

TOWN OF NISKAYUNA
Complete Streets Committee
A G E N D A
September 30, 2022
2:30 P.M.
Remote Meeting

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES

1. September 2, 2022

IV. OLD BUSINESS

1. 1747 Union St Razada Market
2. The Broken Inn / Clifton Park / Crescent Intersection

V. NEW BUSINESS

1. 4. Rivers Ledge Senior Center
2. 1502 Balltown Rd Stewards
3. 1748 Union St

VI. DISCUSSION ITEMS

1. 25 mph Speed Limit Discussions
2. Demonstration Project- bike path on Lexington, roundabout nearby

VII. REPORTS

1. Committee Member Reports

VIII. ADJOURNMENT

NEXT MEETING
October 28, Time TBD

**TOWN OF NISKAYUNA
COMPLETE STREETS COMMITTEE
Hybrid Meeting
Meeting Minutes
September 2, 2022**

Members Present: William Chapman, Chairman
Elise Corbin, Intern
Catherine Kuzman
Ben O'Shea
Karla Duggal

Also Present: Laura Robertson, Planner

I. CALL TO ORDER

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

II. ROLL CALL

Ms. Manzo, Mr. Levy, Mr. Millspaugh, Ms. Healy and Mr. Strayer were excused today.

III. MINUTES

a. July 29, 2022

Chairman Chapman stated he had 2 minor changes to the minutes. On line 81, the word no needs to be changed to now. On line 103, Chairman Chapman asked for "but the decision lies with the Town Board" to the sentence.

Hearing no other changes, Chairman Chapman asked for a vote on the minutes. Upon voting, the minutes were approved unanimously.

PUBLIC CONCERNS

Ms. Maria Westbrook of Rowe Road stated she would like to sit in on the meeting. She was interested in seeing if more sidewalks could be constructed into the Town. The committee discussed roads and streets whose walkability could benefit from additional sidewalks.

IV. OLD BUSINESS

• 1747 Union St Razaida Market

Ms. Robertson stated that the Planning Board reviewed the comments by the CSC and they were highlighted for the applicant to possibly address. Ms. Robertson stated that the applicant will be returning to the Planning Board on September 12 for updates.

• Empire Drive – 2 lot Subdivision

Ms. Robertson updated the committee on changes to the subdivision site plan. She stated the Planning Board worked with the applicant with the applicant on adding an easement for a possible future bike path. The applicant added it to the site plan but needs to change the width from 8 feet to 10 feet.

- **2239 Van Antwerp Rd – 2 lot subdivision**

Ms. Robertson updated the committee regarding the subdivision site plan. She stated that the Planning Board asked the applicant to add an easement for a potential future bike path. Ms. Robertson noted that the applicant has added the easement to the site plan.

V. NEW BUSINESS

- **The Broken Inn / Clifton Park / Crescent Intersection**

Ms. Robertson gave the committee a description of the improvements proposed by Mr. Nicchi for the Broken Inn. It includes revised parking, community benches and outdoor seating for the restaurant. Mr. O'Shea stated his concern for the parking on the corner of Clifton Park and Crescent. He was concerned about backing out of a space onto Clifton Park and also the corner parking space on the corner of Clifton and Crescent. Either the spot needs to be eliminated or it should be buffered somehow. The committee reviewed the past potential Town Clifton Park/Crescent Road connection plan and the current plan proposed by Mr. Nicchi. They discussed the potential issues with visibility from the road and how to buffer the neighbors that would be directly affected. Mr. O'Shea questioned if a combined plan of the initial Town plan and the applicants plan would work to possibly eliminate some of the issues with the intersection of Crescent and Clifton Park. The committee found Mr. Nicchi's plan very pedestrian friendly with the addition of the patio and bike racks.

Ms. Robertson reviewed the comments from the committee. This included; a positive review for the pedestrian friendly outdoor space and the request to put a physical barrier on the north side of the parking area. They noted that the disabled parking spot landing could potentially be narrowed and everything could be shifted over a little so no parking spot was lost. The committee noted that clear directional signs will be helpful to eliminate issues when entering and exiting the alleyway.

VI. DISCUSSIONS

- **Demonstration Project- bike path on Lexington, roundabout nearby**

Ms. Robertson discussed with the committee the upcoming demonstration project. She stated that she discussed it with other committees and departments and it was recommended to choose another location other than the intersection of Wyoming and Baker. She noted the reason for this is due to the complexity of the intersection. It was recommended for Regent Street and Baker Ave which is a 4 way intersection. She stated the concerns regarding having the demonstration on Wyoming were from the Police and Fire departments. Chairman Chapman stated his preference would be for it to be done on Wyoming and Baker. After further discussion, the

committee agreed to proceed with the demonstration at the new location. Ms. Robertson stated she will get the final approvals and then they will pick a date and begin outreach for the projects.

- **Priority Spreadsheet updated with cost estimates**

Ms. Robertson discussed with the committee the implementation of a spreadsheet to be used for a cost estimator on potential projects. She suggested a subcommittee that would discuss potential projects and detail the projected cost by using the DOT cost estimator. She stated she finds this tool very useful.

- **Utility Corridors Update**

Ms. Kuzman stated she has sent out a few emails to the utility companies but has not gotten any response. Chairman Chapman suggested reaching out to CDTA to see if they could possibly assist in this project and getting the National Grid coordinates on the Town map. Ms. Kuzman stated she will reach out to them.

V. REPORTS

Committee Member Reports

Ms. Robertson stated she feels the time of meeting should be re-assessed due to constraints for some members and for her.

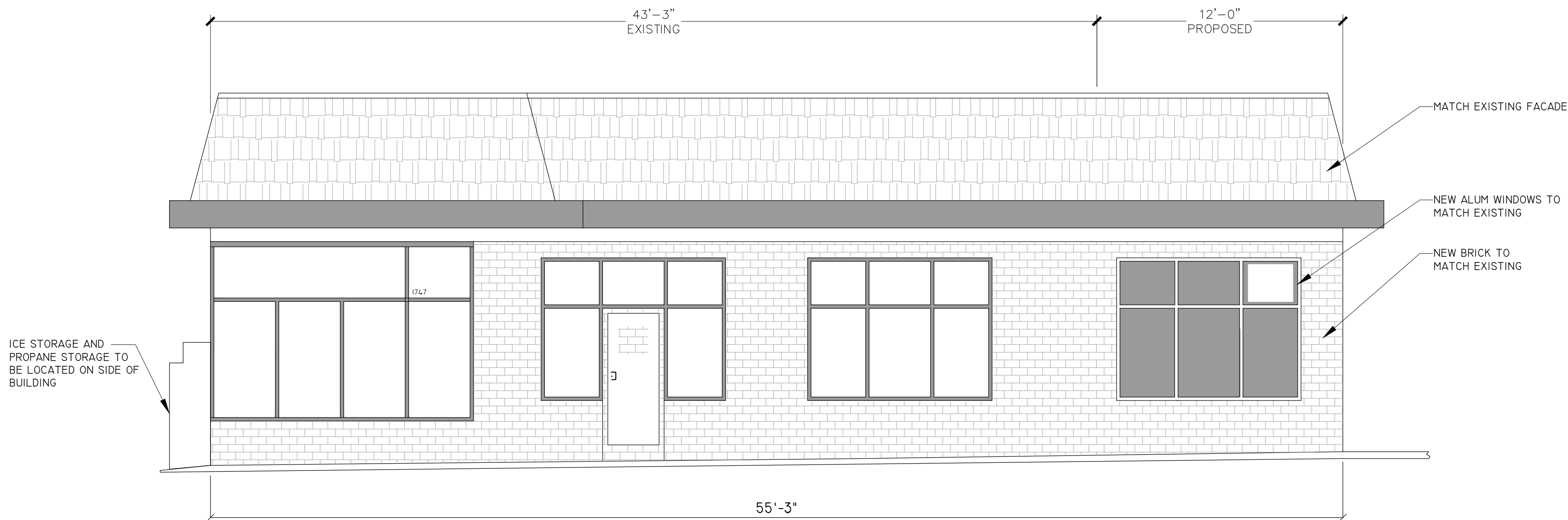
Ms. Duggal asked if the Town has applied for the SS4A implementation grant. Ms. Robertson stated she did not apply this year. Mr. O'Shea suggested they start researching projects now so they would be in a better position to apply for September of 2023 seeing that it is a yearly grant. Ms. Robertson stated that is a good idea and that would give them the opportunity to have a "shovel ready" project.

