shovel ready projects.

Ms. Robertson asked the Committee to look through the proposal and write down any thoughts or ideas related to this grant. Mr. Levy discussed pulling in Schenectady County and the State because Niskayuna will be working on State and County Roads as well. Ms. Robertson stated it would be helpful to have a phone meeting with Ms. Manzo and Mr. Levy who have reviewed this grant and see if it is doable for Complete Streets to try and submit. Ms. Robertson added that she was confident the Town Board would be supportive of the Complete Streets working on this.

## **VI. DISCUSSIONS**

Ms. Robertson briefly spoke about the improvements to Crescent Road and Clifton Park Road. She stated that the Planning Board is working creating a plan that will work for the Broken Inn and other businesses and the Town. Once finalized, the CSC will review it and it will go to the Town Board for approval.

Ms. Robertson updated the Committee regarding Rivers Ledge and the sidewalk being installed from Aqueduct Park to the Hudson Mohawk bike trail and stated that the connection from Windsor Drive to Kelts Farm has been completed, they are just finalizing the crosswalk now.

Chairman Chapman stated that he reached out to the new School Superintendent and he agreed to have another meeting regarding making the schools more walkable. He added that he would love others to join him at the meeting.

## **1. REPORTS**

### **Committee Member Reports**

Chairman Chapman asked for an update on the utilities trails. Mr. Millspaugh stated that on the Town's website there is the map for the Mohawk River State Park and it shows the powerline trail that goes under the powerlines from River Road to the bike path. He asked if anyone on the Committee knew the history of that path. Mr. Strayer stated that path was marked off by the safe routes committee and that the path still exists now. Chairman Chapman asked what type of materials make up the path. Mr. Strayer stated it was a dirt path. Ms. Kuzman recommended the Committee walk the paths once the County submitted the utilities map to the Town.

Chairman Chapman noted that Ms. Manzo has drafted a letter to the School Board requesting that while there is building equipment on site at the school, they look at the recommended connections from the CSC and complete those connections. Chairman Chapman spoke about the upcoming meeting with the State DOT and asked for a list of priorities to discuss with the department.

Ms. Corbin discussed the work she did with Ms. Duggal. She stated they walked and biked a few paths that are part of the utility trails. She stated they were able to note trails that are part of the utility trails and see where they line up with the complete streets map and try to find connections that will add more connectivity.