1. ADJOURNMENT

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



PROPOSED RENDERING
REVISED 9/12/22



PROPOSED FRONT ELEVATION
SCALE: $\frac{1}{4}'' = 1'-0''$

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
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TO ALTER IN ANY
WAY ANY PLANS, SPECIFICATIONS, PLOTS OR
REPORTS TO WHICH THE SEAL OF PROFESSIONAL

RECORD OF WORK:	
DATE:	DESCRIPTION:
9/12/22	rev. Rendering

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

START DATE: 7/1/22



DATE:

FILE:

PAGE CONTENT:
PROPOSED ELEVATION

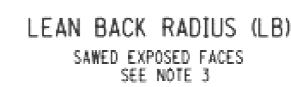
DESIGNER:
MIKE T.

ENGINEER:
DCK

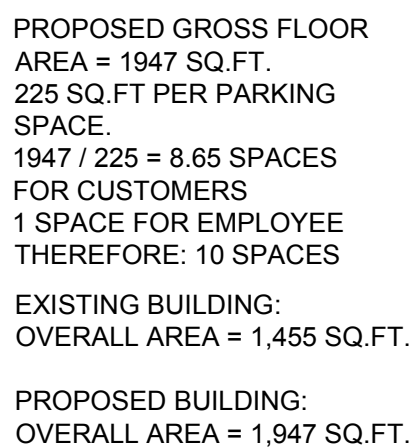
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C (18"x24")

SCALE:
AS NOTED

SHEET:
A03



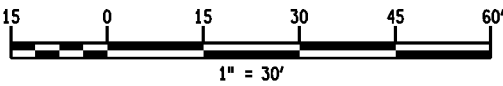
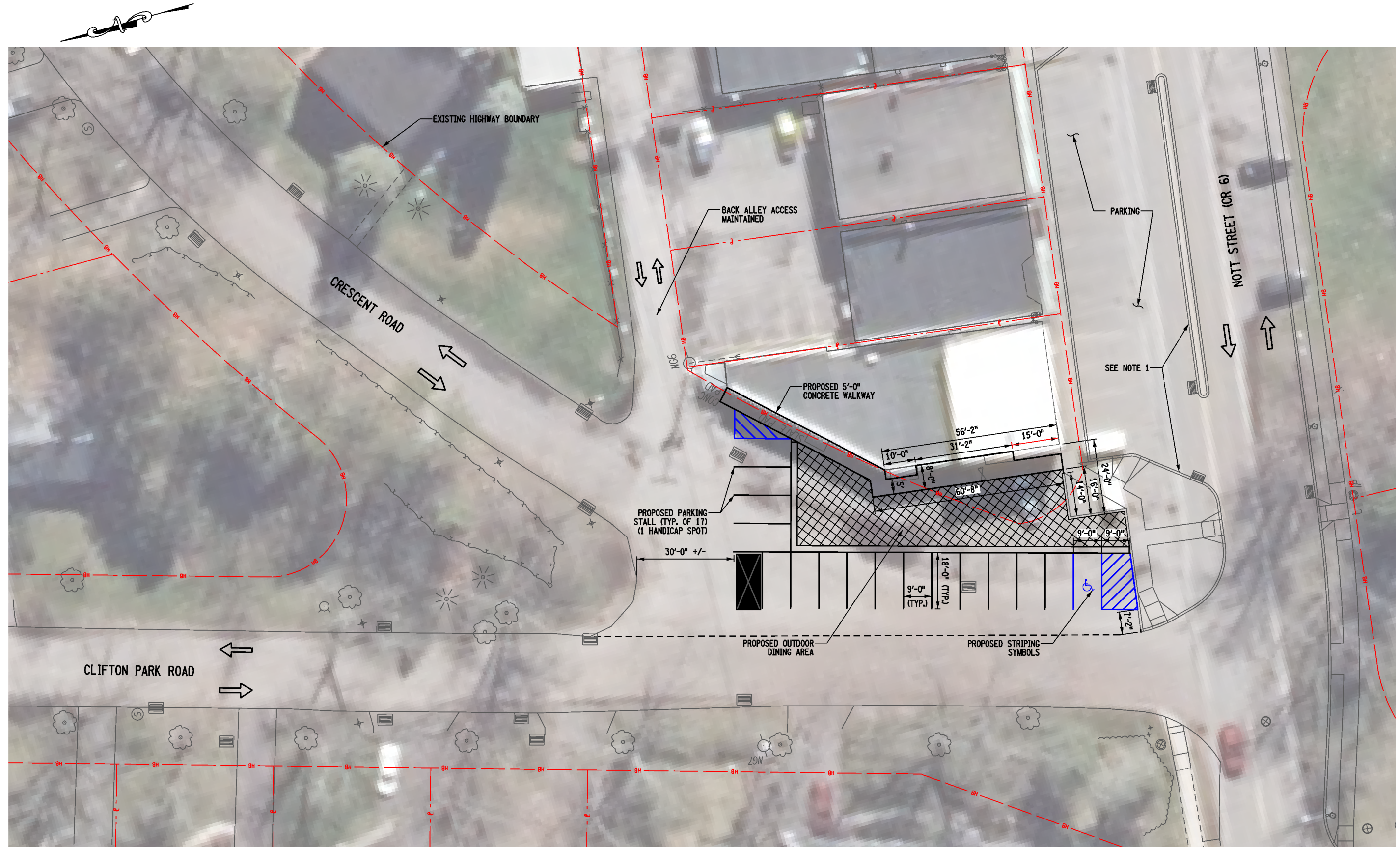
OPTION 4: GAS STATION ADDITION DATE: 9/9/2022
ADDRESS: 1747 UNION STREET
RAIZADA MART
SAL KHAN



PROPOSED SITE PLAN
SCALE: NTS

SHEET: S01

FILE NAME = F:\m\701\m\701.12 - Nott Area Improvements\701.12 oph_OPTION 5.dgn
DATE/TIME = 9/12/2022 10:32:33 AM
USER = ngibson



NOTES:

1. THE EXISTING CONDITION OF NOTT STREET INCLUDING CURBS, SIDEWALKS AND LANE WIDTHS REPRESENT THE PROPOSED DESIGN OF SCHEMECTADY COUNTY'S PIN 1760.60 NOTT STREET SAFETY IMPROVEMENTS. CONSTRUCTION IS SCHEDULED FOR 2022.



Engineering and
Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

**CONCEPT DRAWING
NOTT
STREET/CRESCENT
ROAD OUTDOOR DINING
AREA AND PARKING
MODIFICATIONS**

MARCH 2022

MJ PROJ. No.: 874.30

DRAWING NO.

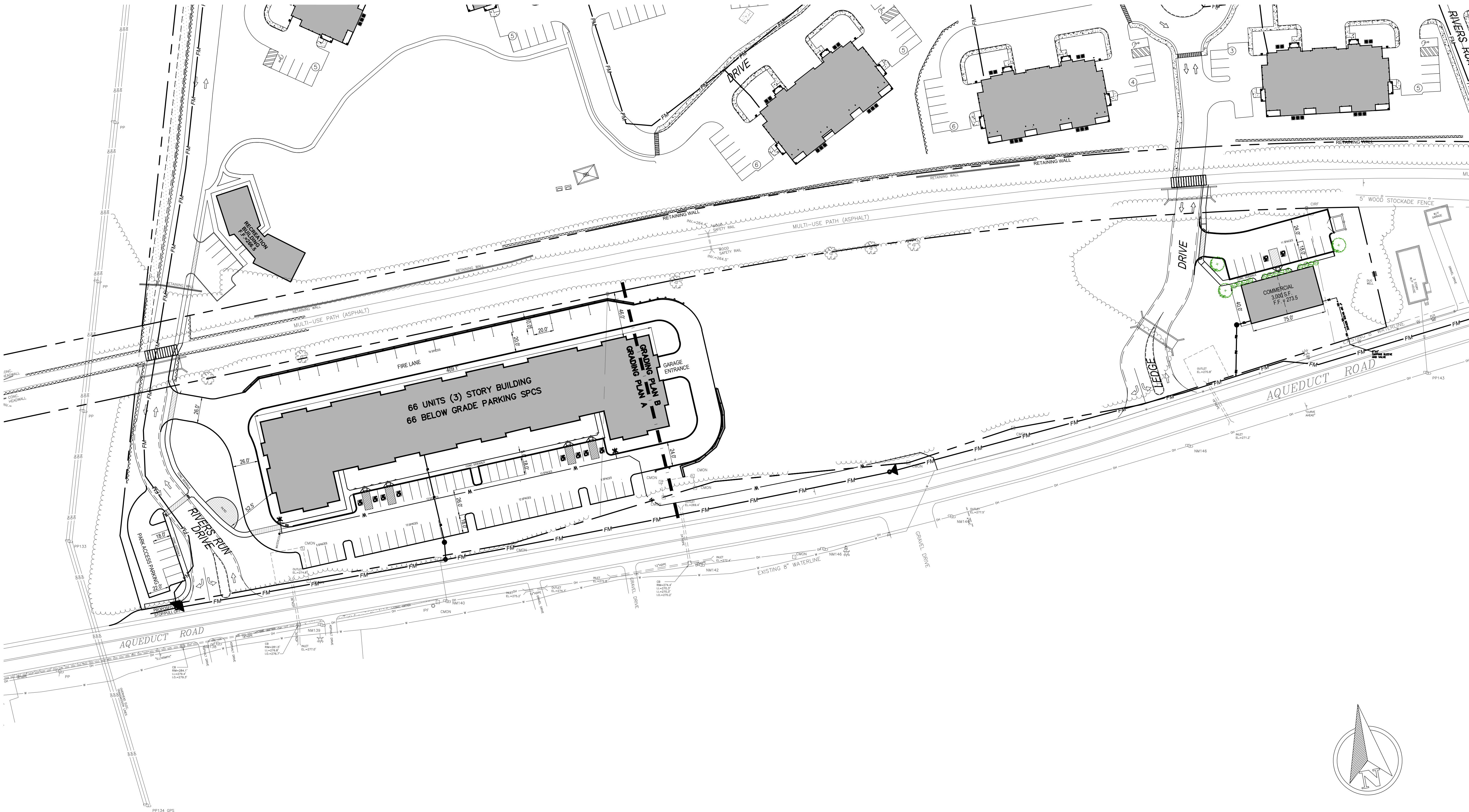
1.0

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: 66 SENIOR APARTMENTS + 2,000 S.F. COMMERCIAL
PARKING PROVIDED = 144 SPACES
GARAGE SPACES = 66 SPACES
OUTDOOR SPACES = 78 SPACES

BUILDING HEIGHT - 41'
STAND ALONE COMMERCIAL BLDG = 3,000 S.F.
PARKING PROVIDED = 11 SPACES
BUILDING HEIGHT - 16'



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.

OVERALL PLAN
PHASE 2 - RIVERS LEDGE OF NISKAYUNA
2837 AQUEDUCT ROAD

COUNTY OF SCHENECTADY
TOWN OF NISKAYUNA
STATE OF NEW YORK

DRAWN BY:
CADD FILE:
DATE:

CHECKED BY:
JOB NO.
SCALE: 1" = 50'

SHEET 0-1

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ENGINEERING THAT TRANSFORMS
IMAGINATION INTO REALITY



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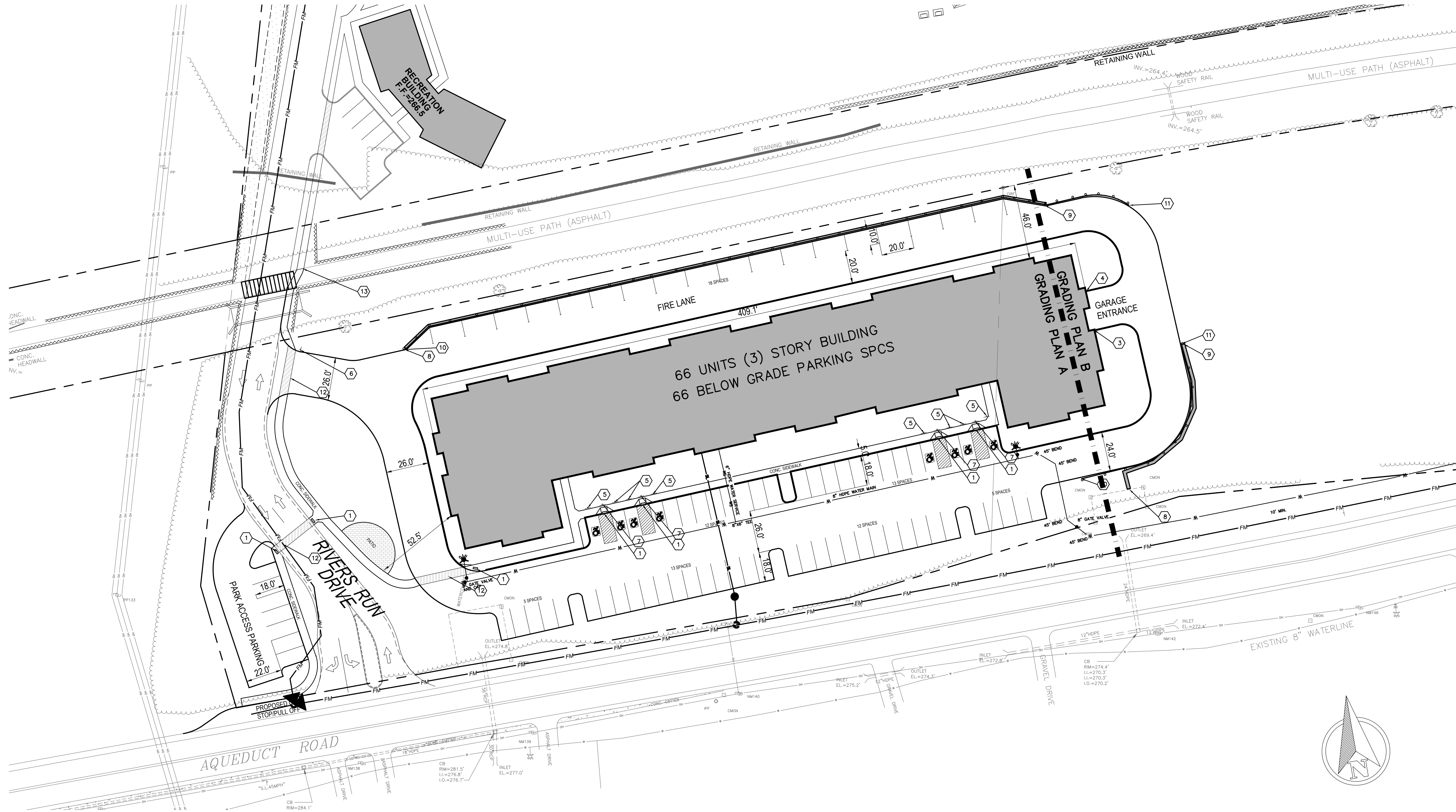
NO.	DATE	REVISIONS	B.Y.
1	8/21/22	REVISED AS PER THE COMMENTS	