## **2. ADJOURNMENT**

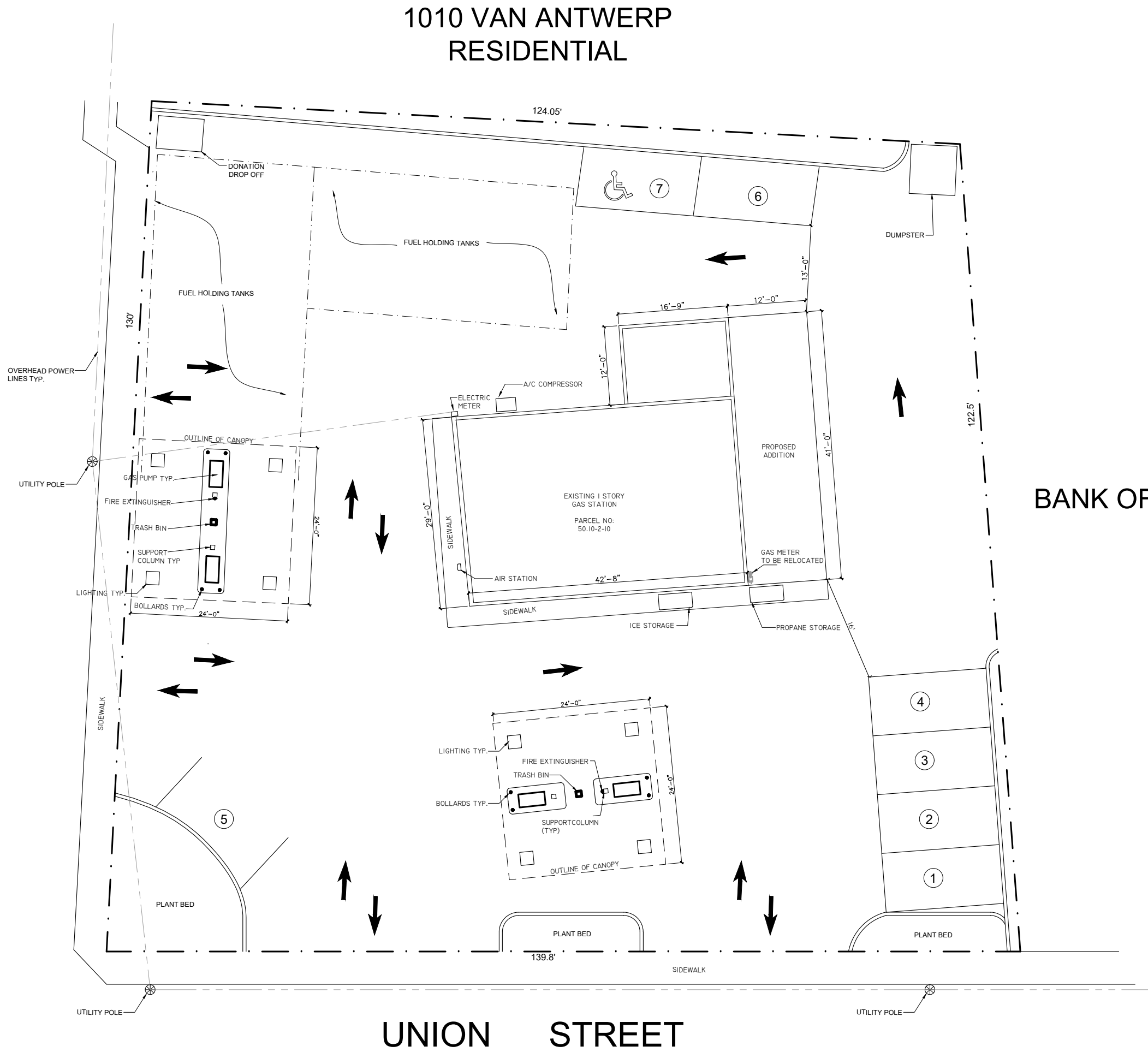
With no further business, Chairman Chapman made a motion to adjourn and it was seconded by Ms. Manzo. The meeting was adjourned at 4:00pm.

PROPOSED GROSS FLOOR  
AREA = 1680 SQ.FT.  
225 SQ.FT PER PARKING  
SPACE.  
680 / 225 = 7.4 SPACES

EXISTING BUILDING:  
OVERALL AREA = 1,455 SQ.FT.

PROPOSED BUILDING:  
OVERALL AREA = 1947 SQ.FT.

VAN ANTWERP ROAD



**PROPOSED SITE PLAN**  
SCALE:  $\frac{1}{16}'' = 1'-0''$

UNION STREET

PARCEL NO.  
50.10-2-10  
ZONING CODE CN  
TOTAL ACREAGE 0.38 AC.

BANK OF AMERICA

1010 VAN ANTWERP  
RESIDENTIAL

Cobble Court Engineering PLLC  
511 Walnut Drive  
Clifton Park, NY 12065  
Phone # (518) 956-1282  
dckengnypa@outlook.com  
DANIEL C. KAUFMAN NYS  
P.E. #086813  
IT IS A VIOLATION OF NEW YORK STATE EDUCATION  
LAW FOR ANY PERSON, UNLESS ACTING UNDER THE  
DIRECTION OF A LICENSED PROFESSIONAL ENGINEER,  
TO ALTER IN ANY  
WAY ANY PLANS, SPECIFICATIONS, PLOTS OR  
REPORTS TO WHICH THE SEAL OF PROFESSIONAL

RECORD OF WORK:	
DATE:	BY:

GAS STATION ADDITION  
ADDRESS:  
1747 UNION STREET  
SCHENECTADY, NY 12309  
RAIZADA MART  
SAL KHAN

START DATE: 7/1/22



DATE:

FILE:

PAGE CONTENT:  
SITE PLAN

DESIGNER:  
MIKE T.