SITE STATISTICS

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 APPLICANT: RIVERS LEDGE OF NISKAYUNA
 49 RAILROAD AVENUE
 ALBANY, NY 12205
 AREA = 5.25± ACRES
 USE: SENIOR APARTMENTS AND MIXED USE COMMERCIAL
 MAIN BUILDING: 66 SENIOR APARTMENTS + 2,000 S.F. COMMERCIAL
 PARKING PROVIDED = 144 SPACES
 GARAGE SPACES = 66 SPACES
 OUTDOOR SPACES = 78 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 | | |



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 PLAN SET ENTITLED "RIVERS LEDGE NISKAYUNA" AS PREPARED BY
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 ENGINEERING THAT TRANSFORMS
 IMAGINATION INTO REALITY

SITE 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. SHEET S-1
 DATE: MAY 11, 2022

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: 66 SENIOR APARTMENTS + 2,000 S.F. COMMERCIAL
PARKING PROVIDED = 144 SPACES
GARAGE SPACES = 66 SPACES
OUTDOOR SPACES = 78 SPACES
BUILDING HEIGHT - 35'4"
STAND ALONE COMMERCIAL BLDG = 3,000 S.F.
PARKING PROVIDED = 11 SPACES
BUILDING HEIGHT - 16'

LEGEND

- 1

2

3

4

5

6

7

8

9
- HANDICAP RAMP PER ADA STANDARDS

CONCRETE SIDEWALK

BEGIN CURB

END CURB

HANDICAP PARKING SIGN (MUTCD R7-8 W. R7-8P)

STOP SIGN (MUTCD R1-1 MIN. 30" X 30")

NO PARKING ANYTIME SIGN (MUTCD R7-1)

BEGIN RETAINING WALL

END RETAINING WALL
- 10

11

12

13

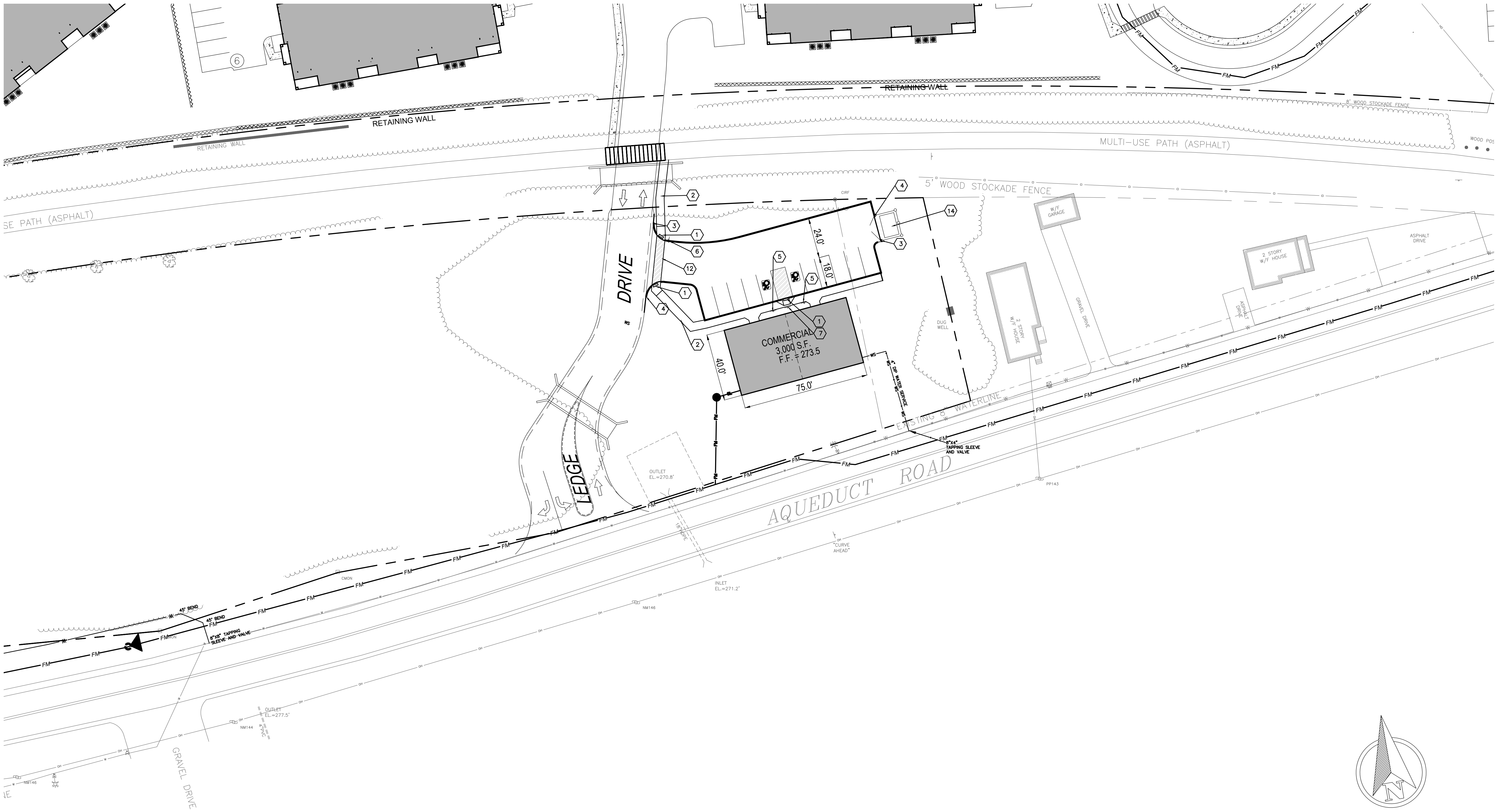
14
- BEGIN GUIDE RAIL

END GUIDE RAIL

CROSSWALK

CONNECT TO EX. SIDEWALK

DUMPSTER ENCLOSURE



SITE PLAN

PHASE 2 - RIVERS LEDGE OF NISKAYUNA

2837 AQUEDUCT ROAD

COUNTY OF SCHENECTADY

TOWN OF NISKAYUNA

STATE OF NEW YORK

DRAWN BY:

CHECKED BY:

DATE:

SCALE: 1" = 30'

SHEET S-2

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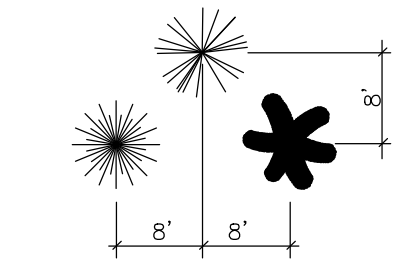
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BUFFER PLANT SPACING

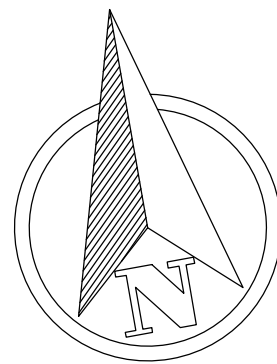
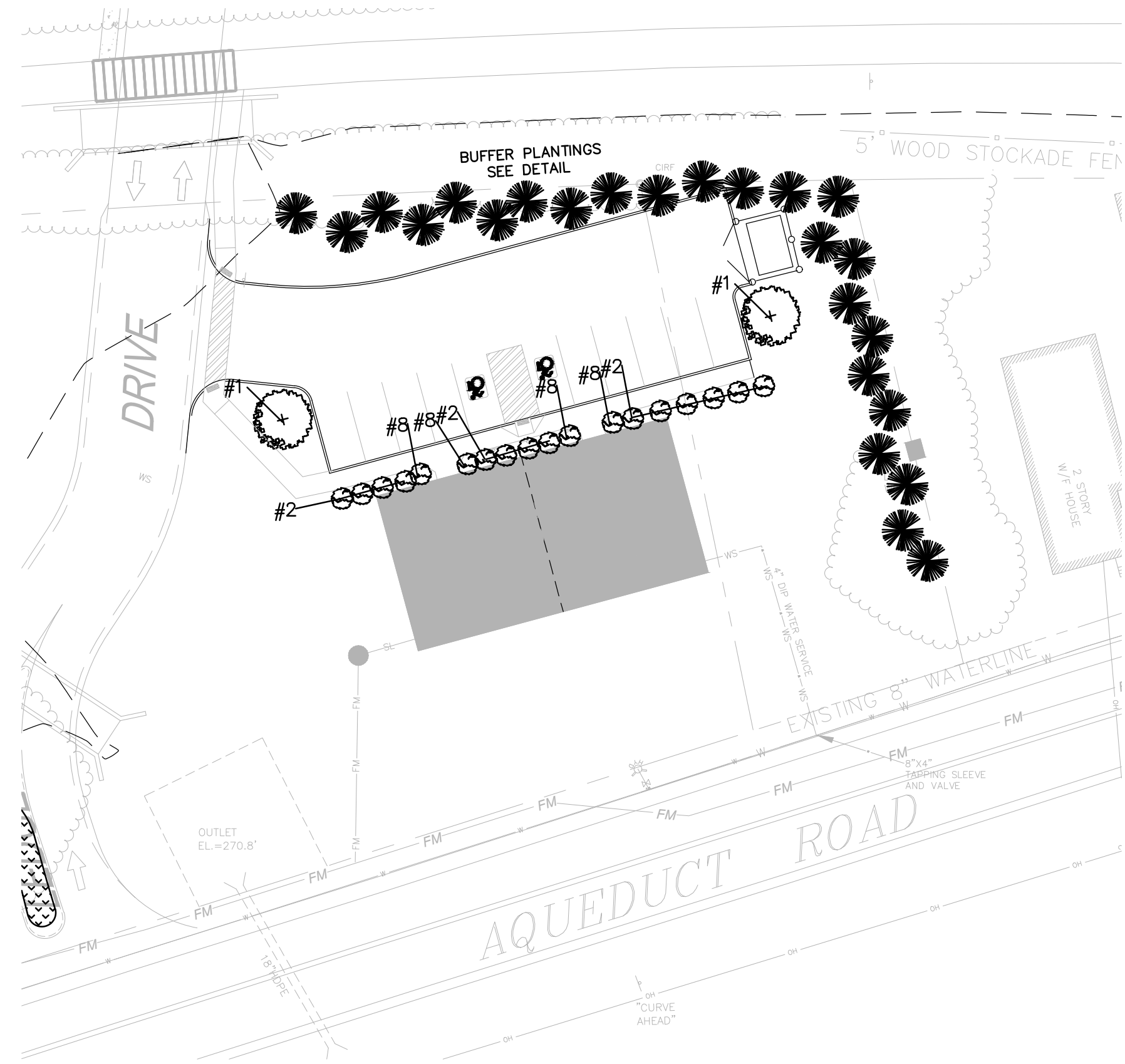
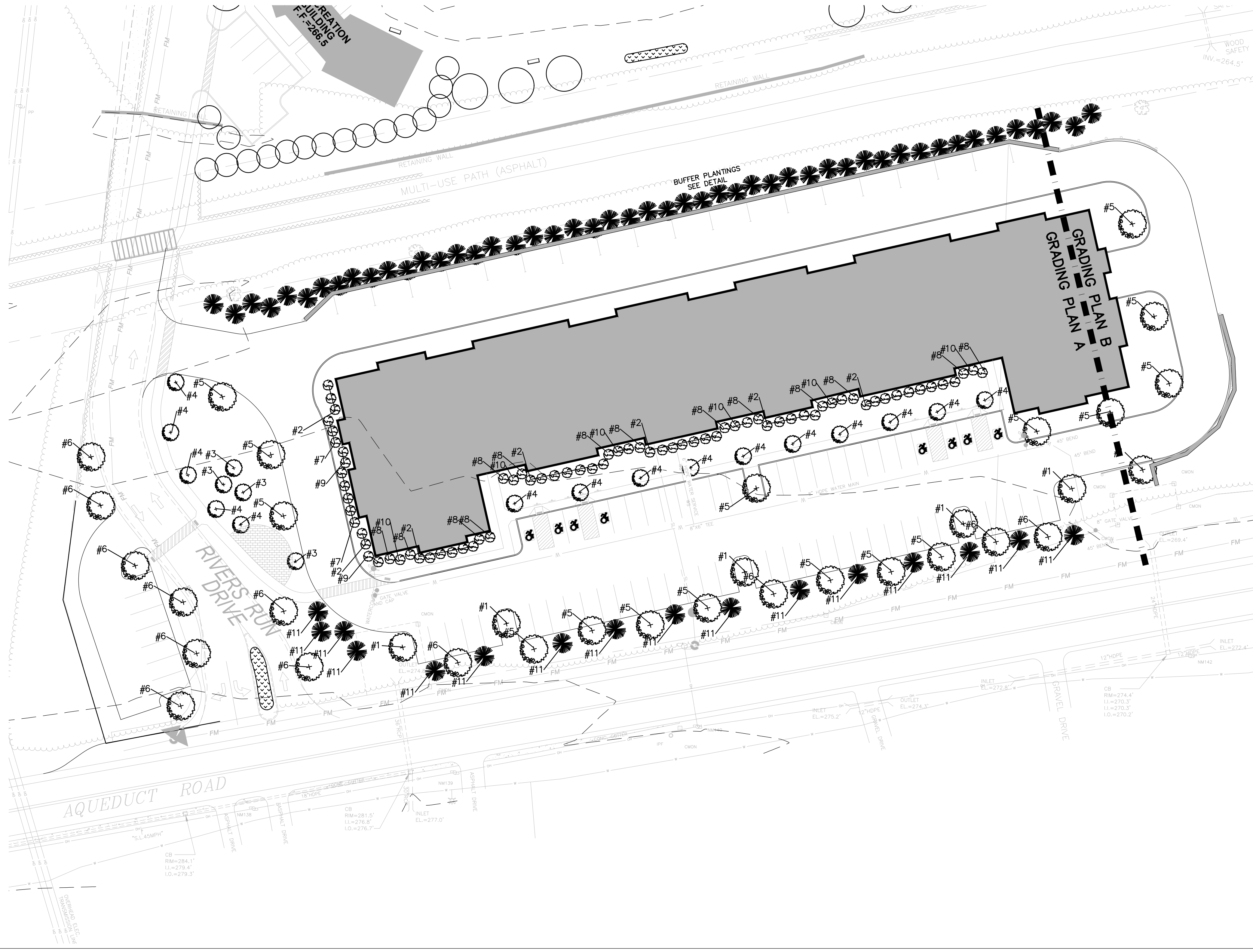
BUFFER SPECIES SHALL BE A MIXTURE OF WHITE FIR, HINOKI CYPRUS AND NORWAY SPRUCE WITH A PLANTED SIZE OF 4'-6' TALL