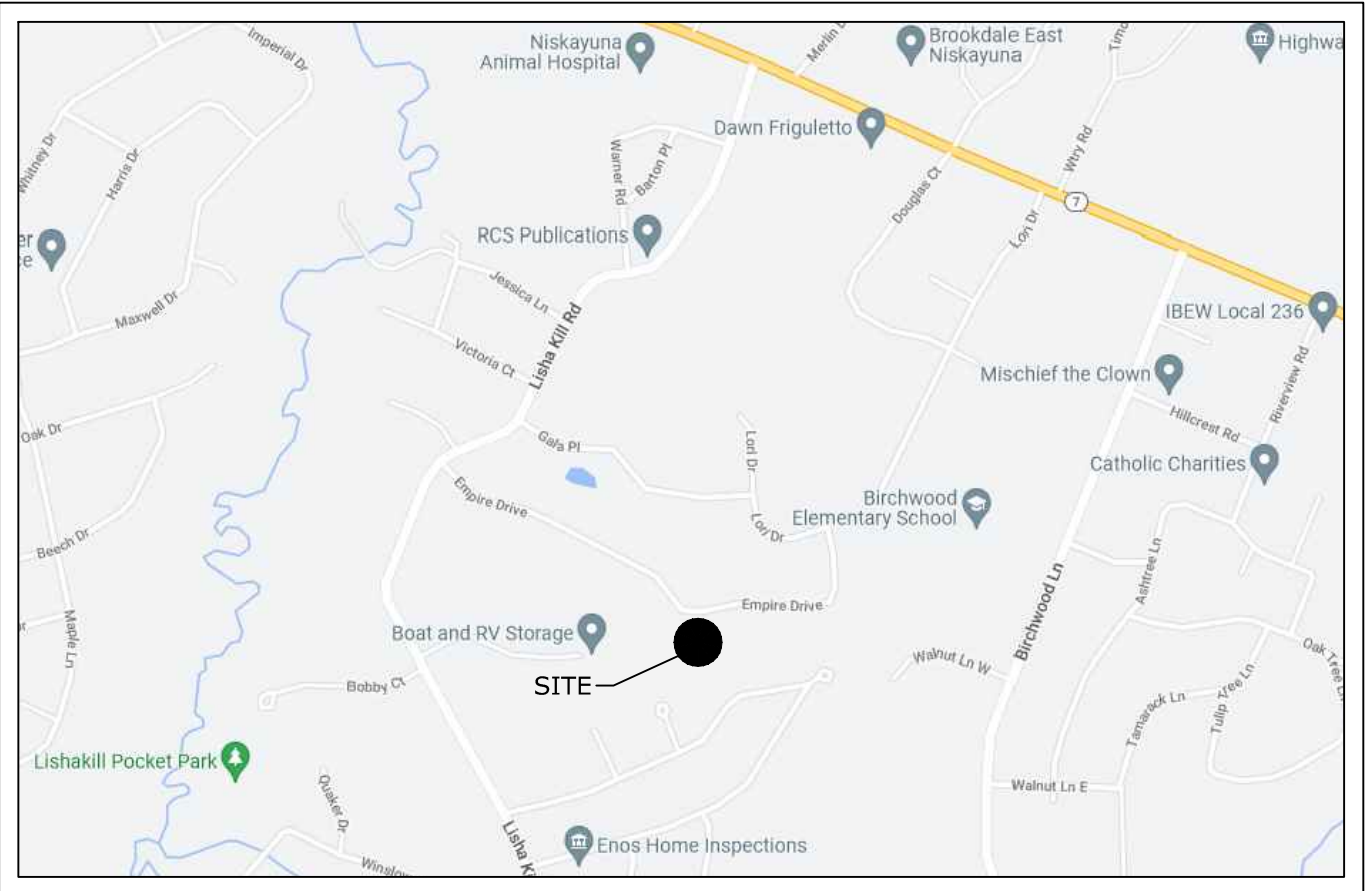
ENGINEER:  
DCK

PAPER SIZE:  
C (18"x24")