PLANTING SCHEDULE					
TYPE	ABBREV	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY
LARGE DECIDUOUS TREE	1	RED MAPLE	ACER RUBRUM	3" CAL. 8' & 8'	7
DECIDUOUS SHRUB	2	BOXWOOD	BOXWOOD SEMPERVIRENS	5 GALLON	51
MEDIUM DECIDUOUS TREE	3	RIVER BIRCH	BETULA NIGRA	3" CAL.	4
MEDIUM FLOWERING DECIDUOUS TREE	4	SARGENT CRABAPPLE	MALUS SARGENTI	3" CAL.	14
LARGE DECIDUOUS TREE	5	BLACK GUM/TUPELO	NYSSA SYLVATICA	3" CAL. 8' & 8'	9
LARGE DECIDUOUS TREE	6	AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS	5" CAL. 8' & 8'	8
FLOWERING SHRUB	7	DWARF SPIREA	SPIREA BUMALA FROEBELI	3 GALLON	8
FLOWERING SHRUB	8	MOPHEAD HYDRANGEA	HYDRANGEA MACROPHYLLA	5 GALLON	18
FLOWERING SHRUB	9	ROSE OF SHARON	HIBISCUS SYRIACUS	5 GALLON	4
SHRUB	10	GOLD SWORD YUCCA	YUCCA FILAMENTOSA 'GOLD SWORD'	5 GALLON	9
EVERGREEN TREE	11	NORWAY SPRUCE	PICEA ABIES	6'-8' TALL	41
EVERGREEN TREE	12	WHITE FIR	ABIES CONCOLOR	6'-8' TALL	25
EVERGREEN TREE	13	HINOKI CYPRUS	CHAMAECYPARIS OBTUSA	6'-8' TALL	24

SEEDING MIX

PRIMARY SEED MIX: 130 lbs/acre			
AMT. BY WEIGHT	SPECIES OR VARIETY	PURITY	MIN. % GERM.
55%	KENTUCKY BLUE GRASS BLEND	95%	80%
25%	RED FESCUE	97%	85%
20%	PERENNIAL RYE	98%	90%
100%			
TEMPORARY COVER SEED MIX: 30 lbs/acre			
AMT. BY WEIGHT	SPECIES OR VARIETY	PURITY	MIN. % GERM.
90%	ANNUAL RYE GRASS	98%	90%
10%	ORGANIC MATERIAL	—	—
100%			

- SITE PREPARATION:
- SEEDBED PREPARATION – SCARIFY IF COMPACTED. REMOVE DEBRIS AND OBSTACLES SUCH AS ROCKS AND STUMPS.
 - SOIL AMENDMENTS:
 - LIME TO A PH OF 6.0
 - FERTILIZE WITH 600LBS OF 5-10-10 OR EQUIV. PER ACRE (14LBS/1000 S.F.)
 - POST SEEDING FERTILIZATION AND WATERING IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTED BY THE OWNER AS DESCRIBED IN THE PROJECT SPECIFICATIONS



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LANDSCAPING PLAN
PHASE 2 – RIVERS LEDGE OF NISKAYUNA
2837 AQUEDUCT ROAD

COUNTY OF SCHENECTADY
TOWN OF NISKAYUNA
STATE OF NEW YORK
DRAWN BY: [blank]
CHECKED BY: [blank]
DATE: MAY 11, 2022

SCALE: 1" = 30'
SHEET L-1

BRETT L. STEENBURGH, P.E. PLLC
2832 Rosendale Road
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IMAGINATION INTO REALITY

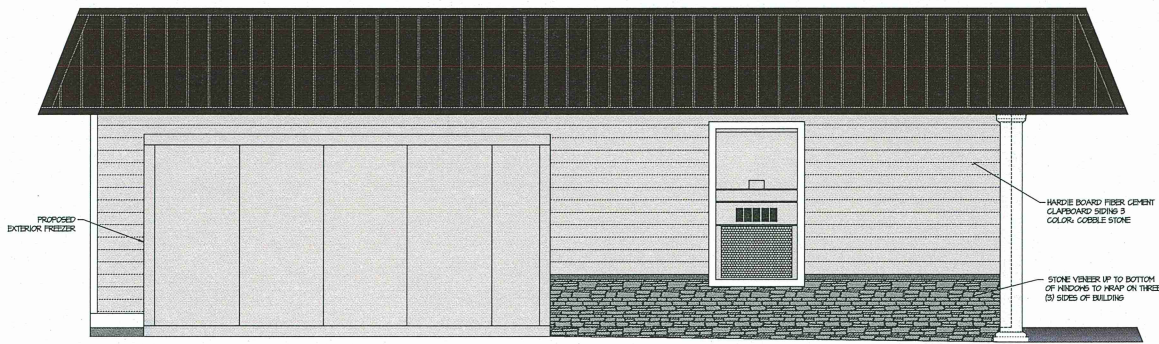
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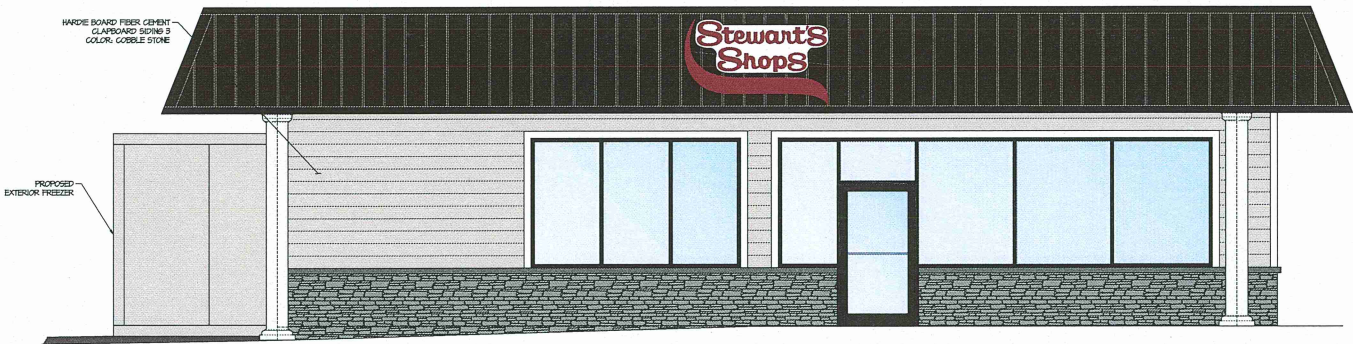
NO.	DATE	REVISIONS	BY:
1	8/9/22	REVISED AS PER THE COMMENTS	

PROPOSED STEWART'S SHOP ALTERATIONS

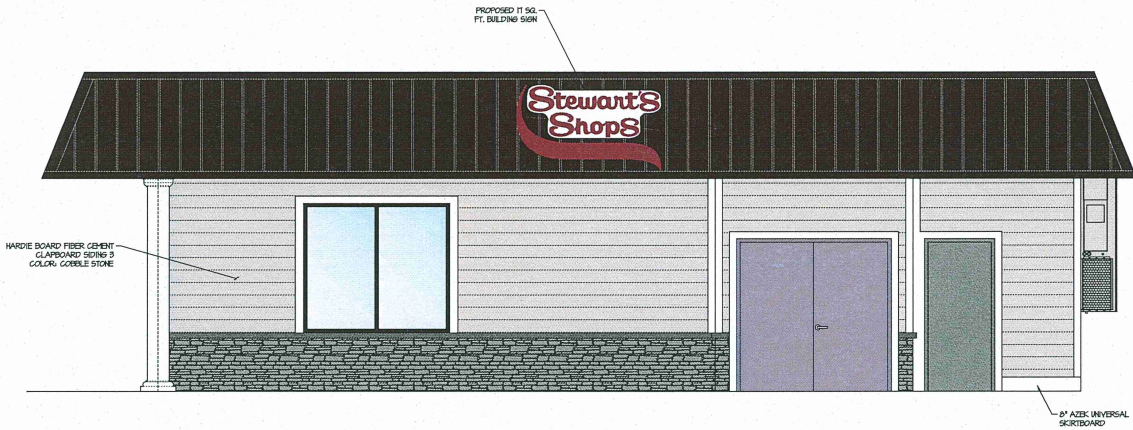
1502 BALLTOWN RD, NISKAYUNA, NY 12309



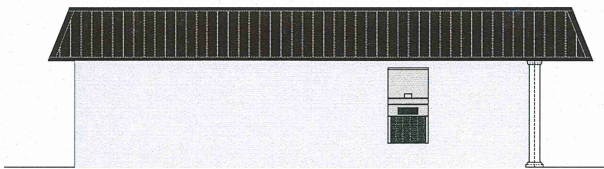
PROPOSED BUILDING ELEVATION, N



PROPOSED BUILDING ELEVATION, W



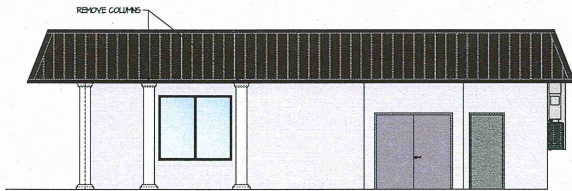
PROPOSED BUILDING ELEVATION, S





PROPOSED BUILDING ELEVATION, N

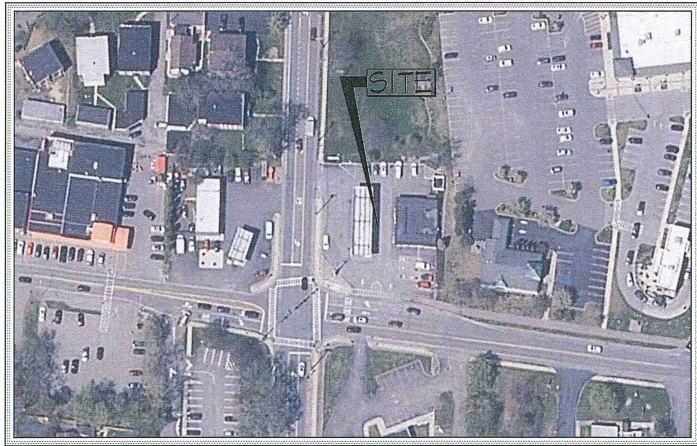


PROPOSED BUILDING ELEVATION, W



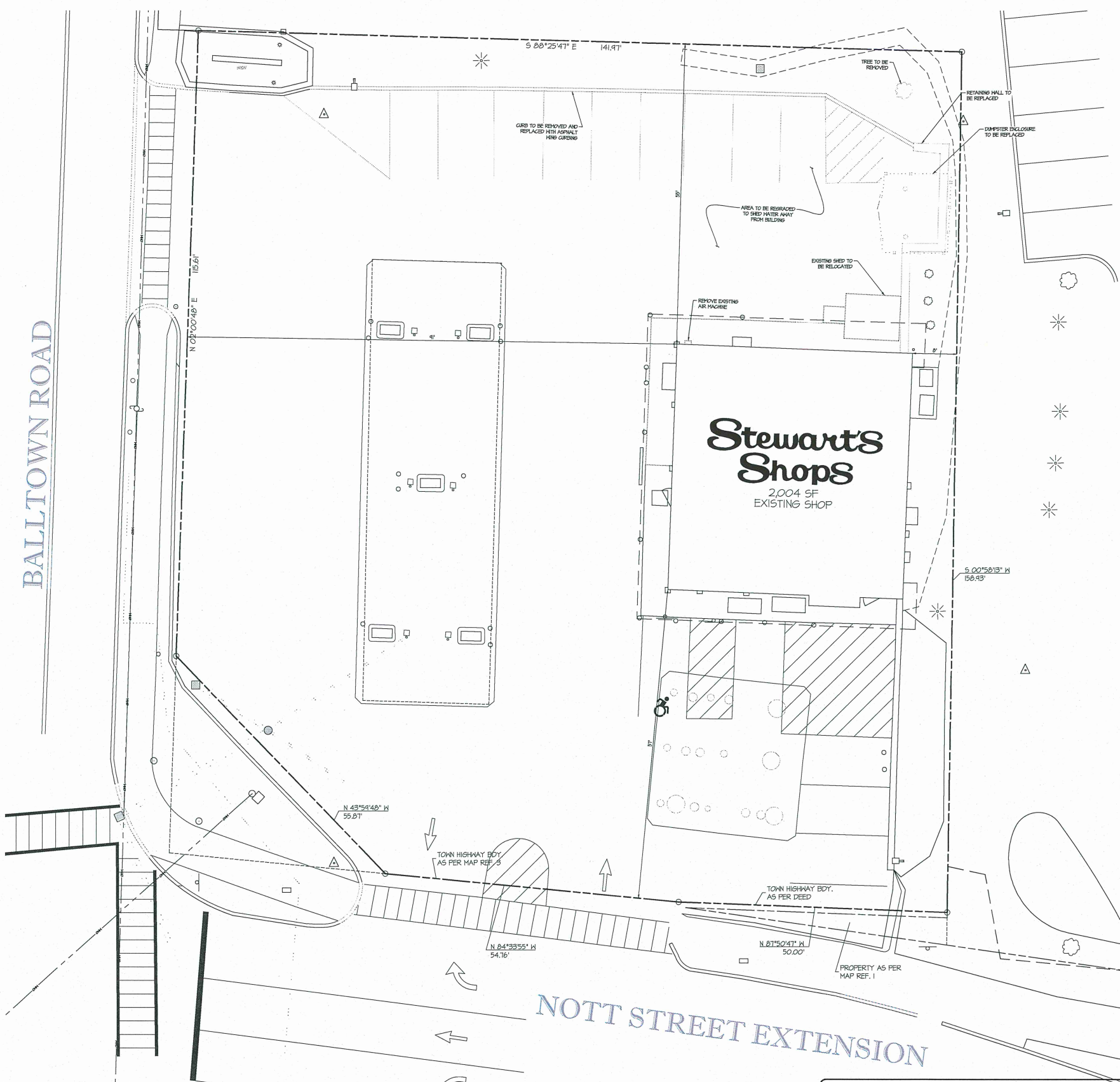
PROPOSED BUILDING ELEVATION, S

	STORE NAME, ABBREVIATION & NO.		NOTT BALLTOWN - 126 - NBT5	
	SITE LOCATION		1502 BALLTOWN RD, NISKAYUNA, NY 12309	
	DATE	NO.	REVISIONS	
ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW				DRAWN BY: RR SCALE: NTS DATE: 8/10/22 DRAWING NO. T-1
		SARATOGA SPRINGS, NY 12866 TEL: (518) 581-1200 FAX: (518) 581-1204		TITLE SHEET



SITE LOCATION MAP
SCALE: N.T.S.