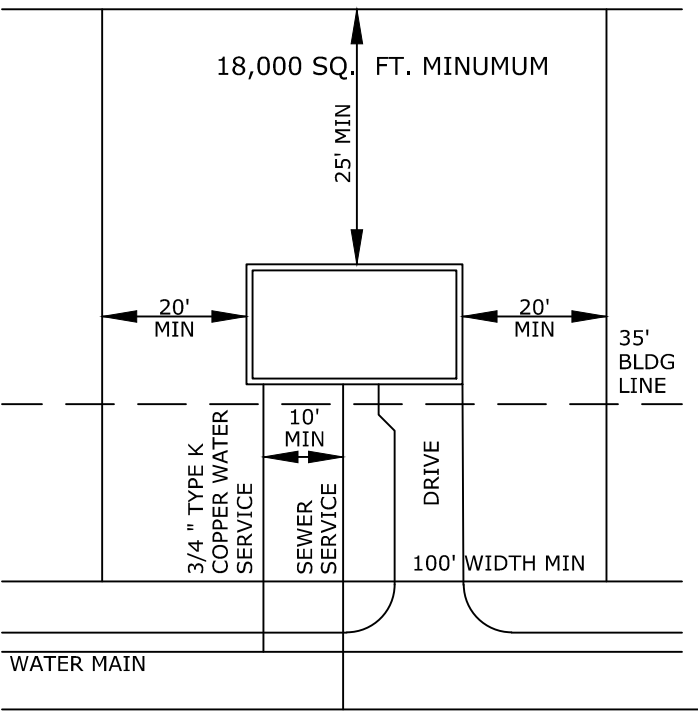
SCALE:  
AS NOTED

SHEET:  
S01





SITE LOCATION PLAN  
N.T.S.



R-1 ZONING  
TYPICAL HOUSE UTILITY LAYOUT  
(NOT TO SCALE)

GENERAL NOTES:

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

SOIL AND SEDIMENT CONTROL MEASURES:

1. DAMAGE TO SURFACE WATER RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
2. INSOFAR AS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED.
3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE AREA AND DURATION OF SOIL DISRUPTION.
4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED.
5. CONSTRUCTION TRAFFIC SHALL NOT CROSS STREAMS OR DITCHES EXCEPT AT SUITABLE FACILITIES, AND SHALL NOT OPERATE UNNECESSARILY WITHIN WATERWAYS OR DRAINAGE DITCHES.

MAINTENANCE OF EROSION CONTROL MEASURES:

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

TREE PRESERVATION POLICY:

1. 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.
2. THE GRADING PLAN SUBMITTED FOR THE BUILDING PERMIT SHALL IDENTIFY ALL TREES WITH A DIAMETER OF 5 INCHES OR MORE AS MEASURED 3 FEET ABOVE THE BASE OF THE TRUNK AND INDICATE THOSE THAT ARE PROPOSED TO BE REMOVED AND THE REASON WHY SUCH REMOVAL IS NECESSARY.
3. 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.
4. 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:

1. 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.

Lands Now or Formerly of  
**MICHAEL INDARSHAN**  
Book 2006 Page 245  
Tax Map I.D. No. 61.0-1-36

Lands Now or Formerly of  
**SEN ZHANG & MIN ZHANG**  
Book 1967 Page 972  
Tax Map I.D. No. 61.15-2-22

Lands Now or Formerly of  
**JONATHAN M. DE JESUS &  
MARIA ARSYL D. DE JESUS**  
Book 1861 Page 137  
Tax Map I.D. No. 61.15-2-21

Lands Now or Formerly of  
**HELDERBERG PROPERTY COMPANY LLC**  
Book 1946 Page 855  
Tax Map I.D. No. 61.0-1-34,11

Lands Now or Formerly of  
**ROBERT W. JORALEMON &  
ROSEMARY JORALEMON**  
Book 1685 Page 756  
Tax Map I.D. No. 61.0-1-31

Lands Now or Formerly of  
**STEPHEN P. CONNOLLY &  
DENISE I. CONNOLLY**  
Book 2509 Page 997  
Tax Map I.D. No. 7.4-7-17

ARBOR ESTATES SECTION III

Lands Now or Formerly of  
**CARL J. WHITE & CATHERINE S. WHITE**  
Book 3094 Page 886  
Tax Map I.D. No. 7.4-7-18