LEGEND	
PROPERTY LINE	---
FIRE HYDRANT	⊙
WATER VALVE	⊕
GAS VALVE	⊕
SEWER MANHOLE	⊙
SEWER CLEANOUT	⊙
CURB INLET	⊕
CATCH BASIN	⊕
GUY WIRE	—○—
UTILITY POLE	⊕
SIGNPOST	⊕
TRAFFIC SIGNAL CONTROL BOX	⊕
POLE LIGHT	⊕
WELL	⊕
BOLLARD	⊕
IRRIGATION SLEEVE	—IR—
OVERHEAD UTILITIES	—CH—
WATER SERVICE, 1" TYPE "K" COPPER	—W—
SEWER SERVICE, 4" SDR 26	—S—
STORM PIPE, PROPOSED, HDPE	—ST—
STORM PIPE, EXISTING	—ST—
STOCKADE FENCE	—SF—
CHAINLINK FENCE	—CL—
SPLITRAIL FENCE	—SL—
W/G ELECTRICAL/TELE SERVICE	—WE—
W/G ELECTRICAL CONDUIT	—UE—
W/G GAS LINE	—G—
W/G CAMERAL CONDUIT	—CA—
DIESEL PRODUCT LINE	—DSL—
SUPER PRODUCT LINE	—SLP—
UNLEADED PRODUCT LINE	—UL—
EXISTING MAJOR CONTOUR	—100—
EXISTING MINOR CONTOUR	—100—
PROPOSED MAJOR CONTOUR	—100—
PROPOSED MINOR CONTOUR	—100—
PROPOSED SPOT ELEVATION	⊕ 100.00
EXISTING UNCHANGED SPOT ELEVATION	⊕ 100.00
NOTES: 1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED. 2. DASHED LINES INDICATE NEW WORK. 3. DOTTED LINES INDICATE REMOVED ITEMS.	



TAX PARCEL NUMBER:
TOWN OF NISKAYUNA, SCHENECTADY COUNTY, NEW YORK SEC. 40.00
- BLK. 1 - PARCEL 1B)

DEED REFERENCES:
1. CLAUDIA CAROLYN DENISON, EXECUTOR TO CLAUDIA C. DENISON AND MAYNE H. GREEN, DATED MARCH 2, 2004 AND RECORDED IN THE SCHENECTADY COUNTY CLERK'S OFFICE IN DEED BOOK 1871 AT PAGE 87H.

GENERAL NOTES:
NORTH IS ORIENTED TO MAP REFERENCE 1.
VERTICAL DATUM IS NAVD83, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY.
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 1204, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.
UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

MAP REFERENCES:
1. "SUBDIVISION PLAN PARCEL A ST. JAMES SQUARE" PREPARED BY ABD ENGINEERS & SURVEYORS, DATED AUGUST 20, 2010 AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE AS MAP 14-206.
2. "NOTT STREET EXTENSION COUNTY ROAD NO. 17B" MAP NO. 2-R-1, PARCEL NOS. 2, 3 & 4 SHEET 1 OF 2, PREPARED BY THE NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, ON FILE AT DISTRICT OFFICE NO. 1, ALBANY, NY.
3. "MOHAWK GOLF CLUB-AQUEDUCT, S.H. NO. 18712" MAP NO. 103, PARCEL NO. 121, SHEET 1 OF 2, PREPARED BY THE NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, ON FILE AT DISTRICT OFFICE NO. 1, ALBANY, NY.

	STORE NAME, ABBREVIATION & NO. NOTT BALLTOWN - 126 - NETS		
	SITE LOCATION 1502 BALLTOWN RD, NISKAYUNA, NY 12309		
	DATE	NO. REVISIONS	
	DRAWN BY: RR SCALE: 1" = 10' DATE: 8/2/22 DRAWING NO.: S-1		
ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW		TITLE: EXISTING SITE PLAN	

LEGEND	
PROPERTY LINE	---
FIRE HYDRANT	
WATER VALVE	
GAS VALVE	
SEWER MANHOLE	
SEWER CLEANOUT	
CURB INLET	
CATCH BASIN	
GUY WIRE	
UTILITY POLE	
SIGNPOST	
TRAFFIC SIGNAL CONTROL BOX	
POLE LIGHT	
WELL	
BOLLARD	
IRRIGATION SLEEVE	
OVERHEAD UTILITIES	--- CHN ---
WATER SERVICE, 1" TYPE K" COPPER	--- W ---
SEWER SERVICE, 4" SDR 26	--- S ---
STORM PIPE, PROPOSED, HDPE	--- ST ---
STORM PIPE, EXISTING	--- ST ---
STOCKADE FENCE	--- F ---
CHAINLINK FENCE	--- F ---
SPLITRAIL FENCE	--- F ---
U/G ELECTRICAL/TELE SERVICE	--- E/UT ---
U/G ELECTRICAL CONDUIT	--- E ---
U/G GAS LINE	--- G ---
U/G CAMERAL CONDUIT	--- CAM ---
DIESEL PRODUCT LINE	--- DSL ---
SUPER PRODUCT LINE	--- SUP ---
UNLEADED PRODUCT LINE	--- UNL ---
EXISTING MAJOR CONTOUR	--- 100 ---
EXISTING MINOR CONTOUR	--- 100 ---
PROPOSED MAJOR CONTOUR	--- 100 ---
PROPOSED MINOR CONTOUR	--- 100 ---
PROPOSED SPOT ELEVATION	100.00
EXISTING UNCHANGED SPOT ELEVATION	100.00
NOTES:	
1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED.	
2. DASHED LINES INDICATE NEW WORK.	
3. DOTTED LINES INDICATE REMOVED ITEMS.	



TOWN OF NISKAYUNA			
SCHENECTADY COUNTY PARCEL #: 40.00-1-18.1			
ZONE: NEIGHBORHOOD COMMERCIAL (C-N)			
USE: RETAIL CONVENIENCE STORES			
	EXISTING	PROPOSED	REQUIRED
LOT AREA	21,645 SF (0.50 AC)	21,645 SF (0.50 AC)	15,000 SF (0.34 AC) MIN.
GREENSPACE	12%	12%	25% MIN.
FRONT BLDG SETBACK (N)	91 FT	91 FT	15 FT MIN.
FRONT BLDG SETBACK (S)	57 FT	57 FT	15 FT MIN.
SIDE BLDG SETBACK (N)	55 FT	48 FT	10 FT MIN.
REAR BLDG SETBACK (E)	0 FT	0 FT	20 FT MIN.
SIGNS (BUILDING) (NOTE 2)	1 @ 17 SF	2 @ 17 SF EACH	50 SF
PARKING SPACES (NOTE 1)	14	13	13
NOTES:			
1. 1 SPACE PER 225 SQUARE FEET OF GROSS FLOOR AREA, BUT NOT FEWER THAN 4 SPACES PLUS 1 SPACE FOR EACH EMPLOYEE, (2,54 SF/225) + 3 EMPLOYEES = 13 SPACES			
2. FOR EACH LINEAR FOOT OF BUILDING FRONTAGE, 1 SQUARE FOOT OF SIGN AREA SHALL BE PERMITTED. UNDER NO CIRCUMSTANCES SHALL ANY 1 SIGN EXCEED 50 SQUARE FEET. 116' FRONTAGE = 116 SF = 30 SF MAX.			
EXISTING SITE USAGE DATA		PROPOSED SITE USAGE DATA	
GREENSPACE	2,555 SF (12%)	GREENSPACE	2,104 SF (12%)
BUILDING	2,004 SF (9%)	BUILDING	2,54 SF (10%)
CONCRETE	3,130 SF (14%)	CONCRETE	3,201 SF (15%)
PAVEMENT/GRAVEL	14,007 SF (65%)	PAVEMENT/GRAVEL	13,636 SF (63%)

ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

STORE NAME, ABBREVIATION & NO. **NOTT BALLTOWN - 126 - NBT5**

SITE LOCATION **1502 BALLTOWN RD, NISKAYUNA, NY 12309**

DATE	NO.	REVISIONS

SARATOGA SPRINGS, NY 12866
TEL: (518) 561-1200 FAX: (518) 561-1201

DRAWN BY: RR
SCALE: 1" = 10'
DATE: 8/2/22

DRAWING NO. **S-2**

TITLE: **PROPOSED SITE PLAN**