Lands Now or Formerly of  
**STEVEN J. MASTRIANNI &  
SUSAN A. MASTRIANNI**  
Book 2295 Page 1023  
Tax Map I.D. No. 7.4-7-23

Lands Now or Formerly of  
**GREGORY BUTTNER**  
Book 2017 Page 20073  
Tax Map I.D. No. 7.4-7-24

Lands Now or Formerly of  
**DONAL E. COOKE &  
WENDY J. COOKE**  
Book 2654 Page 220  
Tax Map I.D. No. 7.4-7-25

Lands Now or Formerly of  
**CHARLES J. SOGOIAN**  
Book 2316 Page 930  
Tax Map I.D. No. 7.4-7-26

Lands Now or Formerly of  
**AMY M. SHAUL**  
Book 2019 Page 7421  
Tax Map I.D. No. 7.4-7-27

Lands Now or Formerly of  
**JOHN DONOGHUE &  
CHRISTINA PENSIERO**  
Book 2019 Page 1631  
Tax Map I.D. No. 7.4-7-28

Lands Now or Formerly of  
**JEFFERY C. COMLEY &  
JANICE B. COMLEY**  
Book 2620 Page 812  
Tax Map I.D. No. 7.4-1-76

Lands Now or Formerly of  
**DANIEL J. MARINUCCI &  
ANGELINE M. MARINUCCI**  
Book 2017 Page 8846  
Tax Map I.D. No. 7.4-1-75

ZONING DATA:

ZONE: R-1  
MIN. LOT AREA: 18,000 SF  
MIN. LOT WIDTH: 100 FEET

YARD REQUIREMENTS:

FRONT SETBACK MINIMUM: 35 FEET  
SIDE SETBACK MINIMUM: 20 FEET (40 FEET BOTH)  
REAR SETBACK MINIMUM: 25 FEET

MAP REFERENCE:

1. "BOUNDARY SURVEY PORTION OF LANDS OF ROBERT W. JORALEMON & PATRICIA A. JORALEMON" TOWN OF NISKAYUNA, SCHENECTADY COUNTY, PREPARED BY C.T. MALE ASSOCIATES, DATED MARCH 1, 2004, BEARING PROJECT NO. 04.9065, DWG. NO. 04-151.
2. "CERONE PAULSEN SUBDIVISION" TOWN OF NISKAYUNA, SCHENECTADY COUNTY, DATED FEBRUARY 5, 2004 BEARING DWG NO. PROJECT NO. 383.02 & MAP. NO. 04-30-41B

MAP NOTES:

1. TOPOGRAPHIC INFORMATION SHOWN HEREON IS PER LIDAR INFORMATION OBTAINED ON MAY 13, 2022 AS SUPPLIED BY THE NEW YORK STATE GIS CLEARINGHOUSE, NYS 2 METER DEM INDEX.
2. NORTH ORIENTATION AND BEARING BASE PER MAP REFERENCE NO. 1.
3. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES. EXISTING UTILITIES WERE PER DESIGN DRAWING INFORMATION PER MAP REFERENCE NO. 2.



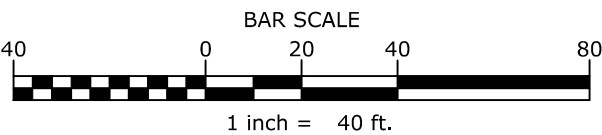
LOT 1  
AREA ~1.83 ACRES

LOT 2  
AREA ~2.00 ACRES

IVES COURT

EMPIRE DRIVE

RIESLING ROAD



PLANNING BOARD CHAIRMAN

DATE

TOWN ENGINEER

DATE

SKETCH PLAN-ALT 2  
2 - LOT MINOR SUBDIVISON

EMPIRE DRIVE  
LANDS N/F OF JORALEMON

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  
COBLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY  
JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY



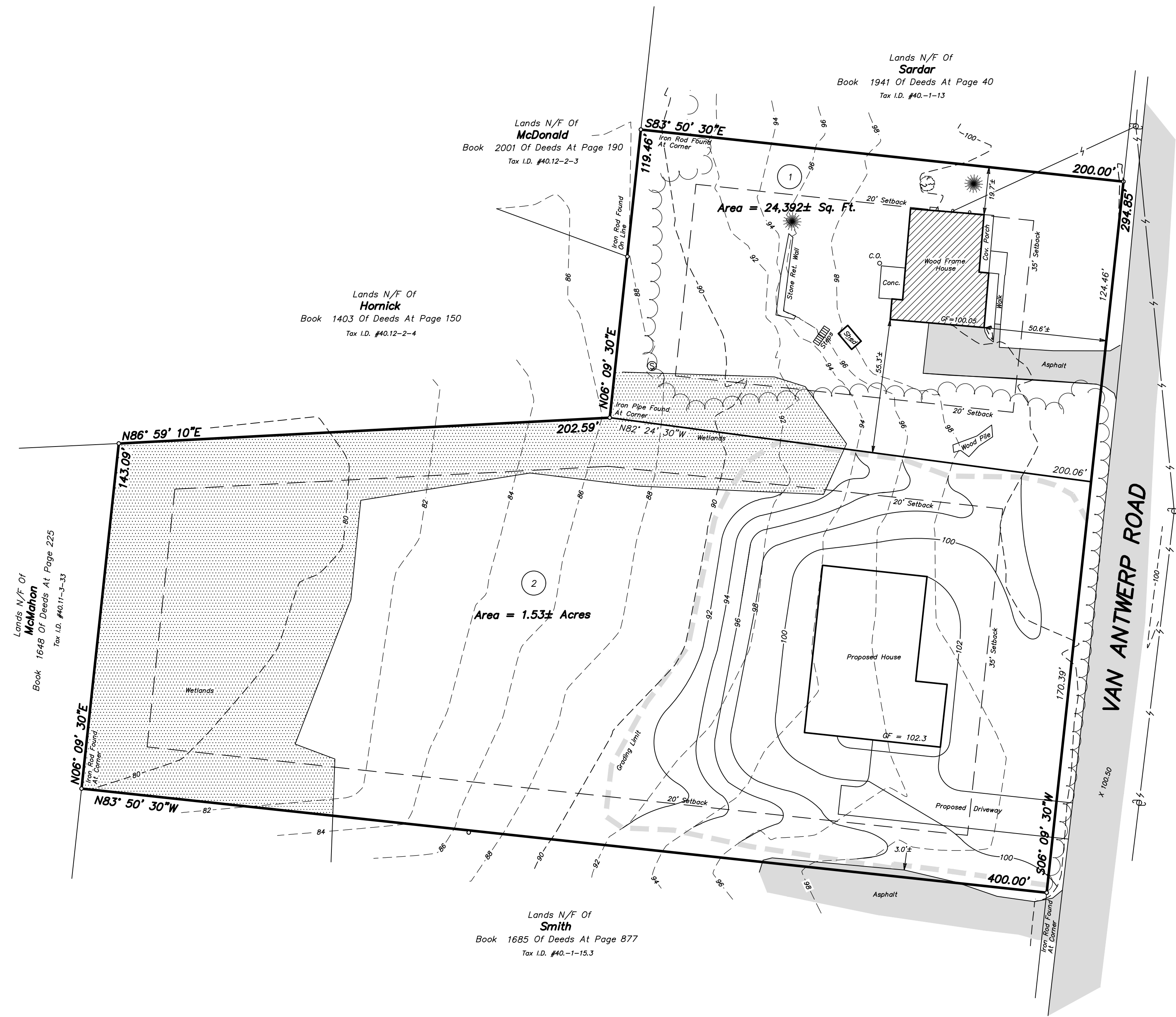
**SK2**

SHEET 1 OF 1

DWG. NO: 04.9065



Per Deed Reference



DEED REFERENCE:

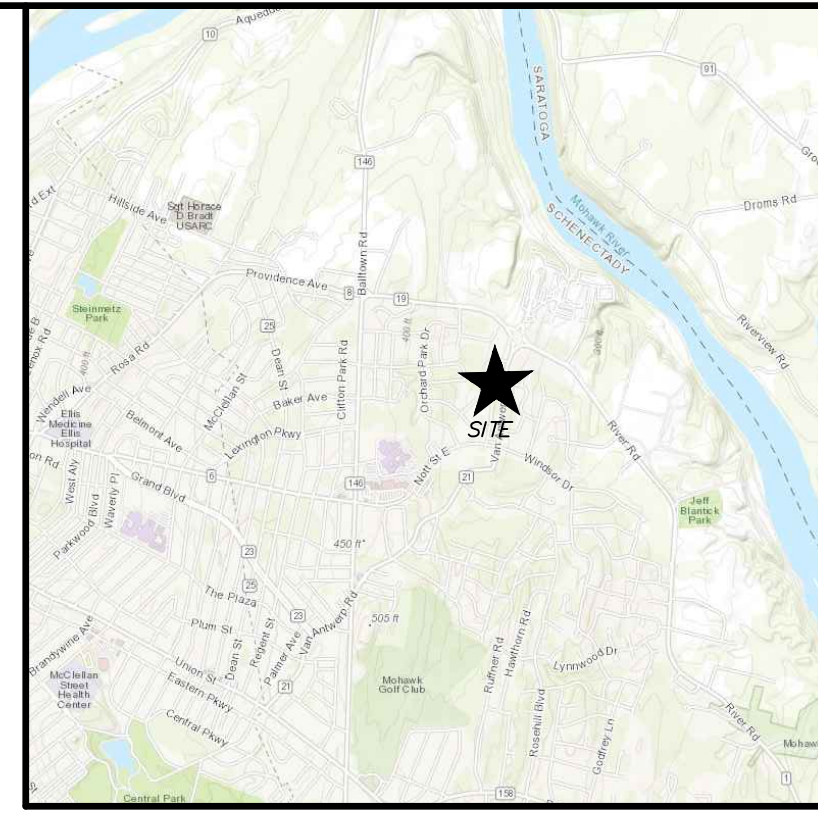
CONVEYANCE TO JOANNE M. RYAN BY DEED DATED AUGUST 27, 2021 AND RECORDED IN THE SCHEMECTADY COUNTY CLERK'S OFFICE IN BOOK 2086 OF DEEDS AT PAGE 287.

NOTES:

1. NO ATTEMPT WAS MADE TO SHOW UNDERGROUND IMPROVEMENTS IN THE PREPARATION OF THIS SURVEY.
2. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
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4. CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE, UNLESS OTHERWISE NOTED.
5. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.

TOWN NOTES:

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9. THE GRADING PLAN SUBMITTED FOR THE BUILDING PERMIT SHALL IDENTIFY ALL TREES WITH DIAMETER OF 6 IN. OR MORE AS MEASURED 3 FT. ABOVE THE BASE OF TRUNK AND INDICATE THOSE THAT ARE PROPOSED TO BE REMOVED AND THE REASON WHY SUCH REMOVAL IS NECESSARY.
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SITE LOCATION

SITE STATISTICS:  
ZONING: R-1 SINGLE FAMILY DWELLING  
MIN. LOT SIZE - 19,000 SQ. FT.  
MIN. WIDTH - 100 FT.  
MIN. DEPTH - 125 FT.  
MIN. FRONT SETBACK - 35 FT.  
MIN. SIDE SETBACK - 30 FT./BOTH 40 FT.  
MIN. REAR SETBACK - 25 FT.

PLANNING BOARD CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

Revised Lot Line - 5/31/22

SUBDIVISION  
OF THE LANDS OF RYAN  
#2239 VAN ANTWERP ROAD

TOWN OF NISKAYUNA SCHEMECTADY COUNTY, NEW YORK  
MAP NUMBER: 22 - 22 - 85 SCALE: 1" = 30' DATE: MAY 3, 2022

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

OWNER/APPLICANT:  
JOANNE M. RYAN AND ELIZABETH A. RYAN  
2239 VAN ANTWERP ROAD  
NISKAYUNA, N.Y. 12309  
TAX I.D. #40-1-14.1

TODD WESTERVELD, P.L.S. No. 50,319

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